Verified RealEstate™

REFERENCE
1194/2023

ISSUED
07 December 2023

PP APPROVAL RECORD

Planning Permission

Pudukkottai

Pudukkottai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING IN SF.NO-521/1 & 522/1,AT OTHAKALMANDAPAM VILLAGE & TOWN PANCHAYAT MADUKKARAI TALUK,COIMBATORE DISTRICT.

North

Scale 1 : 500

AREA DETAILS :-

AREA OF SITE	-	7770.00 SQM
Road Gifted to Town Panchayat in Doc no-4873/2024 - SF No: 503/3A	-	40.00 SQM

INDUSTRY CATEGORY	-	GREEN
TYPE OF INDUSTRY	-	JOBBING AND MACHINING

AREA DETAILS (BUILDING)

S.No	Block	Floor	Non FSI Area (Sqm)	FSI Area (Sqm)	Total Built up area (Sqm)
1.	BLOCK-1 (Factory)	Ground Floor	-	1654.96	1654.96
		First Floor	27.86	1366.04	1393.90
		Terrace Floor	29.70	-	29.70
2.	BLOCK-2 (Power House)	Ground Floor	-	85.87	85.87
3.	BLOCK-3 (Security Room)	Ground Floor	-	12.25	12.25
Grand Total			57.56	3119.12	3176.68

FSI = 3119.12 / 7770.00 = 0.401

OSR :-

Required - 10% - 777.00 Sqm

Provided - 11.78% - 915.54 Sqm

All Dimensions are in Meters

JOINERY DETAILS :-

INDEX	DESCRIPTION	SIZE IN M	INDEX	DESCRIPTION	SIZE IN M
M.D	Main door	2.44 x 2.13	V2	Ventilator	0.61 x 0.61
D	Door	0.90 x 2.13	FG-1	Fixed Glazing	0.56 x 1.52
D1	Door	0.68 x 2.13	FG-2	Fixed Glazing	0.36 x 1.52
D2	Door	1.07 x 2.13	FG-3	Fixed Glazing	1.49 x 1.52
D3	Door	0.72 x 2.13	FG-4	Fixed Glazing	1.15 x 1.52
W/V	Window	2.44 x 1.52	RS	Rolling Shutter	3.04 x 3.65
W1/V	Window	1.52 x 1.52	RS-1	Rolling Shutter	4.87 x 3.65
V	Ventilator	1.20 x 0.61	RS-2	Rolling Shutter	1.83 x 2.13
V1	Ventilator	1.83 x 0.61	RS-3	Rolling Shutter	1.52 x 2.13
			O	Open	1.83 x 2.13

REFERENCE :-

- SITE BOUNDARY
- EXISTING ROAD
- PROPOSED BUILDING
- DRIVEWAY
- OSR
- Road Gifted to Town Panchayat in Document no-4873/2024 SF No: 503/3A

Parking Details	Required	Provided
Lorry Parking	6 Nos	6 Nos
Two wheeler Parking	40 Nos	40 Nos
Cycle Parking	72 Sqm	178.90 Sqm
No of workers	100	
No of HP Required	3078.67	

Mechanical ventilation provided wherever necessary

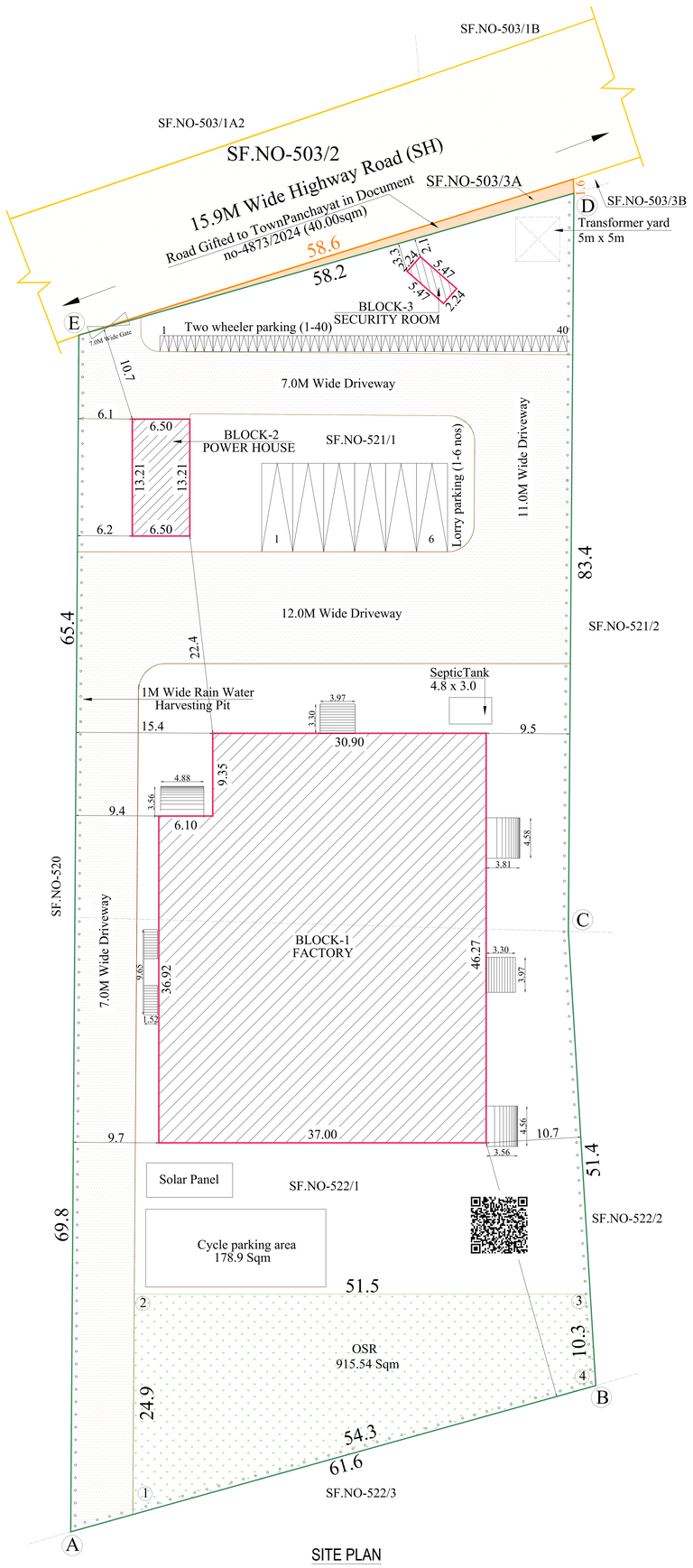
Applicant Name : M/s. Indoshell Cast Private Limited

Online Building Application No : SWP/BPA/167815/2024

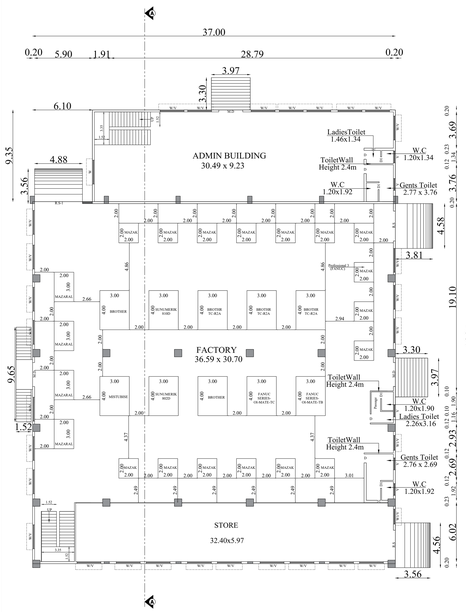
Site Approval LP/CLPA NO : 228/2024

Planning Permission NO : 264/2024

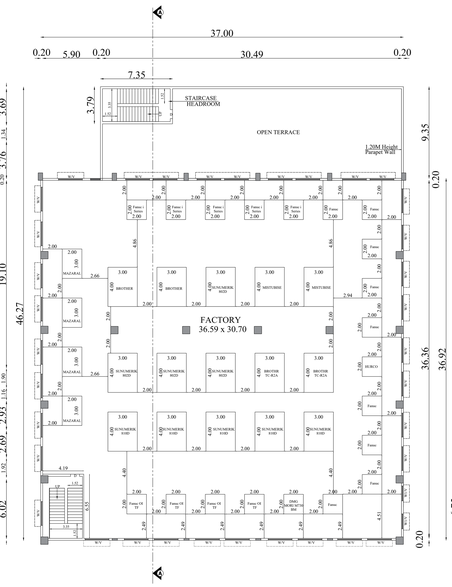
SITE PLAN



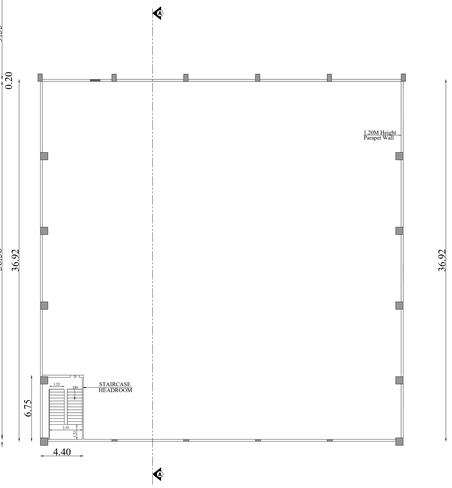
BLOCK-1(FACTORY)



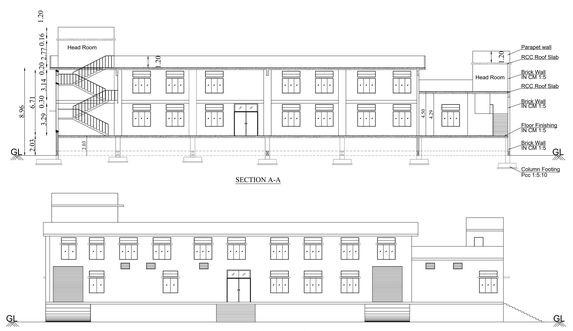
GROUND FLOOR PLAN



FIRST FLOOR PLAN



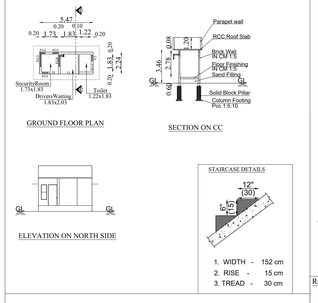
TERRACE FLOOR PLAN



SECTION A-A

ELEVATION ON EAST SIDE

BLOCK-3 (SECURITY ROOM)



GROUND FLOOR PLAN

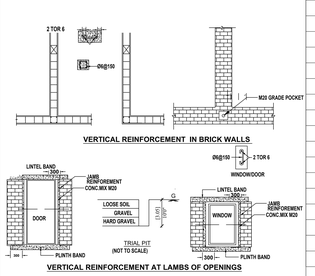
SECTION ON CC

ELEVATION ON NORTH SIDE

STAIRCASE DETAILS

1. WIDTH - 152 cm
2. RISE - 15 cm
3. TREAD - 30 cm

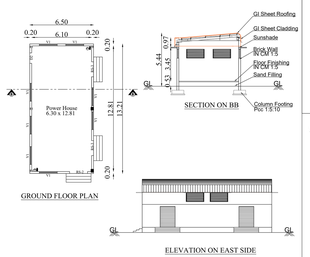
BRICK WORK DETAILS



VERTICAL REINFORCEMENT IN BRICK WALLS

VERTICAL REINFORCEMENT AT LAMBS OF OPENINGS

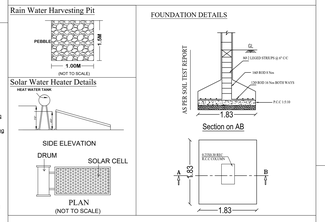
BLOCK-2 (POWER HOUSE)



GROUND FLOOR PLAN

SECTION ON BB

ELEVATION ON EAST SIDE



Machine Details:

S.NO	MODEL	SIZE	QTY	HP	S.NO	MODEL	SIZE	QTY	HP
1	PROFESSIONAL 3 (FANUC)	2 x 2 x 5	1	60.35	40	BROTHER	4 x 3 x 5	1	40.23
2	PROFESSIONAL 5 (FANUC)	2 x 2 x 5	1	60.35	41	BROTHER	4 x 3 x 4	1	40.23
3	MAZAK	2 x 2 x 3	1	86.63	42	MISTUBISE	4 x 3 x 4	1	53.64
4	MAZAK	2 x 2 x 3	1	86.63	43	MISTUBISE	4 x 3 x 4	1	53.64
5	MAZAK	2 x 2 x 3	1	86.63	44	MISTUBISE	4 x 3 x 4	1	53.64
6	MAZAK	2 x 2 x 3	1	86.63	45	FANUC	2 x 2 x 5	1	46.94
7	PROFESSIONAL 3 (FANUC)	2 x 2 x 4	1	26.82	46	FANUC	2 x 2 x 5	1	46.94
8	FANUC	2 x 2 x 5	1	60.35	47	MAZAK	2 x 2 x 3	1	53.64
9	MAZAK	2 x 2 x 3	1	50.15	48	BROTHER	4 x 3 x 5	1	40.23
10	MAZAK	2 x 2 x 3	1	50.15	49	FANUC OI TF	2 x 2 x 5	1	53.64
11	FANUC	2 x 2 x 5	1	50.15	50	FANUC	2 x 2 x 5	1	60.35
12	FANUC	2 x 2 x 5	1	50.96	51	FANUC	2 x 2 x 5	1	60.35
13	BROTHER TC-R2A	4 x 3 x 5	1	26.82	52	SINUMERIK 810D	4 x 3 x 5	1	33.53
14	BROTHER TC-R2A	4 x 3 x 5	1	26.82	53	FANUC SERIES-o-T	4 x 3 x 5	1	40.23
15	BROTHER TC-R2A	4 x 3 x 5	1	26.82	54	FANUC	2 x 2 x 5	1	33.53
16	SINUMERIK 810D	4 x 3 x 5	1	33.53	55	SINUMERIK 802D	4 x 3 x 5	1	20.12
17	FAUNC i SERIES	2 x 2 x 2	1	37.55	56	FANUC SERIES-oi-mate-TC	4 x 3 x 4	1	20.12
18	FAUNC i SERIES	2 x 2 x 2	1	37.55	57	FANUC SERIES-oi-mate-TC	4 x 3 x 4	1	20.12
19	FAUNC i SERIES	2 x 2 x 2	1	22.80	58	FANUC SERIES-oi-mate-TB	4 x 3 x 4	1	20.12
20	FAUNC i SERIES	2 x 2 x 2	1	37.55	59	SINUMERIK 802D	4 x 3 x 5	1	29.50
21	FAUNC SERIES- Oi M	2 x 3 x5	1	20.12	60	SINUMERIK 802D	4 x 3 x 5	1	29.50
22	HURCO	2 x 3 x5	1	30.84	61	FANUC SERIES-oi-mate-TB	2 x 2 x 5	1	21.46
23	MAZARAL	2 x 3 x5	1	46.53	62	SINUMERIK 802D	4 x 3 x 5	1	15.42
24	BROTHER	2 x 3 x5	1	25.48	63	FANUC	2 x 2 x 5	1	26.82
25	FANUC	2 x 2 x 5	1	44.25	64	FAUNC i SERIES	2 x 2 x 5	1	17.43
26	FANUC	2 x 2 x 5	1	64.37	65	FAUNC i SERIES	2 x 2 x 5	1	17.43
27	FANUC	2 x 2 x 5	1	44.25	66	FAUNC i SERIES	2 x 2 x 5	1	17.43
28	FANUC	2 x 2 x 5	1	44.25	67	DMG MORI M730BM	2 x 2 x 5	1	24.14
29	FANUC	2 x 2 x 5	1	44.25	68	FANUC OI TF	2 x 2 x 5	1	21.46
30	FANUC	2 x 2 x 5	1	53.64	69	FANUC OI TF	2 x 2 x 5	1	21.46
31	MAZAK	2 x 2 x 3	1	46.94	70	FANUC OI TF	2 x 2 x 5	1	21.46
32	MAZAK	2 x 2 x 3	1	46.94	71	MAZAK	2 x 2 x 3	1	26.82
33	MAZAK	2 x 2 x 3	1	40.23	72	MAZAK	2 x 2 x 3	1	26.82
34	FANUC	2 x 2 x 5	1	60.35	73	MAZAK	2 x 2 x 3	1	26.82
35	MAZAK	2 x 2 x 3	1	64.37	74	FANUC	2 x 2 x 5	1	24.14
36	MAZAK	2 x 2 x 3	1	46.94	75	FANUC	2 x 2 x 5	1	24.14
37	MAZAK	2 x 2 x 3	1	37.55	76	FANUC	2 x 2 x 5	1	24.14
38	HURCO	2 x 2 x 3	1	40.23	77	FANUC	2 x 2 x 5	1	24.14
39	BROTHER	4 x 3 x 5	1	40.23		**TOTAL**		1	3078.67

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Email: emphoraassociates@gmil.com
Registered Engineer

Applicant

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.