

PP

APPROVAL RECORD

Planning Permission

Pudukkottai district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural 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.

B.P/DTCP No:549/2024

ROC No : SWP/BPA/- DATE : -
SITE BOUNDARY EAR MARKED AS 'A TO D' AND
NUMBERED AS L.P/D.D.T.C.P (K.D) NO: XX
SITE APPROVAL ISSUED
TECHNICAL APPROVAL
ROC No : SWP/BPA/- DATE : -
BUILDING PLAN NUMBERED AS
B.P/D.D.T.C.P (K.D) No: XX
TECHNICAL APPROVAL ISSUED

RS1	ROLLING SHUTTER	4.00 x 3.00
RS2	ROLLING SHUTTER	3.00 x 3.00
D	DOOR	1.50 X 2.40
W	WINDOW	3.00 X 1.50
V	VENTILATOR	3.00 X 0.60
V2	VENTILATOR	1.00 X 1.00
D2	DOOR	1.20 X 2.40
W1	WINDOW	1.50 X 1.50
V1	VENTILATOR	1.50 X 0.60
V3	VENTILATOR	1.20 X 0.60

PARTICULARS		
AREA AS PER DOCUMENT	15150.00 SQMT	
AREA AS PER PLR / FMB	15150.00 SQMT	
SUPERIMPOSED SITE AREA	15150.00 SQMT	

$$\frac{\text{TOTAL FSI AREA}}{\text{PLOT AREA}} = \frac{6090.87+1247.72}{7338.59} = 0.484$$

PLOT COVERAGE	41%
TOTAL HP - 1791.54 HP	

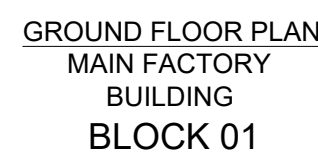
DESCRIPTION	REQUIRED		PROVIDED
	EXISTING	PROPOSED	
LORRY PARKING	13 Nos	03 Nos	16 Nos
CAR PARKING	18 Nos	04 Nos	22 Nos
TWO WHEELER	125 Nos	26 Nos	151 Nos
CYCLE PARKING	125 Nos	45 Nos	170 Nos

OSR - REQUIRED	1516.13 SQMT (10.00 %)
OSR - PROVIDED	1517.32 SQMT (10.01 %)

APPLICANT	ENGINEER / ARCHITECT
-----------	----------------------

For XOMOX SANMAR LIMITED

Er. M. ULAGANATHAN, M.E.,
REG STRUCTURAL ENGINEER GRADE-I
CMDA Reg. No. SE/GR-I/19/03/014
DTCR Reg.No.TVLR/RSE/GR-I/2019/07/000
34 / 83, Third Floor, Mandaveli Street
Chennai - 600 028 Call : 9841158366



AREA DETAILS	
S.F. No	AREA IN HCT
89/2A	1.5150
TOTAL	1.5150

SHEET - 03 / 03

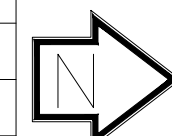
PLAN SHOWING THE REVISED AND ADDITIONAL CONSTRUCTION
OF ORANGE CATEGORY INDUSTRIAL BUILDING FOR M/S. XOMOX
SANMAR LIMITED, IN SURVEY NO. 89/2A, VADUGAPATTI VILLAGE
& PANCHAYAT, VIRALIMALAI,VIRALIMALAI TALUK,
PUDUKOTTAI DISTRICT - 621316 , TAMILNADU.

SITE APPROVAL
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SCHEDULE OF JOINERIES

RS1	ROLLING SHUTTER	4.00 x 3.00
RS2	ROLLING SHUTTER	3.00 x 3.00
D	DOOR	1.50 X 2.40
W	WINDOW	3.00 X 1.50
V	VENTILATOR	3.00 X 0.60
V2	VENTILATOR	1.00 X 1.00
D2	DOOR	1.20 X 2.40
W1	WINDOW	1.50 X 1.50
V1	VENTILATOR	1.50 X 0.60
V3	VENTILATOR	1.20 X 0.60

AREA DETAILS

PARTICULARS		
AREA AS PER DOCUMENT	15150.00 SQMT	
AREA AS PER PLR / FMB	15150.00 SQMT	
SUPERIMPOSED SITE AREA	15150.00 SQMT	

DESCRIPTION	EXISTING	PROPOSED	NON FSI	TOTAL BUILTUP AREA
SNO NAME OF THE BUILDING				
A APPROVED EXISTING BUILDING AREA				
FACTORY BUILDING - GROUND FLOOR				
1 STORES	363	-	-	363
2 PAINTING ROOM	264.12	-	-	264.12
3 MACHINE SHOP -1	1593.24	-	-	1593.24
4 PORTICO	65.52	-	-	65.52
5 OFFICE	776.16	-	-	776.16
6 MACHINE SHOP -2	742.17	-	-	742.17
7 CASTING STORAGE SHED	208.78	-	-	208.78
8 LEAN TO BAY COMPONENT STORE	43.98	-	-	43.98
9 PHOSPANTING PLANT (BLOCK 02)	137.88	-	-	137.88
10 SHOT BLASTING SHED (BLOCK 03)	165.84	-	-	165.84
11 POWER D.G.SHED & STAFF DINING (BLOCK 04)	469.83	-	-	469.83
12 SCRAP SHED (DEMOLISHED)	-	-	-	-
13 WORKERS DINING HALL, TOILET BOCK & COMPRESSOR ROOM (BLOCK 05)	294.38	-	-	294.38
14 DM WATER PLANT	-	-	12.45	12.45
15 ETP	-	-	50.25	50.25
16 SUMP	-	-	8.43	8.43
17 RAINEATER HARVEST COLLECTION TANK	-	-	10.11	10.11
18 SOLAR POND	-	-	141.68	141.68
B FACTORY BUILDING - FIRST FLOOR				
19 OFFICE AREA	965.97	-	-	965.97
SUB TOTAL	6090.87	222.92	6313.79	
C PROPOSED BUILDING AREA DETAILS				
FACTORY BUILDING (BLOCK 01)				
20 GROUND FLOOR PACKAGING SHED	-	997.22	-	997.22
21 FIRST FLOOR OFFICE AREA	-	131.50	-	131.50
22 SPARE COMPONENT PREPARATION SHED (BLOCK 03)	-	119.00	-	119.00
SUB TOTAL		1247.72		1247.72
TOTAL AREA	6090.87	1247.72	222.92	7561.51

TOTAL FSI AREA	6090.87+1247.72 = 7338.59 SQ.MT
TOTAL FSI AREA	7338.59
PLOT AREA	15150.00 = 0.484
PLOT COVERAGE	41%
TOTAL HP - 1791.54 HP	

PARKING REQUIREMENTS

DESCRIPTION	REQUIRED	PROVIDED
	EXISTING	PROPOSED
LORRY PARKING	13 Nos	03 Nos
CAR PARKING	18 Nos	04 Nos
TWO WHEELER	125 Nos	26 Nos
CYCLE PARKING	125 Nos	45 Nos

OPEN SPACE RESERVATION

OSR - REQUIRED	1516.13 SQMT (10.00 %)
OSR - PROVIDED	1517.32 SQMT (10.01 %)

EXISTING APPROVAL DETAILS
PREVIOUS APPROVAL REF NO - 375/2023
EXISTING FSI - 0.41
L.P / D.D.T.C.P No 33/2023

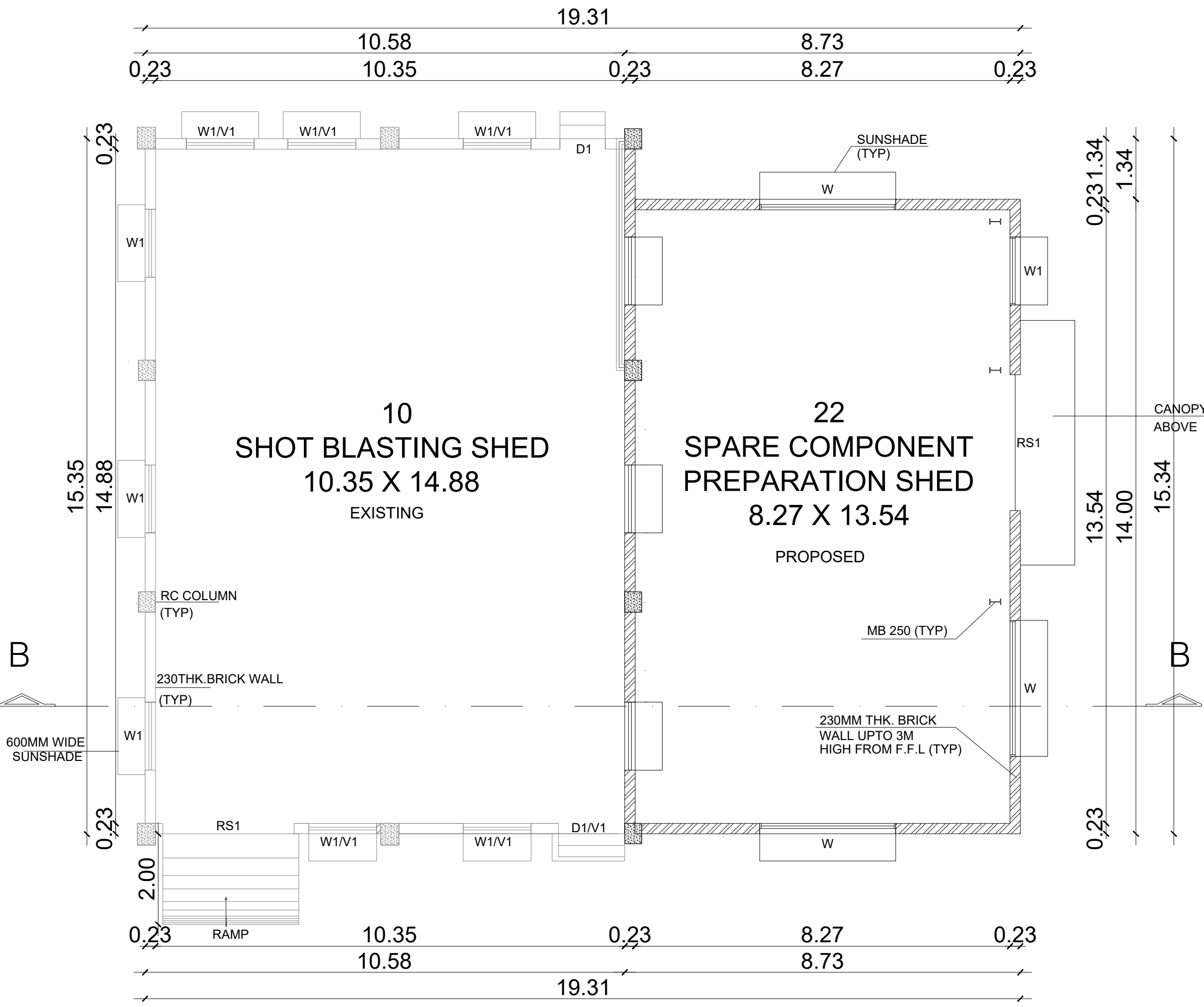
APPLICANT

ENGINEER / ARCHITECT

For XOMOX SANMAR LIMITED

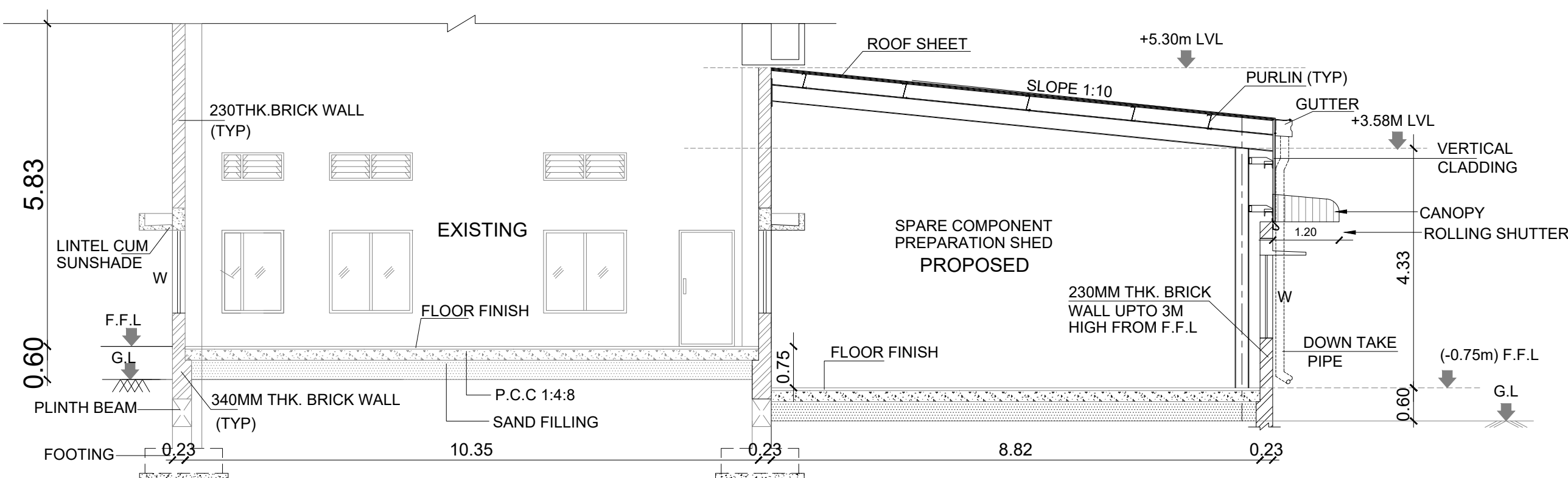

K. RAJESH KARAN, PD Archt., I.D.
REGISTERED ARCHITECT
CA. 52/15/025
TVLR / RA / GH / 2015 / 09 / 007
SA, Gandadecowarar Kott Street,
Ondikappam, Karavattangar,
Thiruvallur - 602 002.


E. M. ULAGANATHAN, M.E.
REG STRUCTURAL ENGINEER GRADE-I
CMDA Reg. No. SE/GR-119/03014
DTCP Reg.No.TVLR/SE/GR-1201907/002
34/43, Third Floor, Mandavel Street
Chennai - 600 025 Call : 9841155365

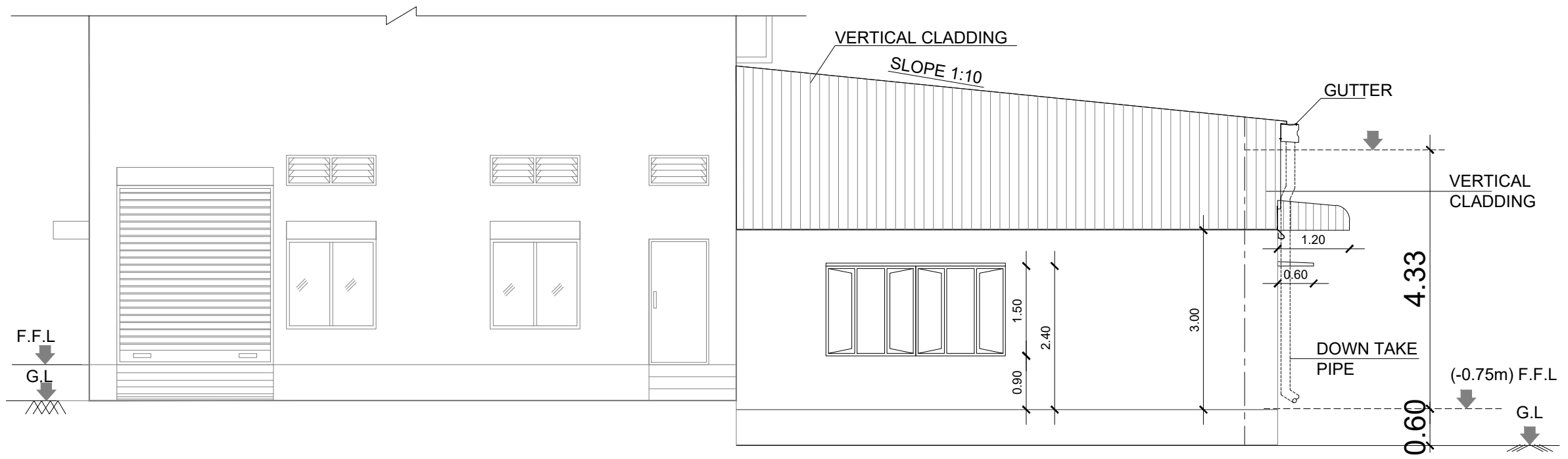


PLAN FOR SPARE COMPONENT PREPARATION SHED
(ADDITIONAL TO EXISTING SHOT BLASTING SHED)

BLOCK 3



(EXISTING SHOT BLASTING SHED) SPARE COMPONENT PREPARATION SHED
SECTION BB
SCALE 1:100



(EXISTING SHOT BLASTING SHED) SPARE COMPONENT PREPARATION SHED

SOUTH SIDE ELEVATION
SCALE 1:100
BLOCK 3

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SHEET - 01 / 03

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APPLICANT ENGINEER / ARCHITECT

For XOMOX SANMAR LIMITED
K. RAJENDRAN, P.D. Archt.I.D
REGISTERED ARCHITECT
CA 62 11208
TYLR / RA / GR / 2015 / 09 / 007
9A, Gangadeswarar Kosi Street,
Chidambaram, Naravathangar,
Thiruvallur - 602 002
S. M. ULAGANATHAN, M.E.,
REG. STRUCTURAL ENGINEER GRADE-I
CMDA Reg. No. SE/GR-118/01014
DTP Reg.No.TYLR/SE/GR-1201007/002
34 / 63, Third Floor, Mandavel Street
Chennai-600 026 Tel : 9641155366

XOMAX SANMAR PACIFIC VALVES

TYCO SANMAR

SF NO - 89/3A1

111.20M

B

XOMAX ROAD

SF NO - 89/4A

114.40M

SF NO - 89/2A

SF NO - 89/2B

150.0M

NH 38

30 MT ROAD

MADURAI

SF NO - 89/1B

TRICHY

B.P/DTCP No:549/2024

COLOUR REFERENCE
EXISTING ROAD
SITE BOUNDRY
EXISTING BUILDING
PROPOSED BUILDING

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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

