REFERENCE
SWP/BPA/008772/2023

ISSUED
26 June 2023

PP APPROVAL RECORD

Planning Permission

Sivagangai
Salem district, Tamil Nadu

APPROVAL TYPE
Building Plan

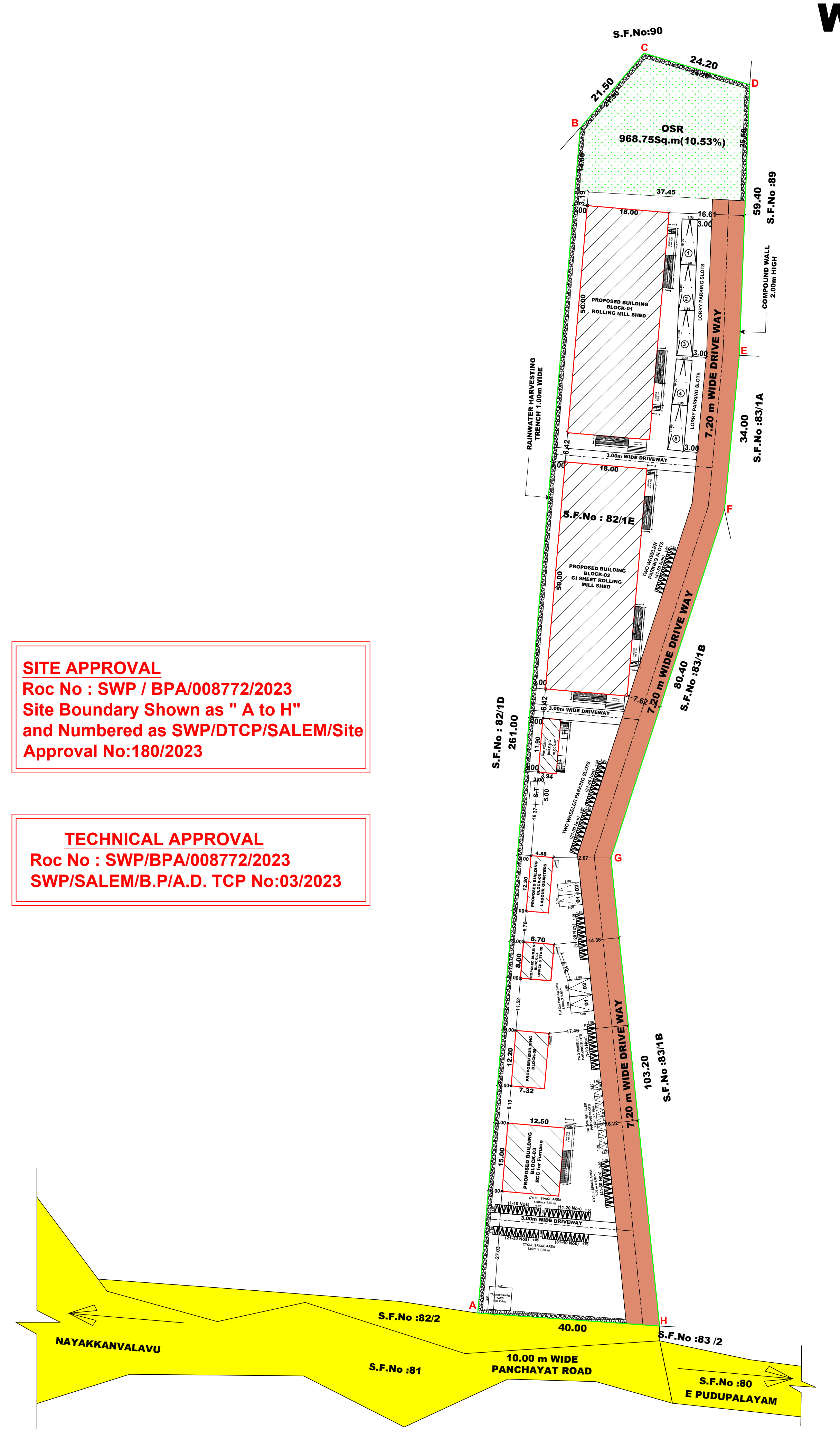
ISSUING AUTHORITY
DTCP

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.

SITE PLAN

SCALE 1:400

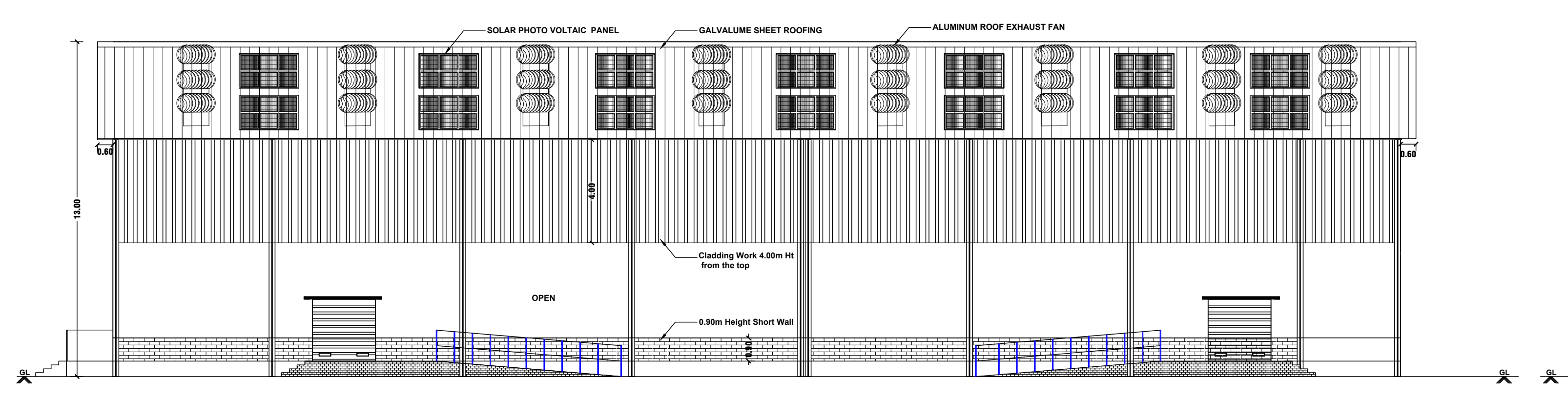

S.F.No:90
OSR
968.75Sq.m(10.53%)
S.F.No : 82/1E
7.20 m WIDE DRIVE WAY
S.F.No : 82/1D
S.F.No : 82/1A
S.F.No : 83/1
S.F.No : 83/2
S.F.No : 82/2
NAYAKKANVALAVU
10.00 m WIDE PANCHAYAT ROAD
E.PUDUPALAYAM

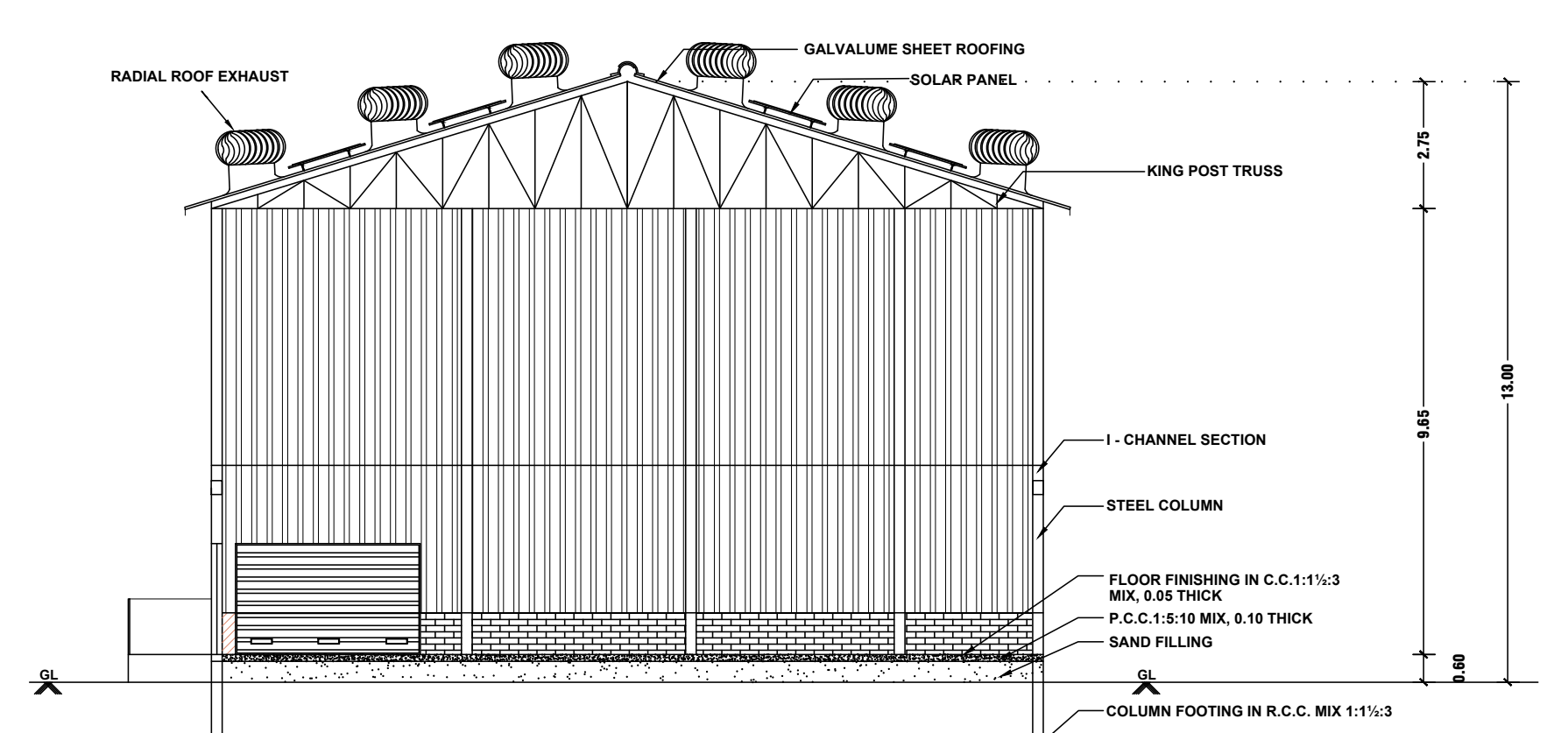
SITE APPROVAL
Roc No : SWP / BPA/008772/2023
Site Boundary Shown as " A to H"
and Numbered as SWP/DTCP/SALEM/Site Approval No:180/2023

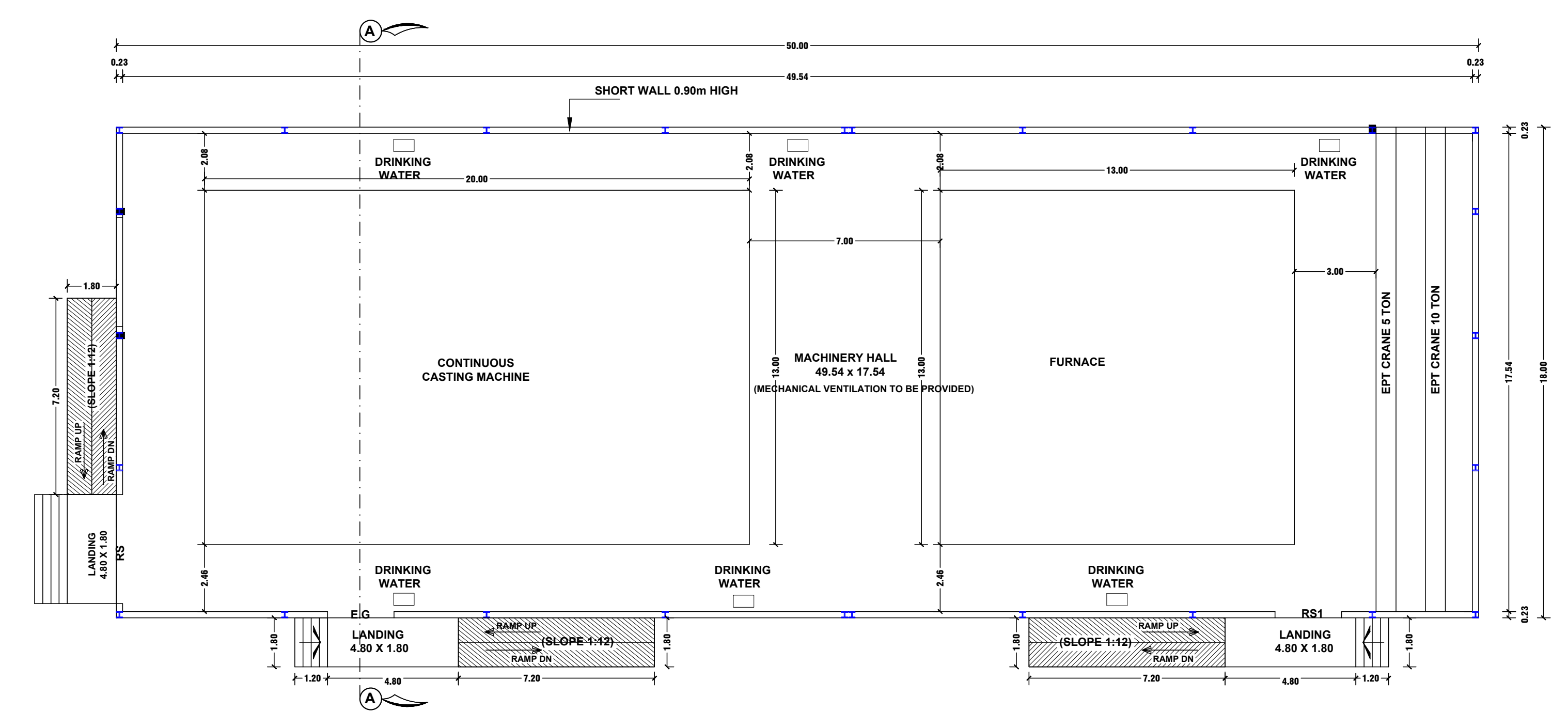
TECHNICAL APPROVAL
Roc No : SWP/BPA/008772/2023
SWP/SALEM/B.P/A.D. TCP No:03/2023

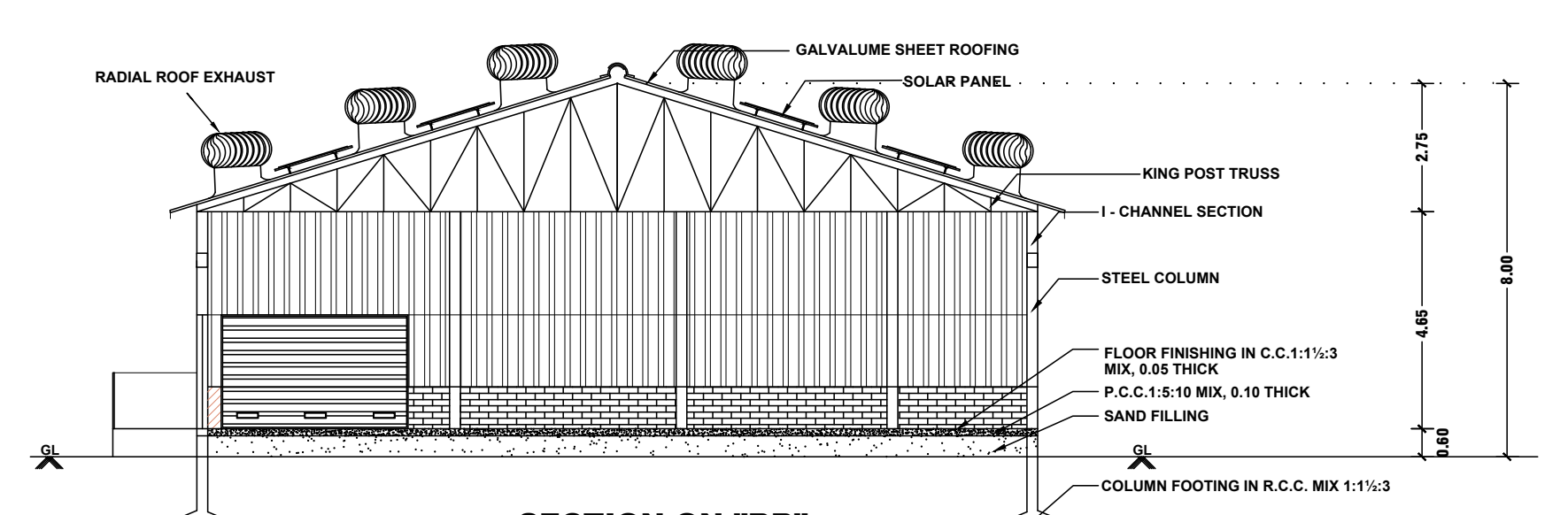
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET , AC SHEET & R.C.C TERRACED ROOF INDUSTRIAL BUILDING (ORANGE CATEGORIES) IN S.F.No : 82/1E AT E.PUDUPALAYAM VILLAGE AND PANCHAYAT , SANKARI TALUK, SALEM DISTRICT.

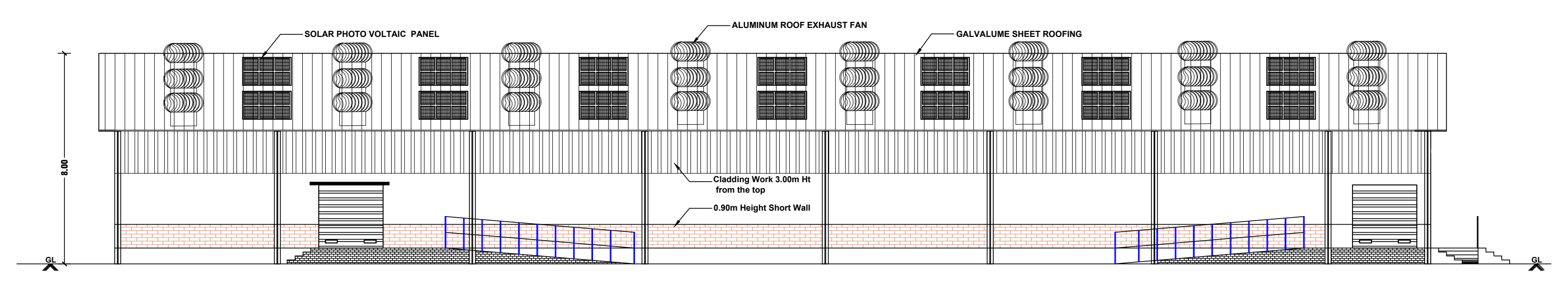
APPLICANT :- M/s SIVAGURU STEEL ROLLING MILL Pvt Ltd.,
Mr.L.A.D.PALANISAMY S/o Mr.DURAISAMY (M.D)

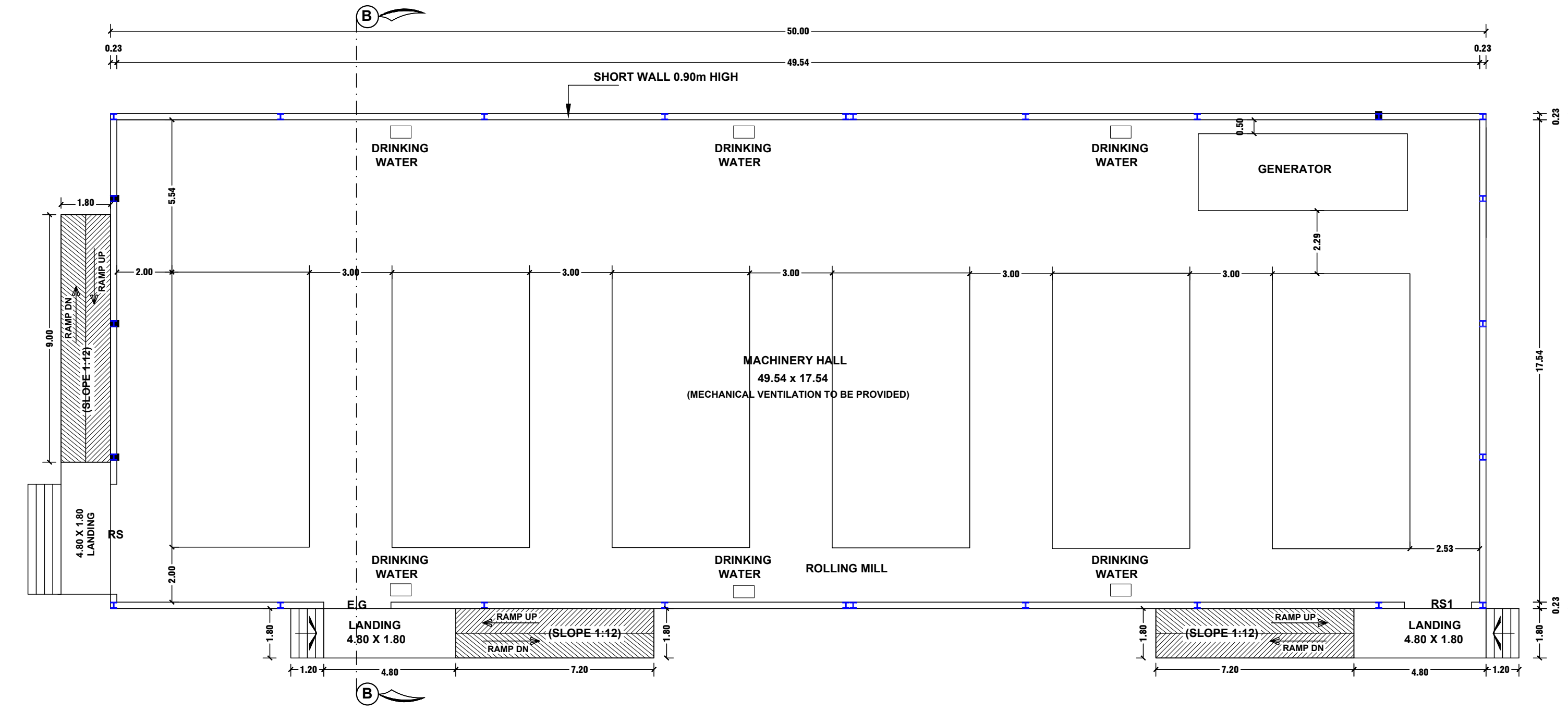

FRONT ELEVATION
BLOCK-01

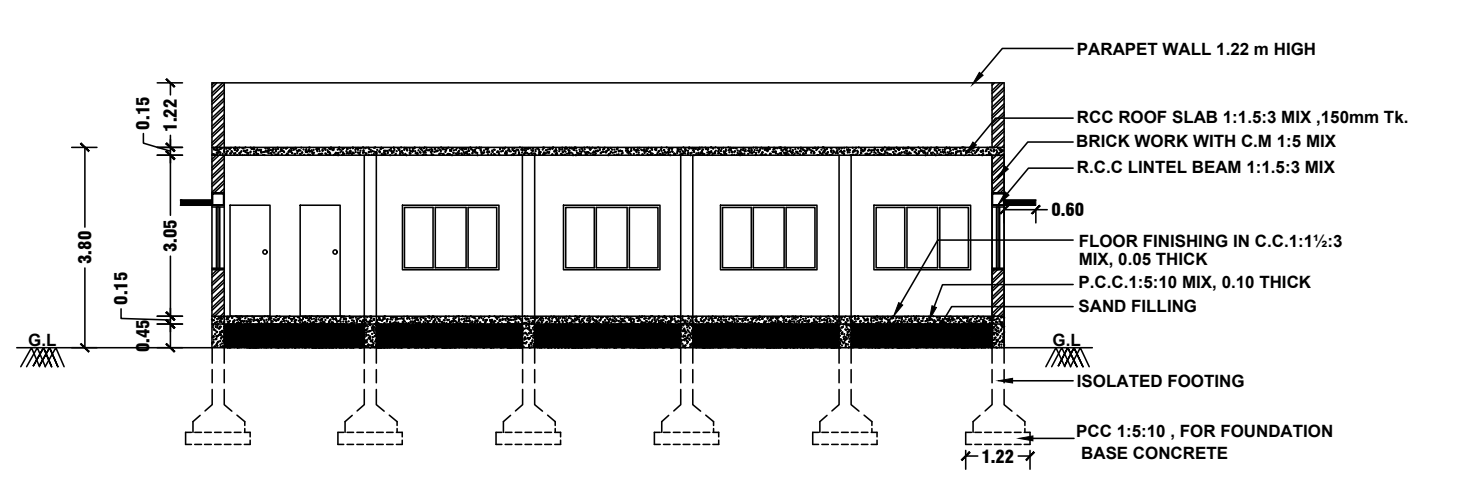

SECTION ON "AA"
BLOCK-01

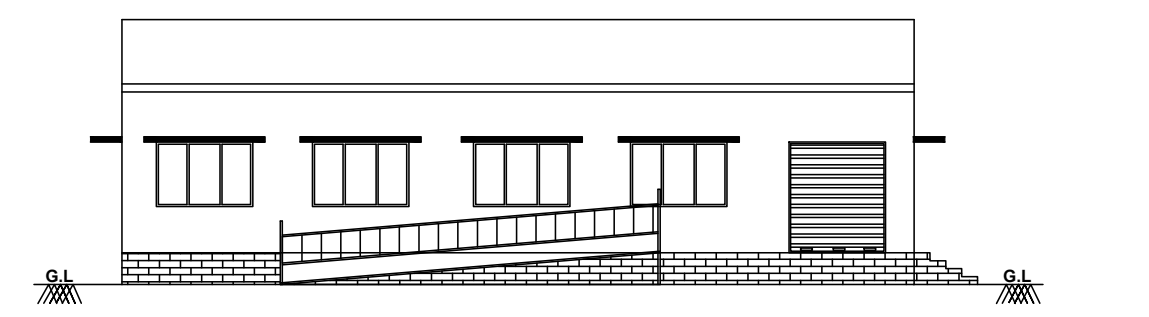

GROUND FLOOR PLAN
BLOCK-01

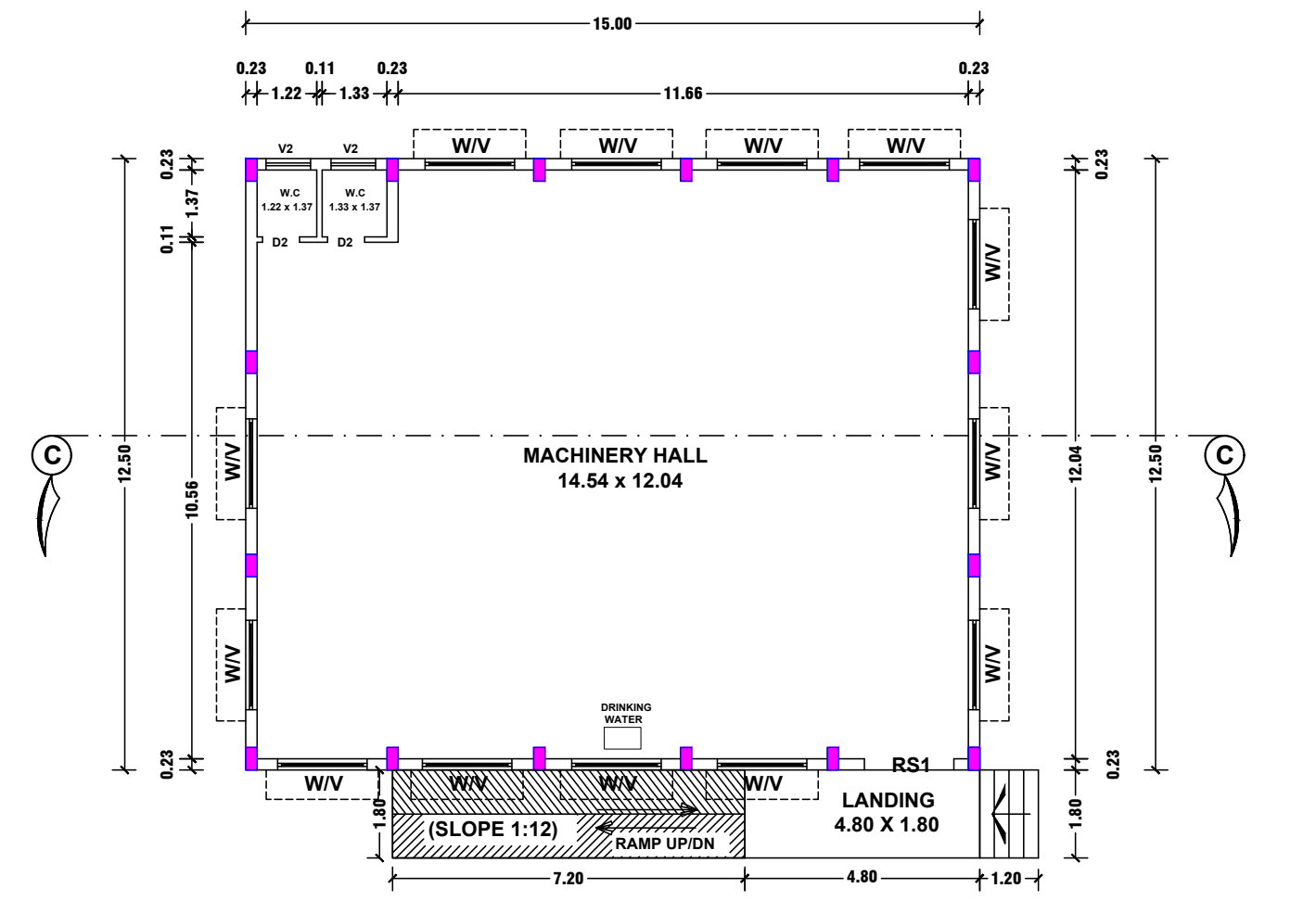

SECTION ON "BB"
BLOCK-02

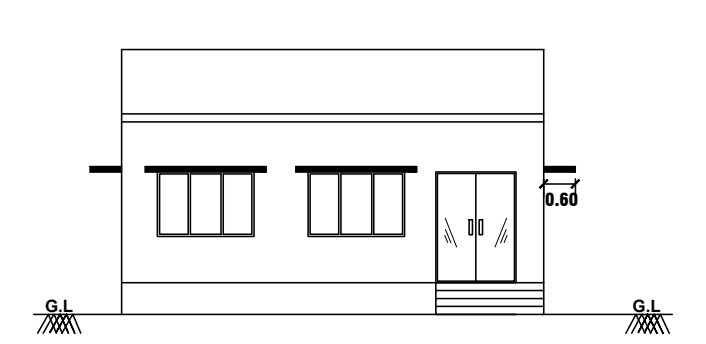

FRONT ELEVATION
BLOCK-02

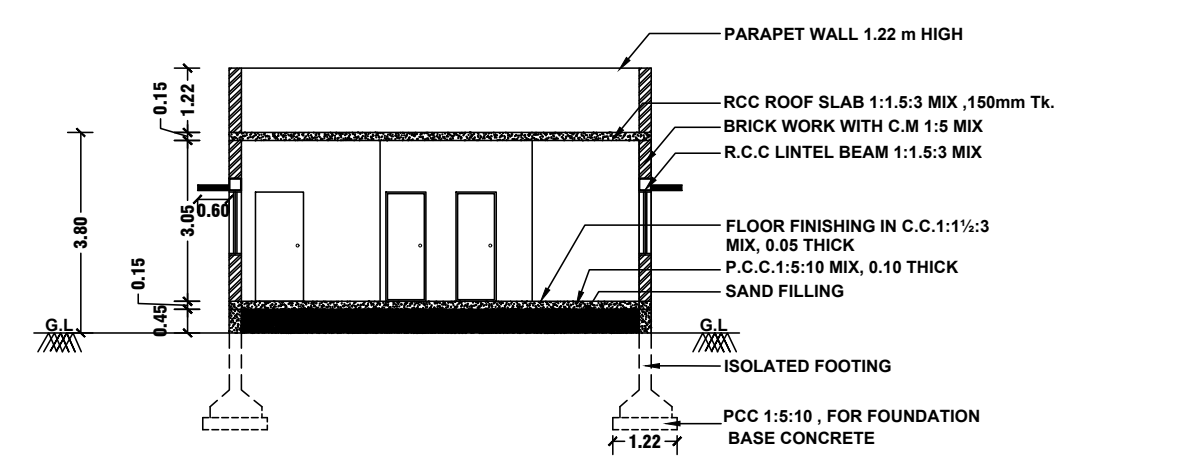

GROUND FLOOR PLAN
BLOCK-02

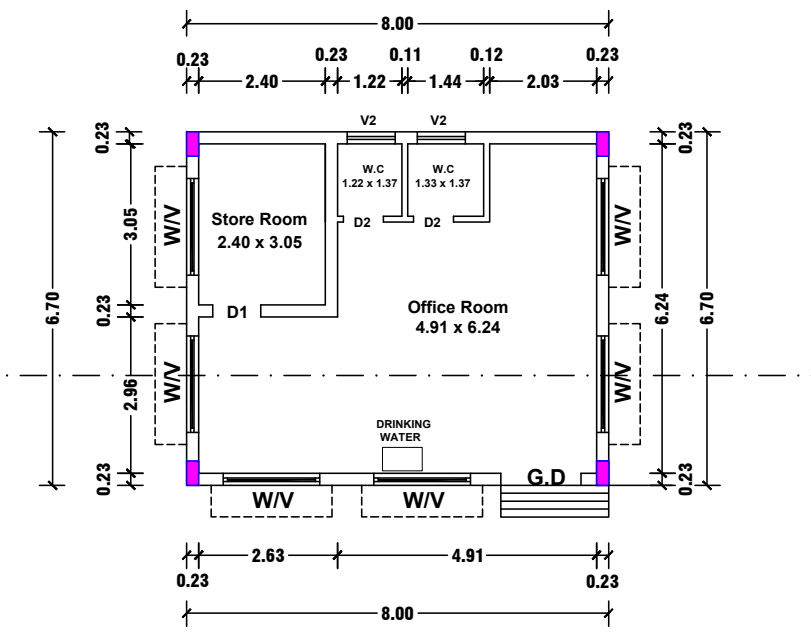

SECTION ON "CC"
BLOCK-03

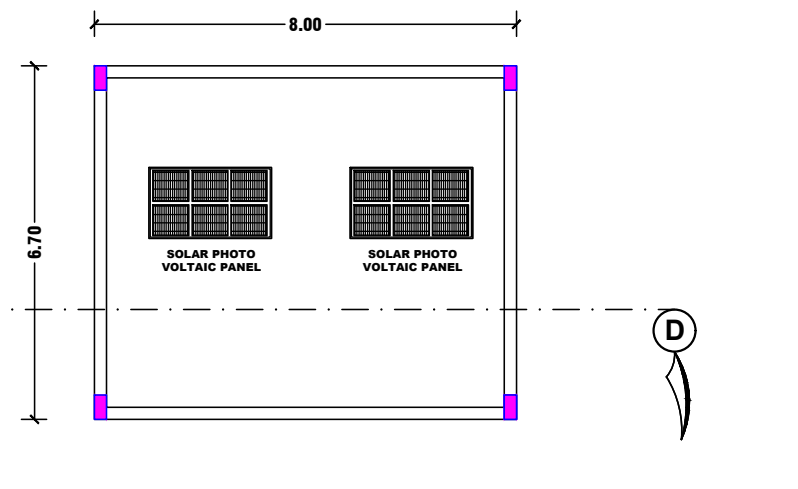

FRONT ELEVATION
BLOCK-03

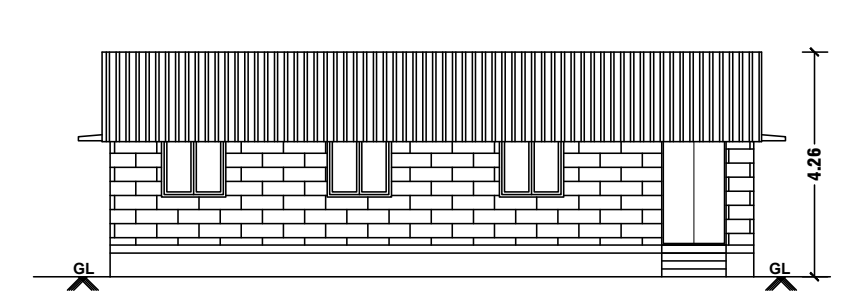

GROUND FLOOR PLAN
BLOCK-03

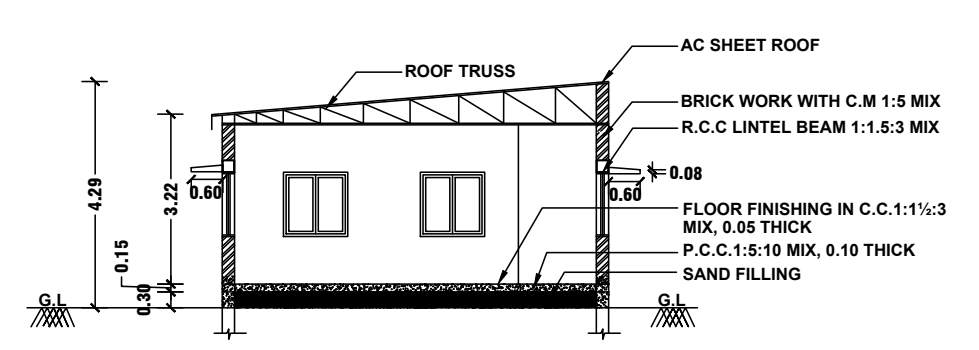

FRONT ELEVATION
BLOCK-04

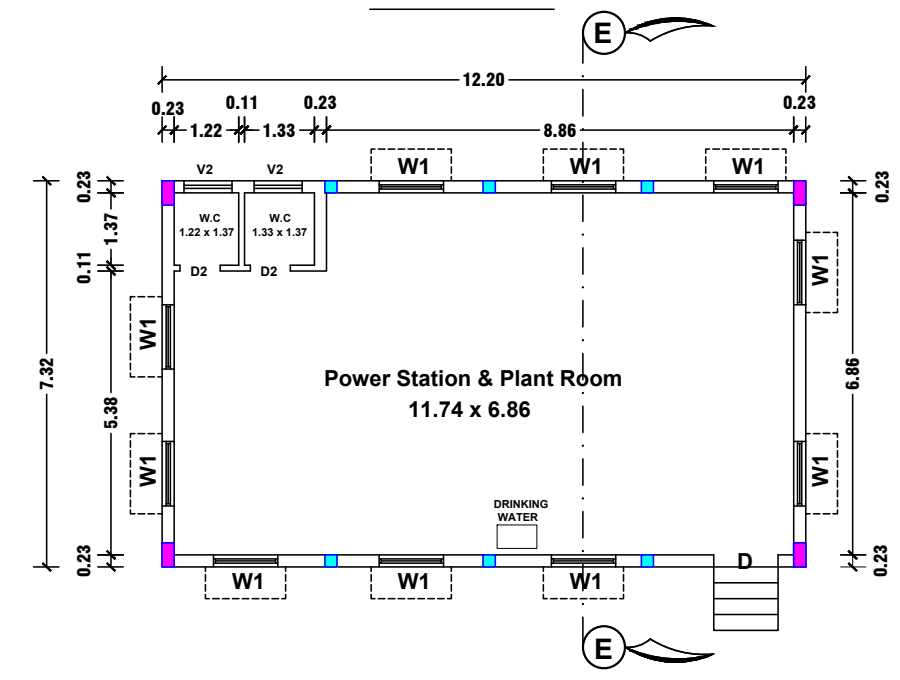

SECTION ON "DD"
BLOCK-04

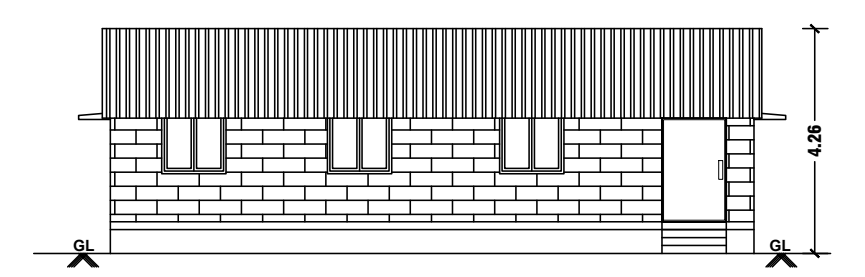

GROUND FLOOR PLAN
BLOCK-04

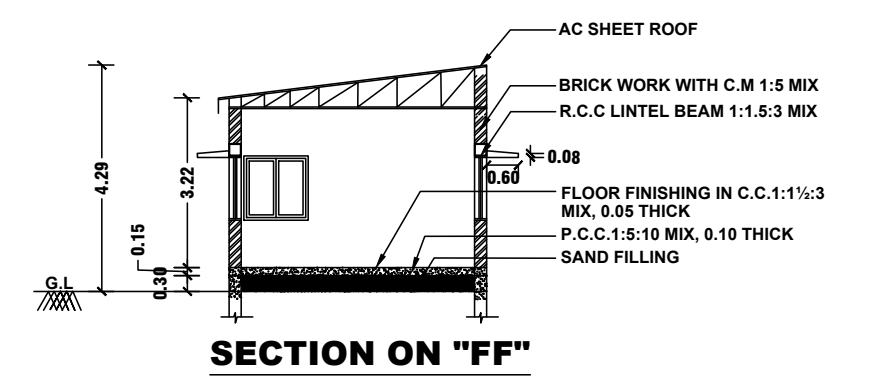

TERRACE FLOOR PLAN
BLOCK-04

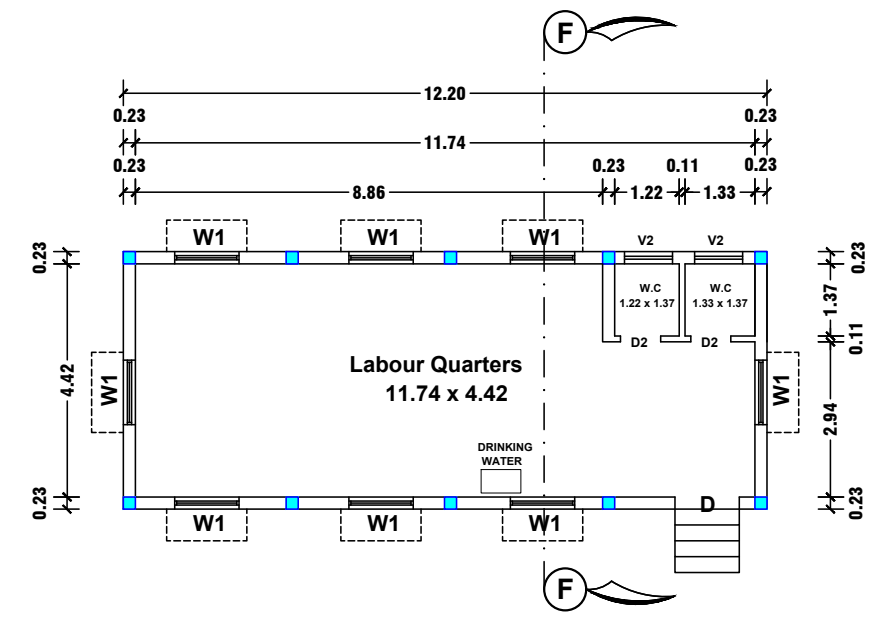

FRONT ELEVATION
BLOCK-05

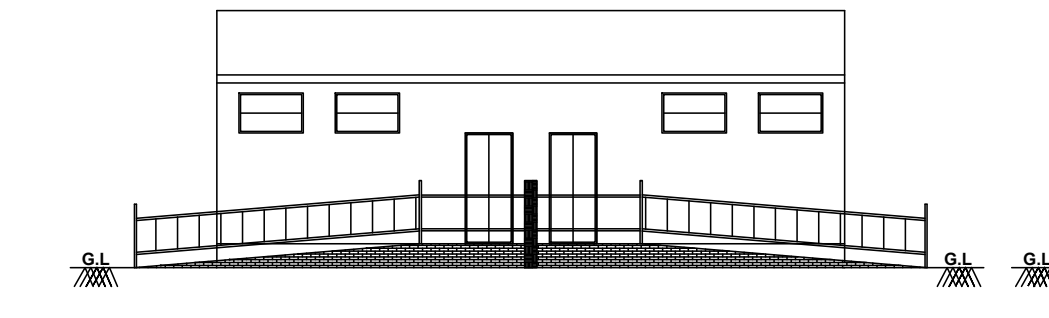

SECTION ON "EE"
BLOCK-05

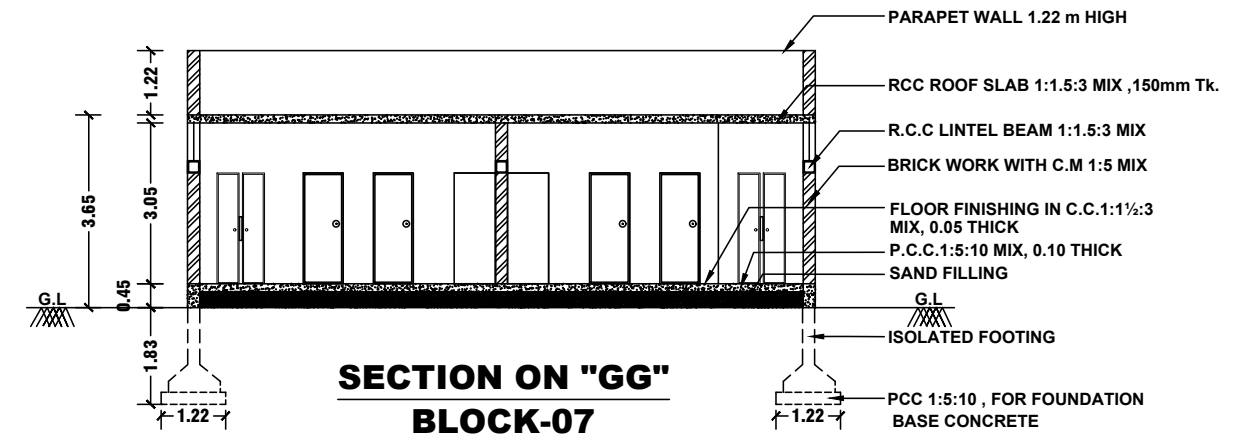

GROUND FLOOR PLAN
BLOCK-05

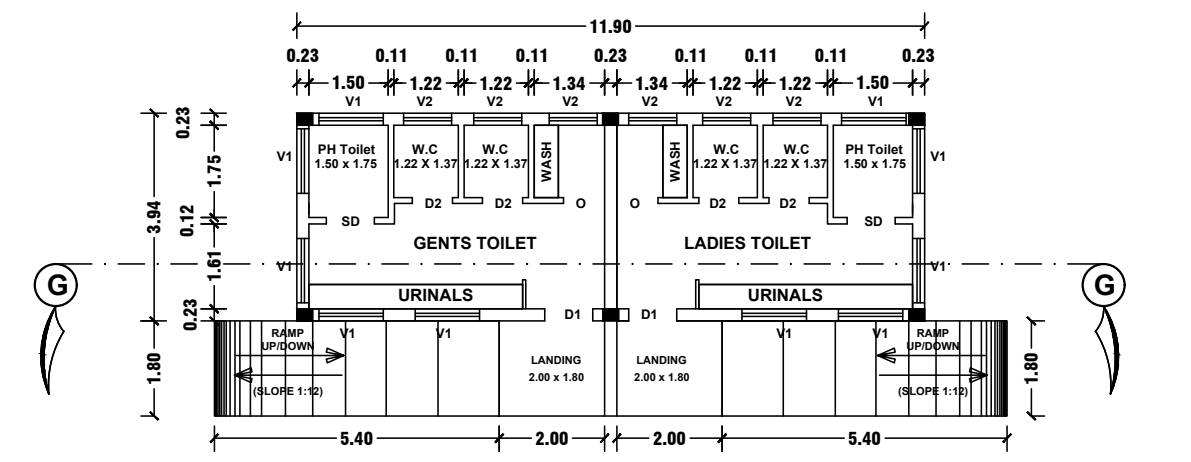

FRONT ELEVATION
BLOCK-06


SECTION ON "FF"
BLOCK-06

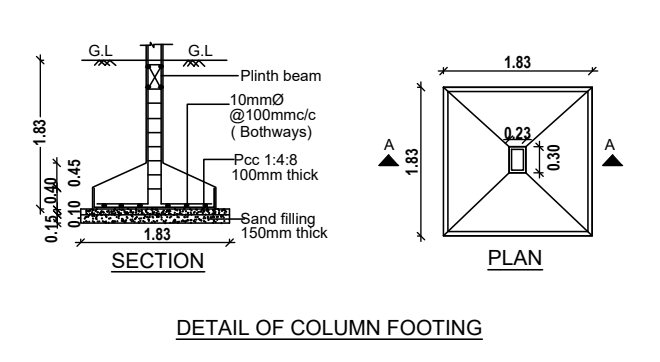

GROUND FLOOR PLAN
BLOCK-06


FRONT ELEVATION
BLOCK-07
(Toilet Block)


SECTION ON "GG"
BLOCK-07
(Toilet Block)

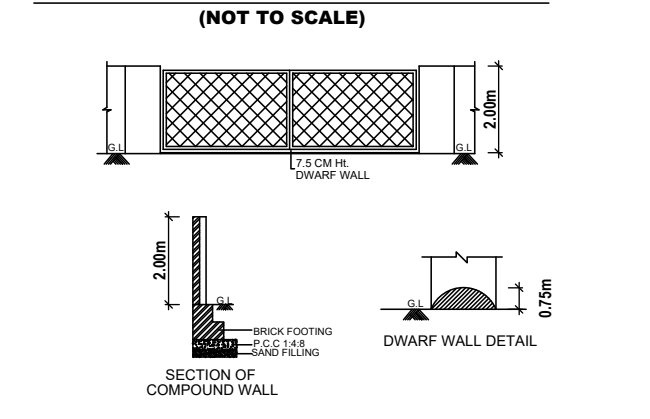

GROUND FLOOR PLAN
BLOCK-07
(Toilet Block)

FOUNDATION DETAILS:-
(NOT TO SCALE)

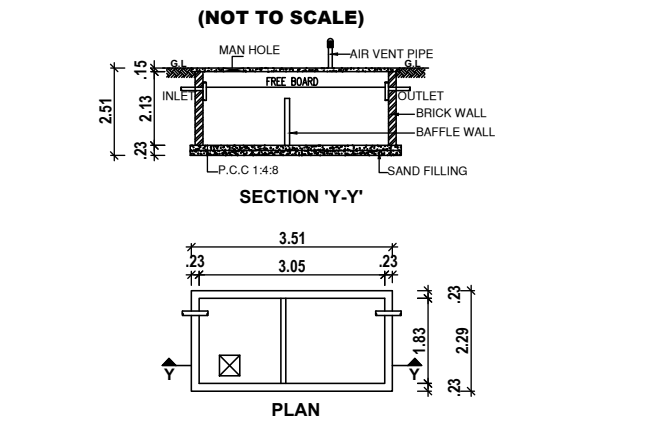

G.L
Plinth beam
10mmØ @100mmc/c (Bothways)
Pcc 1:4:8 100mm thick
Sand filling 150mm thick
1.83
SECTION
PLAN

DETAIL OF COLUMN FOOTING

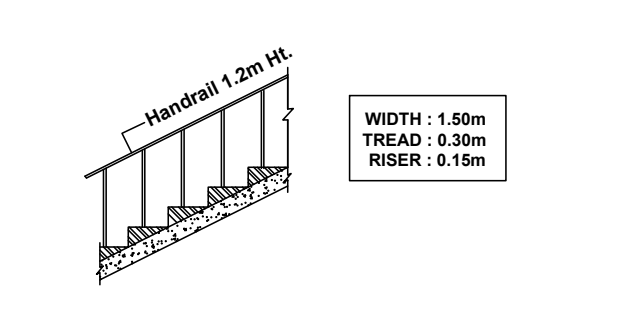
COMPOUND WALL & GATE DETAIL:-
(NOT TO SCALE)


2.00m
7.5 CM Ht. DWARF WALL
BRICK FOOTING
P.C.C 1:4:8
SAND FILLING
SECTION OF COMPOUND WALL
DWARF WALL DETAIL
0.75m

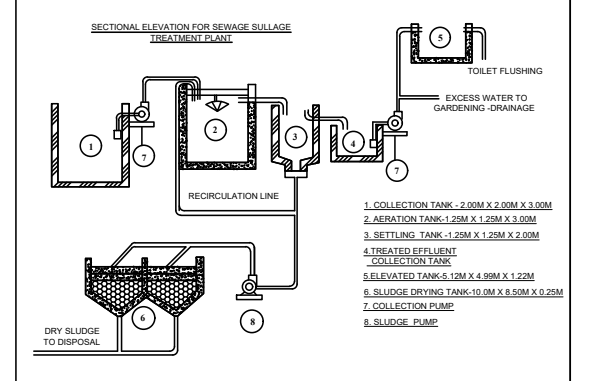
SEPTIC TANK:-
(NOT TO SCALE)


MAN HOLE
AIR VENT PIPE
FREE BOARD
INLET
OUTLET
BRICK WALL
BAFFLE WALL
P.C.C 1:4:8
SAND FILLING
SECTION 'Y-Y'
3.51
3.05
PLAN

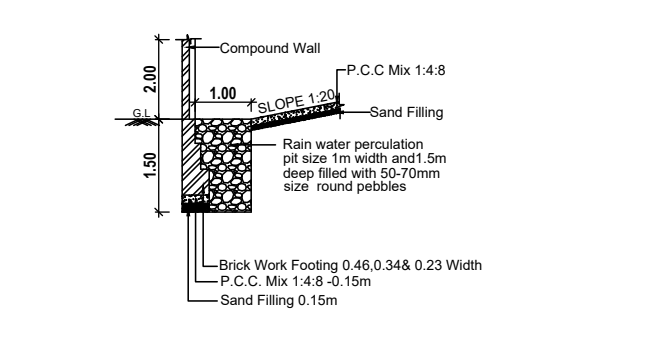
STAIRCASE DETAILS:-
(NOT TO SCALE)


Handrail 1.2m Ht.
WIDTH : 1.50m
TREAD : 0.30m
RISER : 0.15m

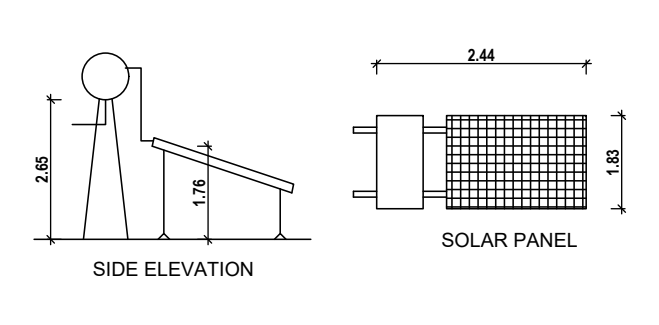
SEWAGE TREATMENT PLANT:-
(NOT TO SCALE)


SECTIONAL ELEVATION FOR SEWAGE SULLAGE TREATMENT PLANT
TOILET FLUSHING
EXCESS WATER TO GARDENING -DRAINAGE
RECIRCULATION LINE
DRY SLUDGE TO DISPOSAL
1. COLLECTION TANK - 2.00M X 2.00M X 3.00M
2. AERATION TANK-1.25M X 1.25M X 3.00M
3. SETTLING TANK -1.25M X 1.25M X 2.00M
4.TREATED EFFLUENT COLLECTION TANK
5.ELEVATED TANK-5.12M X 4.99M X 1.22M
6. SLUDGE DRYING TANK-10.0M X 8.50M X 0.25M
7. COLLECTION PUMP
8. SLUDGE PUMP

RAINWATER HARVESTING TRENCH:-
(NOT TO SCALE)


Compound Wall
P.C.C Mix 1:4:8
SLOPE 1:20
Sand Filling
Rain water perculation pit size 1m width and1.5m deep filled with 50-70mm size round pebbles
Brick Work Footing 0.46,0.34& 0.23 Width
P.C.C. Mix 1:4:8 -0.15m
Sand Filling 0.15m

SOLAR PANELS:-
(NOT TO SCALE)


2.44
1.83
SIDE ELEVATION
SOLAR PANEL

FOR OFFICE USE ONLY

OPEN SPACE RESERVATION (O.S.R) :-

REQUIRED AREA : 919.64 Sq.M (10.00%)
PROVIDED AREA : 968.75 Sq.M (10.53%)

JOINERY DETAILS

REFERENCE	DESCRIPTIONS	SIZE (IN METER)
RS	ROLLING SHUTTER	4.00 X 2.44
RS-1	ROLLING SHUTTER	2.44 X 2.44
EG	ESCAPE GATE	2.44 X 2.44
G.D	GLAZZED DOOR	1.52 X 2.44
D	DOOR	1.22 X 2.44
SD	SWING DOOR	0.91 X 2.13
D1	DOOR	0.91 X 2.13
D2	DOOR	0.76 X 2.13
W	WINDOW	1.83 X 1.22
W1	WINDOW	1.22 X 1.22
V	VENTILATOR	1.83 X 0.61
V1	VENTILATOR	1.22 X 0.61
V2	VENTILATOR	0.91 X 0.61

MACHINERY DETAILS

S.No	MACHINE NAME	Nos.	Hp	TOTAL Hp
1.	FURNACE	1	1050.00	1050.00
2.	CONTINUOUS CASTING MACHINE	2	135.00	135.00
3.	ROLLING MILL	1	820.00	820.00
4.	GENERATOR	1	170.00	170.00
5.	EOT CRANE 5 Ton	1	10.00	10.00
6.	EOT CRANE 10 Ton	1	15.00	15.00
No. OF WORKERS : 18 Members		TOTAL Hp		2200.00

STRUCTURAL ENGINEER:-

A.Ah R
Er. A. SOUNDAR RAJAN,B.E.,M.E.,(Struct).,
RDD SALEM/RSE-II/Reg.No.002/2019
CLASSIC CONSTRUCTION
Building Contractor & Promoters,
12/192-E, Thirunavukkarasar Street.
Advaitha Ashramam Road,
Fairlands, Salem-636 004.
Cell: 95782 70663

COLOUR INDEX

SITE BOUNDRY SHOWN	🟩
PROPOSED BUILDING SHOWN	🟥
DRIVEWAY SHOWN	🟫
EXISTING ROAD SHOWN	🟨

AREA STATEMENT

SHEET No : 1 OF 1

DESCRIPTIONS		Sq.METER
SITE AREA :-		
AS PER DEED AREA	2.2725 ACRES	9196.40
AS PER PLR / FMB AREA	92.00 ARES	9200.00
SUPER IMPOSED PLOT AREA		8963.65

BUILDING AREA :-

BLOCK NAME	FLOOR NAME	FSI AREA (IN Sq.m)	NON FSI AREA (IN Sq.m)	BUILTUP AREA (IN Sq.m)
01	GROUND FLOOR	900.00	---	900.00
02	GROUND FLOOR	900.00	---	900.00
03	GROUND FLOOR	187.50	---	187.50
04	GROUND FLOOR	53.60	---	53.60
05	GROUND FLOOR	89.30	---	89.30
06	GROUND FLOOR	59.54	---	59.54
07	GROUND FLOOR	46.88	---	46.88
HEAD ROOM		---	---	---
GRAND TOTAL in Sq.m		2236.82	---	2236.82
GRAND TOTAL in Sq.Ft		24077.13	---	24077.13

FLOOR SPACE INDEX (F.S.I) :-

$$\frac{\text{F.S.I AREA}}{\text{PLOT AREA}} = \frac{2236.82}{9196.40} = 0.243 < 1.5$$

SCALE 1:100

ALL DIMENSIONS ARE IN 'METRE'

PLOT COVERAGE (P.C) :-

$$\frac{\text{MAX FLOOR AREA AT ANY FLOOR}}{\text{PLOT AREA}} \times 100 = \frac{2236.82}{9196.40} \times 100 = 24.32\ \%$$

PARKING DETAILS

DESCRIPTIONS	REQUIRED	PROVIDED
LORRY SLOTS	5 Nos	5 Nos
CAR SLOTS	1 Nos	2 Nos
TWO WHEELERS	40 Nos	50 Nos
CYCLE SPACE	40 Nos	50 Nos
P.H CAR SLOTS	02 Nos	02 Nos
P.H TWO WHEELERS	02 Nos	10 Nos

REGISTERED ENGINEER:-

A.Ah R
Er. A. SOUNDAR RAJAN, B.E., M.E.,(Struct).,
RDD SALEM/RE-II/Reg.No.001/2020
G.V. VISUAL CREATIONS,
BUILDING CONTRACTOR & PROMOTERS,
Suthari Complex 1st Floor,
Junction Main Road, Near Sona College,
Salem - 636 005. Cell: 9578270663

APPLICANT:-

For Sivaguru Steel Rolling Mill Pvt Ltd
L.A.D. Pa
Managing Director

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

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.