

PP

APPROVAL RECORD

Planning Permission

Salem

Salem 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.

AREA DETAILS	
S.F.No	AREA IN HCT
89/2A	1,5150
TOTAL	1,5150

SHEET - 02 / 02

PLAN SHOWING THE PROPOSED 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
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
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

SCHEDULE OF JOINERIES		
RS	ROLLING SHUTTER	4.00 x 3.00
RS1	ROLLING SHUTTER	3.00 x 3.00
MD	DOUBLE DOOR	2.50 X 2.44
D	DOOR	1.50 X 2.44
D1	DOOR	1.00 X 2.44
D2	DOOR	0.75 X 2.44
D3	DOOR	1.20 X 2.44
W1	WINDOW	3.50 X 1.50
W2	WINDOW	2.50 X 1.50
W3	WINDOW	1.50 X 1.50
V	VENTILATOR	1.75 X 3.00
V1	VENTILATOR	0.60X 0.60

AREA DETAILS	
PARTICULARS	
AREA AS PER DOCUMENT	15150.00 SQMT
AREA AS PER PLR / FMB	15150.00 SQMT
SUPERIMPOSED SITE AREA	15161.32 SQMT

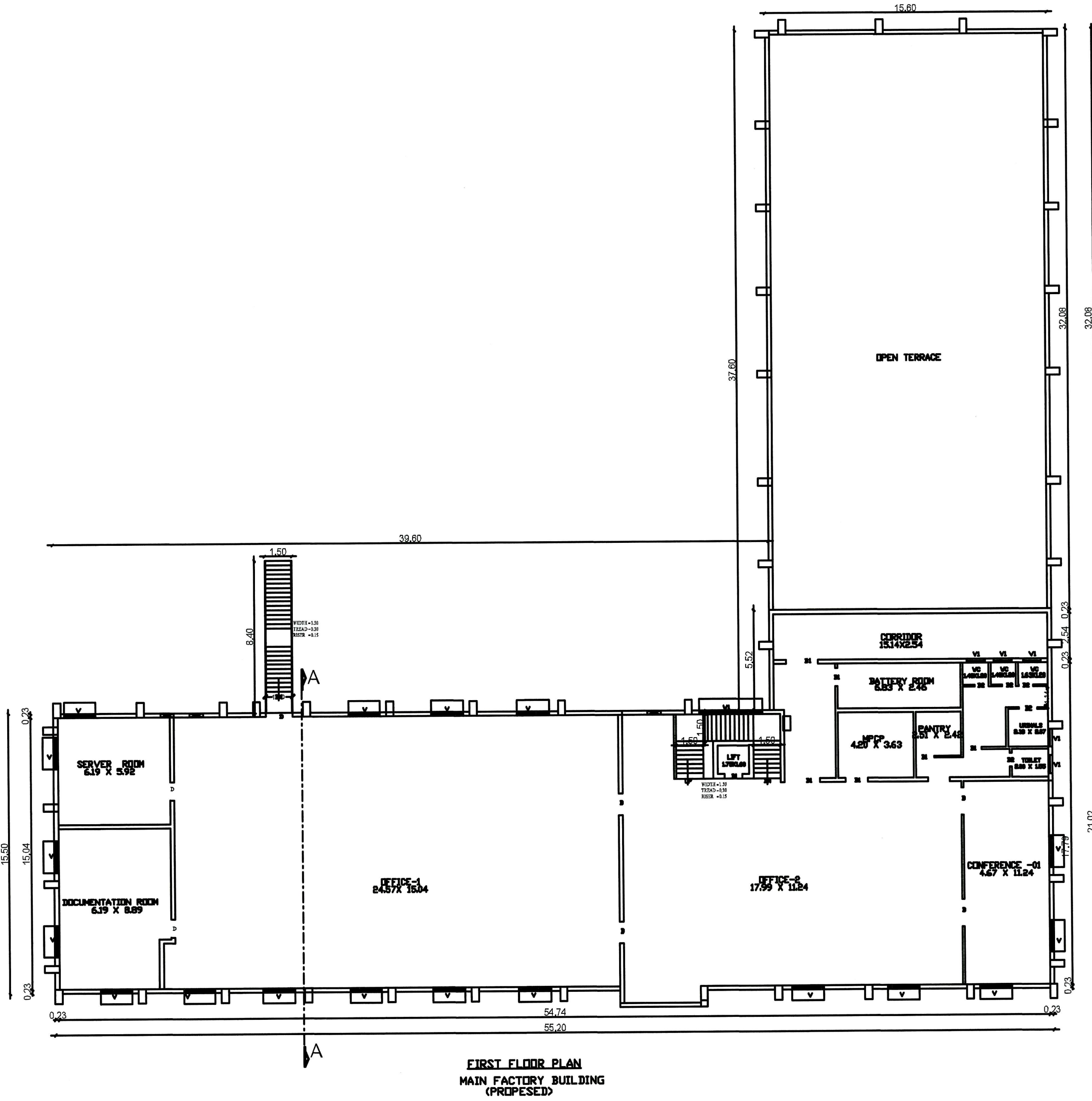
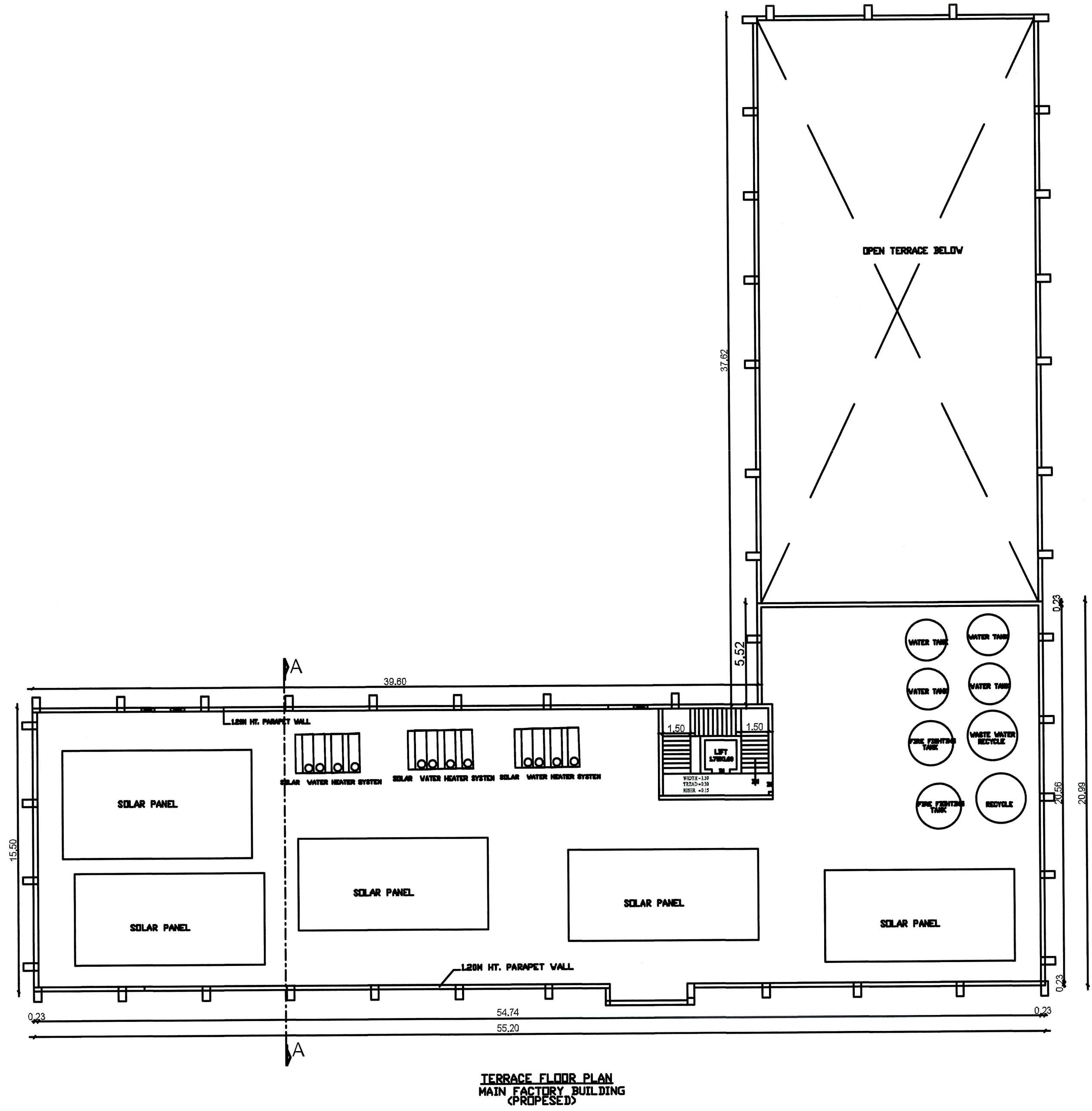
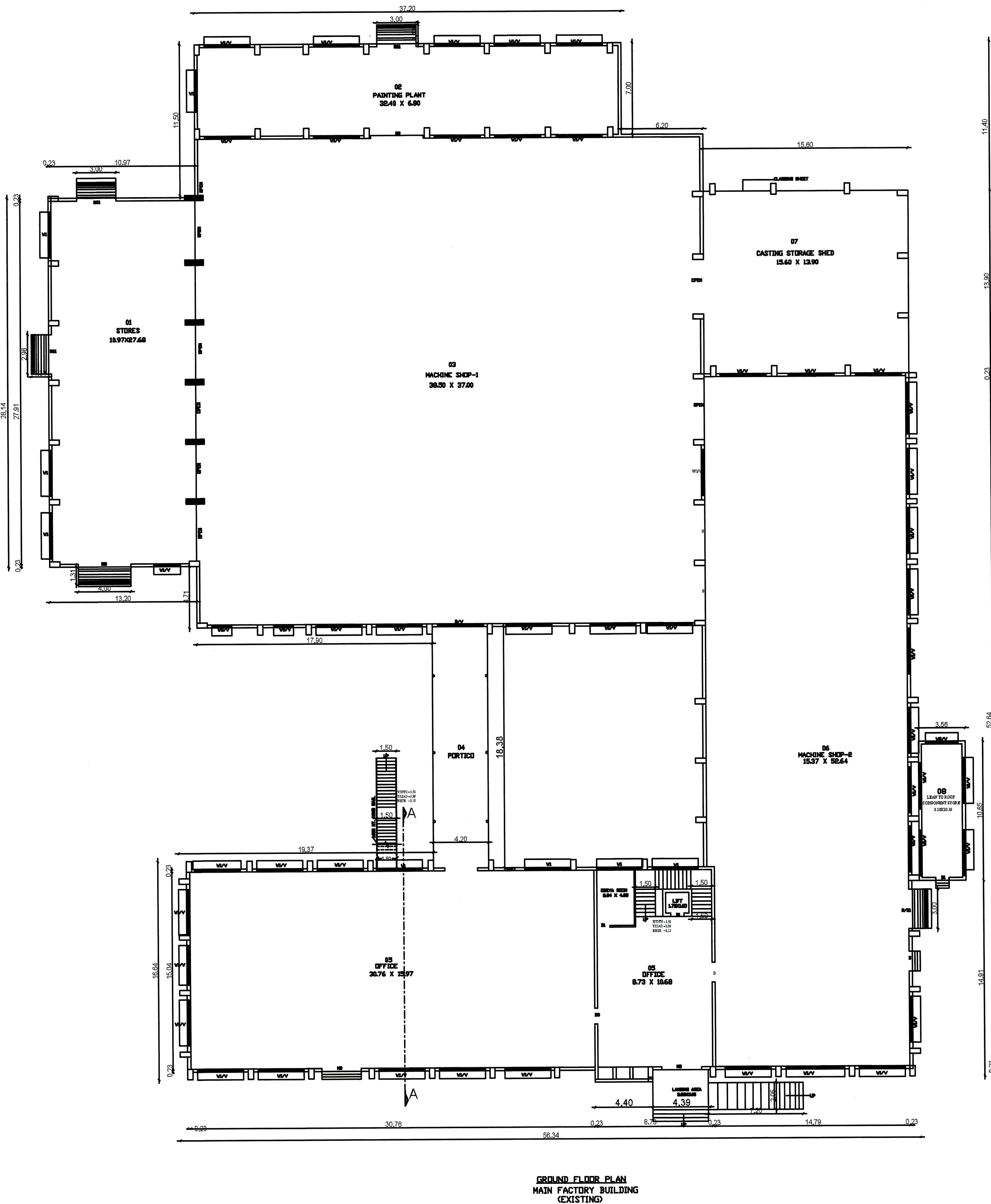
EXISTING APPROVAL DETAILS
PREVIOUS APPROVAL REF NO - 068/2013
EXISTING FSI - 0.34
L/P / D.D.T.C.P No 1514/2013

Online application no: SWP/BPA/0010935/2023/
date: 23-06-2023
File no:819/2023/PD
Approval No: SWP/DTCP/PD/BPA No-33/2023

B,P/ DTCP. No. 375/2023

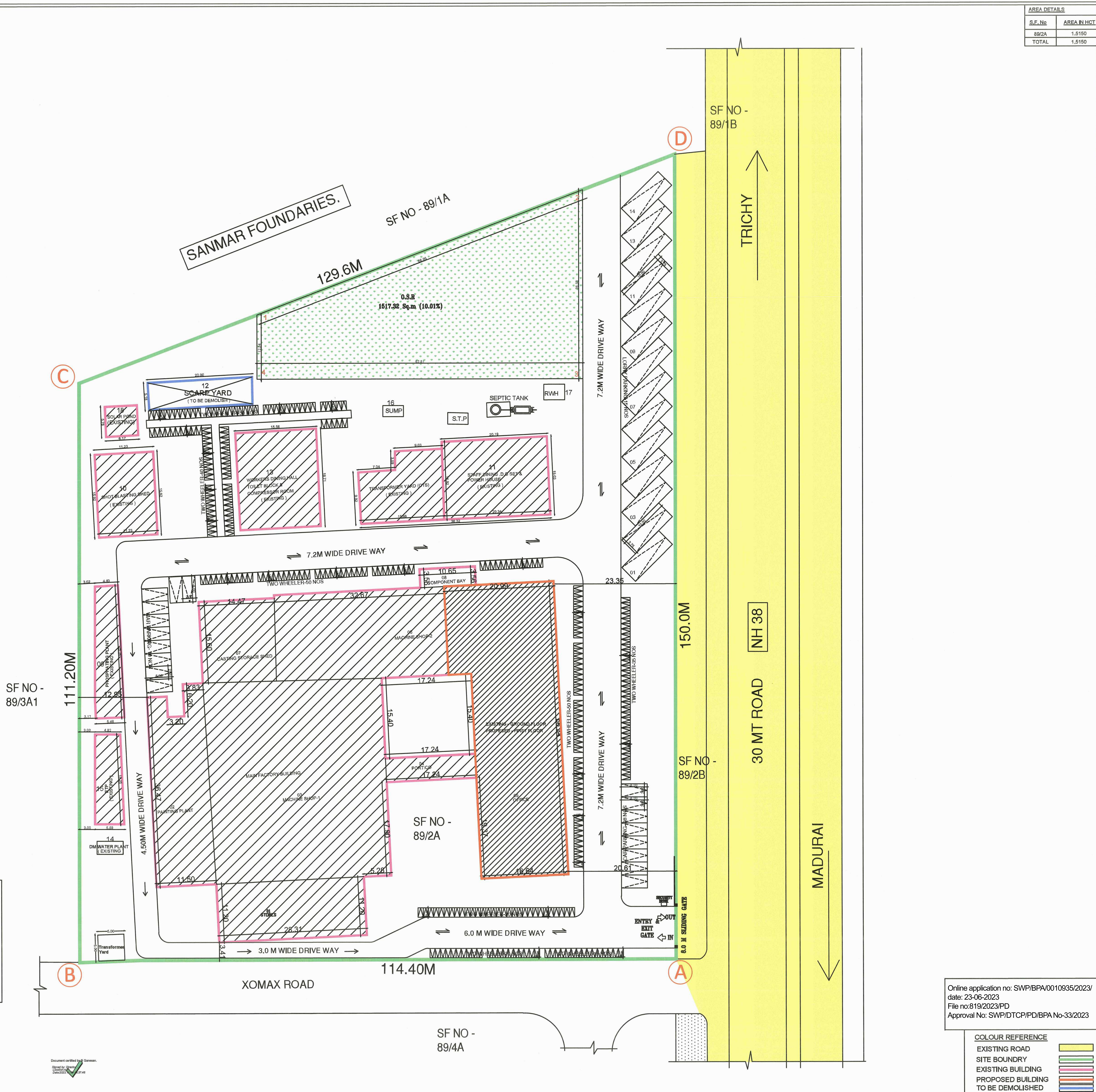
APPLICANTENGINEER / ARCHITECT

For XOMOX SANMAR LIMITED
OWNER/OCCUPIER
H.E. SHIVAS SHASTRY, B.E., M.Bng. Sc
M.ASCE, AIA, A.M.I.E.
Chartered Engineer AM093841-7
CMDA-SE/GR-1/19/06/151
DTCP-TVLR/RSE/Gr-1/2019/08/003
H.A. ESWARA, B.E., F.I.E., M.A.M. Soc., F.I.T
Chartered Engineer & Registered Architect
F3780
CMDA-RA/GR-1/19/06/270
DTCP-TVLR/RA/Gr-1/2019/08/004



XOMAX SANMAR PACIFIC VALVES

TYCO SANMAR



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

SHEET - 01/02

SITE PLAN SHOWING THE PROPOSED 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.

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AREA DETAILS

PARTICULARS	
AREA AS PER DOCUMENT	15150.00 SQMT
AREA AS PER PLR / FMB	15150.00 SQMT
SUPERIMPOSED SITE AREA	15161.32 SQMT

		FSI		TOTAL BUILTUP AREA
		EXISTING	PROPOSED	
SNO	DESCRIPTION			
A APPROVED EXISTING BUILDING AREA				
FACTORY BUILDING - GROUND FLOOR				
1	STORES	363	-	363
2	PARTING 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)	190.40	-	190.40
11	POWER D.G.SHED & (BLOCK 04)	469.83	-	469.83
12	STAFF DINING	129.50	-	129.50
13	SCRAP SHED	294.38	-	294.38
14	DM WATER PLANT	-	-	12.45
15	ETP	-	-	50.25
16	SUMP	-	-	8.43
17	RAINWATER HARVEST COLLECTION TANK	-	-	10.11
18	SOLAR POND	-	-	141.68
SUB TOTAL		5278.96	222.92	5501.88
B PROPOSED BUILDING AREA DETAILS				
FACTORY BUILDING (BLOCK 01)				
FIRST FLOOR OFFICE AREA				
		-	965.97	965.97
TOTAL AREA		5278.96	965.97	6244.93

TOTAL FSI AREA 5278.96+965.97 = 6244.93 SQ.MT
TOTAL FSI AREA = 6244.93
PLOT AREA 15161.32 = 0.41
PLOT COVERAGE 36%

PARKING REQUIREMENTS

DESCRIPTION	REQUIRED	PROVIDED
LORRY PARKING	13 Nos	14 Nos
CAR PARKING	18 Nos	18 Nos
TWO WHEELER	125 Nos	125 Nos
CYCLE PARKING	125 Nos	125 Nos

OPEN SPACE RESERVATION

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

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L.P / D.D.T.C.P No 1514/2013

B.P/DTCP. No. 375/2023

APPLICANT	ENGINEER / ARCHITECT
For XOMOX SANMAR LIMITED OWNER / OCCUPYER	H.E. SHRINIVAS SHASTRY, B.E., M.Eng. Sc. M.ASCE, AIA, A.M.I.E. Chartered Engineer AM093841-7 CMDA-SB/GR-1/19/06/151 DTCP-TVLR/RSE/Gr-1/2019/08/003 H.A. SWAMY, B.E., F.I.E., M.Am. Soc., F.I.T. Chartered Engineer & Registered Architect F3780 CMDA-RA/GR-1/19/06/270 DTCP-TVLR/RA/Gr-1/2019/08/004

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date: 23-06-2023
File no:819/2023/PD
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COLOUR REFERENCE	
EXISTING ROAD	
SITE BOUNDARY	
EXISTING BUILDING	
PROPOSED BUILDING	
TO BE DEMOLISHED	

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

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

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

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.

