

PP

APPROVAL RECORD

Planning Permission

Kadambur
Salem district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Commercial

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

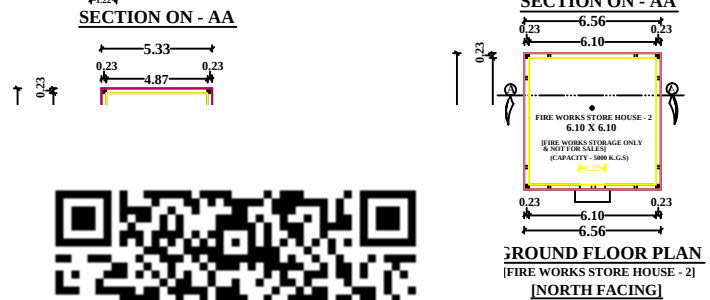
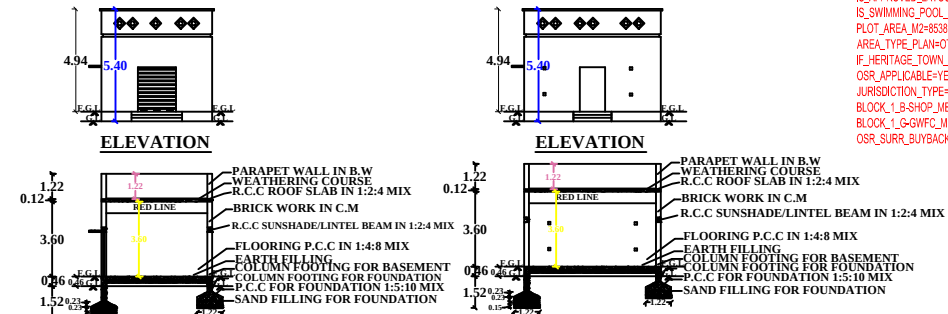
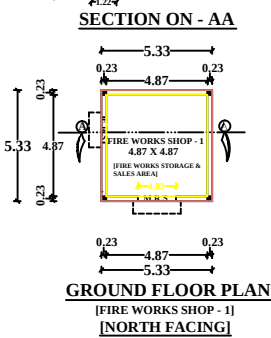
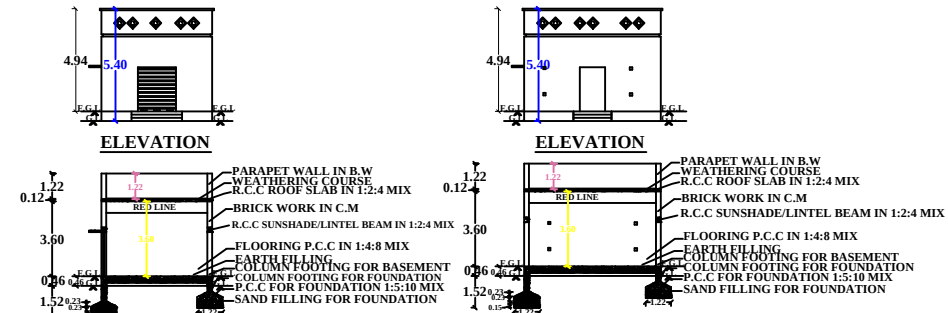
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOFED COMMERCIAL BUILDING FIRE HOUSE - 1 & 2, FOR POSSESSION AND SALES FIREWORKS - 300K.G.S, CRACKERS / SPARKLERS - 1200K.G.S, FIREWORKS STORE HOUSE - 1 & 2, (FIREWORKS STORAGE ONLY & NOT FOR SALES) ON THE EXISTING COMMERCIAL BUILDING FIREWORKS STORE HOUSE E/SV/TN/SH/10(E88577) & FIREWORKS SHOP E/SV/TN/24/26(E88585) OF " M/S.MANI FIREWORKS" SITUATED AT S.F.NO:171/1F,PATTA NO:3808,KADAMBUR VILLAGE,GANGAVALLI TALUK,SALEM DISTRICT.

LICENSEE: M/S. MANI FIREWORKS.

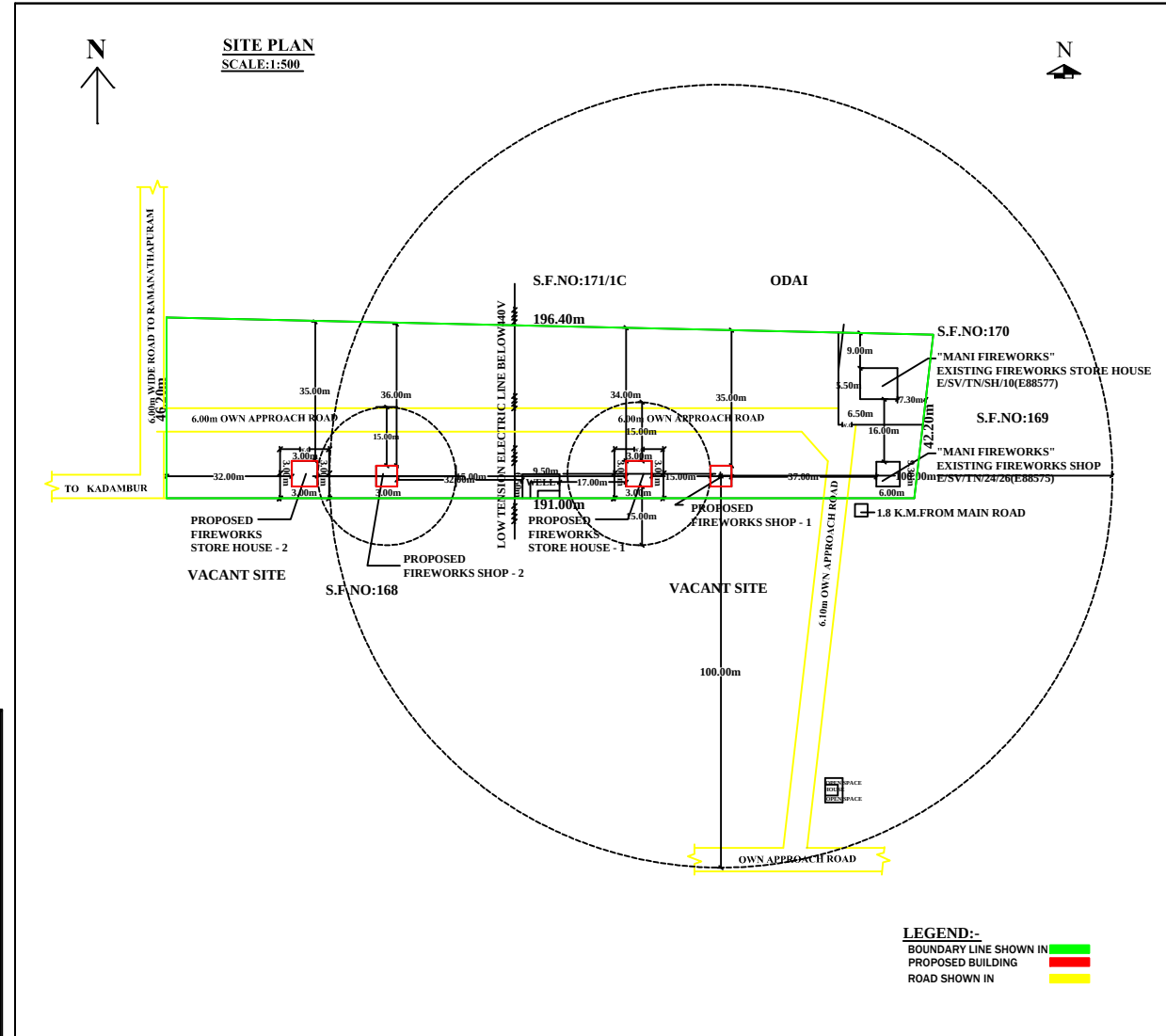
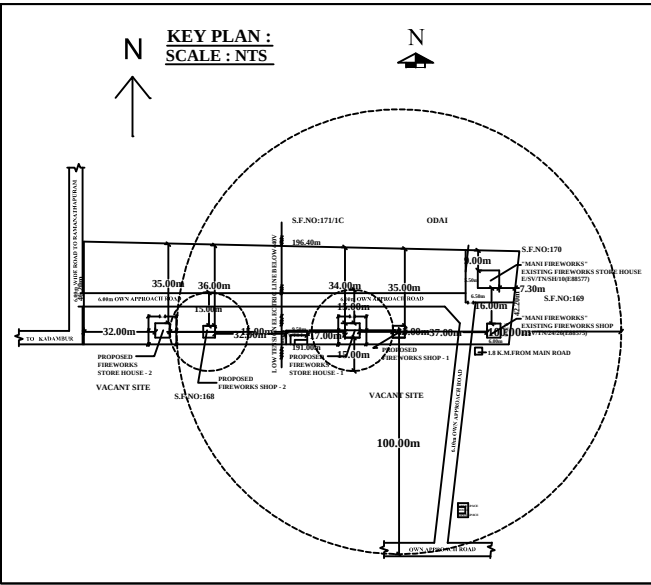
NAME OF THE APPLICANT (PARTNERS): 1.Mr.M.DHANASEKARAN (PARTNER) S/o. Mr.A.MANI.

2.Mrs.D.KANMANI (PARTNER / OCCUPIER)W/o. Mr.M.DHANASEKARAN..



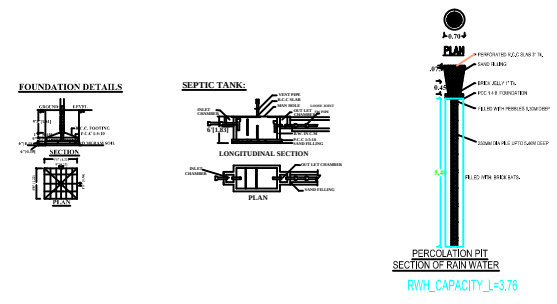
PLAN INFO
RURAL_PANCHAYAT=KADAMBUR
SURVEY_NO=171/1F
PLOT_NO=3808
TALUK=GANGAVALLI
DISTRICT=SALEM
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=193.70
AVG_PLOT_DEPTH=44.20
AVG_PLOT_WIDTH=193.70
AREA_TYPE=OTHERS
ROAD_WIDTH=6.00
ROAD_LENGTH=250
AS_PER_DOCUMENT=8538.87
FMB_OR_PLR=8539.05
AS_AT_SITE=8539.05
LAND_USE_ZONE=COMMERCIAL
RWH_DECLARED=YES
PREMIUM_FSL_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
PLOT_AREA_M2=8538.87
AREA_TYPE_PLAN=OTHER
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
OSR_APPLICABLE=YES
JURISDICTION_TYPE=PANCHAYAT
BLOCK_1_B-SHOP_MEMBER_COUNT=1
BLOCK_1_G-WFC_MEMBER_COUNT=1
OSR_SURR_BUYBACK_RETAIN=RETAIN

SLOPE=1:10



AREA DETAILS:-

1.	AREA OF THE SITE [AS PER DOCUMENT]	HECT 00 ARES 18 SQM 13	
2.	BUILT UP AREA		
3.	GROUND FLOOR FIREWORKS SHOP - 1	305.81 S.F.T	28.41 S.M
4.	FIREWORKS STORE HOUSE - 1	463.17 S.F.T	43.03 S.M
5.	FIREWORKS SHOP - 2	305.81 S.F.T	28.41 S.M
6.	FIREWORKS STORE HOUSE - 2	463.17 S.F.T	43.03 S.M
7.	TOTAL BUILT UP AREA	1537.96 S.F.T	142.88 S.M
8.	CARPET AREA		
9.	FIREWORKS STORE HOUSE - 1	255.32 S.F.T	23.72 S.M
10.	FIREWORKS SHOP - 1	400.53 S.F.T	37.21 S.M
11.	FIREWORKS STORE HOUSE - 2	255.32 S.F.T	23.72 S.M
12.	FIREWORKS SHOP - 2	400.53 S.F.T	37.21 S.M
13.	TOTAL CARPET AREA	1311.70 S.F.T	121.86 S.M



JOINERY DETAILS :-

S.NO	DESCRIPTION	SIZE IN FT	SIZE IN M
1.	MAIN ROLLING SHUTTER - M.R.S	8'0" X 8'0"	2.44 X 2.44
2.	EMERGENCY ROLLING SHUTTER - E.R.S	4'0" X 8'0"	1.22 X 2.44
3.	EMERGENCY ROLLING SHUTTER - E.R.S	4'0" X 8'0"	1.22 X 2.44

SPECIFICATIONS:
1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2. R.C.C. COLUMNS IN M20 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNTRY WOOD GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN C.M 1:5
9. WEATHERING COURSE IN BRICK, JELLY LIME CONCRETE 1:3 MIX
10. WEATHERING TILES IN 9"X9" BURNT CLAY TILES IN LAID IN 1:3 MIX

REFERENCE:
LV - 1/2" TYPE VENTILATOR 22.5 X 11.25 CM FITTED WITH A FRAME OF IRON BARS SET FIRMLY IN THE WALL ON THE OUTER FACE. THE INNER OPENING TOBE PROTECTED WITH BRASS WITH GAUGE OF 3 MESH .
LC - LIGHTNING CONDUCTOR AS PER I.S.COE NO.2389 (1989) .
RED LINE - 12mm, THICK RED LINE MARKED IN THE INNER WALL 3M. HEIGHT. FROM THE FLOOR LEVEL OF THE PRO. FIRE WORKS SHOP - 1 & 2. FROM THE FLOOR LEVEL OF THE PRO. FIRE WORKS STORE HOUSE - 1 & 2.
ROLLING SHUTTER DOOR WITH HINGES PROVIDED AT THE TOP OF THE SHUTTER, DOOR TO LOCK THE SHUTTER LEAF IN OPEN POSITION.

QUANTITY OF FIRE WORKS:

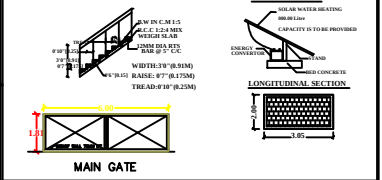
CL.7, DN.2, SUB DN.1 - 1200 K.G.S

CL.7, DN.2, SUB DN.1 - 300 K.G.S

CL.7, DN.2, SUB DN.1 & 2 - 5000 K.G.S

SCALE :-
ALL DIMENSIONS ARE IN FEET & METER
SCALE 1 : 100 OR 1" = 8'0"

F.S.I = 142.88 / 8538.87 = 0.017 < 2



NAME AND ADDRESS OF THE APPLICANT:

"M/s. MANI FIREWORKS",
ARASUKOVILKADU, KADAMBUR POST
KADAMBUR POST & VILLAGE,
KADAMBUR - 636 105.
SALEM DISTRICT,TAMIL NADU STATE.
MOBILE NO: 94431 84532, 63740 44507.

UNDERTAKING:-

"ALL THE RELEVANT PROVISION UNDER THE EXPLOSIVES RULES, 2008 PERTAINING TO THE LICENCE IN FROM LE 5 AND LE 3 AND CONDITIONS OF THE LICENCE(S) ARE SCRUPULOUSLY COMPLIED WITH"

NOTE:-

1. THERE IS NO FIREWORKS SHOP, STOREHOUSE, WITH IN 15M RADIUS OF THE PROPOSED FIREWORKS SHOP - 1 & 2, STOREHOUSE - 1 & 2.
2. THERE IS NO LITIGATION ON THE LAND WHERE THE PROPOSED PROPOSED FIREWORKS SHOP - 1 & 2, IS TO BE CONSTRUCTED. STOREHOUSE - 1 & 2 IS TO BE CONSTRUCTED.
3. ALL THE ELECTRICAL FITTINGS ARE CONCEALED. CIRCUIT BOARDS ARE PROVIDED OUT SIDE OF PROPOSED SHOP - 1 & 2, STOREHOUSE - 1 & 2.
4. NO ELECTRIC WIRE CROSSING IN THE ROOF OF PROPOSED FIREWORKS SHOP - 1 & 2, STOREHOUSE - 1 & 2.
5. NO STAIRCASE IS WITHIN THE PROPOSED SHOP - 1 & 2, STOREHOUSE - 1 & 2.
6. THERE IS NO BUILDING ON THE FIRST FLOOR.
7. PROVISION OF 2 Nos. OF DCP FIRE EXTINGUISHERS, 2 Nos. WATER BUCKETS AND 2 Nos. SAND BUCKETS WOULD BE ENSURES.
8. ATTUR RAILWAY STATION TO PROPOSED SHOP - 1 & 2, STOREHOUSE - 1 & 2 - 10K.M.S.
9. NO ELECTRIC TRANSFORMER WITH IN 15M. RADIUS FROM THE PROPOSED SHOP - 1 & 2, STOREHOUSE - 1 & 2.

FOR M/s. MANI FIREWORKS.

Mrs.D.KANMANI, W/o. M.DHANASEKARAN.
PARTNER/OCCUPIER/AUTHORIZED PERSON.

Er.V.RAGHURAMAN, B.E.,
Registered Engineer Grade - I,
License Building Surveyor &
Consulting Civil Engineer,
VASTHU BUILDERS
6281, ARUMUGA IYER NAGAR, MUMBAI,
Thalavasi (Po), Salem (D) - 636 112
Cell: 96009 57845

REGISTERED ENGINEER:-

OFF

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.

