PP APPROVAL RECORD

Planning Permission

Survey 327/3B and 13 more

Chinnagoundanur, Sankari taluk

Salem district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

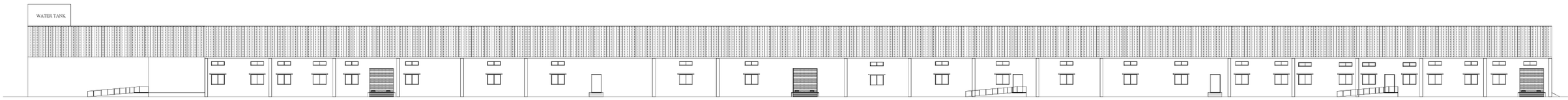
The approval as the planning authority issued it, reproduced in full behind this page.

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

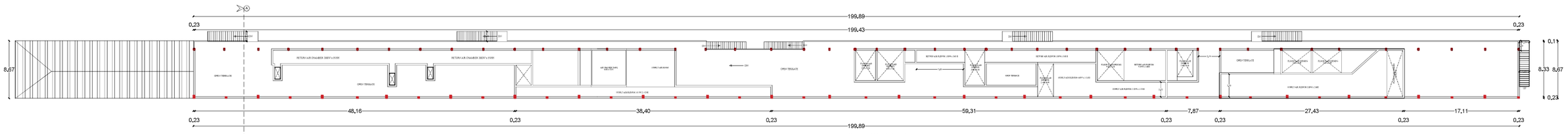
PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.I SHEET AND R.C.C. ROOF FACTORY BUILDING (SPINNING MILL) IN R.S.NO.327/3B,328/2A,355/1,356/1A2,1B2,2A1,2A2,2B,2C,3A1B,3A2,3B,3C,4A,4B,5,6B2 AT CHINNAGOUNDANUR VILLAGE & PANCHAYAT, SANGAKIRI TK, SALEM DISTRCT.

SCALE : 1:100

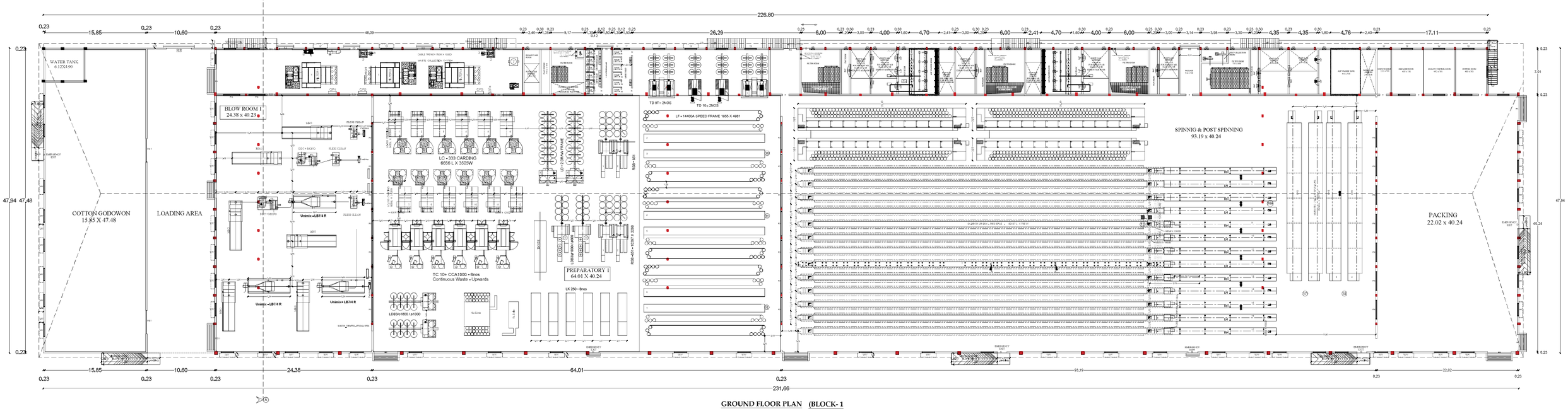
NAME OF THE OWNER : Mr.P.RAJU S/O PERUMAL (M/s.MAGNUM SPINNING MILLS INDIA PVT LTD.



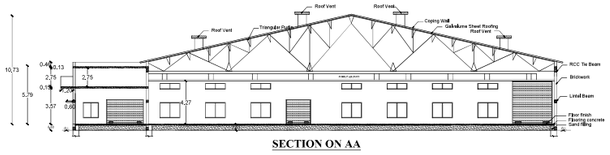
FRONT ELEVATION



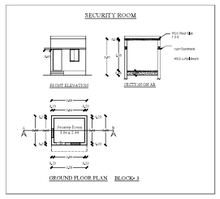
FIRST FLOOR PLAN



GROUND FLOOR PLAN (BLOCK- 1



SECTION ON AA



AS PER TNCD & BR - 2019
G.O (MS) NO.154 DATE : 07.10.2025
CATEGORY OF INDUSTRY - WHITE
ANNEXURE - V S.NO. (182) WOOL SPINNING AND WEAVING FINISHING OTHER THAN IN MILLS

SCHEDULE OF JOINERIES :-

RS Rolling Shutter	4.20 x 3.66 m
RS1 Rolling Shutter	3.66 x 3.66 m
SLD Sliding Door	3.05 x 3.05 m
W Window	2.44 x 1.52 m
W1 Window	1.83 x 1.52 m
FG Fixed Glazzing	3.96 x 1.52 m
V Ventilator	3.96 x 1.52 m
Atd Air Tight Door	0.91 x 1.83 m
SD Steel Door	2.44 x 2.44 m
RFL Rotary Filter	3.35 x 3.66 m
SAF Supply Air Fan	1.6Ø
EAD Exhaust Air Dumper	2.44 x1.50 m
FAD Fresh Air Dumper	2.44 x1.50 m

AREA CHART :-

SITE AREA

(AS PER PATTA) 43168,00 SQ.M (10,667 ACRES)

BLOCK NO.1 (WORKING AREA - I)

S.NO	FLOOR NAME	F.S.I. IN SQ.M	NON F.S.I IN SQ.M	TOTAL IN SQ.M
1	GROUND FLOOR	11315,81	-	11315.81
2	FIRST FLOOR	756,66	-	756,66
	TOTAL AREA	12072,47	-	12072,47

BLOCK NO.2 (WORKING AREA - II)

S.NO	FLOOR NAME	F.S.I. IN SQ.M	NON F.S.I IN SQ.M	TOTAL IN SQ.M
1	GROUND FLOOR	2965,45	-	2965,45
2	FIRST FLOOR	530,84	-	530,84
	TOTAL AREA	3496,29	-	3496,29

BLOCK NO.3 (SECURITY ROOM)

S.NO	FLOOR NAME	F.S.I. IN SQ.M	NON F.S.I IN SQ.M	TOTAL IN SQ.M
1	GROUND FLOOR	10.15	-	10.15
	TOTAL AREA	10.15	-	10.15
	GRAND TOTAL AREA	15578,91	-	15578,91

FSI - 15578,91 / 43168,00 = 0,36 PC - 33,10%

COLOUR INDEX

SITE BOUNDARY PROPOSED BUILDING

EXISTING ROAD DRIVE WAY

Notes :-

1. Plan, Section, Elevation - Scale - 1:100
2. All measurements are in Metres.
3. Certified that the Rain Water Harvesting System Provided
4. Solar water heater system will be provided
5. Rain Water is connected to rain water pit
6. 'U' Trap will be provided in all the outlets

APPLICANT

For Magnum Spinning Millss India Pvt. Ltd., P. Raju Director

REGISTERED STRUCTURAL ENGINEER

Er.R.PONRAJ, M.Tech(Struct),MISE,F.I.I.V.,
Registered Structural Engineer
Reg No : 021/RSE/GR-I/2025
R.P.P.INNOVATION
No : 855/3, Raj Ramez Tower Opp.
Old Fish Market,East Gate,
Thanjavur -613001

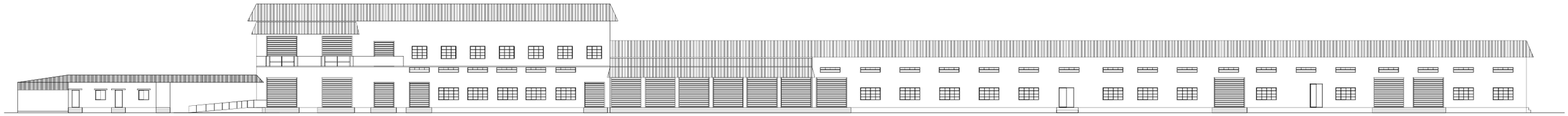
REGISTERED ENGINEER

Er.R.DEVANANTH, B.E.,
Registered Engineer,
Reg.No.107 / LS / 2025 / 00017
Reg.No.TJR / RE -II / 2025 / 101
D.R.HOMES
1,4003/2C, Dabeerkulam Road,
East Gate,Thanjavur -613001
Mob : 8148464981

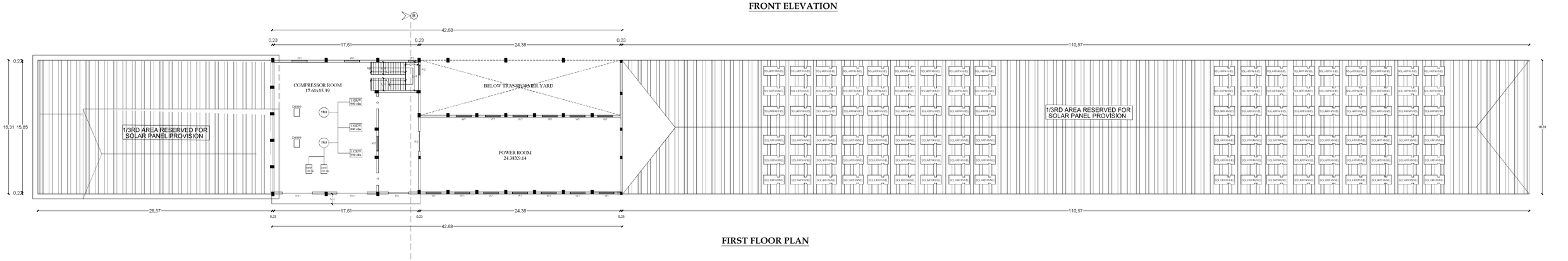
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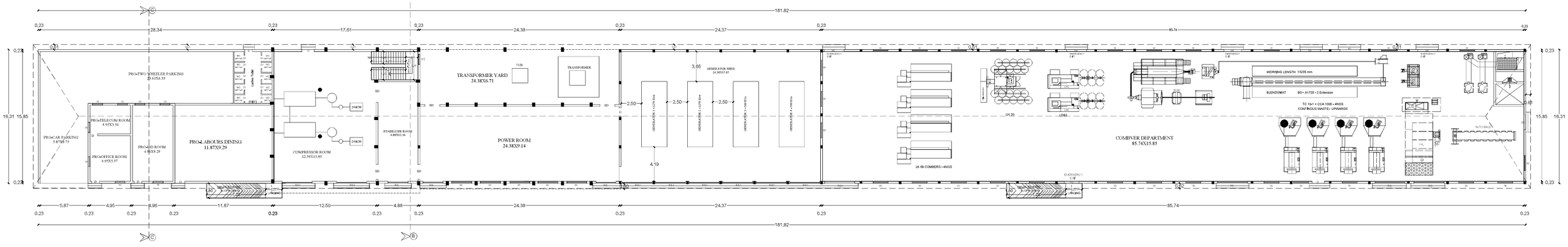
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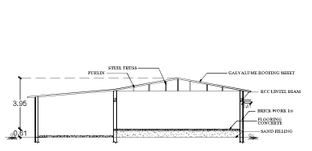
FRONT ELEVATION



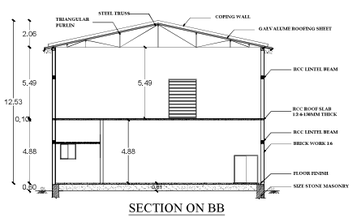
FIRST FLOOR PLAN



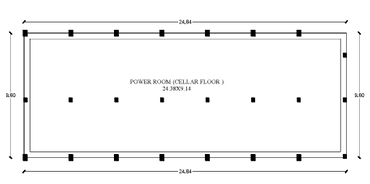
GROUND FLOOR PLAN (BLOCK- 2



SECTION ON CC



SECTION ON BB



POWER ROOM (CELLAR FLOOR)

AS PER TNCD & BR - 2019
G.O (MS) NO.154 DATE : 07.10.2025
CATEGORY OF INDUSTRY - WHITE
ANNEXURE - V S.NO.(182) WOOL SPINNING AND WEAVING FINISHING OTHER THAN IN MILLS

SCHEDULE OF JOINERIES :-

RS	Rolling Shutter	2.44 x 3.05 m
RSI	Rolling Shutter	3.66 x 3.66 m
SD	Steel Door	1.83 x 2.14 m
W	Window	1.83 x 1.52 m
V	Ventilator	2.44 x 0.61 m

Notes : -
1. Plan, Section, Elevation - Scale - 1:100
2. All measurements are in Metres.
3. Certified that the Rain Water Harvesting System Provided
4. Solar water heater system will be provided
5. Rain Water is connected to rain water pit
6. 'U' Trap will be provided in all the outlets

AREA CHART :-

SITE AREA

(AS PER PATTA) 43168.00 SQ.M (10.667 ACRES)

BLOCK NO.1 (WORKING AREA - I)

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2	FIRST FLOOR	756.66	-	756.66
	TOTAL AREA	12072.47	-	12072.47

BLOCK NO.2 (WORKING AREA - II)

S.NO	FLOOR NAME	F.S.I. IN SQ.M	NON F.S.I IN SQ.M	TOTAL IN SQ.M
1	GROUND FLOOR	2965.45	-	2965.45
2	FIRST FLOOR	530.84	-	530.84
	TOTAL AREA	3496.29	-	3496.29

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S.NO	FLOOR NAME	F.S.I. IN SQ.M	NON F.S.I IN SQ.M	TOTAL IN SQ.M
1	GROUND FLOOR	10.15	-	10.15
	TOTAL AREA	10.15	-	10.15
	GRAND TOTAL AREA	15578.91	-	15578.91

FSI - 15578.91 / 43168.00 = 0.36 PC - 33.10%

COLOUR INDEX

SITE BOUNDARY — PROPOSED BUILDING

EXISTING ROAD — DRIVE WAY

APPLICANT

For Magnum Spinning Mills India Pvt. Ltd.
P. Raju
Director

REGISTERED STRUCTURAL ENGINEER

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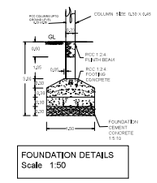
REGISTERED ENGINEER

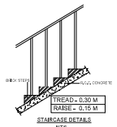
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SHEET NO.3/3

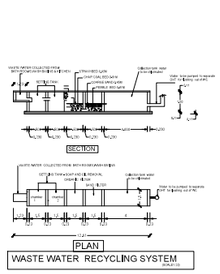
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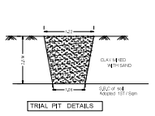

FOUNDATION DETAILS
Scale 1:50

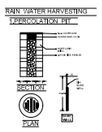

STAIRCASE DETAILS
NTS


COMPOUND GATE
(NOT TO SCALE)

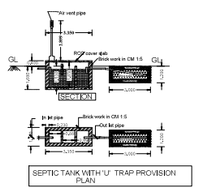

WASTE WATER FILTRATION
BY RECIRCULATION SYSTEM
(NOT TO SCALE)

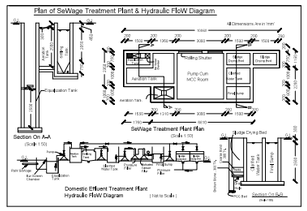

WASTE WATER RECYCLING SYSTEM

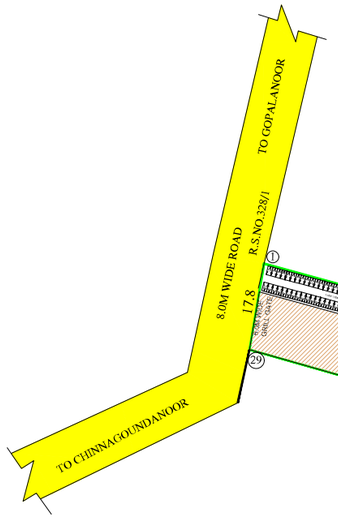

TRIAL PIT DETAILS

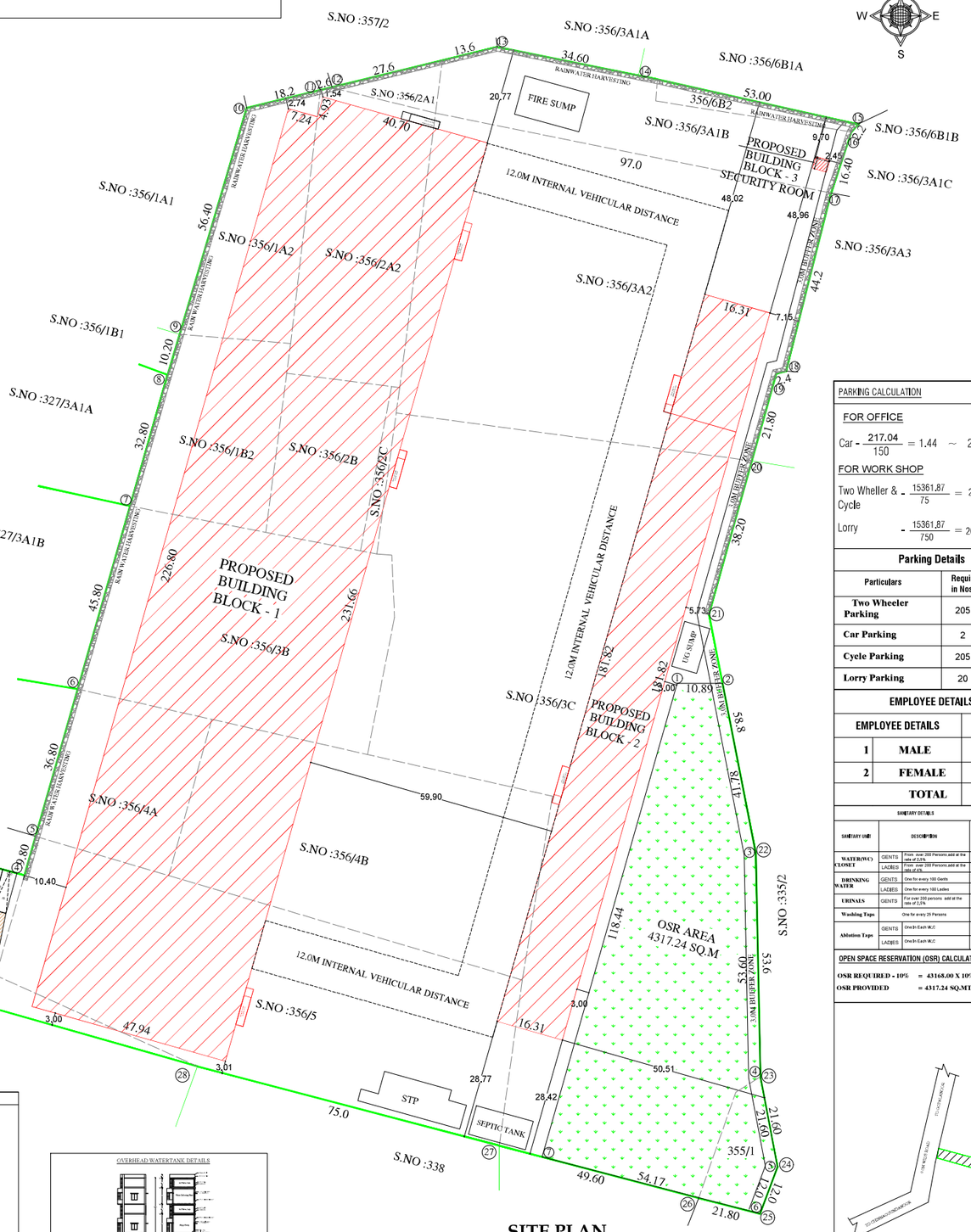





SEPTIC TANK WITH 'U' TRAP PROVISION
PLAN


Plan of SeWage Treatment Plant & Hydraulic FlOW Diagram





MAIN BUILDING - POWER DETAILS

S.NO.	DEPARTMENT	NAME OF THE MACHINE	HP/MC	TOTAL NO OF MACHINES	TOTAL HP
1.	Blow Room	MBO	6,76	6	40,56
		DDC+Mono Cylinder	2,94	2	5,88
		Unimix LB6R	15,34	3	46,02
		Flexi Clean	11,21	3	33,63
		Ventilator	5,36	6	32,16
2.	Carding	LC-333	23,04	12	276,48
		TC-10	19,03	6	114,18
3.	Silver Lap	ESA	4,02	1	4,02
4.	Ribbon Lap	ESA	4,02	1	4,02
5.	Comber	LK-250	8,04	6	48,24
6.	Drawing	DO/25	7,45	1	7,45
		LD-2	17,69	2	35,38
		LRSB-851	12,40	4	49,60
		LD83	12,57	2	25,14
		LDF6	14,10	2	28,20
		TD-87	17,56	2	35,12
		TD-10	9,38	2	18,76
7.	Simplex	LF 1402-A	14,94	6	89,64
8.	Spinning	LR9-AX	123,25	7	862,75
		LR9-AXL	157,00	2	314,00
		LR9-SXL	148,79	4	595,16
9.	Autoconer	21C	34,85	6	139,40
10.	Link Coner	Q Pro Plus	33,75	6	202,50
11.	Vortex	870-EX	48,25	4	193,00
12.	VXL	VXL	90,76	3	272,28
13.	Baking	Baking Machine	4,96	1	4,96
14.	Exhaust	Exhaust Fan & Rotary Drum Assy	25,30	4	101,20
15.	Exhaust	Exhaust Fan & Rotary Drum Assy	56,71	4	56,71
16.	Supply	Supply Fan	14,74	9	132,66
17.	Supply	Supply Fan	20,10	2	40,20
18.	Pump	Pump Motor	10,05	6	60,30
19.	Pump	Pump Motor	14,74	1	14,74
				TOTAL	3886,34

PREPARATORY - POWER DETAILS

S.NO.	DEPARTMENT	NAME OF THE MACHINE	HP/MC	TOTAL NO OF MACHINES	TOTAL HP
1.	Blow Room	Blendomat5B0A1720	16,86	1	16,86
		MPM6 Multimixer	5,36	1	5,36
		PR-OO1/OL-P	11,52	1	11,52
		BR-F425	7,37	1	7,37
		BR-F425	8,71	1	8,71
		DX	5,36	1	5,36
		BR-F500	10,05	1	10,05
2.	Carding	TC-10	19,03	8	152,24
3.	Drawing	LD83	12,57	2	25,14
4.	Lap Former	LH20	26,50	2	53,00
5.	Comber	LK-49	7,82	8	62,56
6.	VXL	VXL	90,04	1	90,04
7.	Auto Baling	Auto Baling Machine	97,85	1	97,85
8.	Nail Collector	Nail Collector	7,37	2	14,74
9.	Ventilator	Ventilator	5,36	2	10,72
10.	Exhaust	Exhaust Fan & Rotary Drum Assy	56,30	1	56,30
				TOTAL	627,82

DESCRIPTION	POWER IN KW/KVA	POWER IN HP
Generator - 1	1250 KVA	
Generator - 2	1250 KVA	
Generator - 3	500 KVA	
Generator - 4	500 KVA	
Compressors	1156 KW	1549 HP

NOTES:-

ALL DIMENSIONS ARE IN FEET & METRE
RAINWATER COLLECTION WELLS WILL BE PROVIDED
FIRE FIGHTING ARRANGEMENTS WILL BE PROVIDED
EMERGENCY ALARMS WILL BE PROVIDED
DRINKING WATER WILL BE PROVIDED
GROUND WATER SUMPS WILL BE PROVIDED
FILTERED RAIN WATER SUMPS WILL BE PROVIDED
EXHAUST FAN PROVISION IS MADE AT TOILET & WASH
SOLAR WATER HEATING SYSTEM PROVIDED
RAINWATER HARVESTING FACILITIES PROVIDED
WASTE WATER RECYCLING TRENCH AND TANK PROVIDED.
SEWAGE TREATMENT PLANT PROVIDED.
SEPTIC TANK PROVIDED.
WATER FACILITIES PROVIDED
TRANSFORMER YARD PROVIDED
FA - FIRE ALARAM PROVIDED
FE - FIRE SAFETY MEASURES PROVIDED.
SB - SAND BUCKET PROVIDED
FE - FIRE EXTINGUSHER PROVIDED

OVERHEAD WATERTANK DETAILS

SITE PLAN
SCALE : 1:100

AS PER TNCD & BR - 2019
G.O (MS) NO.154 DATE : 07.10.2025
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ANNEXURE - V S.NO. (182) WOOL SPINNING AND WEAVING FINISHING OTHER THAN IN MILLS

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SITE AREA

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1	GROUND FLOOR	11315.81	-	11315.81
2	FIRST FLOOR	756.66	-	756.66
	TOTAL AREA	12072.47	-	12072.47

BLOCK NO.2 (WORKING AREA -II)

S.NO	FLOOR NAME	F.S.I. IN SQ.M	NON F.S.I IN SQ.M	TOTAL IN SQ.M
1	GROUND FLOOR	2965.45	-	2965.45
2	FIRST FLOOR	530.84	-	530.84
	TOTAL AREA	3496.29	.	3496.29

BLOCK NO.3 (SECURITY ROOM)

S.NO	FLOOR NAME	F.S.I. IN SQ.M	NON F.S.I IN SQ.M	TOTAL IN SQ.M
1	GROUND FLOOR	10.15	-	10.15
	TOTAL AREA	10.15	.	10.15
	GRAND TOTAL AREA	15578.91	.	15578.91

FSI - 15578.91 / 43168.00 = 0.36 PC - 33.10%

COLOUR INDEX

SITE BOUNDARY | PROPOSED BUILDING
EXISTING ROAD | DRIVE WAY

PARKING CALCULATION

FOR OFFICE

Car - 217.04 / 150 = 1.44 ~ 2Nos

FOR WORK SHOP

Two Wheller & Cycle - 15361.87 / 75 = 204.82~205Nos

Lorry - 15361.87 / 750 = 20.48~ 20Nos

Parking Details

Particulars	Required in Nos.	Provided in Nos.
Two Wheeler Parking	205	210
Car Parking	2	4
Cycle Parking	205	210
Lorry Parking	20	20

EMPLOYEE DETAILS

EMPLOYEE DETAILS		Nos.
1	MALE	87
2	FEMALE	163
	TOTAL	250

SANITARY DETAILS

SANITARY UNIT		DESCRIPTION	REQUIRED	PROVIDED
WATER(WC) CLOSET	GENTS	From over 200 Persons add at the rate of 2.5%	6	6
	LADIES	From over 200 Persons add at the rate of 2.5%	14	16
DRINKING WATER	GENTS	One for every 100 Gents	1	2
	LADIES	One for every 100 Ladies	2	3
URINALS	GENTS	For over 200 persons add at the rate of 2.5%	5	6
Washing Taps		One for every 25 Persons	10	10
Ablution Taps	GENTS	One In Each WC	6	6
	LADIES	One In Each WC	14	14

OPEN SPACE RESERVATION (OSR) CALCULATION:-

OSR REQUIRED - 10% = 43168.00 X 10% = 4316.80 SQ.MT
OSR PROVIDED = 4317.24 SQ.MT (10%)

APPLICANT

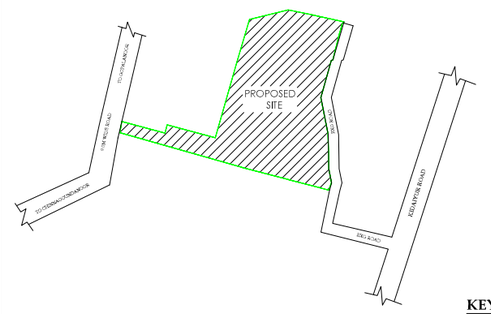
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Er.R.PONRAJ, M.Tech(Struct),MISE,F.I.I.V.,
Registered Structural Engineer
Reg No : 021/RSE/GRAD/2025
R.P.INNOVATION
No : 855/3, Raj Ramez Tower Opp,
Old Fish Market,East Gate,
Thanjavur -613001



KEY PLAN
SCALE : 1:10000

Signature valid
Signed by: Director
Location: Puducherry
Date: 2025.10.07 15:54:11 IST

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.