Verified RealEstate™

REFERENCE
74

ISSUED
29 February 2024

PP APPROVAL RECORD

Planning Permission

Sivagangai

Sivagangai 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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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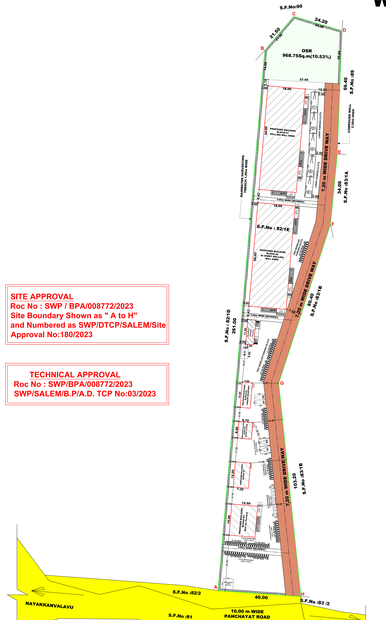
DIGITALLY VERIFIED RECORD

SITE PLAN

SCALE 1:400

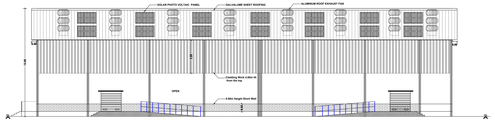


SITE APPROVAL
Roc No : SWP / BPA/008772/2023
Site Boundary Shown as " A to H"
and Numbered as SWP/DTCP/SALEM/Site
Approval No:180/2023

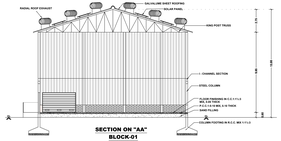
TECHNICAL APPROVAL
Roc No : SWP/BPA/008772/2023
SWP/SALEM/B.P/A.D. TCP No:03/2023

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.

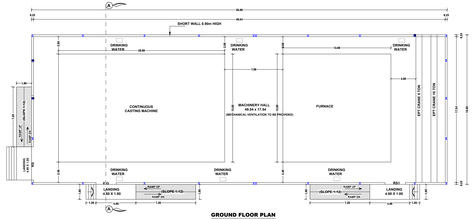
APPLICANT :- M/s SIVAGURU STEEL ROLLING MILL Pvt Ltd., Mr.L.A.D.PALANISAMY S/o Mr.DURAISAMY (M.D)



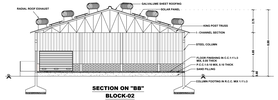
FRONT ELEVATION
BLOCK-01



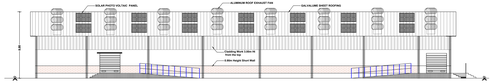
SECTION ON "AA"
BLOCK-01



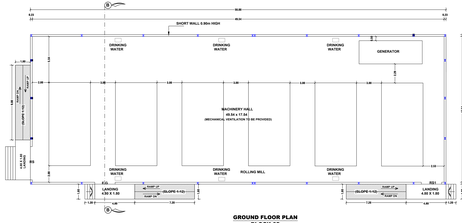
GROUND FLOOR PLAN
BLOCK-01



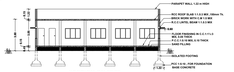
SECTION ON "BB"
BLOCK-02



FRONT ELEVATION
BLOCK-02

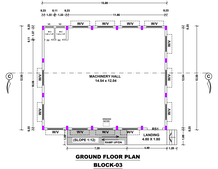


GROUND FLOOR PLAN
BLOCK-02



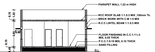
SECTION ON "CC"
BLOCK-03

FRONT ELEVATION
BLOCK-03

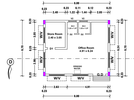


GROUND FLOOR PLAN
BLOCK-03

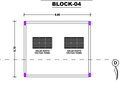
FRONT ELEVATION
BLOCK-04



SECTION ON "DD"
BLOCK-04

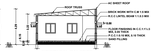


GROUND FLOOR PLAN
BLOCK-04



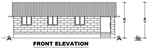
TERRACE FLOOR PLAN
BLOCK-04

FRONT ELEVATION
BLOCK-05

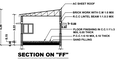


SECTION ON "EE"
BLOCK-05

GROUND FLOOR PLAN
BLOCK-05

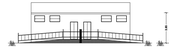


FRONT ELEVATION
BLOCK-06

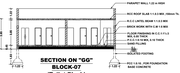


SECTION ON "FF"
BLOCK-06

GROUND FLOOR PLAN
BLOCK-06

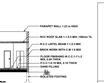


FRONT ELEVATION
BLOCK-07
(Toilet Block)

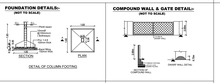


SECTION ON "GG"
BLOCK-07
(Toilet Block)

GROUND FLOOR PLAN
BLOCK-07
(Toilet Block)

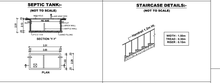


FOUNDATION DETAILS:-
(NOT TO SCALE)



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

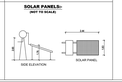
SEPTIC TANK:-
(NOT TO SCALE)



STAIRCASE DETAILS:-
(NOT TO SCALE)

SEWAGE TREATMENT PLANT:-
(NOT TO SCALE)

RAINWATER HARVESTING TRENCH:-
(NOT TO SCALE)



SOLAR PANELS:-
(NOT TO SCALE)

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

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) :- SCALE 1:100

F.S.I AREA / PLOT AREA = 2236.82 / 9196.40 = 0.243 < 1.5

ALL DIMENSIONS ARE IN 'METRE'

PLOT COVERAGE (P.C) :-

MAX FLOOR AREA AT ANY FLOOR / PLOT AREA × 100 = 2236.82 / 9196.40 × 100 = 24.32 %

PARKING DETAILS

DESCRIPTIONS	REQUIRED	PROVIDED
LORRY SLOTS	5 Nos	5 Nos
CAR SLOTS	1 Nos	1 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

STRUCTURAL ENGINEER:-

Dr. A. SHANMUGA RAJAN B.E. M.E.,(Struct).,
PhD SAHARA(Phd.) Office No.9003878
CLASSIC CONSTRUCTION
BUILDING CONTRACTOR & PROMOTERS.
1337/92-C, Thurainandhi Kovil Street,
Advaithi Ashramam Road,
Fairlands, Salem-636 004.
Cell: 9791276663

REGISTERED ENGINEER:-

Er. A. SOUNDAR RAJAN, B.E. M.E.,(Struct).,
PhD MASTERS Office No.9012028
G.V. VISUAL CREATIONS,
BUILDING CONTRACTOR & PROMOTERS.
Sothari Complex 1st Floor,
Jonction Main Road, Near Sana College,
Salem - 636 006. Cell: 9578379661

COLOUR INDEX

- SITE BOUNDRY SHOWN
- PROPOSED BUILDING SHOWN
- DRIVEWAY SHOWN
- EXISTING ROAD SHOWN

APPLICANT:-

For Sivaguru Steel Rolling Mill Pvt Ltd

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

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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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OMR Thoraipakkam,
Chennai 600 097, India
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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.