Verified RealEstate™

REFERENCE
SWP/BPA/026075/2023

ISSUED
21 December 2023

PP APPROVAL RECORD

Planning Permission

Tenkasi

Tenkasi 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.

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

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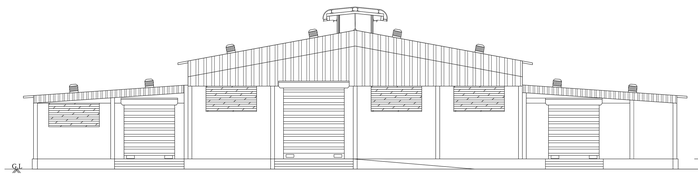
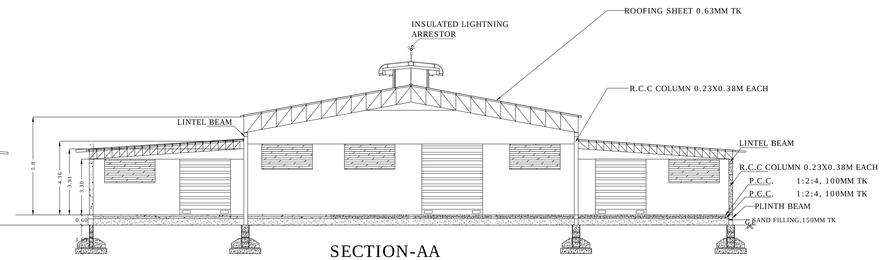
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR MANUFACTURING OF PVC WALL PANEL UNITS (POLYTHENE,PLASTIC AND PVC GOODS THROUGH EXTRACTION AND MOULDING) WITH INSTALLATION OF 25OK.W ELECTRIC MOTORS IN S.NO.260/4B, 260/5A, 260/6 AND 260/7A AT VADI VILLAGE AND PANCHAYAT, VEERAKERALAMPUDUR TALUK, TENKASI DISTRICT.

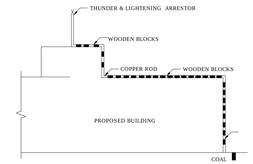
ALL DIMENSIONS ARE IN METRE | SCALE:- 1:100



ELEVATION



SECTION-AA



DETAILS OF THUNDER & LIGHTENING ARRESTOR

SITE AREA DETAILS

S.NO	DOCUMENT NO	AS PER DOCUMENT SQ.MT	AS PER PATTA SQ.MT
260/4B	3650/2022	4200.00	4224.00
260/5A	3649/2022	1376.00	1372.00
260/6	3649,3650/2022	150.00	150.00
260/7A	3650/2022	1053.00	1034.00
	TOTAL	6779.00	6780.00

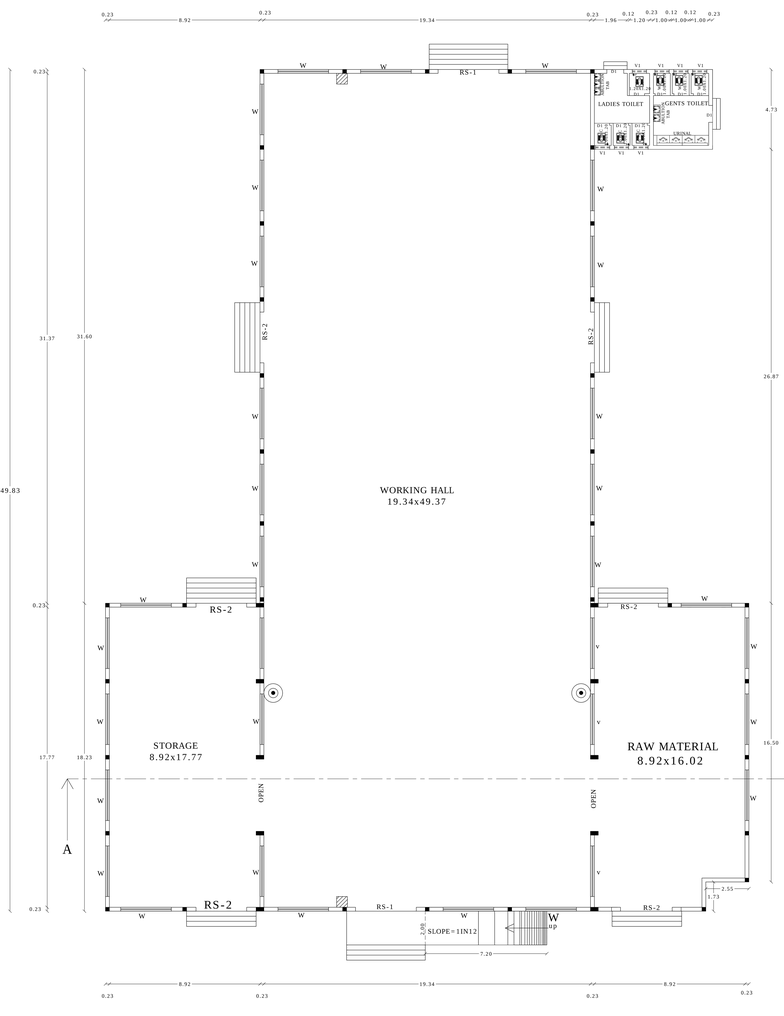
AREA STATEMENT

PARTICULAR	SQ.MT	SQ.FT
SITE AREA	6779.00	72969.15
PLINTH AREA		
MAIN BLOCK	1350.49	14536.67
WATCH MAN SHED	28.55	307.31
TOTAL BUILDUP AREA	1379.04	14843.98
OPEN AREA	5399.96	58125.17

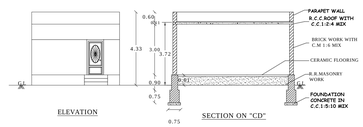
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
DRIVE WAY
OSR

DISTRICT TOWN AND COUNTRY PLANING OFFICE TENKASI DISTRICT

OFFICE USE:-

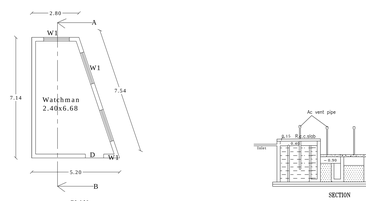


PLAN

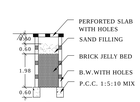


ELEVATION

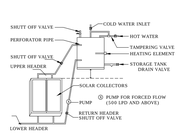
SECTION ON "CD"



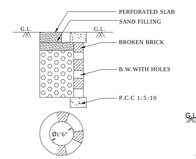
PLAN



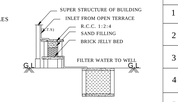
PERCOLATION PIT
(N.T.S)



DETAILS OF SOLAR WATER HEATER
(N.T.S)



RAIN WATER PERCOLATION
(N.T.S)



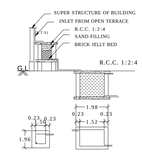
RAIN WATER HARVESTING
(N.T.S)

WORKERS DETAIL

TOTAL NUMBER OF WORKERS = 12(nos)
MALE WORKERS = 10(nos)
FEMALE WORKERS = 2(nos)

TOTAL NUMBER OF LABOURS = 12(nos)

SL. NO	Sanitary Units	For Male (10 nos) Required	For Male (10 nos) Provided	For Female (2nos) Required	For Female (2nos) Provided
1	Water Closet	1	3	1	3
2	Urinals	1	5	-	-
3	Ablution Taps	1	2	1	4
4	Washing Taps with Drinking Arrangement	1	1	1	1
5	Drinking Water Fountain	One For Every 100 Persons			
6	Emergency Showers and Eye Wash Fountain	One For Every Floor			



SUMP AND FILTER BED
(N.T.S)

SAND BUCKETS (N.T.S)

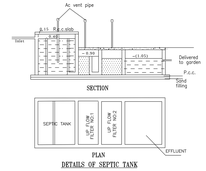
FIRE EXTINGUSHIER (N.T.S)

MACHINERY LIST

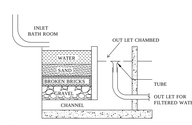
1. PVC PRODUCTION LINE - 75kw
2. RAW MATERIALS MIXING MACHINE - 30kw
3. UV COATING MACHINE - 60kw
4. AIR COMPRESSOR -15Kw

JOINERIES DETAILS

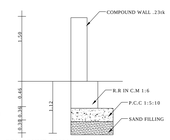
R.S	-	Rolling Shutter	- 5.00 x 4.00
R.S1	-	Rolling Shutter	- 3.00 x 4.00
D2	-	Door	- 0.90 x 2.10
W	-	Window	- 2.50 x 1.40
V	-	Ventilator	- 0.90 x 0.60



DETAILS OF SEPTIC TANK



BATH WASTE WATER RECYCLE BED
(N.T.S)



COMPOUND WALL DETAIL
(N.T.S)

OSR CALCULATION

Site Area =6779.00 sq.mt

OSR = $\frac{6779.00 \times 10}{100}$ =677.90 Sq.mt

Provided OSR Area = 678.00 Sq.mt (10.00%)

Note:-

The OSR area should be maintained duly by the owner

The OSR area should be left open and no new Construction / Structures should be Carried out / erected.

1 to 4 OSR Area Should Not be New Developed Construction

PLOT COVERAGE

$= \frac{G.F}{SITE\ AREA} \times 100$

$= \frac{1379.04}{6779.00} \times 100$

$= 20.34\%$

FLOOR SPACE INDEX

$= \frac{G.F}{SITE\ AREA}$

$= \frac{1379.04}{6779.00} = 0.20 < 2.0$

NOTE:

- Exhaust Fan to be provided ☒
- Storm Water drainage system provided
- Rain Water Harvesting / Conservation of
- Rain Water Structures to be provided
- Bath and wash basin water treated and refuse to toilet and gardening purpose
- Rain Water Recycling System to be provided
- Fire protecting and fire Extinguisher
- System to be provided
- Emergency Alarm to be provided
- Solar Photovoltaic Panels provided
- Lightening protection to be provided
- Solar Assisted Water heating system to be provided
- Solid waste tub to be provided
- sewage water to be used to garden purpose
- Drinking water Facilities to be provided
- Installation of cctv units provided
- Acoustics, Sound insulation and noise control
- System to be provided
- Building to be designed for handicapped people

PARKING CALCULATIONS

LORRY PARKING

Workshop Area = 1350.49 Sq.m

500 Sq.m = 1 Lorry Space

$\frac{1350.49}{500}$ = 2.70 SAY 3

Required parking = 3 Lorry Space

Provided parking = 3 Lorry Space

TWO WHEELER PARKING

1 Two Wheeler Space for every 50 sq.m of Work shop Floor Area

50 Sq.m = 1 Two Wheeler Space

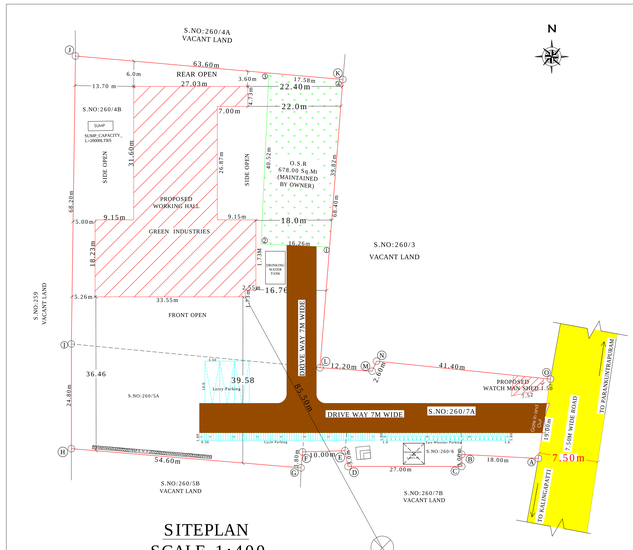
$\frac{1350.49}{50}$ = 27.00 SAY 28

Required Two Wheeler parking = 28 Two Wheeler Space

Total Provided Two Wheeler parking = 30 Two Wheeler Space

Required Cycle parking = 30 Nos

provided Cycle parking = 74 Nos



SITEPLAN
SCALE-1:400

The Distance Between Windmill to Proposed Building is 85.50m (Satisfied).

க.வ/தெ.மா.ந.ஊ.அ.எண்: SWP/ 21 /2023

[ONLINE APPLICATION: SWP/BPA/026075/2023]
JOINT DIRECTOR / ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING,
TENKASI

Er. MUHAMMED SAJITH.N B.E Civil
Registered Construction Engineer (RCE)
Regn.No: RCE/TEN/JAN/2021/001
Tenkasi Construction Company (TCC)
Madurai Road-Tenkasi. 627 803.
Mob: 9942 92 9942

CONSTRUCTION ENGINEER

Er. S. Shunmuga Selvan M.E.,(Struct)
LOYAL BUILDERS
Registered Structural Engineer Grade II (RSE)
RSE/Gr-II/TEN/January/2021/002
311H, Ganapathy Plaza, Amman Sannathi
TENKASI - 627 811
Cell: 94433 91236, 89460 57054

STRUCTURAL ENGINEER

APPLICANT

Er. P. Sankara Narayanan B.E., (Civil)
GEETHAM CONSTRUCTION
Registered Engineer Grade I (RE)
RE/Gr-I/TVL/October/2019/032
1 A, Bharathi Nagar Bus Stop
Tenkasi to Courtallam Main Road
Melagaram - 627 818, Cell: 9994061375

REGISTERED ENGINEER

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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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.