Verified RealEstate™

REFERENCE
19/2024

ISSUED
29 February 2024

PP APPROVAL RECORD

Planning Permission

Tenkasi

Tenkasi 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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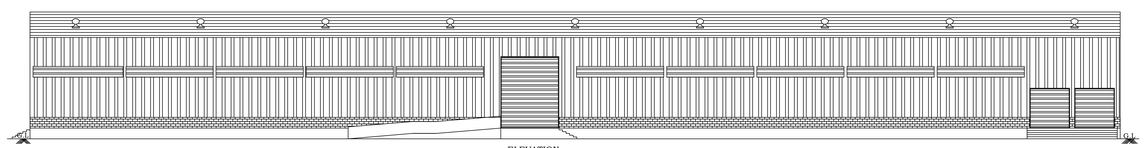
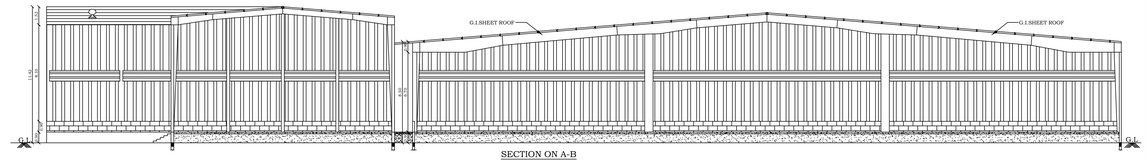
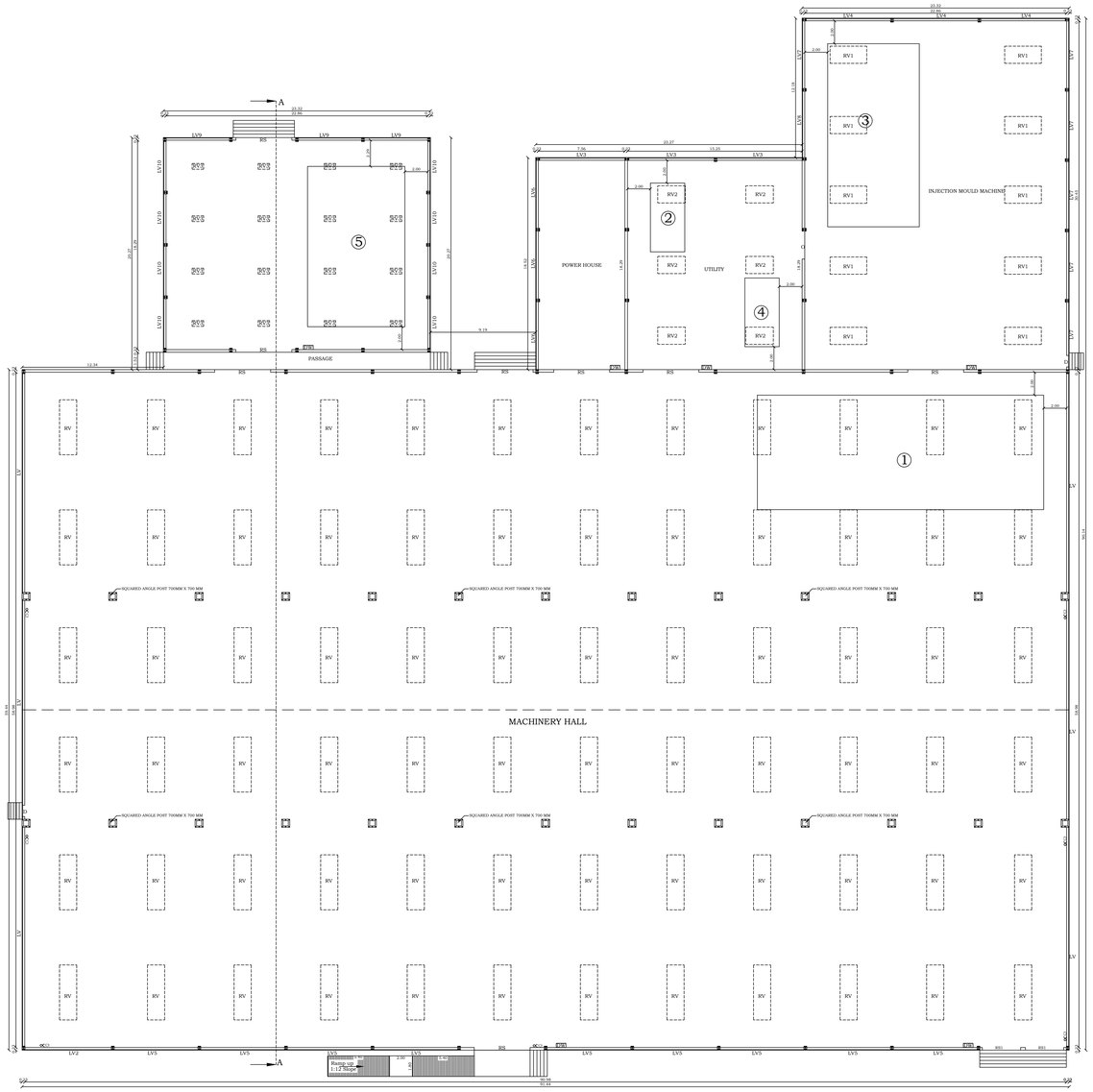
DIGITALLY VERIFIED RECORD



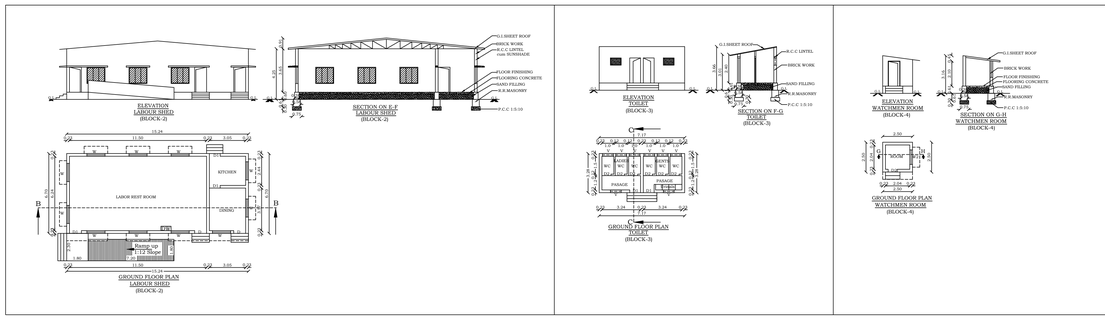
ELEVATION
MAIN BLOCK
(BLOCK-1)

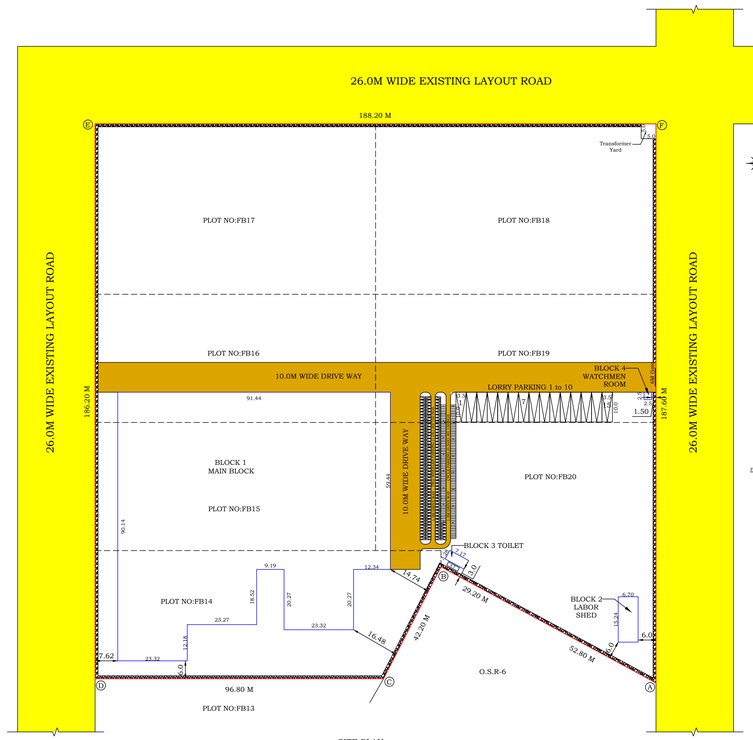


SECTION ON A-B
MAIN BLOCK
(BLOCK-1)

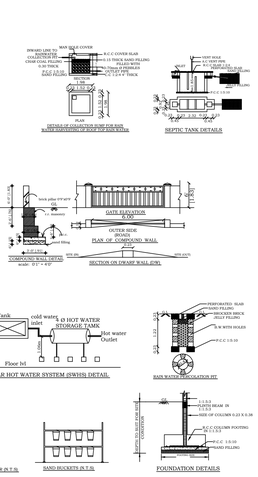


GROUND FLOOR PLAN
MAIN BLOCK
(BLOCK-1)





SITE PLAN
(SCALE 1:400)



DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
TIRUCHIRAPPALLI DISTRICT.

SITE PLAN AND PLAN SHEWING THE PROPOSED CONSTRUCTION OF MINERALIZED (PACKAGED DRINKING WATER) AND SOFT DRINKS BOTTLING PLANTS FACTORY BUILDING - ORANGE - CATEGORY IN APPROVED SIPCOT INDUSTRIAL PARK LAYOUT L.P.03 DTCP (TS) NO 87/2022, PLOT NO: FB14, FB15, FB16, FB17, FB18, FB19, FB20 & FB13 IN SF.NO.: 1/1 KANNUSAMARTI VILLAGE, MANAPPARAI TALUK AND PANCHAYAT UNION, TIRUCHIRAPPALLI DISTRICT.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
ONLINE APPLICATION NO:- SWP/BPA/281050/2024

N

REFERENCE:
SITE BOUNDARY
EXISTING ROAD
DRIVE WAY
PROSED BUILDING

AREA DETAILS

AREA OF THE SITE - 33224.41 SQ.M

PROPOSED BUILTUP AREA

S. NO.	DESCRIPTION	FAR AREA (SqM)	NON FAR AREA (SqM)	TOTAL AREA (SqM)
1)	BLOCK-1 MAIN BLOCK GROUND FLOOR	7054.77	-	7054.77
2)	BLOCK-2 LABOR SHED GROUND FLOOR	102.11	-	102.11
3)	BLOCK-3 TOILET BLOCK GROUND FLOOR	23.52	-	23.52
4)	BLOCK-4 WATCHMAN ROOM GROUND FLOOR	-	6.25	6.25
	TOTAL	7180.40	6.25	7186.65

FSI AREA - 7180.40/33224.41 SQ.M - 0.216

PARKING DETAILS

SL.NO.	DESCRIPTION	PROPOSED
1.	LORRY PARKING SPACE	10 NOS
2.	TWO WHEELER PARKING SPACE	150 NOS
3.	CYCLE PARKING SPACE	150 NOS

PROFESSIONAL DETAILS BASED ON FORM-C

APPLICANT	MANAGING DIRECTOR M/s.SMART FRESH INDIA PVT. LTD.,	
REGISTERED ENGINEER	D.P.DURAIMUTHU (REG-CA/1994/ICE-20/2010)	
STRUCTURAL ENGINEER	V.K.ASOKK KUMAR(VAL) (REG-CA/1995/LEAN/AP/2/2010/15)	
GEO TECH EXPERT	D.SUMUTHU KUMAR (GTE/TVL/DSG/2020)	
SITE SUPERVISION ENGINEER	V.PRAI SUDAN PERUMAL (SE/2/TVL&TI/2019)	

MACHINERY DETAIL

SL.NO	DESCRIPTION	TOTAL HP
1	WATER FILLING MACHINE	294.00
2	CHILLER AND COOLING TOWER	134.00
3	INJECTION MOLDING MACHINE	669.00
4	COMPRESSOR	134.00
5	ISO	119.00
	TOTAL	1150.00

TOTAL NUMBER OF LABORS = 20 NOS
MALE=15NOS, FEMALE=5NOS

S. NO.	SANITARY UNIT	TOTAL NO's
1.	WATER CLOSET	6
2.	KEELTON TAP	6
3.	URINALS	3
4.	Washing Taps with draining arrangement	2
5.	DRINKING WATER FOUNTAIN - DW	7
6.	BATH PREFERABLY SHOWERS	2
7.	EMERGENCY SHOWER AND EYEWASH FOUNTAIN.	--

DOORS/WINDOWS

R.S	ROLLING SHUTTER	4.88 X 6.00
D	DOOR	1.00 X 2.10
D1	DOOR	0.91 X 2.10
D2	DOOR	0.76 X 2.10
O	OPENING	2.40 X 2.10
W	WINDOW	1.52 X 1.37
LV	LOUVER VENTILATOR	19.11 X 0.90
LV1	LOUVER VENTILATOR	7.60 X 0.90
LV2	LOUVER VENTILATOR	7.54 X 0.90
LV3	LOUVER VENTILATOR	7.44 X 0.90
LV4	LOUVER VENTILATOR	7.37 X 0.90
LV5	LOUVER VENTILATOR	7.31 X 0.90
LV6	LOUVER VENTILATOR	5.92 X 0.90
LV7	LOUVER VENTILATOR	5.89 X 0.90
LV8	LOUVER VENTILATOR	5.79 X 0.90
LV9	LOUVER VENTILATOR	5.32 X 0.90
LV10	LOUVER VENTILATOR	4.31 X 0.90
RV	ROOF VENTILATOR	4.80 X 1.50
RV1	ROOF VENTILATOR	3.20 X 1.50
RV2	ROOF VENTILATOR	2.40 X 1.50
RV3	ROOF VENTILATOR	1.00 X 0.61
V	VENTILATOR	0.91 X 0.61

Special Conditions:
The building must be use for same purpose for which the approval obtained. If used other than the approved use, the planning permission granted herein is liable to be lapsed under 56 and 57 of Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

BUILDING PERMISSION NO : 89/D3/DTCP (TD) No.112/2024

ONLINE APPLICATION NO: SWP/BPA/281050/2024

E.SANGEETHA
SURVEYOR/ASST.DRAUGHTS MAN

V.PRABAVATHI
SUPERVISOR/DRAUGHTS MAN GRADE-II

e-signed/-
Joint Director,
District Town and Country Planning office
Tiruchirappalli District

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.