PP APPROVAL RECORD

# Planning Permission

## Survey 125 and 8 more

Varaganoor

Tenkasi district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Rural 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.

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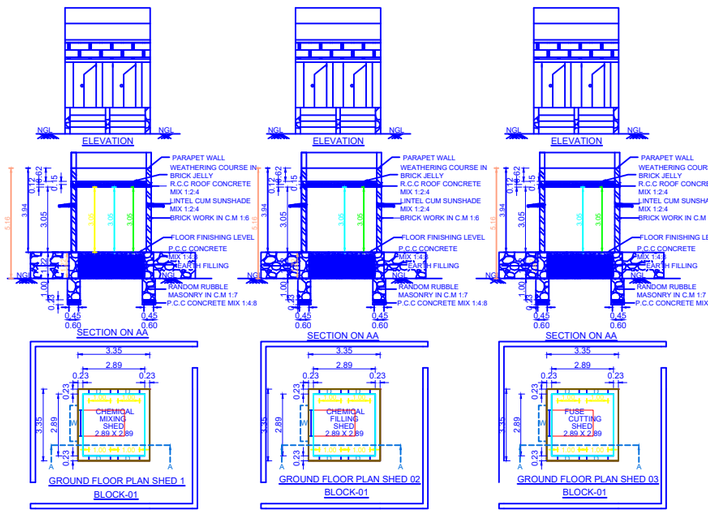
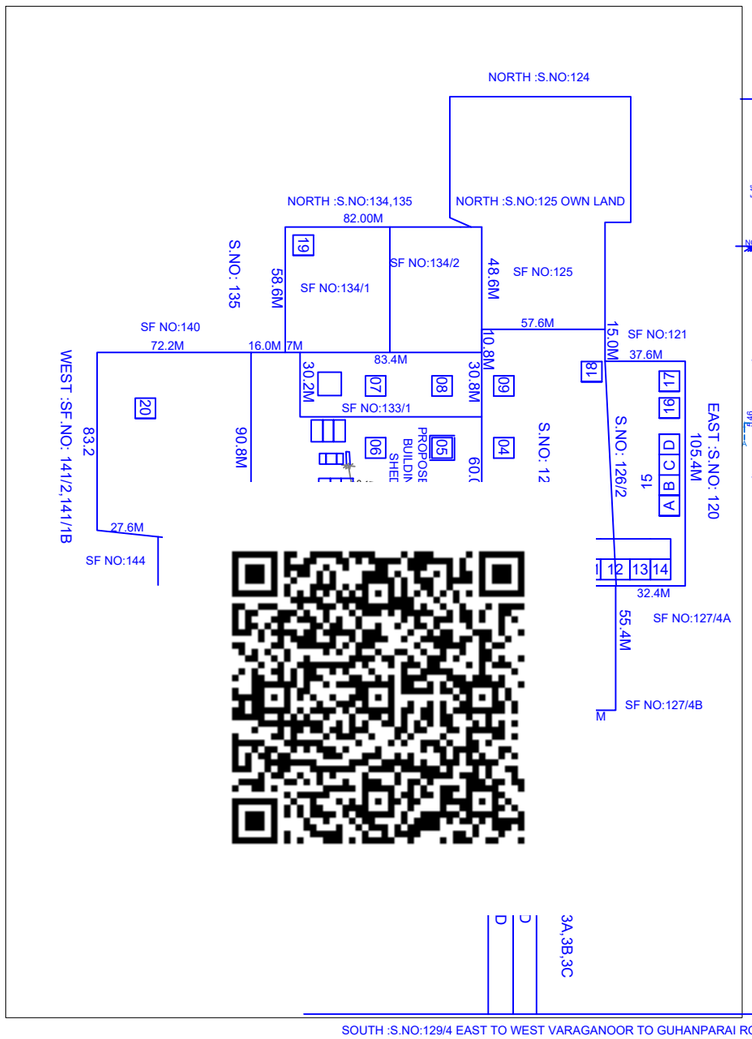
# THE PLAN SHOWING PROPOSED CONSTRUCTION OF A "REALITY PYROWORKS FACTORY BUILDINGS IN SURVEY NO :125,126/1,2,133/1,2.134/1,2,141/3 PATTA NO -5444,5446,VARAGANOOR TO GUHANPARAI CART PATHWAY, VARAGANOOR REVENUE VILLAGE AND PANCHAYAT,KURUVIKULAM PANCHAYAT UNION,TIRUVENGADAM TALUK,TENKASI DISTRICT.

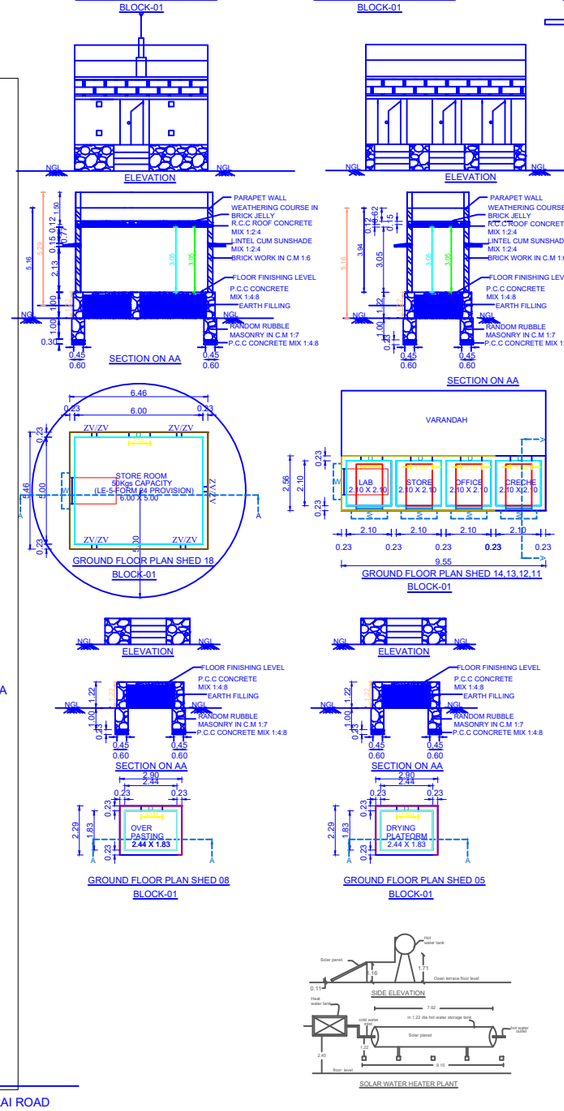
NAME OF THE APPLICANT : M/S REALTY PYROWORKS -1.S.PALANIKUMAR 2.S.VIGNESH

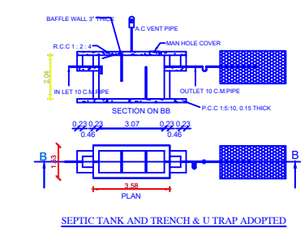
N
W E
S

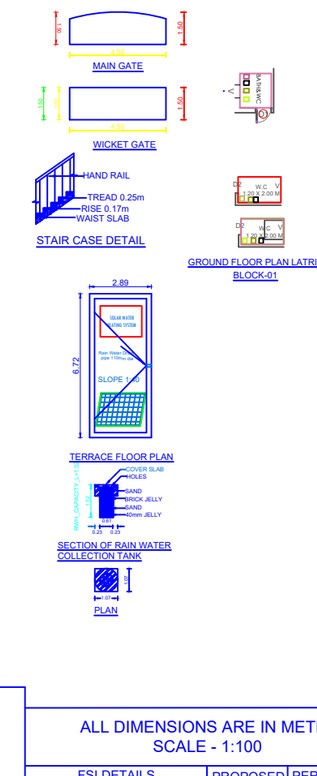



**LOCATION PLAN**




NO. OF LORRY POCKETS : 02
NO. OF CYCLE POCKETS : 02

## JOINERIES

| | | | |
|---|---|---|---|
| RS | - ROLLING SHUTTER - | 2.00 X 2.13 |
| D | - DOOR - | 1.00 X 2.13 |
| D1 | - DOOR - | 0.76 X 2.13 |
| O | - OPEN - | 1.00 X 2.13 |
| W | - WINDOW - | 1.22 X 1.22 |
| K.W | - KITCHEN WINDOW - | 1.22 X 0.91 |
| K.W1 | - KITCHEN WINDOW - | 0.91 X 0.61 |
| V | - VENTILATOR - | 0.91 X 0.61 |

## PARKING CALCULATION:

NO. OF CAR & BIKE POCKETS PROVIDED } FLOOR AREA IN G.F = sq.mt.
TOTAL F.A = sq.mt.

Floor area upto 50 sq.m = NIL

| PARKING REQUIRED :- | PARKING PROVIDED :- |
|---|---|
| NO. OF CAR POCKETS : 01 | NO. OF CAR POCKETS : 02 |
| NO. OF BIKE POCKETS : 01 | NO. OF BIKE POCKETS : 02 |

ALL DIMENSIONS ARE IN METER
SCALE - 1:100

| FSI DETAILS | | PROPOSED | PERMISSIBLE |
|---|---|---|---|
| TOTAL PLINTH AREA / PLOT AREA | = 184.65 / 9619.2 | 0.019 | 2.00 |

PLAN INFO
DISTRICT=TENKASI
TALUK=TIRUVENGADAM
VILLAGE NAME=VARAGANOOR
PANCHAYAT NAME=VARAGANOOR
PANCHAYAT UNION NAME=KURUVIKULAM
AS_AT_SITE=9619.19
FMB_OR_PLR=40000.00
AS_PER_DOCUMENT=40000.00
SURVEY_NO=125,126/1,2,133/1,2,134/1,134/2,141/3
PATTA_NO=5444,5446
PLOT_AREA_M2=9619.19
MECHANICAL_PARKING=0
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=0
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH=22.4
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=4.2
ROAD_LENGTH=4000.0
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH=105.81
AVG_PLOT_WIDTH=90.91
LAND_USE_ZONE = INDUSTRIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=Y
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=NO
PLOT_NO=0
OSR_APPLICABLE=YES
OSR_SURR_BUYBACK_RETAIN=YES
PREMIUM_FSI_REQUIRED=NO
JURISDICTION_TYPE= PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=6
BLOCK_1_G-MSBI_MEMBER_COUNT=20
NOC_FIRE_DEPT=YES
OSR_SURR_BUYBACK_RETAIN=BUYBACK

Yours Faithfully,
For REALTY PYROWORKS FACTORY
1.
2.
APPLICANT Partners.

## AREA DETAILS

| AREA DETAIL | SQM | SQFT |
|---|---|---|
| AREA OF SITE -PATTA | 40000 | 430400 |
| AREA OF SITE- | 9619.2 | 103502 |
| AREA OF BUILDING | 184.65 | 1986.83 |
| | | |
| OPEN TO SKY | | |


S. Pazhi Cell: 9003463469
Er.S. KALIESWARAN M.E.,MIE.,MV
District RO - Registered Engineer (RE)
Tentnet - Reg No: 66/2022, Dated: 10-05-2022
Valuvan - Reg No: KPY/2023/03, Dated: 23-04-2023
1/18, North Street, Kuruvikulam - 627754.
REGISTERED ENGINEER


## AREA DETAILS

| SHED NO & NAME | NOS | L X B |
|---|---|---|
| 01.CHEMICAL MIXING | 01 | 2.9X2.9 |
| 02.CHEMICAL FILLING | 01 | 2.9X2.9 |
| 03.FUSE CUTTING | 01 | 2.9X2.9 |
| 04.MANUFACTURING SHED | 01 | 2.9X2.9 |
| 05.DRYING PLATFORM | 01 | 2.4X1.8 |
| 06.FINISHING SHED | 01 | 2.9X2.9 |
| 07.FUSE WRAPPING SHED | 01 | 2.9X2.9 |
| 08.OVER PASTING SHED | 01 | 2.4X1.8 |
| 09.FUSE DIPPING SHED | 01 | 2.9X2.9 |
| 10.WATCHEMEN SHED | 01 | 2.1X2.1 |
| 11.CRECHE ROOM | 01 | 2.4X1.8 |
| 12.OFFICE ROOM | 01 | 2.1X2.1 |
| 13.STORE ROOM | 01 | 2.1X2.1 |
| 14.LABOROTARY | 01 | 2.1X2.1 |
| 15.INGREDIENTS SHEDS(A,B,C,D) | 04 | 2.2X2.2 |
| 16.SULPHUR ROOM | 01 | 2.4X1.8 |
| 17.ALUMINIUM POWDER | 01 | 2.4X1.8 |
| 18.STORE ROOM-LE-5 | 01 | 5.0X6.0 |
| 19.LATRINE | 04 | |
| 20.WASTE BURNING | 01 | 2.4X1.8 |
| | | |

FOR OFFICE USE

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

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# 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.