PP APPROVAL RECORD

Planning Permission

Thanjavur 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

hello@verified.realestate
+91 9996 12 9996
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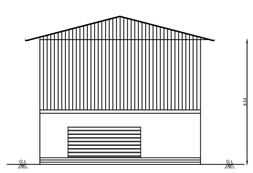
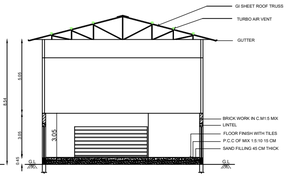
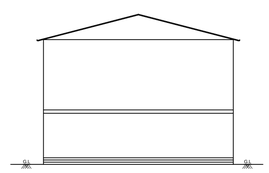


ELEVATION



SECTION A-A'



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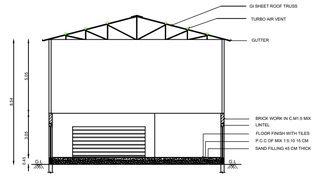

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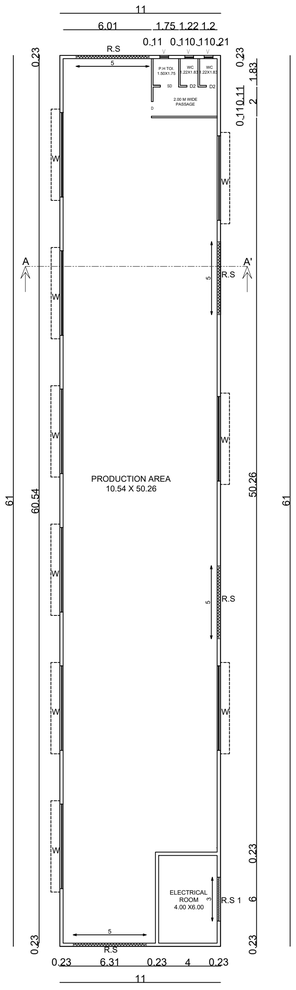
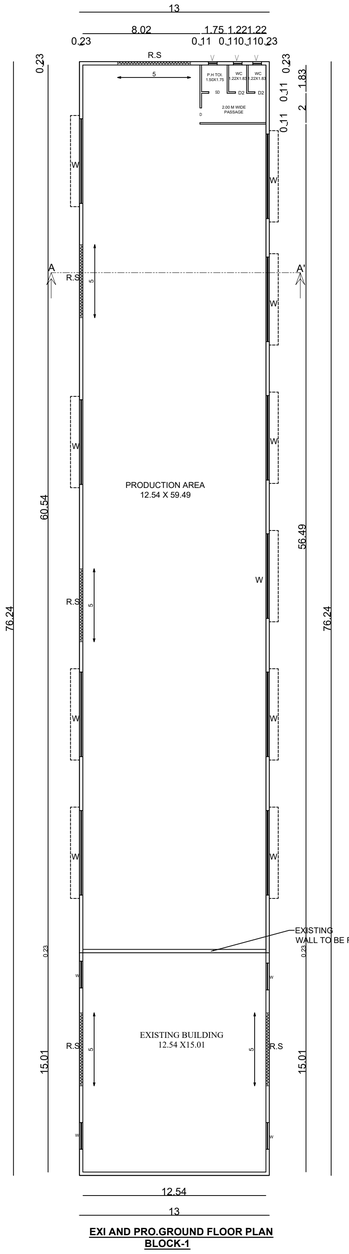
2.	Wrapping Machine	1	2000	2.68	2.68	2000
3.	Coding Machine	2	1000	1.34	2.68	2000
4.	Air - Conditioners	2	2000	2.68	5.36	4000
5.	Pump Sets	1	2000	2.68	2.68	2000
6.	Blender Machine	1	10000	13.41	13.41	10000
7.	Mixer Machine	1	15000	20.11	20.11	15000
	Total				56.30	42000

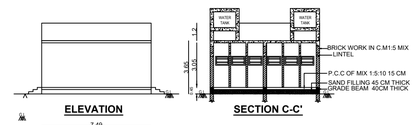
LABOURERS TO BE EMPLOYED	MEMBERS
1. MEN LABOUR	10
2. WOMEN LABOUR	10
TOTAL	20



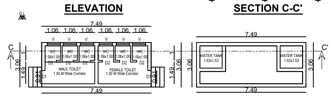
PRO.GROUND FLOOR PLAN
BLOCK-1



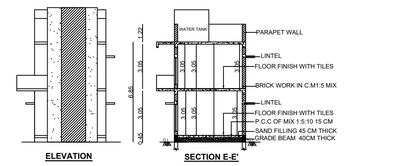
EXI AND PRO.GROUND FLOOR PLAN
BLOCK-1



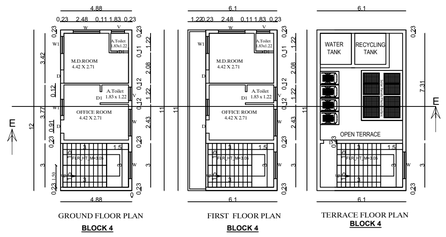
ELEVATION **SECTION C-C'**



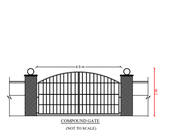
GROUND FLOOR PLAN **TERRACE FLOOR PLAN**
TOILET BLOCK 3 **TOILET BLOCK 3**



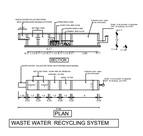
ELEVATION **SECTION E-E'**

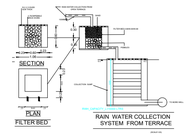


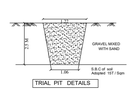
GROUND FLOOR PLAN **BLOCK 4** | FIRST FLOOR PLAN **BLOCK 4** | TERRACE FLOOR PLAN **BLOCK 4**



COMPOUND GATE (NOT TO SCALE)





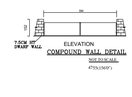


TRIAL PIT DETAILS

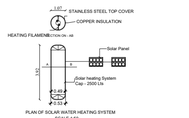


STAIR CASE STEPS SCALE 1:25









PLAN OF SOLAR WATER HEATING SYSTEM SCALE 1:50



COMPOUND WALL DETAIL



THE PLAN SHOWING EXISTING AND ADDITIONAL CONSTRUCTION OF GALVOLUME SHEET & RCC ROOF GREEN INDUSTRIAL BUILDING FOR M/s.AMPU BIO CARE IN SURVEY NO: 238/3PART AND 245 PART, PLOT NO.DP-20, SIDCO INDUSTRIAL ESTATE, PALAYAPATTI SOUTH VILLAGE & PANCHAYAT, BUDHALUR TALUK, THANJAVUR DISTRICT.

Name of the Applicant:-
Mr.S.ANNADURAI, S/o.Mr.SUNDARASU
For:M/s. AMPU BIO CARE

Category of the Industry: GREEN

Scale: 1:100
All dimensions are in "Meter"

JOINERIES DETAILS

ROLLING SHUTTER	RS	5.00 X 2.13
ROLLING SHUTTER	RS1	3.00 X 2.13
DOOR	D	0.91 X 2.13
DOOR	D1	0.76 X 2.13
WINDOW	W	1.83 X 1.83
VENTILATOR	V	0.61 X 2.13

AREA CALCULATION

DESCRIPTION	AREA IN Sq.M.	AREA IN Sq.ft
AREA OF THE SITE (As Per Document)	3998.26	43037.27
SUPER IMPOSED AREA	4000.00	43056.00

DESCRIPTION	F.S.I IN Sq.M.	NON-F.S.I IN Sq.M.	TOTAL AREA IN Sq.M.
ALREADY APPROVED VIDE : ROC NO.114/2024 DATED : 09/12/2024			
EXI.GROUND FLOOR AREA	182.88	-	182.88
TOTAL AREA - I	182.88	-	182.88
AREA TO BE APPROVED :			
BLOCK - 1 : [PRODUCTION UNIT]			
PRO.GROUND FLOOR AREA	671.00	-	671.00
TOTAL AREA - II	671.00	-	671.00
BLOCK - 2 : [PRODUCTION UNIT]			
PRO.GROUND FLOOR AREA	793.00	-	793.00
TOTAL AREA - III	793.00	-	793.00
BLOCK - 3 : [TOILET]			
GROUND FLOOR AREA	22.91	-	22.91
TOTAL AREA - IV	22.91	-	22.91
BLOCK - 4 : [MD ROOM]			
GROUND FLOOR AREA	53.68		53.68
FIRST FLOOR AREA	67.10	-	67.10
HEADROOM AREA	-	21.11	21.11
TOTAL AREA - V	120.78	-	141.89
TOTAL AREA - [I+II+ III+IV+V]	1790.57	21.11	1811.68
OPEN SPACE	-	-	2274.79

FLOOR SPACE INDEX [FSI] = $\frac{1790.57}{3998.26}$ = 0.44

PLOT COVERAGE [PC] = 43.10 %

PARKING REQUIREMENTS:

1.OFFICE FLOOR AREA - 120.78 Sq.m
1 Car Space for every 100 Sq.m of Office floor area
2.WORKSHOP FLOOR AREA - 1646.88 Sq.m
1 Two Wheeler Space & 1 Cycle Space for every 50 Sq.m of Workshop floor area
1 Lorry Space for every 500 Sq.m of Workshop floor area
3.10% OF REQUIRED CAR/ TWO WHEELER SPACES RESERVED FOR PHYSICALLY HANDICAPPED PERSONS
Car space = 2 X 0.1 = 0.2 (i.e) 1
Two Wheeler space = 33 X 0.1 = 3.3 (i.e) 3
AS PER(TNCDBR-2019,ANNEXURE-IV PART-II (B)GENERAL NOTE)
4.10% of Car/ Two Wheeler Parking Spaces shall be earmarked for Electric Vehicles with Fast Charging Points
Car space = 2 X 0.1 = 0.2 (i.e) 1
Two wheeler space = 33 X 0.1 = 3.3 (i.e) 3
As Per G.O No.171 in TNCDBR - 2019, Annexure IV Part-II (I) Vehicle Charging Infrastructure

PARKING DETAILS	AREA	REQUIRED	PROVIDED
1 Car Space for every 100 Sq.m of Office Floor Area	120.78 Sq.m	2	6
10% DA Car Space for required no.of car space	-	1	2
1 Two wheeler Space for every 50 Sq.m of Workshop Floor Area	1646.88 Sq.m	33	38
10% DA Two wheeler Space for required no. of two wheeler space	-	3	7
1 Cycle Space for every 50 Sq.m of Workshop Floor Area	1646.88 Sq.m	33	34
1 Lorry Space for every 500 Sq.m of Workshop Floor Area	1646.88 Sq.m	4	5
Total No. Car Spaces	-	2	6
Total No. Two Wheeler Spaces	-	33	38
Total No. Cycle Spaces	-	33	34
Total No. Lorry Spaces		4	5

APPROVAL AUTHORITY: SWP/DTCP/TNJ/R/BP NO.34/2026

APPLICANT:

For AMPU BIO CARE
PROPRIETOR

GEO-TECH ENGINEER:

Dr.S.SENTHAMIL KUMAR, B.E.,M.E.,Ph.D.,FGS,MIEI
Registered Geotechnical Engineer,
(TJR/RGE/2019/086), Chartered Engineer,
700, Plot No. 29, OM Rajoo Nagar,
Near New Bus Stand, THANJAVUR - 613 005.
Mobile : 9443976090

REGISTERED ENGINEER:

Er. A. Ashik Ahamed
Reg. Engineer Grade II (R.E)
(Reg.No.019/RE/GR-II /2023)
Agaram Architects
105/2, Valram Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9944582206

ARCHITECT:

Ar.J.Jovitha Margret, D.Arch.,
Reg. Architect Grade - II
(Reg.No.003/RA/GR-II/2023)
Agaram Architects
105/2, Valram Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9361594077

STRUCTURAL ENGINEER:

Er. P. Rajapandian, M.E.,
Reg. Structural Engineer Grade - II
(Reg.No: 007/RSF/GR-II/2023)
Agaram Architects
105/2, Valram Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9994845728

SITE-SUPERVISION ENGINEER:

Er. R. Shamili, B.E.,
Reg. Construction Engineer
(Reg.No.009 RCE/2023)
Agaram Architects
105/2, Valram Nagar, Pudukkottai Road,
Thanjavur 613 005. Cell: 9361594077

SPECIAL CONDITION:

1.The Building must be used for same purpose for which the approval obtained.If used for any purpose other than the approved use,the Planning Permission will be deemed to be cancelled,action will be initiated under 56 and 57 of Town and Country Planning Act-1971 without any prior notice and will be considerd as unauthorized construction.
2.The deemed noc has been created for the Forest department. Since this department did not issue the noc within the time frame specified by swp as a result,once the department of Forest confirms the noc,the local body shall be given approval.

NOTE:
1.ALL DIMENSIONS ARE IN METRES
2.WASTE WATER TO BE UTILISED FOR GARDENING PURPOSED
3.SEWAGE TO BE CONNECTED TO MAIN SEWARAGE SYSTEM
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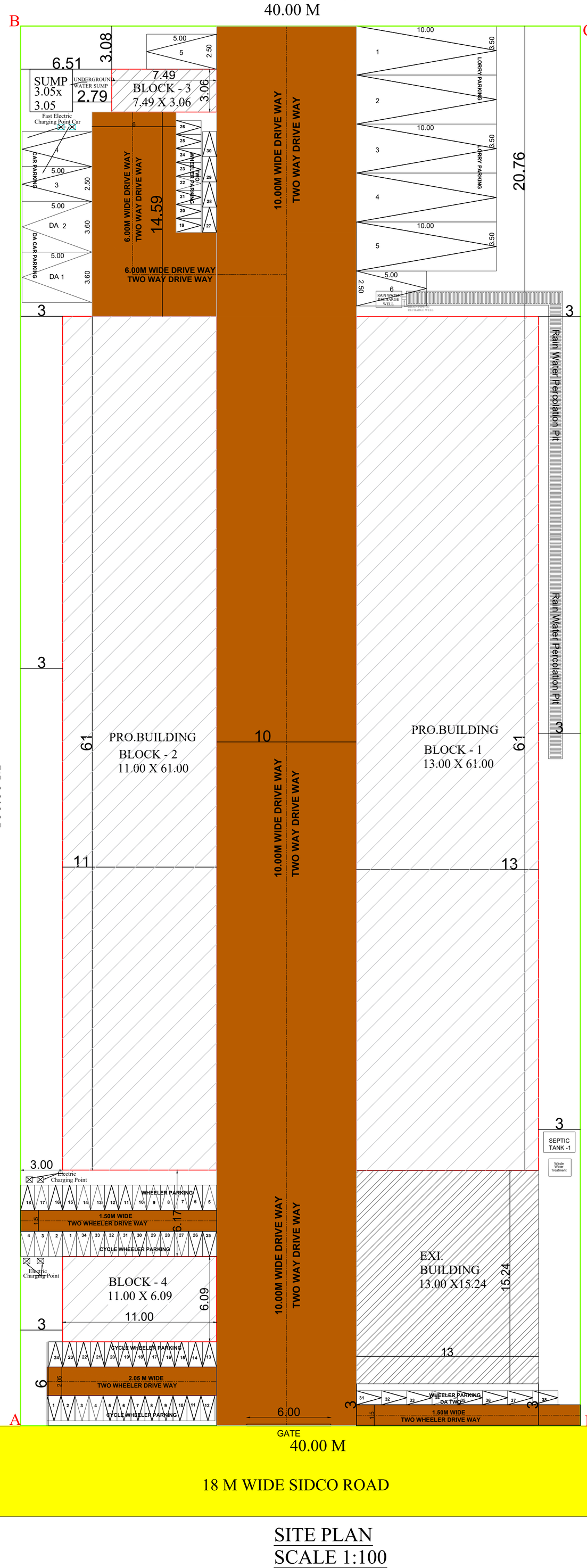
LEGEND:
SITE BOUNDARY –
PROPOSED AREA –
DRIVEWAY –
EXISTING ROAD –



SITE PLAN
SCALE 1:100

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	Total				56.30	42000

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2. WOMEN LABOUR	10
TOTAL	20

N E S W

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Registered Geotechnical Engineer,
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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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.