Verified RealEstate™

REFERENCE
711/2023

ISSUED
26 October 2023

PP APPROVAL RECORD

Planning Permission

Theni

Theni 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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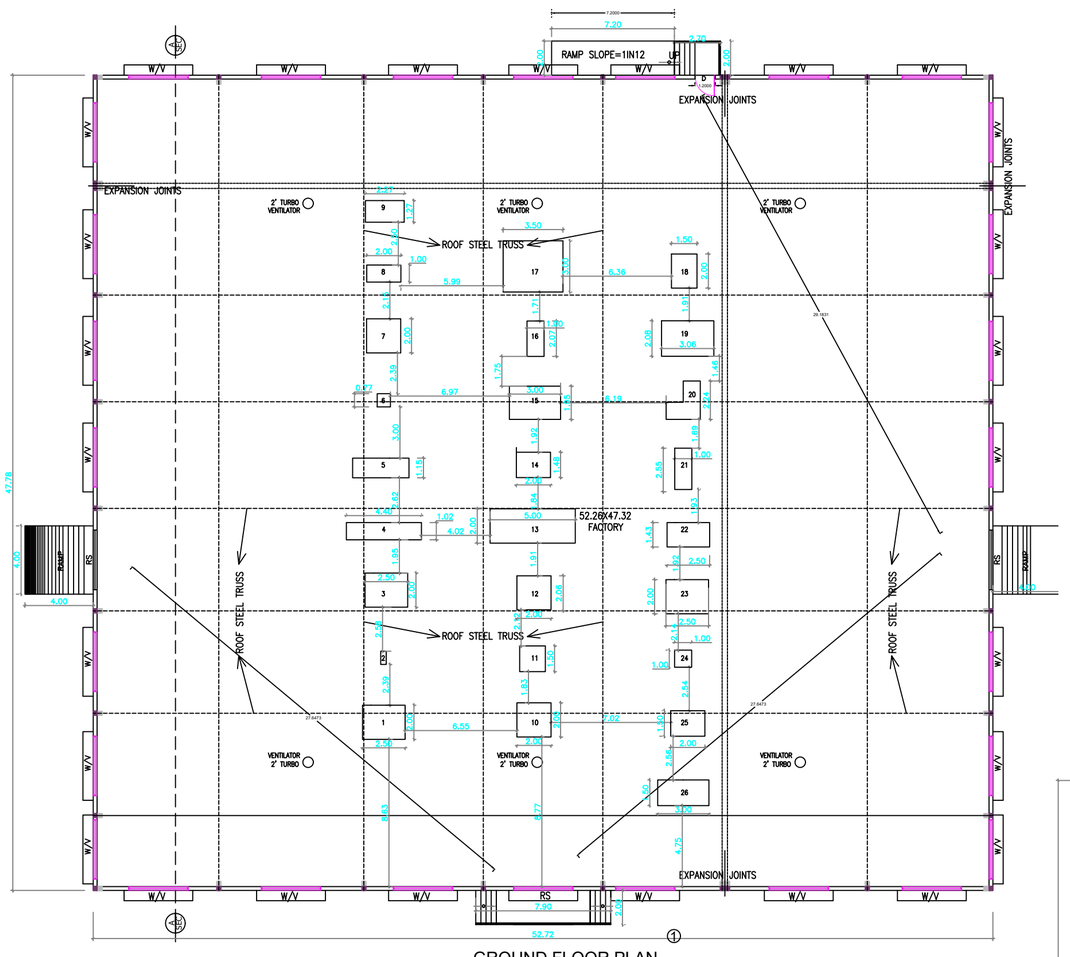
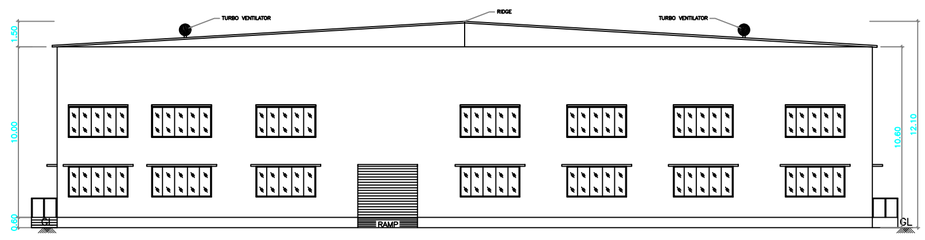
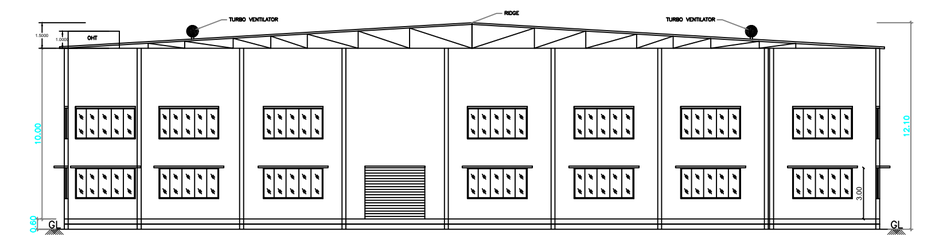
DIGITALLY VERIFIED RECORD



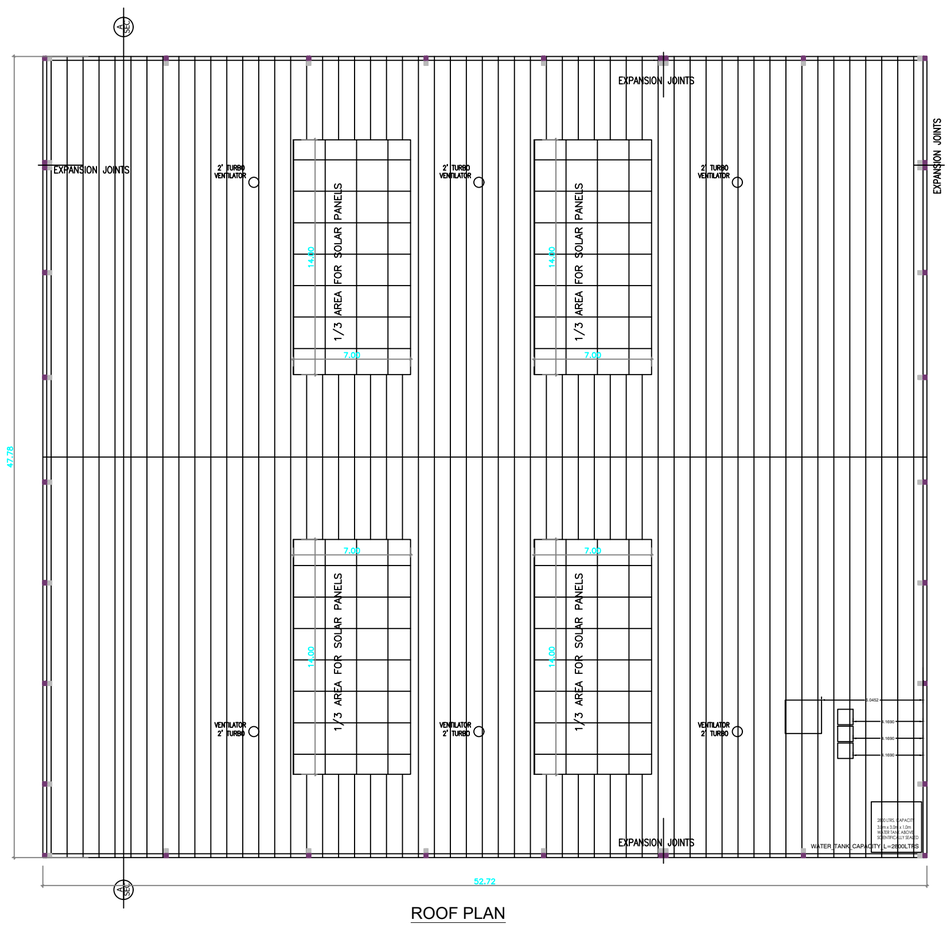
GROUND FLOOR PLAN



EAST SIDE ELEVATION

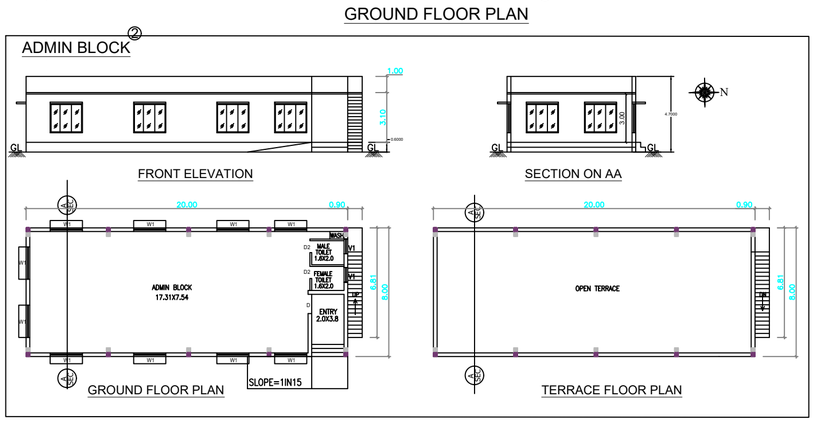


SECTION ON AA

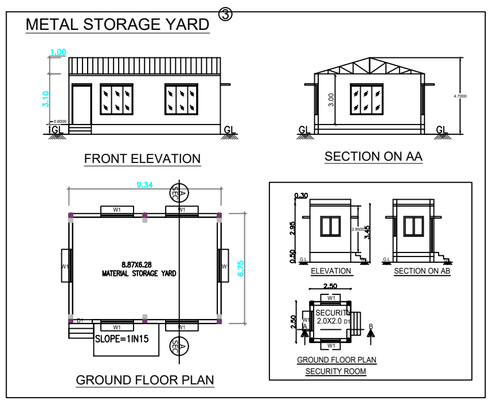


ROOF PLAN

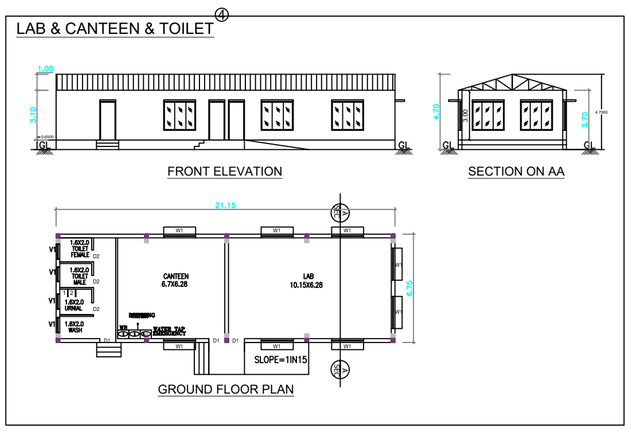
ADMIN BLOCK

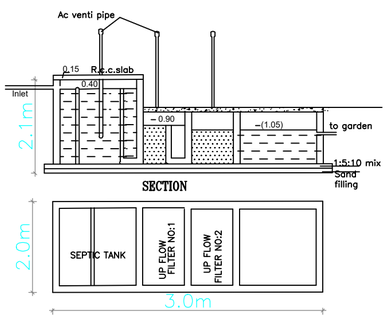


METAL STORAGE YARD

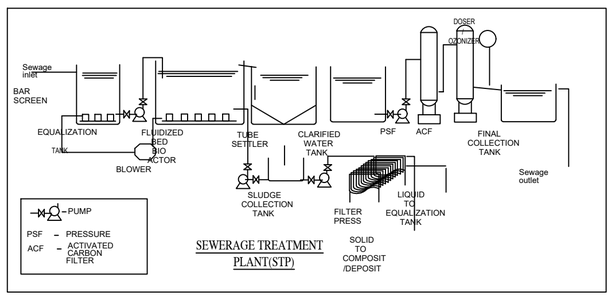


LAB & CANTEEN & TOILET

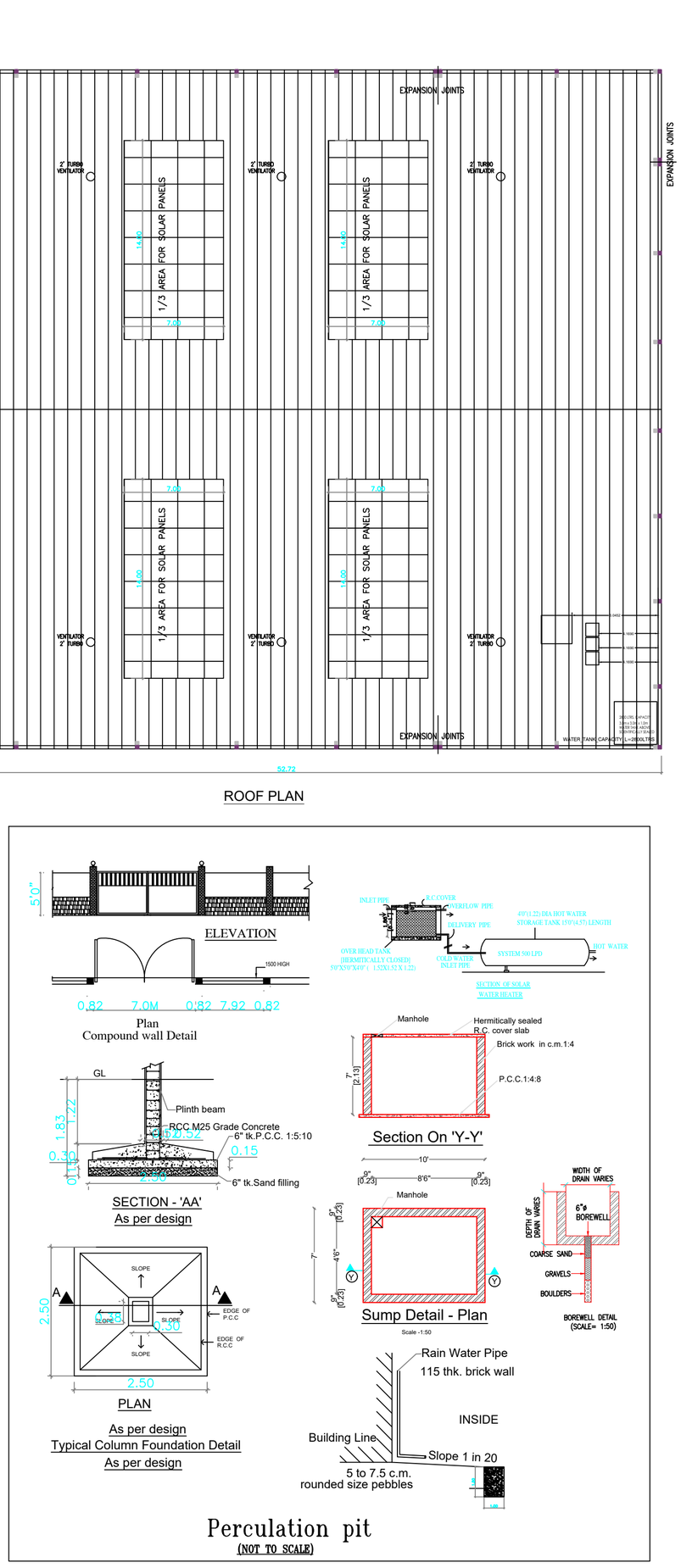


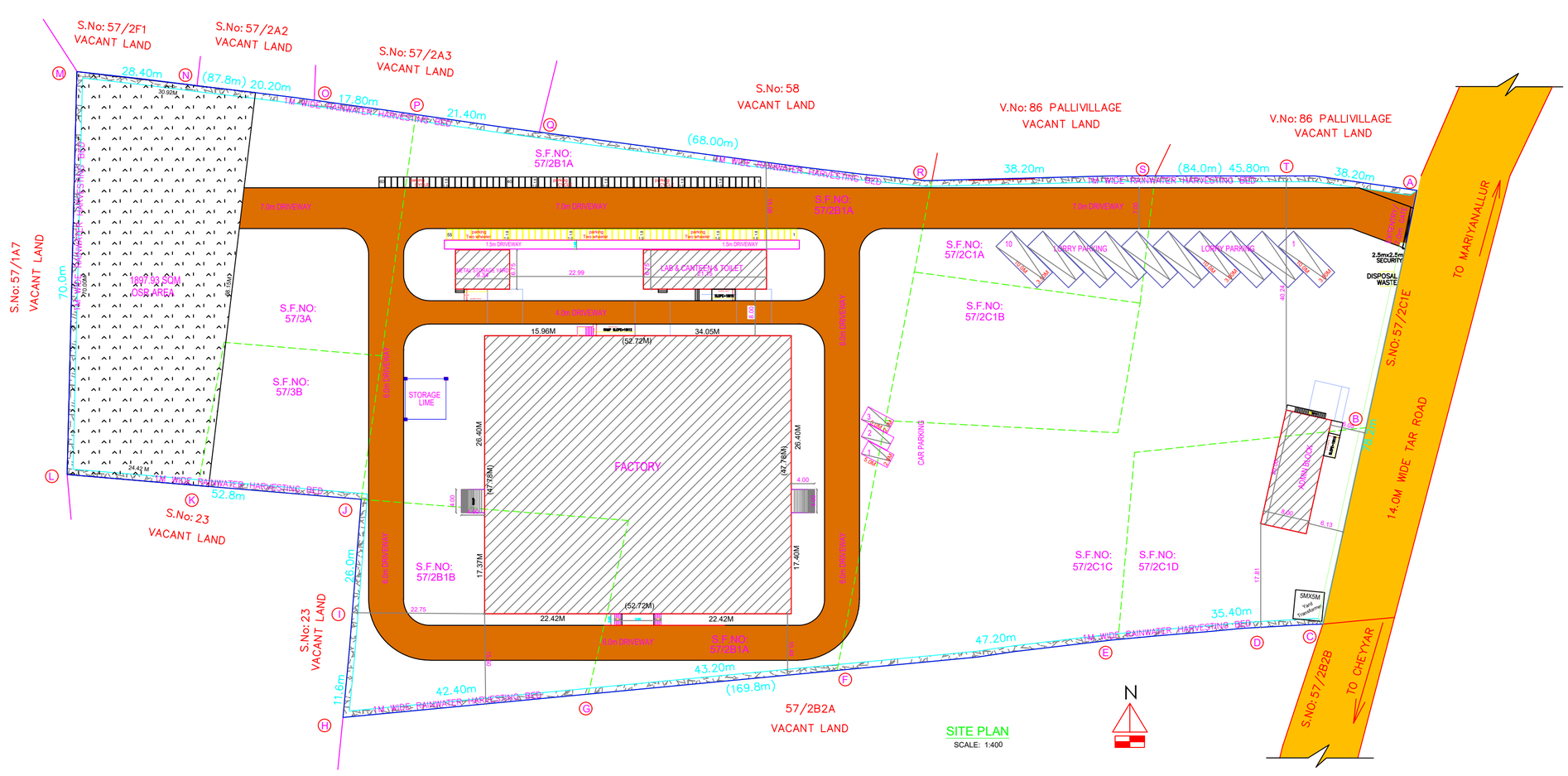


PLAN
DETAILS OF SEPTIC TANK
(NOT TO SCALE)



SEWERAGE TREATMENT PLANT(STP)





SITE PLAN
SCALE: 1:400

PLAN SHOWING THE PROPOSED FACTORY BUILDINGS (AAC BLOCK MATERIALS CONSTRUCTION OF MANUFACTURING) IN S.F.Nos : 57/2B1A,57/2B1B, 57/2C1A, 572C1B, 57/2C1C,57/2C1D,57/3A,57/3B OF THUMBAI VILLAGE / PANCHAYAT,CHEYYARU TALUK / PANCHAYAT UNION,THIRUVANNAMALI DISTRICT.

SCALE : 1:100

REFERENCE :

SITE EXTENT DETAILS

SURVEY NO	AREA IN HEC	AREA IN Sq.Ft
57/2B1A	0.65.50	70478
57/2B1B	0.15.50	16678
57/2C1A	0.07.50	8070
57/2C1B	0.10.00	10760
57/2C1C	0.36.00	38736
57/2C1D	0.13.00	13988
57/3A	0.34.00	36584
57/3B	0.06.50	6994
TOTAL	1.88.00	202288

PROPOSED FACTORY BUILDING AREA DETAILS

	DESCRIPTION	F.S.I AREA sq.mt	NON F.S.I AREA sq.mt	Total buildup area sq.mt
1	MAIN FACTORY BUILDING Ground floor (GI Sheet roof)	2519.06	----	2519.06
2	METAL STORAGE YARD Ground floor (GI Sheet roof)	63.04	----	63.04
3	ADMIN BLOCK Ground floor	160.02	----	160.02
4	LAB & CANTEEN & TOILET GROUND FLOOR AREA	142.73	----	142.73
5	SECURITY ROOM	------	6.25	6.25
	TOTAL	2884.85	6.25	2891.10

SCHEDULE OF JOINERY		IN METRE
RS	ROLLING SHUTTER	3.50 X 3.00
D	DOOR	1.20 X 2.13
D1	DOOR	1.00 X 2.13
D2	DOOR	0.76 X 2.13
W	WINDOW	3.50 X 1.82
W1	WINDOW	2.00 X 2.00
V	VENTILATOR	3.50 X 2.00
V1	VENTILATOR	0.90 X 0.60

S.NO	MACHINERY DETIALS	HP
1	Screw Conveyors for Fly-Ash	10.0
2	Screw Conveyors for Cement	7.5
3	Screw Conveyors for Lime	5.0
4	Special Round Dust Collectors For Silo Venting	1.0
5	Vibrating For Silos With Accessories (0.25X3)	0.75
6	Screw Conveyor For Gypsum	5.0
7	Vibrator For Gypsum Bin With Accessories	0.25
8	Twin- Lobe Blower with accessories (Generator)	70.0
9	AAC Slurry Mixer	45.0
10	AAC High Speed Blender	15.0
11	Mixer For Mixing Aluminium Powder	0.50
12	Screw Conveyor For Dry Weighting Bin	5.0
13	Slurry Pump (5.0X 3)	15.0
14	Water Discharge System	2.0
15	Air Compressor	5.0
16	Ferry Car for Dual Batching	3.0
17	Ferry Car With Guided Mechanism	4.0
18	Wire Cutting Machine for 0.9m3	10.0
19	De- Moulder	6.0
20	Waste Slurry Stirrer With Motor	7.5
21	Slurry Pipeline (5.0X2)	10.0
22	Water Discharge System	2.0
23	Control Panel for Waste Recovery System	6.0
24	A. ID Fan	12.0
25	B. Feed Pumps (2Nos)	11.0
26	Pusher & Power Pack	7.5
27	Industrial Lighting Load	2.0
	TOTAL HP	190.50

REFERENCE

DESCRIPTION	CALCULATION	PROPOSED
PLOT COVERAGE	$\frac{2884.85}{18596.42}$ X 100	15.51%
FLOOR AREA RATIO	$\frac{2884.85}{18596.42}$	0.155
OSR AREA	1880.0 sqm (10.00%)	1897.93 sqm (10.09%)

DESCRIPTION	REQUIRED	PROPOSED
PARKING AREA	LORRYS : 10 nos CARS : 3 nos TWO WHEELERS : 47 nos CYCLE : 47 nos	10 nos 3 nos 55 nos 60 nos

WORKER'S DETAILS

NO OF WORKERS - MALE : 15 Nos
NO OF WORKERS - FEMALE : 05 Nos
TOTAL : 20 Nos

MANUFACTURING DETAILS

CATAGORY OF INDUSTRY : GREEN 1
MANUFACTURING TYPE : AAC BLOCK MATERIALS 1

SOLAR HOT WATER SYSTEM DETAIL

NO OF WORKERS - MALE : 15 Nos
NO OF WORKERS - FEMALE : 05 Nos
TOTAL NO OF WORKERS (15+5 = 20) : 20 Nos
WATER CONSUMPTION @ 80 Lit /Person/day
TOTAL CONSUMPTION (20 X 80) : 1600 Lits
NO OF SWHS (2000 lit capacity) : 1 No

TURBO VENTILATOR SIZE : 2' DIA.
TURBO VENTILATOR WORKED BY ELECTRICAL .

SPECIFICATION:

SUPER STRUCTURE : 9"TK B.W IN C.M 1:5
FOUNDATION : RCC COLUMN FOUNDATION
SLAB : RCC 1:2:4 4.5"TK
BEAM LINTEL SUNSHADE : RCC 1:2:4
WEATHERING COURS/VE WITH PRESSED TILES
ELECTRIFICATION WORK CONCELLED WIRING

WWT - WASTE WATER TANK
OHT - OVER HEAD TANK
RWH - RAIN WATER HARVESTING
SWHS - SOLAR WATER HEATING SYSTEM
FE - FIRE EXTINGUISHER
EA - EMERGENCY ALARM
SB - SAND BUCKET

COLOR INDEX

SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
DRIVE WAY

ONLINE APPLICATION NO:SWP/BPA/ 0009575 /2023

BUILDING APPROVAL NO: 40 /2023

Dr. R.S. MURALITHARAN, B.E.,M.E.,(STRUCT)Ph.D,
Registered Structural Engineer Grade-1(SE)
CMDA: Reg. No. SE/GR-I/19/12/232
DTCP.Reg. No. COLR/GN/SE/Gr-I/2020/03/004
Bisslot Panel Engineer Class-1A
Structural Engineer Consultant
No.7A/26, Muthusamy Street,
Perungalathur, Chennai - 600063.
@:9486358600 E:rmurali24@gmail.com

STRUCTURAL ENGINEER

P. MARIAPPAN, B.E., MIE.,
Consulting Civil & Structural Engineer,
Registered Engineer
Grade-I TVLR / RE / GR-I / 2019 / 07 / 003
DTCP
Cell : 9841206759

ARCHITECT / ENGINEER

SIGNATURE OF THE APPLICANT

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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+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.