Verified RealEstate™

REFERENCE
452

ISSUED
12 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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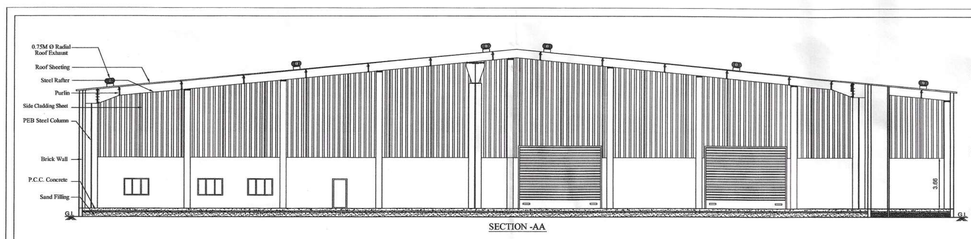
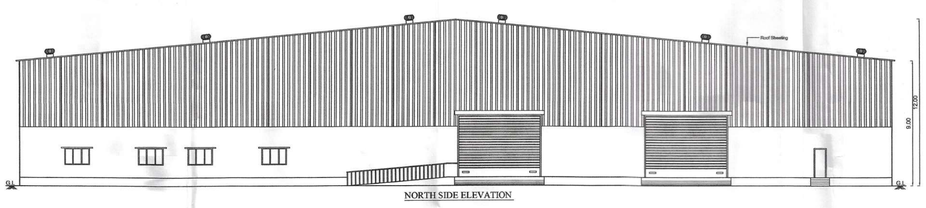
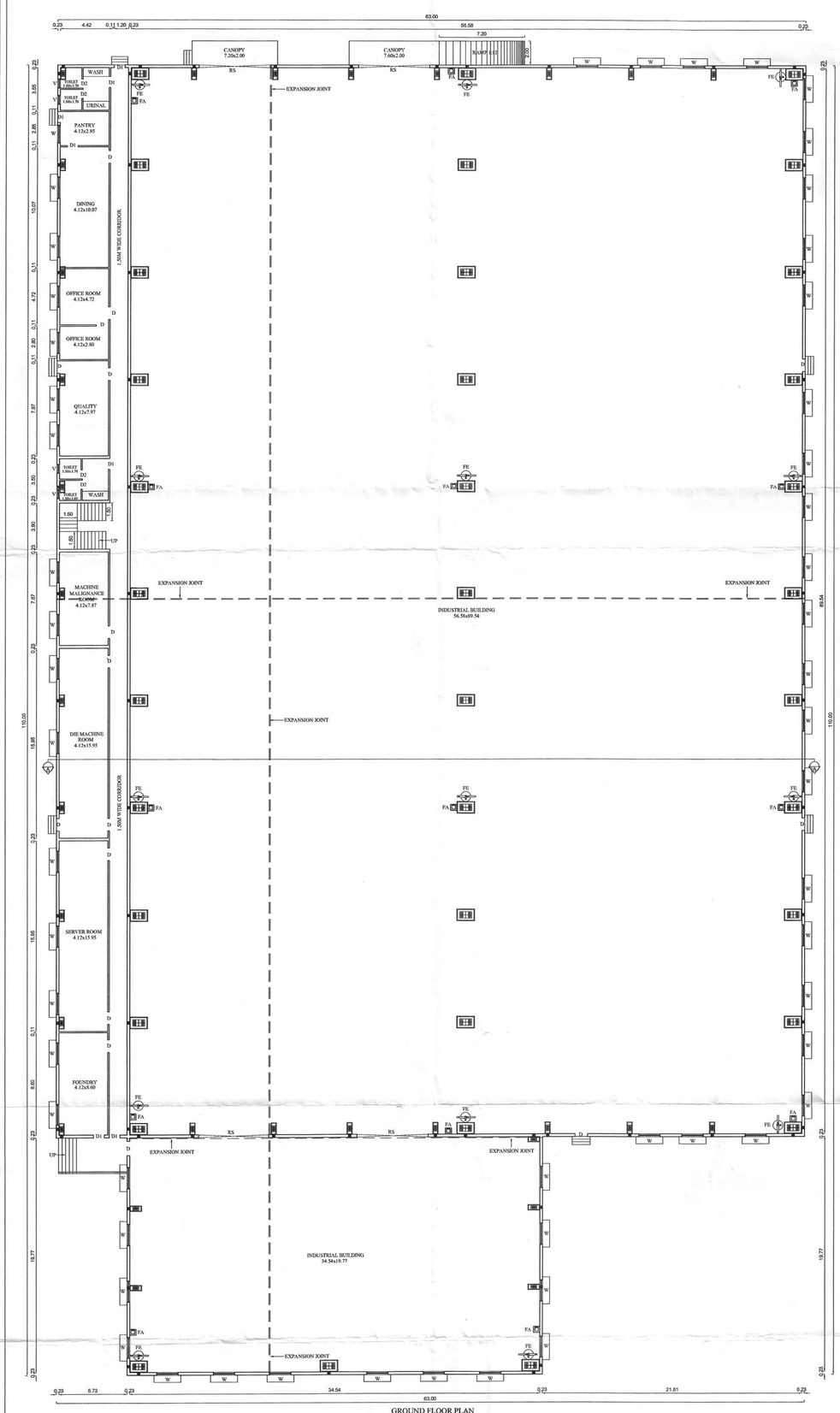
DIGITALLY VERIFIED RECORD



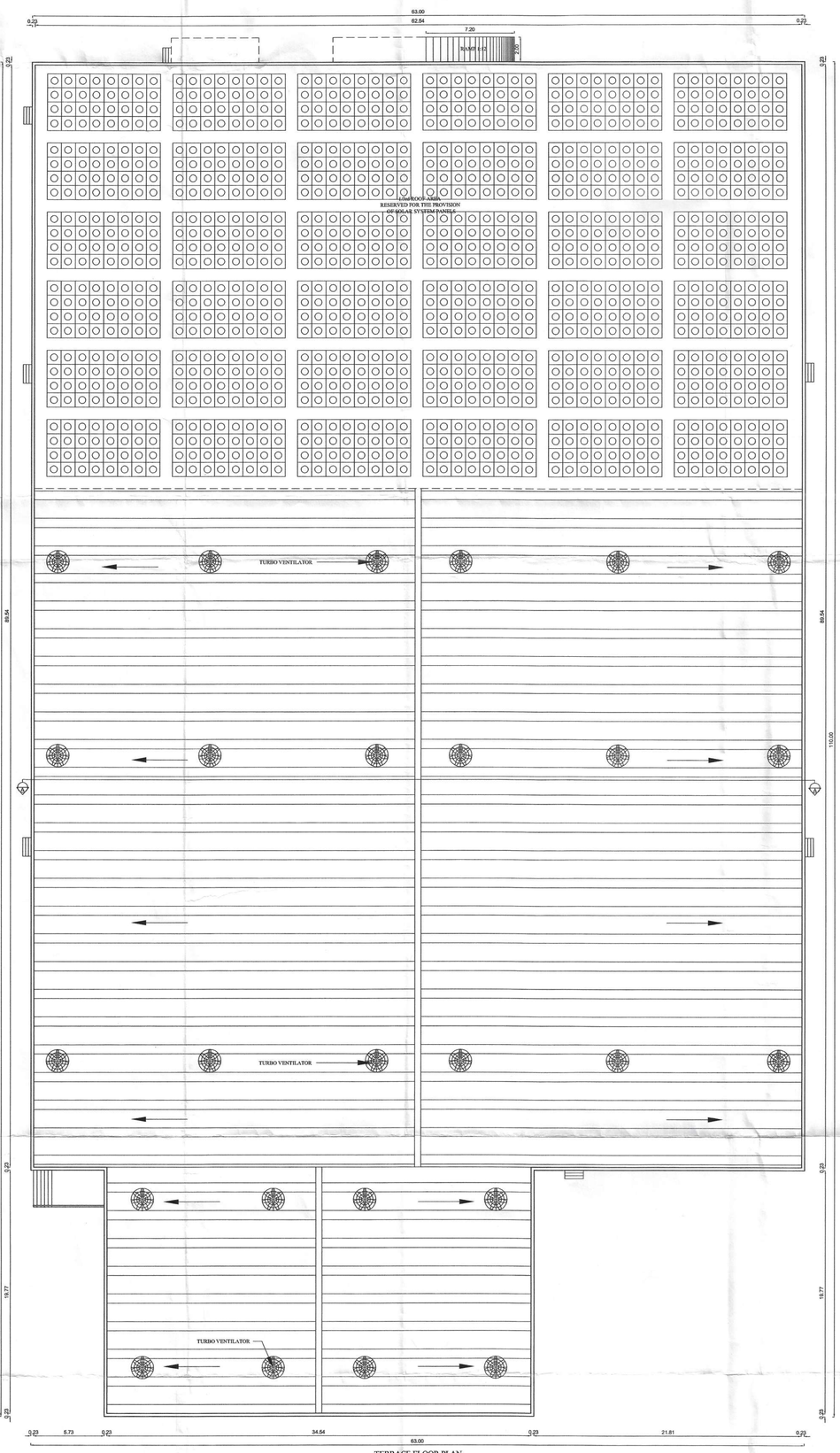
SECTION -AA



NORTH SIDE ELEVATION



GROUND FLOOR PLAN
INDUSTRIAL BUILDING (BLOCK - A)



TERRACE FLOOR PLAN
INDUSTRIAL BUILDING (BLOCK - A)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING IN PLOT NO: C-1, SIPCOT INDUSTRIAL COMPLEX, PHASE - II, CHEYYAR. COMPRISED IN S.NO: 155 PART & 169 PART OF MATHUR VILLAGE, VEMBAKKAM TALUK, THIRUVANNAMALAI DISTRICT.
M/s. VIVANT SOLUTIONS PRIVATE LIMITED

SIPCOT LAYOUT APPROVED NO.
ம.வ/ந.ஊ.உ.இ(தி.மலை)எண்: 36/2022

AS PER TNCD & BR - 2019

CATEGORY OF INDUSTRY - RED

AS PER CPCB DIRECTIONS

SL.NO.(44), INDUSTRY OR PROCESS INVOLVING METAL SURFACE TREATMENT OR PROCESS SUCH AS PICKLING / ELECTROPLATING / PAINT STRIPPING / HEAT TREATMENT USING CYANIDE BATH / PHOSPHATING OR FINISHING AND ANODIZING / ENAMELLINGS / GALVANIZING

SPECIFICATION

FOUNDATION	: COLUMN FOOTING OVER PCC AND SAND RC FOOTING OVER 150 THK PCC OVER 150 THK SAND
SUPER STRUCTURE	: BRICK WORKS IN CM 1:5 LINTELS, BEAMS AND SLABS IN RCC 1:2:4
FLOORING	: PCC FLOORING FINISHED WITH MOSAIC TILES
PLASTERING	: INTERIOR WITH CM 1:4 EXTERIOR WITH CM1:5 CEILING WITH CM 1:3
PAINTING	: 3 COATS OF DISTEMPER FOR INNER WALLS
JOINERY	: BEST INDIAN TEAKWOOD

AREA STATEMENTS

SITE EXTENT - (3.64 Acres) (or) 14730.56 Sq.m

SL NO.	DESCRIPTION	TOTAL F.S.I AREA. Sq.m	NON F.S.I AREA. Sq.m	TOTAL BUILT UP AREA. Sq.m
1.	INDUSTRIAL BUILDING GROUND FLOOR BLOCK -A	6399.60	-	6399.60
2.	INDUSTRIAL BUILDING GROUND FLOOR BLOCK -B	1127.00	-	1127.00
3.	SECURITY	-	6.25	6.25
	TOTAL	7526.60	6.25	7532.85

FSI = 7526.60 / 14730.56 = 0.51

TOTAL HP 550 HP

NUMBER OF EMPLOYEES 100 Nos

PARKING CALCULATION

SL.NO	DESCRIPTION	REQUIRED	PROVIDED
1.	LORRY	16 Nos	16 Nos
2.	CAR	5 Nos	5 Nos
3.	TWO WHEELER	151 Nos	154 Nos
4.	CYCLE PARKING	151 Nos	155 Nos

COLOUR INDEX

PROPOSED BUILDING
EXISTING ROAD
SITE BOUNDARY
DRIVEWAY

NOTE:

FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS

REFERENCE:

FIRE EXTINGUISHER (F.E)

FIRE ALARM (F.A)

ALL DIMENSIONS ARE IN METER

For Vivant Solutions Pvt. Ltd.
Director

OWNER

ASHOK KUMAR NAGINDAS PATEL M.Tech. (Soil Engg)
GEC /GCTI No. CGLRGN CTE 2019/07068

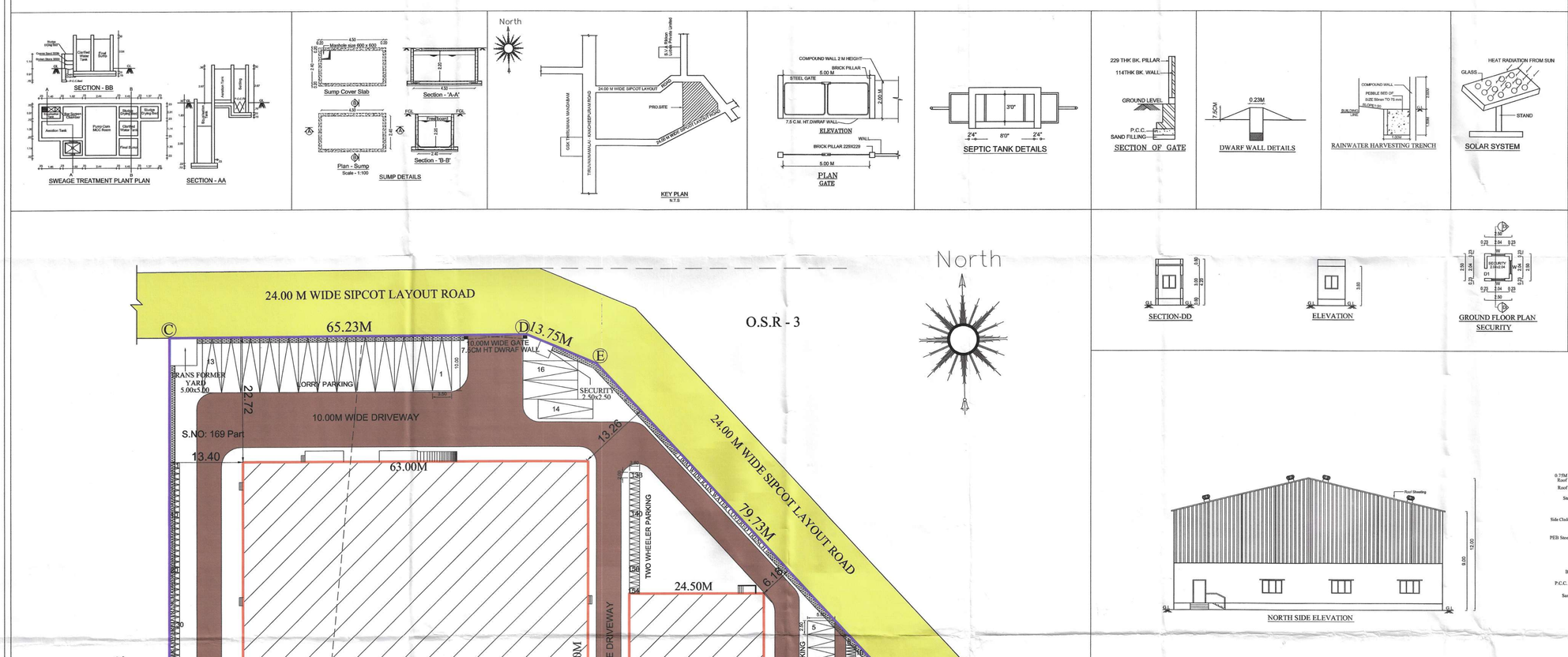
GEO-TECH ENGINEER

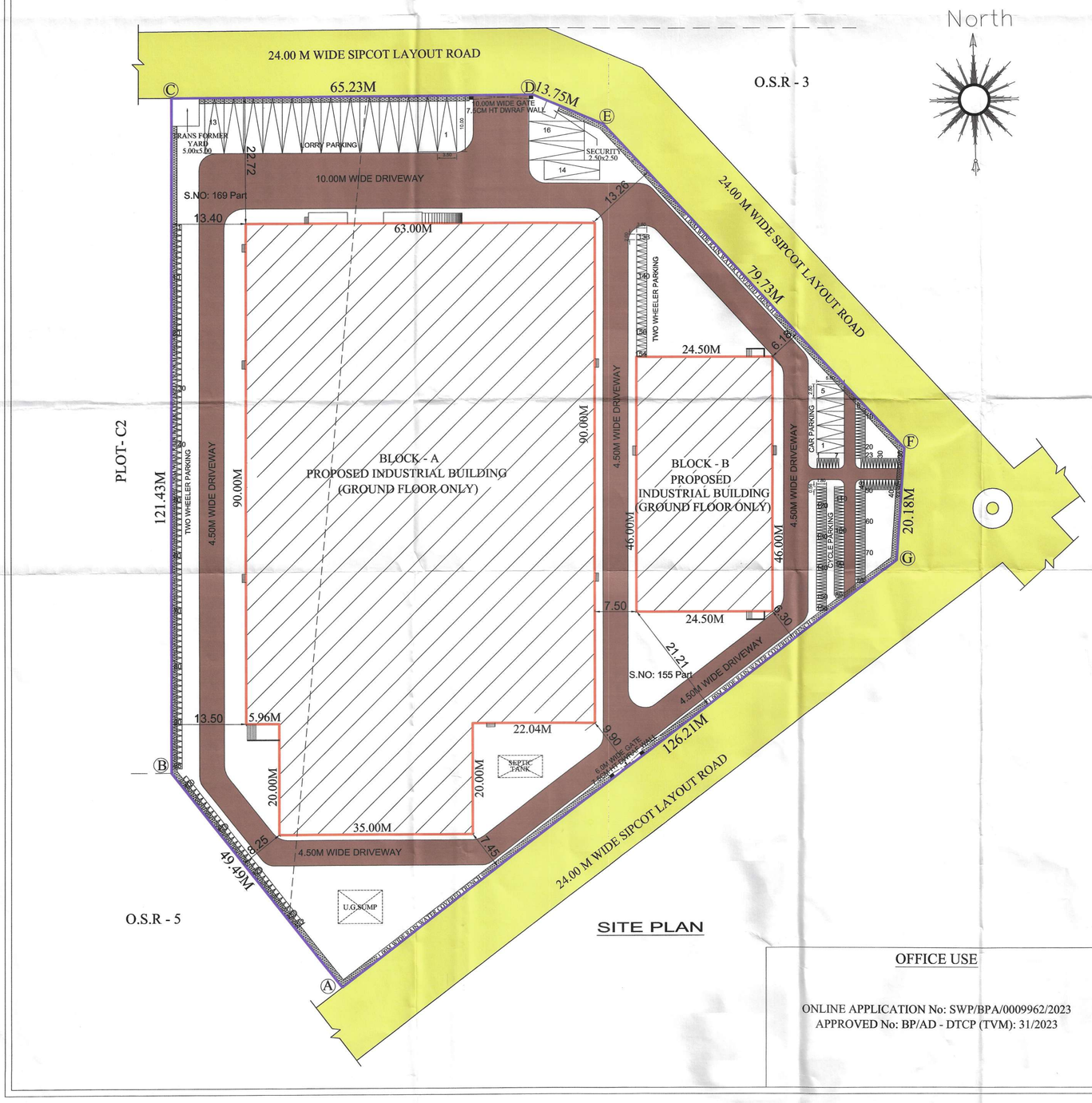
Er.K.Karthik, B.Tech(Civil), M.Tech(Structural)
Structural Engineer - Grade I
(CGLRGN/SE/Gr-1/2019/06013)
No.1/137, Nagathamman Nagar, Kattuppakkam, Chennai - 600056 Ph.No:9884047357

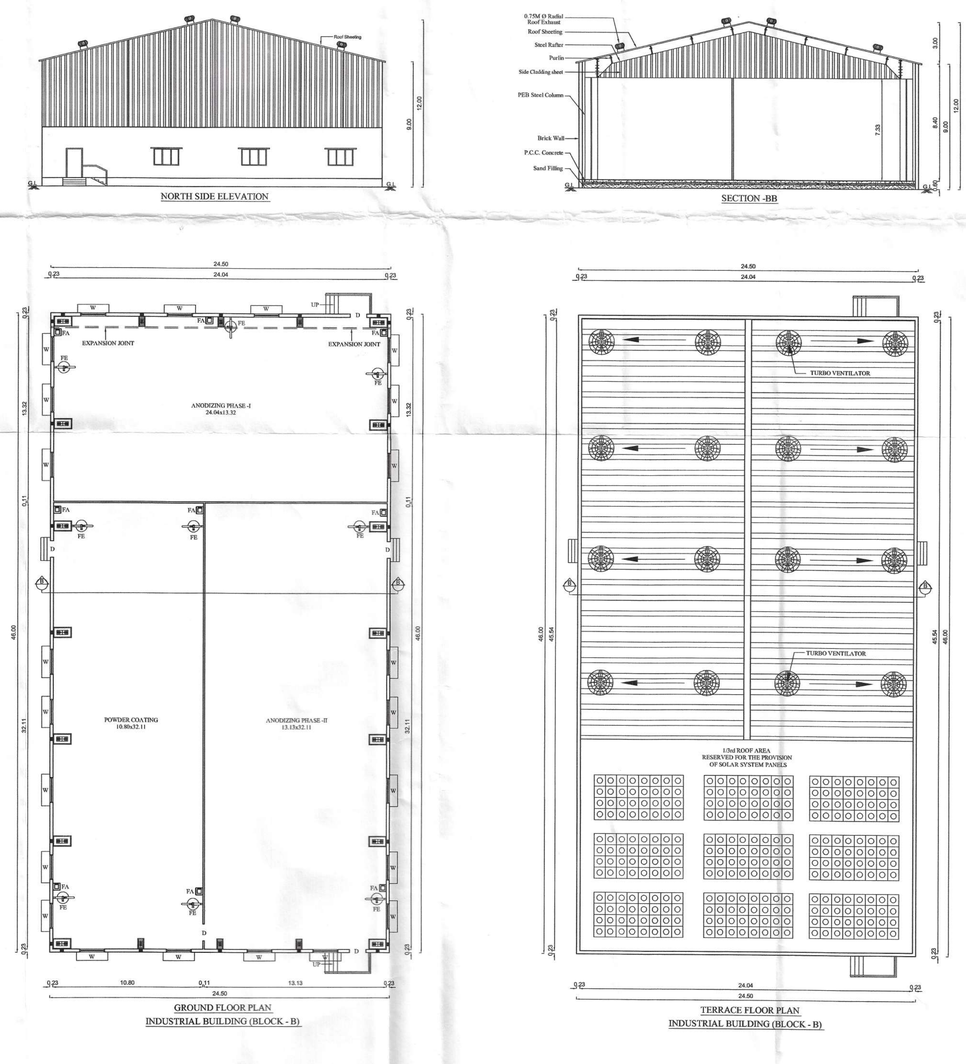
STRUCTURAL ENGINEER

Ar.B.Bagam Priyal, M.Arch
Architect - Grade I (CGLRGN/RA/Gr-1/2019/06/011)
No.2, Govindasamy Street, Jothi Nagar, Chitlapakkam, Chennai - 600 064.
Ph. No : 9486482777

ARCHITECT / LICENSED SURVEYOR







OFFICE USE

ONLINE APPLICATION No: SWP/BPA/0009962/2023
APPROVED No: BP/AD - DTCP (TVM): 31/2023

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.