Verified RealEstate™

REFERENCE
711/2023

ISSUED
26 March 2024

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.

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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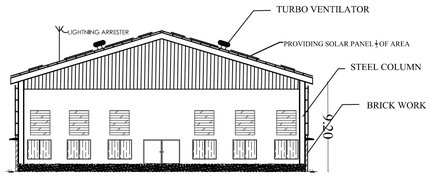
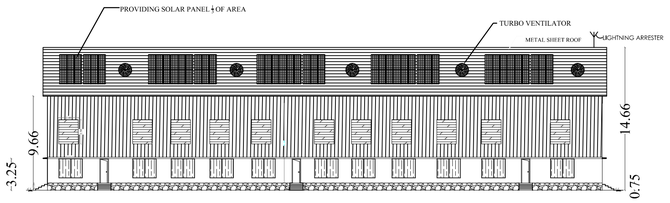
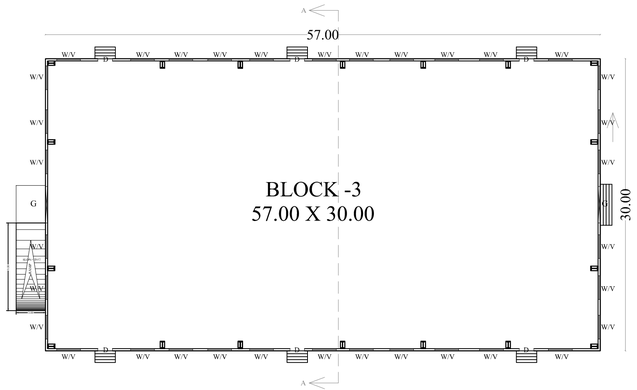
DIGITALLY VERIFIED RECORD



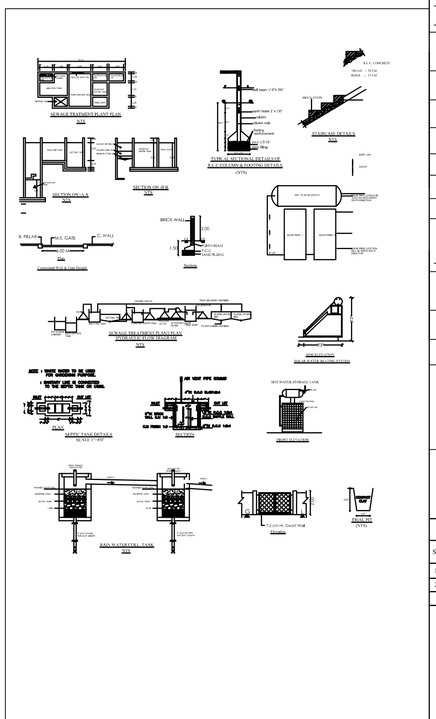
CROSS SECTION 'AA'

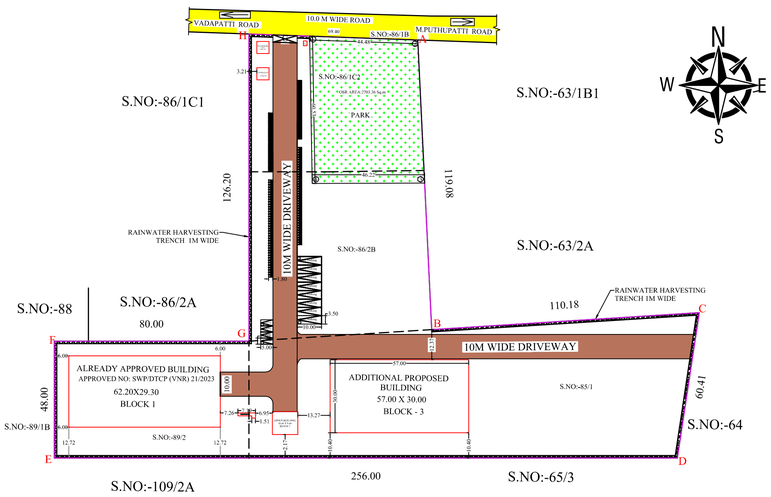


FRONT ELEVATION



GROUND FLOOR PLAN





SITE PLAN SHOWING THE ADDITIONAL PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING(GREEN) "CREATIVE GARMENTS AND TEXTILES MILLS" IN GROUND FLOOR, SIVAKASI TALUK, SIVAKASI PANCHYAT UNION, VADAPATTI PANCHAYAT / VILLAGE IN SURVEY.No. 89/2, 85/1, 86/2B, 86/1C2, AT VIRUDHUNAGAR DISTRICT - 626124.

SCALE = 1: 100 | ALL DIMENSIONS ARE IN METER

NAME OF THE APPLICANT:-

TCT LINENS PVT LTD & Mr. A.RAMASAMY S/O Mr.ALWARSAMY

AREA DETAILS :-

AS PER FMB	=	22396.26 Sq.m	240983.75 Sq.Ft
AS PER DOCUMENT	=	24280 Sq.m	261252.8 Sq.Ft
SUPER IMPOSED	=	24280 Sq.m	261252.8 Sq.Ft

ALREADY APPROVED BUILDING DETAILS
APPROVED NO: SWP/DTCP (VNR) 21/2023

BLOCK	DESCRIPTION	FSI AREA Sq.m	NON FSI AREA Sq.m	TOTAL
BLOCK 1	GROUND FLOOR AREA (INDUSTRIAL BUILDING)	1822.46	——	1822.46
BLOCK 2	GROUND FLOOR AREA (OFFICE BUILDING)	98.95	——	98.95
	GROUND FLOOR AREA (TOILET BUILDING)	10.11	——	10.11
	POWER HOUSE	51.88		51.88
	SECURITY ROOM	3.04		3.04
	TOTAL	1986.44	——	1986.44

ADDITIONAL PROPOSED BUILDING DETAILS

BLOCK	DESCRIPTION	FSI AREA Sq.m	NON FSI AREA Sq.m	TOTAL
BLOCK 3	GROUND FLOOR AREA (INDUSTRIAL BUILDING)	1710.00	——	1710.00
	TOTAL	1710.00	——	1710.00

$$\text{F.S.I} = \frac{3696.44}{22396.26} = 0.16 < 2.0$$

$$\text{PLOT COVERAGE} = \frac{3696.44\ \text{Sq.m}}{22396.26\ \text{Sq.m}} \times 100 = 16.5\ \%$$

OSR CALCULATIONS:-

Required OSR Area : 24280 X 10% = 2428 Sq.m

Provided OSR Area : 2703.36 Sq.m

MACHINERY DETAILS

S.NO	DESCRIPTION(BLOCK-1)	QTY	HP	KW
1	MACHINE	75	57	42.46
2	LIGHTING LOAD	-	4	3
	TOTAL (BLOCK-1)	HP=61 (OR) KW=45.44		

PARKING CALCULATIONS

Total office Building Area	=	151.25 Sq.m
100 Sq.m	=	1 Car Space
$\frac{151.25}{100}$	=	1.5 Say 2 Nos
Required Parking	=	2 Car Space
Provided Parking	=	3 Car Space
Building Area	=	1822.46Sq.m
500 Sq.m	=	1 Lorry Space
$\frac{3532.46}{500}$	=	7.0 SAY 7 Nos
Required Parking	=	7 Lorry Space
Provided Parking	=	8 Lorry Space
50 Sq.m	=	1 Two wheeler Space
$\frac{3532.46}{50}$	=	70.64 SAY 71 Nos
Required Parking	=	71 Two wheeler Space
Provided Parking	=	80 Two wheeler Space
50 Sq.m	=	1 Cycle Space
$\frac{3532.46}{50}$	=	70.64 SAY 71 Nos
Required Parking	=	71 Cycle Space
Provided Parking	=	80 Cycle Space

REFERENCE:-

O	OPEN	=	1.50X2.13
G	GATE	=	5.00X3.00
MD	MAIN DOOR	=	1.10X2.13
D	DOOR	=	1.50X2.13
D1	DOOR	=	0.76X2.13
W	WINDOW	=	2.44X2.00
V	VENTILATION	=	2.00X2.50
SD	SLIDING DOOR	=	0.91X2.13
EE	EMERGENGY EXIT	=	1.50X2.13

NO OF WORKERS:- MALE=75 , FEMALE= 35

LEGEND

- SITE BOUNDARY
- EXISTING ROAD
- PROPOSED BUILDING
- DRIVE WAY
- OSR AREA

THIS PLANNING PERMISSION REVISES THE PREVIOUS PLANNING PERMISSION ISSUED UNDER NO: SWP/DTCP (VNR) NO : 21/2023 DT:04.12.23

TECHNICAL CLEARANCE

ROC NO : SWP/BPA/0356055/2024

SITE BOUNDARY SHOWN AS "A TO H"

TECHNICAL CLEARANCE NO : SWP/DTCP (VNR)NO.24/2024

GEO TECH ENGINEER

STRUCTURAL ENGINEER

APPLICANT

Er. M. KUMARAGURU, D.C.E.,
SUN BUILDER (Proprietor)
DTCP Register Engineer Grade III
Reg. No: RE 01/2020 (Gr-III)
Floor No. 158/1, Sammanthapuram Street,
RAJAPALAYAM - 626 117.
Cell No: 9894501940

ENGINEER

SURVEYOUR | DRAUGHTSMAN GRADE-III | SUPERVISOR | ASSISTANT DIRECTOR

E-Signed
Deputy Director (i/c)
District Town and Country Planning Office
Virudhunagar 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.