

PP

APPROVAL RECORD

Planning Permission

Theni

Theni district, Tamil Nadu

APPROVAL TYPE

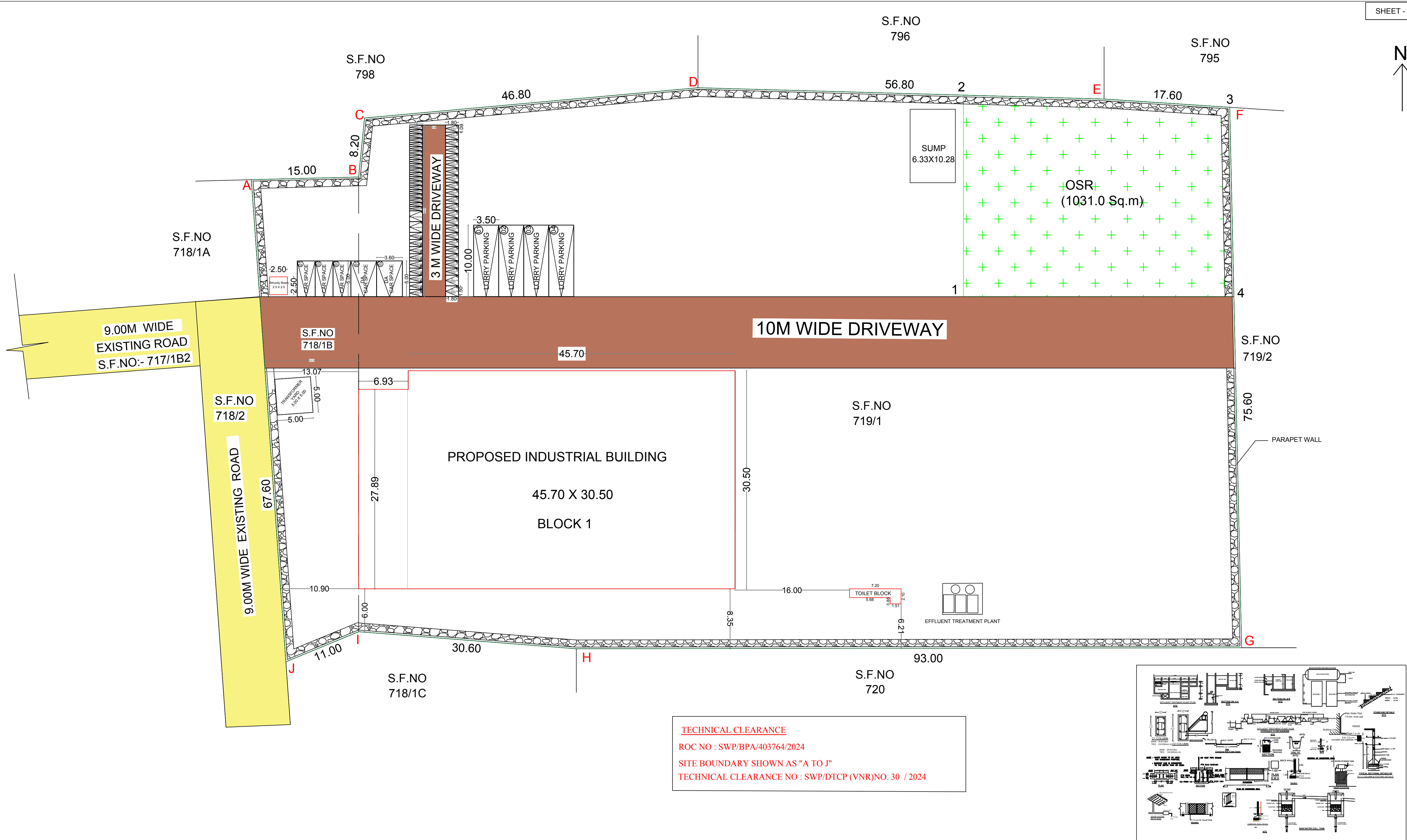
Building Plan

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.



SHEET - 1/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (RED) "PAINT MANUFACTURE" IN GROUND FLOOR , FIRST FLOOR IN S.F.NO. 718/1B , 719/1 VETTRILAI OORANI VILLAGE AND PANCHAYATH , SIVAKASI TALUK , VEMBAKKOTTAI PANCHAYAT UNION , VIRUDHUNAGAR DISTRICT.

ALL DIMENSIONS ARE IN METER SCALE = 1:100
NAME OF THE APPLICANT:-
Mr.R.KANNAN

AREA DETAILS		
SITE AREA	AREA IN SQ.M.	AREA IN SQ.FT.
AS PER DOCUMENT	10083.00	108533.41
AS PER PATTI	10083.00	108533.41
SUPER IMPOSED	10083.00	108533.41

PROPOSED BUILDING AREA		
BUILDING AREA	NON FSI AREA IN SQ.M.	FSI AREA IN SQ.M.
INDUSTRIAL (BLOCK-1)	-	1393.85
OFFICE ROOM-1	-	193.27
OFFICE ROOM-2(FF)	-	193.27
SECURITY ROOM	6.25	-
TOILET	-	10.11
TOTAL	6.25	1790.50

FSI = $\frac{1790.50}{10083} = 0.17 < 2.0$
PLOT COVERAGE = $\frac{1603.48 \text{ Sq.m}}{10083 \text{ Sq.m}} \times 100 = 16 \%$

SCHEDULE OF JOINERIES			
DETAILS	NO'S	DIMENSIONS	
M.G.	MAIN GATE	1	10.00 X 3.00
G	GATE	2	3.66 X 3.05
E.E.	EMERGENCY EXIT	3	1.00 X 2.50
D/O	DOOR/OPENING	4	1.50 X 2.40
D1	DOOR	8	0.76 X 2.50
W	WINDOW	55	1.75 X 2.00
V	VENTILATION	48	1.75 X 1.00
V1	VENTILATION	7	0.76 X 0.76
R.S.	ROLLING SHUTTER	6	2.50 X 2.50

OSR CALCULATIONS
OSR = $\frac{10083}{100} \times 10 = 1008.3 \text{ SQ.M.}$
PROVIDED OSR AREA = 1031.0 SQ.M.

PARKING CALCULATIONS
Building Area = 1393.85
500 Sq.m = 1 Lorry Space
 $\frac{1393.85}{500} = 2.78$ Say 03 Nos
Required Parking = 03 Lorry Space
Provided Parking = 04 Lorry Space
50 Sq.m = 1 Two Wheeler Space
 $\frac{1393.85}{50} = 27.87$ Say 28 Nos
Required Parking = 28 Two Wheeler Space
Provided Parking = 31 Two Wheeler Space
Provided DA Two Wheeler Parking = 02 Two Wheeler Space
50 Sq.m = 1 Cycle Parking Space
 $\frac{1393.85}{50} = 27.87$
Required Parking = 28 Cycle Parking Space
Provided Parking = 31 Cycle Parking Space
Provided DA Cycle Parking = 02 Cycle Parking Space
Office Floor Area = 386.54 Sq.m
100 Sq.m = 1 Car Space
 $\frac{386.54}{100} = 3.86$ Say 04 Nos
Required Parking = 04 Car Space
Provided Parking = 05 Car Space
Provided DA Car Space = 02 Cycle Parking Space

NO OF WORKERS :- MALE = 30 AND FEMALE = 10

NOTES	COLOR CODE REFERENCE
1.Rain Water Filtration Pit	SITE BOUNDARY
2.Filtered Rain Water Collection Sump	EXISTING ROAD
3.Waste Water Collection Sump	PROPOSED BUILDING
4.Perculation Pit	DRIVE WAY
5.Perinth Boundary Perculation Pit	OSR AREA
6.Fire Extinguishers To Be Provided	
7.Emergency Alarm	
8.Solar Power Assistant Heating Water System	
9.Solid Waste Tub	
10.Septic Tank	
11.Sand Bucket To Be Provided	
12.Mechanical Ventilation To Be Provided	
13.All Floors Column To Be Provided C1,C2 Size	

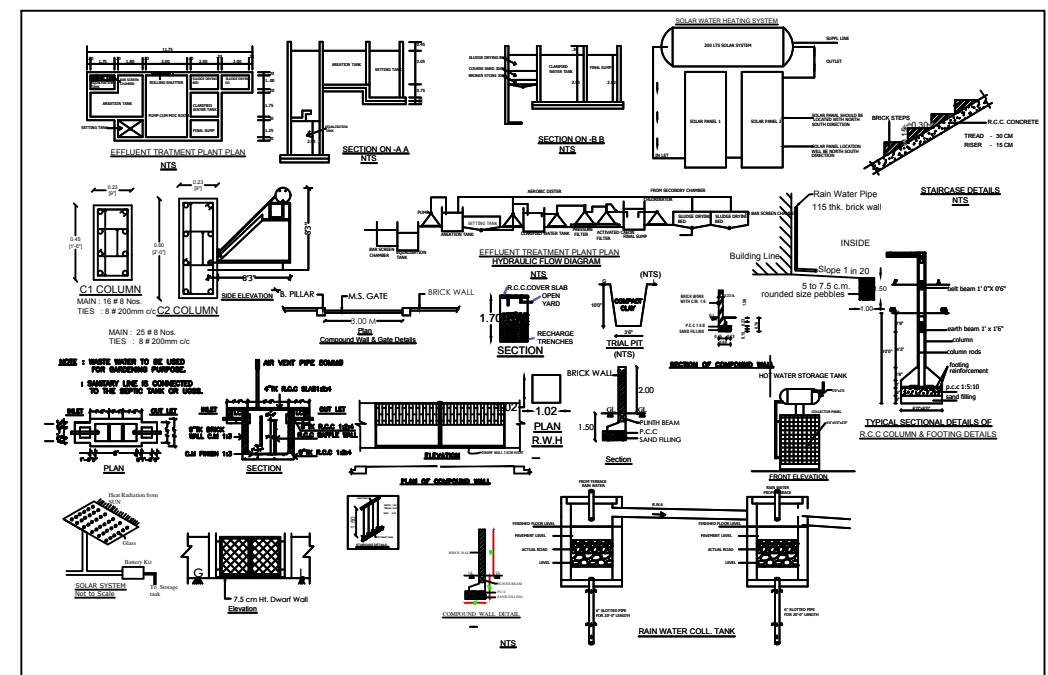
APPLICANT

Dr. S. MURUGAN
Chartered Engineer/Registered Structural Engineer
REG NO: 17701058/020304/4
P/E Construction & Survey
Collection Office (Opp. H-4 Main Road)
Virudhunagar - 625002
Email: s1.premconstructions@gmail.com

GEO-TECH-ENGINEER

Dr. A. Ganesh
Chartered Engineer/Registered Structural Engineer
REG NO: 17701058/020304/4
P/E Construction & Survey
Collection Office (Opp. H-4 Main Road)
Virudhunagar - 625002
Email: s1.premconstructions@gmail.com

TECHNICAL CLEARANCE
ROC NO : SWP/BPA/403764/2024
SITE BOUNDARY SHOWN AS "A TO J"
TECHNICAL CLEARANCE NO : SWP/DTCP (VNR)NO. 30 / 2024



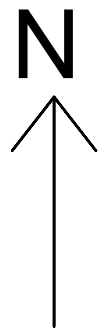
DRAUGHTSMAN GRADE-III

SUPERVISOR

ASSISTANT DIRECTOR

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

SHEET - 2/2



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APPLICANT

[Signature]

GEO-TECH-ENGINEER

[Signature]

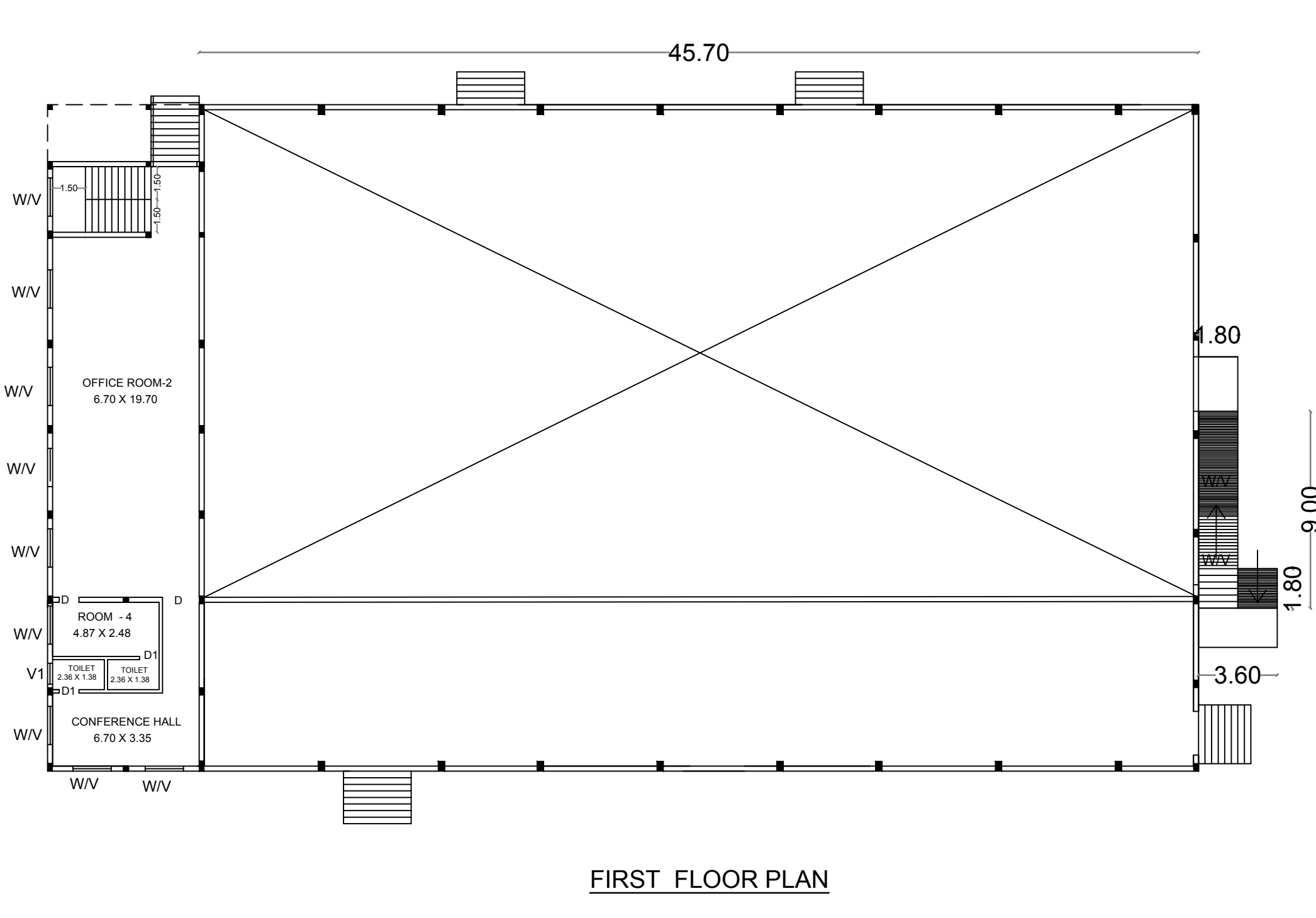
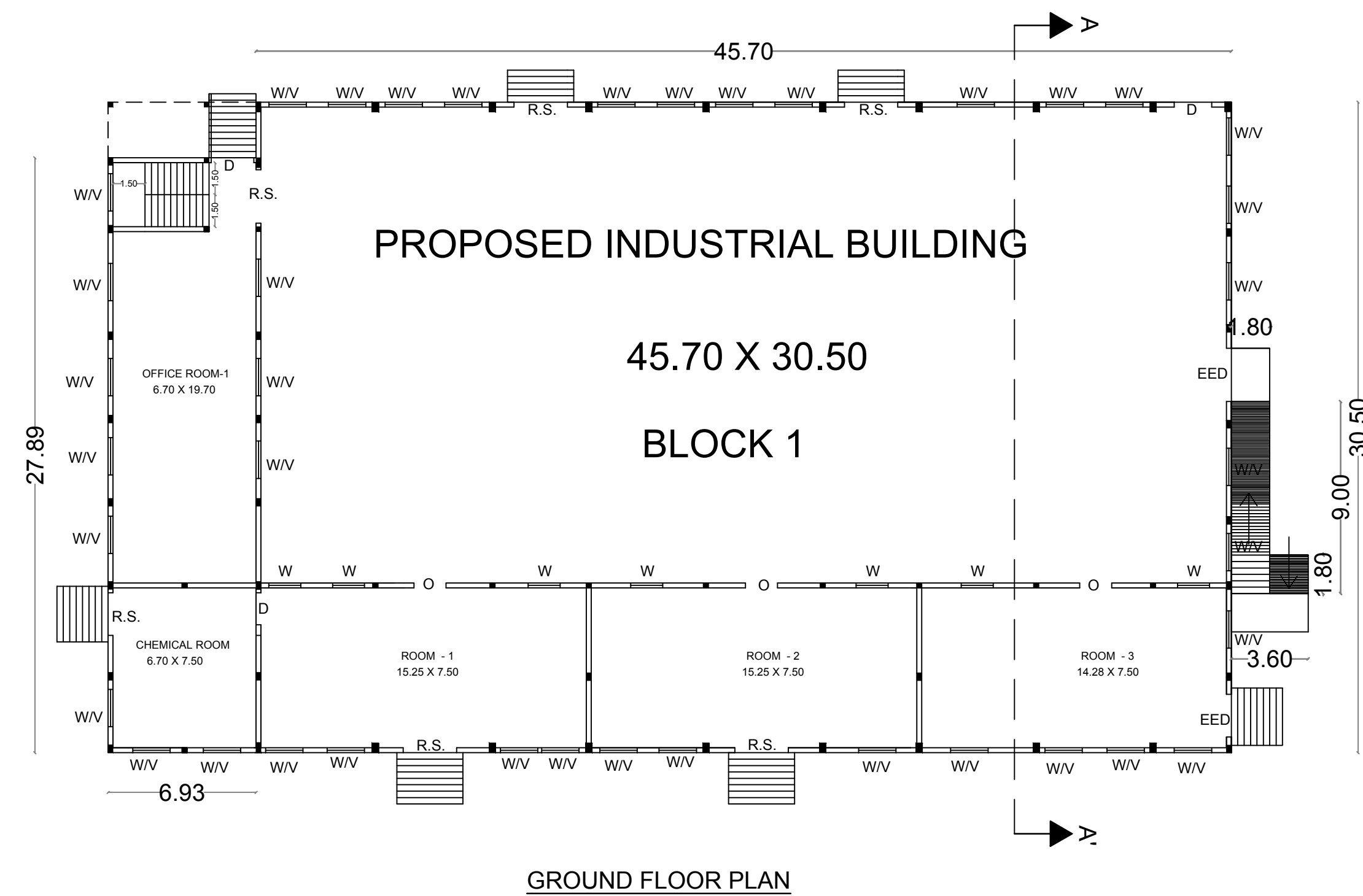
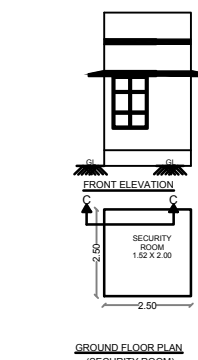
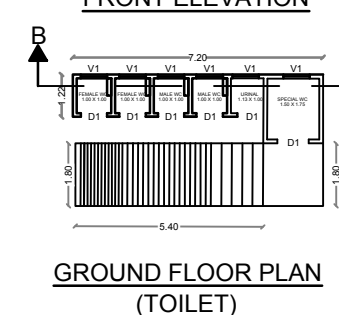
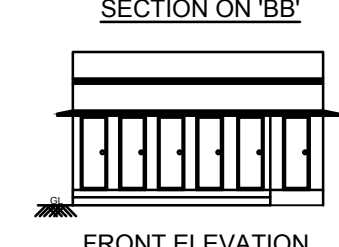
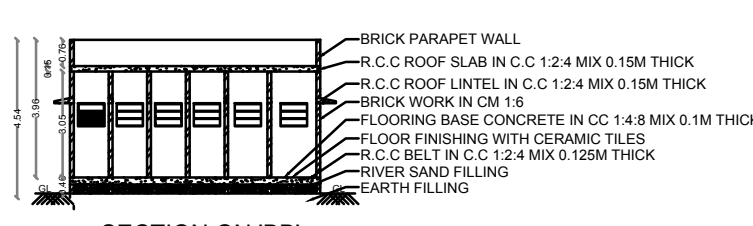
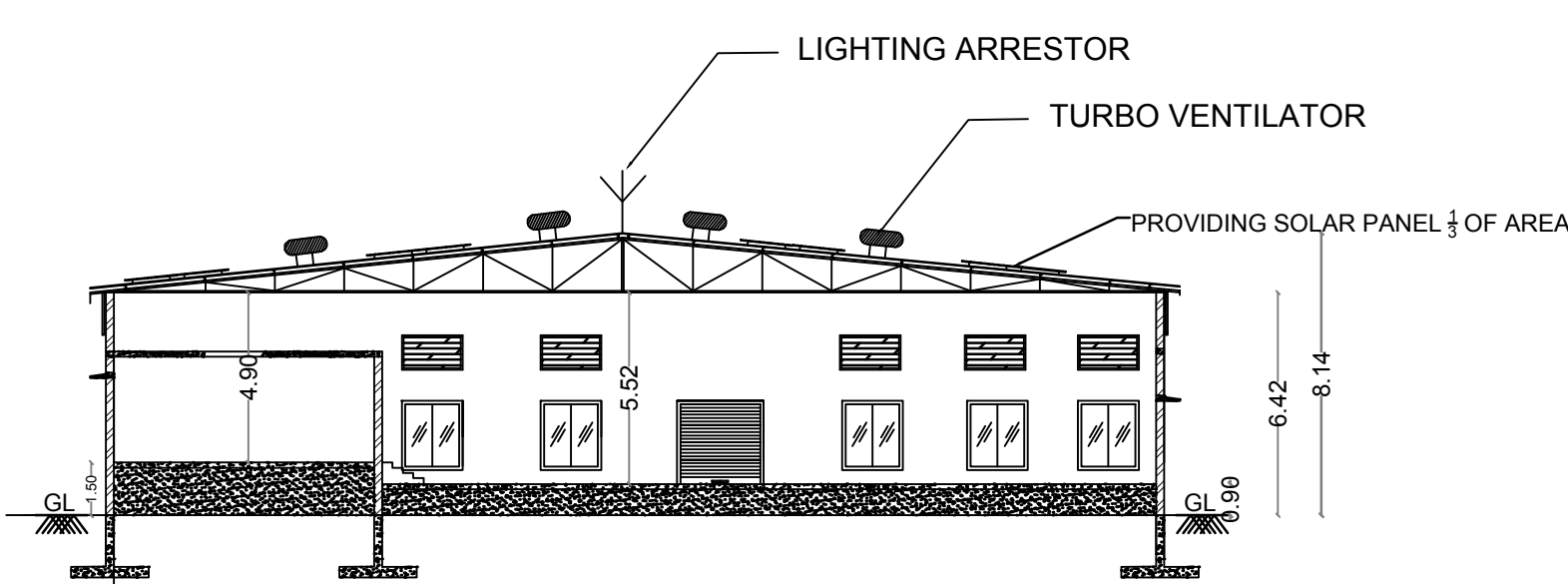
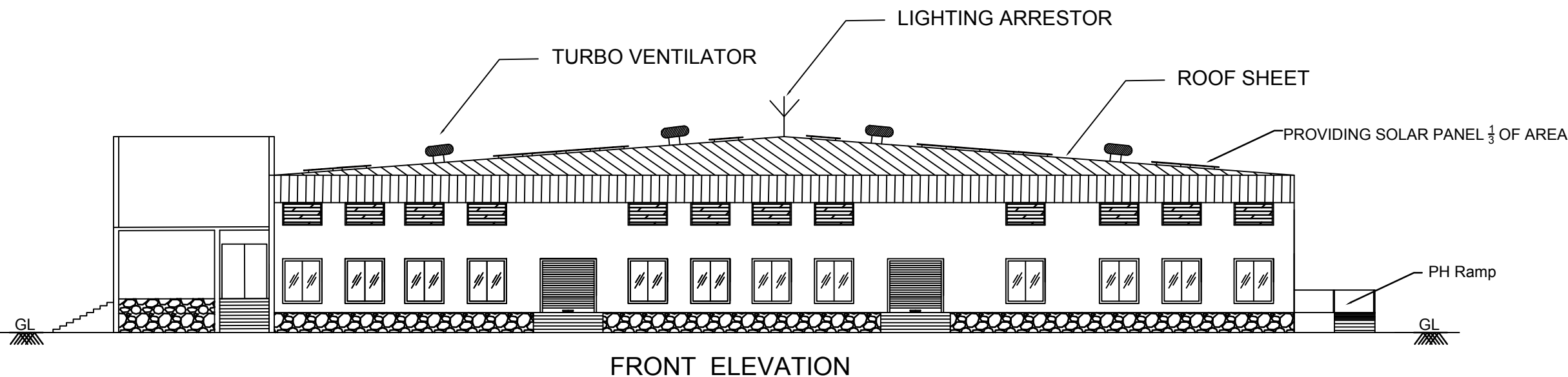
Call: 9626801816

Er.A.Ganesh Krishna Kumar,Arch.,
Licensed Surveyor & Registered Architects
Regn.No. RA/GR/UMR/June 2019/002
A.A.S.BUILDERS
26/2,Perandammal Street, PSR Road,
SIVAKASI 626123

STRUCTURAL ENGINEER

[Signature]

Call: 8220077741, 843877741
Er. S.MULUGUJA S.E.A.M.E.(Struct),PES60
Chartered Engineer/Registered Structural Engineer
REG No : DTCP/REG01/2023/G-11
PM Construction & Survey
Collectorate Office (Opp), 16/- 44,Main Road
Virudhunagar - 626002
Email id : pmconstructionsurvey@gmail.com



TECHNICAL CLEARANCE

ROC NO : SWP/BPA/403764/2024

SITE BOUNDARY SHOWN AS "A TO J"

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SURVEYOUR

DRAUGHTSMAN GRADE-III

SUPERVISOR

ASSISTANT DIRECTOR

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

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](#)



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



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.

