Verified RealEstate™

REFERENCE
30/2023-2024

ISSUED
30 January 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.

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

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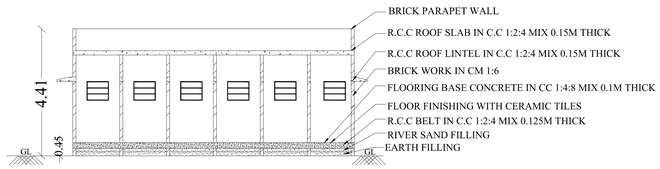
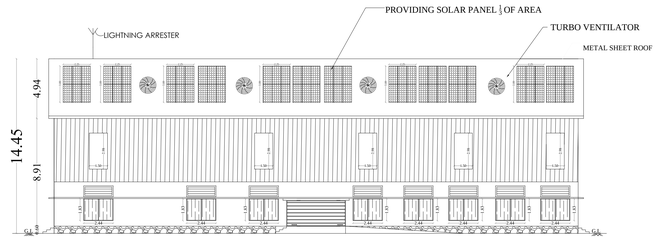
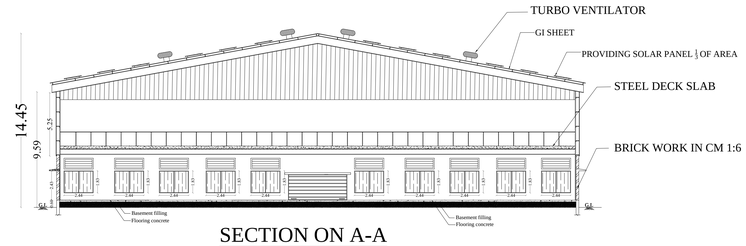
DIGITALLY VERIFIED RECORD



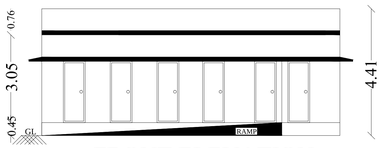
SECTION ON 'AB'



FRONT ELEVATION



SECTION ON A-A



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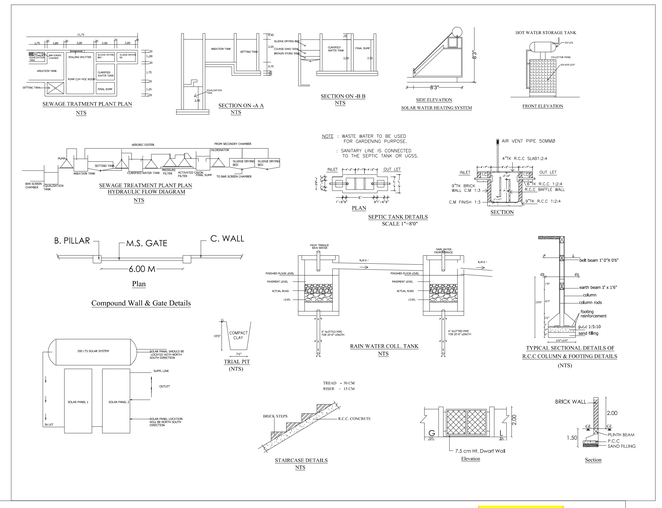
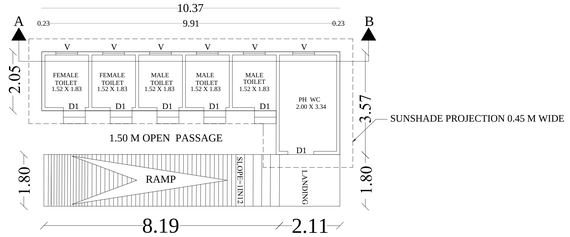
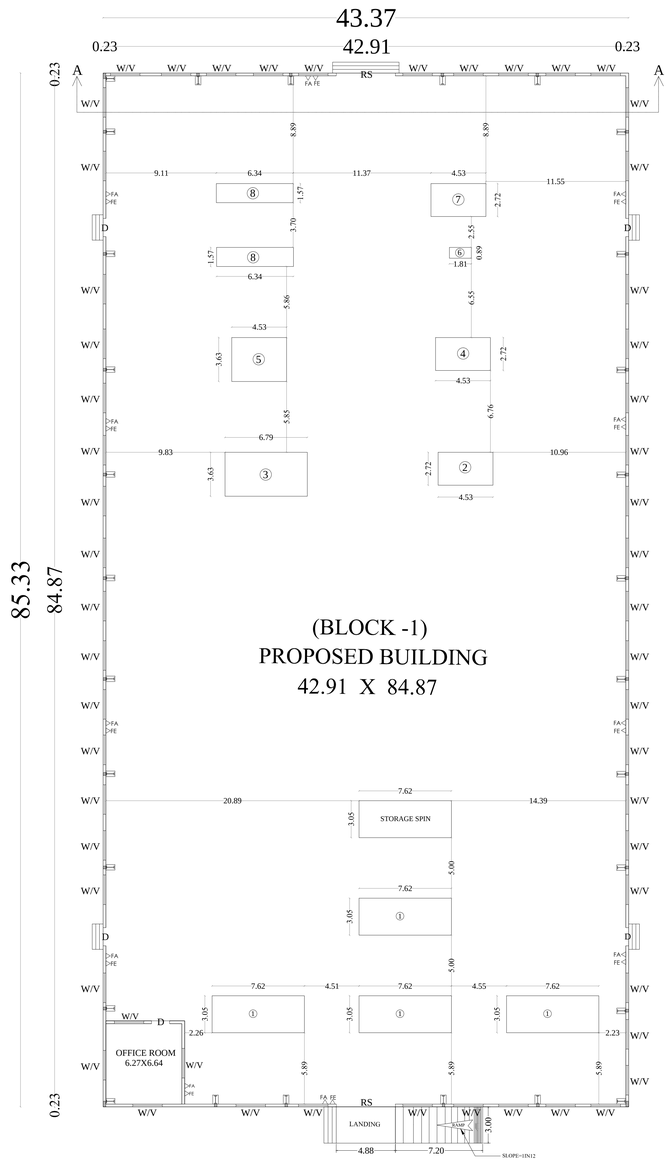
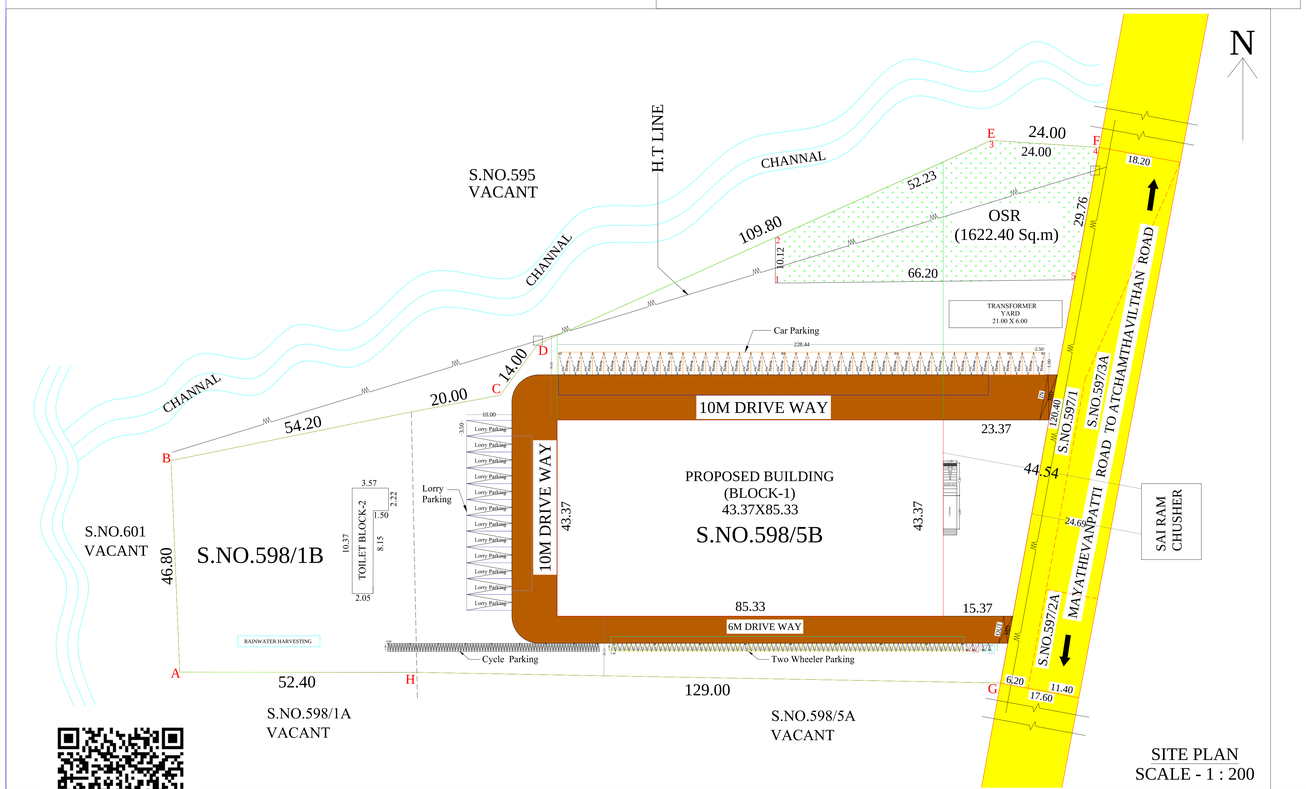




GROUND FLOOR PLAN
(TOILET) BLOCK-2



GROUND FLOOR PLAN
(BLOCK - 1)



SITE PLAN
SCALE - 1 : 200

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING IN PAPER BOARD MANUFACTURING (RED CATAGORY) IN SURVEY.No. 598/1B AND 5B , AT MALLI VILLAGE AND PANCHAYAT, SRIVILLIPUTHUR PANCHAYAT UNION AND TALUK , VIRUDHUNAGAR DISTRICT. (NON PLANNING AREA)

SCALE = 1: 100 SHEET NO: 1

NO OF WORKERS:-MALE=20,FEMALE=0

NAME OF THE APPLICANT:-

Mr. P. VIGNESH KANNAN, S/O Mr.PANNEER SELVAM.

AREA DETAILS :-

AS PER FMB	=	15603 Sq.m	167888 Sq.Ft
AS PER DOCUMENT	=	27750 Sq.m	298590 Sq.Ft
SUPER IMPOSED	=	15676.75 Sq.m	171160.28 Sq.Ft

AREA DETAILS:-

DESCRIPTION	FSI AREA Sq.m	Non FSI AREA Sq.m	TOTAL
BLOCL -1 GROUND FLOOR AREA (INDUSTRIAL BUILDING)	3700.89	——	3700.89
BLOCL -2 GROUND FLOOR AREA (TOILET BUILDING)	10.11	——	10.11
TOTAL	3711.00	——	3711.00

F.S.I = 3711.00 / 15603.00 = 0.23 < 2.0

REFERENCE:-

MD	MAIN GATE	=	3.00X1.80
RS	ROLLING SHUTTER	=	4.88X2.50
D	DOOR	=	1.50X2.13
D1	DOOR	=	1.50X2.13
W	WINDOW	=	2.44X2.00
V	VENTILATION	=	2.44X0.60

OSR CALCULATIONS:-

Required OSR Area : 15603X10% = 1560 Sq.m
Provided OSR Area : 1622.40 Sq.m

PARKING CALCULATIONS:-

Building Area = 3711.00 Sq.m
500 Sq.m = 1 Lorry Space
3711.00 / 500 = 7.4 SAY 8 Nos
Building Area = 3711.00 Sq.m
100 Sq.m = 1 Car Space
3711.00 / 100 = 37 SAY 38 Nos
Building Area = 3711.00 Sq.m
50 Sq.m = 1 Two wheeler Space
3711.00 / 50 = 74 SAY 78 Nos
Building Area = 3711.00 Sq.m
50 Sq.m = 1 Cycle Space
3711.00 / 50 = 74 SAY 78 Nos

PARKING CALCULATIONS:-

BUILDING AREA = 3711.00 Sq.m

PARKING	PROVIDED	REQUIRED
LORRY PARKING	8	12
CAR PARKING	38	43
DA CAR PARKING	2	---
TWO WHEELER PARKING	74	78
DA TWO WHEELER PARKING	2	---
CYCLE PARKING	74	78
DA CYCLE PARKING	2	---

SOLAR CALCULATIONS:-

Solar Area = 3711.00 Sq.m
Terrace Area = 3711.00 / 3 Sq.m
Solar Required Area = 1237.00 Sq.m
Solar Provided Area = 1237.00 Sq.m

TOILET BLOCK DETAILS:-

SANITARY UNIT	FOR MALE / FEMALE	REQUIRED	PROVIDED
TOILET	MALE	2	3
	FEMALE	1	2
PH WC TOILET	MALE	1	1

MACHINERY DETAILS:-

S.NO	LIST OF MACHINERY	NO	EACH H.P	TOTAL H.P
1	PULPER	1	50.00	50.00
2	VACUM PUMP	1	40.00	40.00
3	PRESS PART	1	25.00	25.00
4	DRYER	10	20.00	200.00
5	MG	1	20.00	20.00
6	POPE	1	10.00	10.00
7	REWINDER	1	20.00	20.00
8	COMPRESSOR	1	10.00	10.00
9	BOILER	1	20.00	20.00
	NUMBER OF WORKING LABOUR - 20 Nos			

NOTES:-

1. Rain water filteration pit
2. Filtered rain water collection sump
3. Waste Water collection sump
4. Perculation Pit
5. Plinth boundary perculation pit
6. Fire exfinguishers to be provided
7. Emergency alaram
8. Solar power assistant heating water system
9. Solid waste tub
10. Septic Tank
11. Sand bucket to be provided

LEDEND:-

SITE BOUNDARY -
EXISTING ROAD -
PROPOSED BUILDING -
DRIVE WAY -
OSR AREA -
FIRE ALARM -
FIRE EXITING -
STEEL COLUMN -

Er.K.GANAPATHI, B.E.M.E.F.I.E.F.I.V.D.Lit(USA)
REGISTERED Engineer Grade-II / Chartered Engineer
(CMDA Regn No: RE/GR-II/1905/060 Dt: 07.05.2019)
(MLPA Regn No: RE/014/2019(Gr.II) Dt.05.09.2019)
GEOMATRIX CONSULTANCY (Regn No: 330242233482E
No.22, Thomas Street, Narimedu,
Madurai-625002. Ph: 7598031360, 0452-2905568
Email: geomatrixconsultancy@gmail.com

STRUCTURAL ENGINEER

Er.K.GANAPATHI, B.E.M.E.F.I.E.F.I.V.D.Lit(USA)
REGISTERED Engineer Grade-II / Chartered Engineer
(CMDA Regn No: RE/GR-II/1905/060 Dt: 07.05.2019)
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Email: geomatrixconsultancy@gmail.com

GEOTECH ENGINEER

TECHNICAL CLEARANCE :-
ONLINE APPLICATION NO: SWP/BPA/0656387/2025
PLANNING PERMISSION NO :-
SWP/BP/DTCP (VNR)NO. 41/2025
SITE BOUNDARY SHOWN AS 'A B C D E F G H'
OSR BOUNDARY SHOWN AS '1 2 3 4 5'

APPLICANT

Er.K.GANAPATHI, B.E.M.E.F.I.E.F.I.V.D.Lit(USA)
REGISTERED Engineer Grade-II / Chartered Engineer
(CMDA Regn No: RE/GR-II/1905/060 Dt: 07.05.2019)
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ENGINEER

DRAUGHTSMAN GRADE-III

SUPERVISOR

ASSISTANT DIRECTOR

E-Signed
Deputy Director
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.