PP APPROVAL RECORD

Planning Permission

Theni

Theni district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

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.

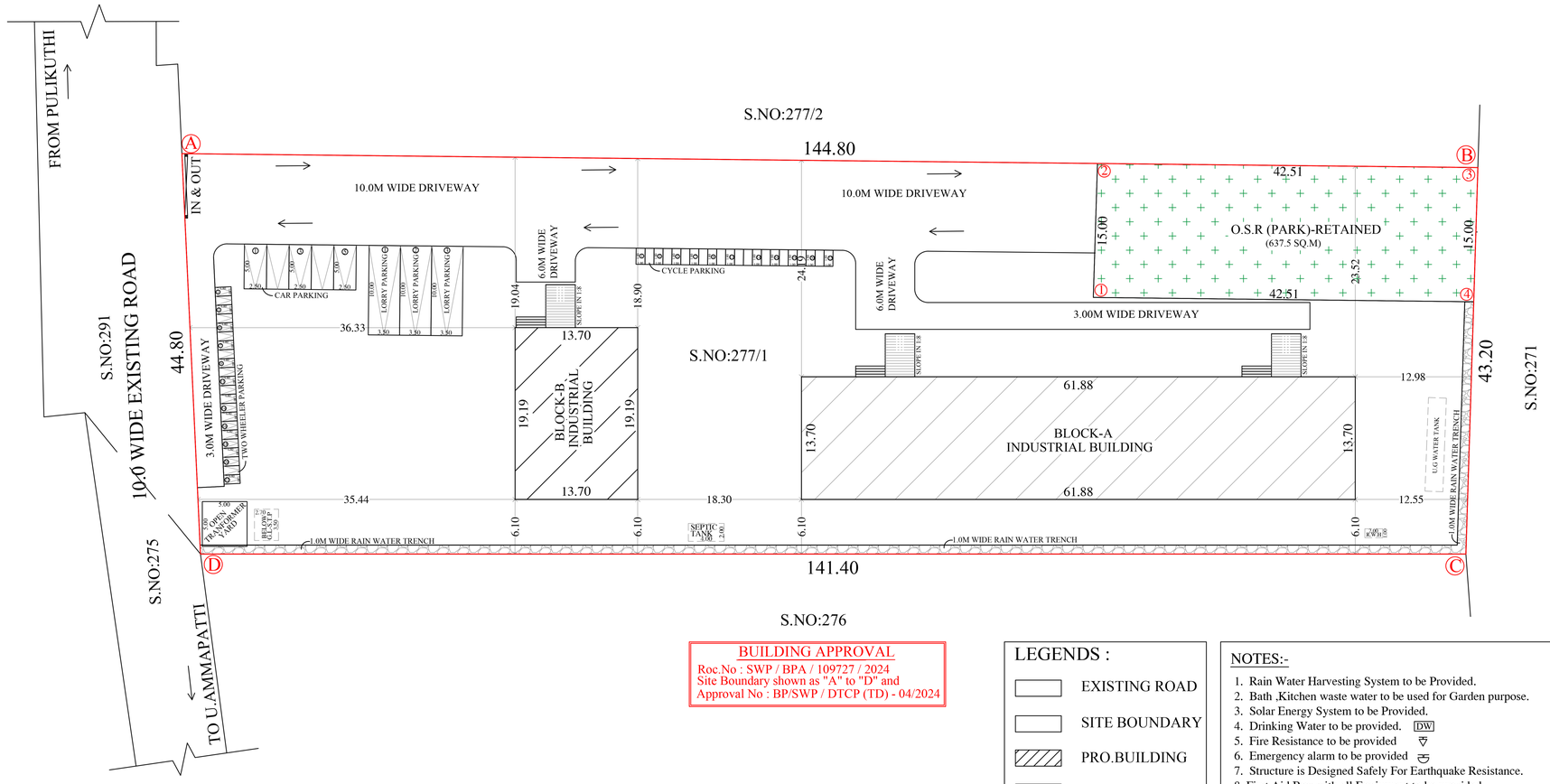
Verified RealEstate™

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

hello@verified.realestate

+91 9996 12 9996

verified.realestate



SITE PLAN
SCALE : 1:500

BUILDING APPROVAL
Roc.No : SWP / BPA / 109727 / 2024
Site Boundary shown as "A" to "D" and
Approval No : BP/SWP / DTCP (TD) - 04/2024

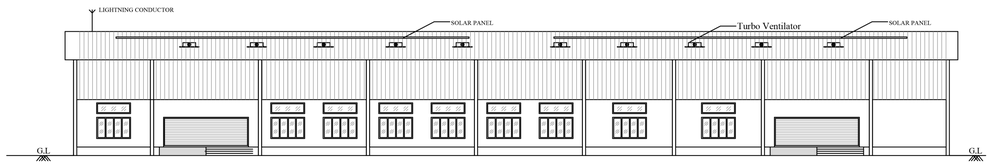
LEGENDS :

- EXISTING ROAD
- SITE BOUNDARY
- PRO.BUILDING
- DRIVEWAY

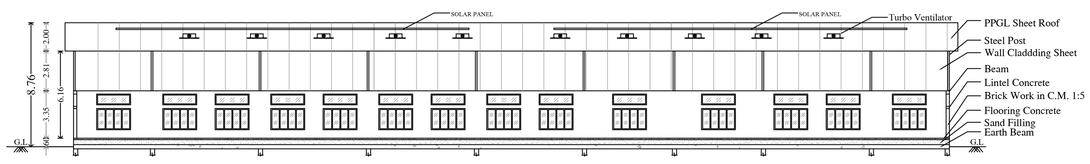
NOTES:-

1. Rain Water Harvesting System to be Provided.
2. Bath ,Kitchen waste water to be used for Garden purpose.
3. Solar Energy System to be Provided.
4. Drinking Water to be provided. DW
5. Fire Resistance to be provided
6. Emergency alarm to be provided
7. Structure is Designed Safely For Earthquake Resistance.
8. First Aid Box with all Equipment to be provided.
9. Mechanical Ventilation provided.(whether it is used)

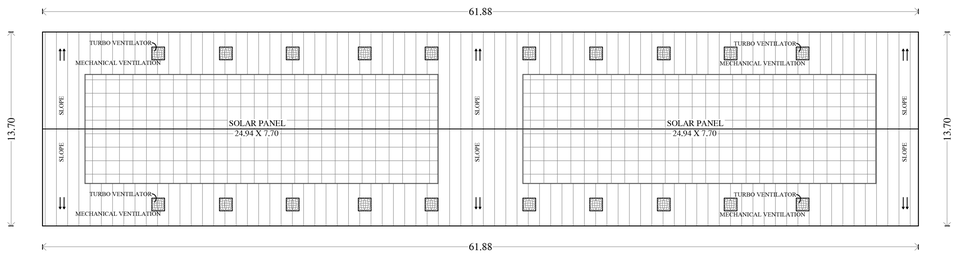
ALL DIMENSIONS ARE IN METRE



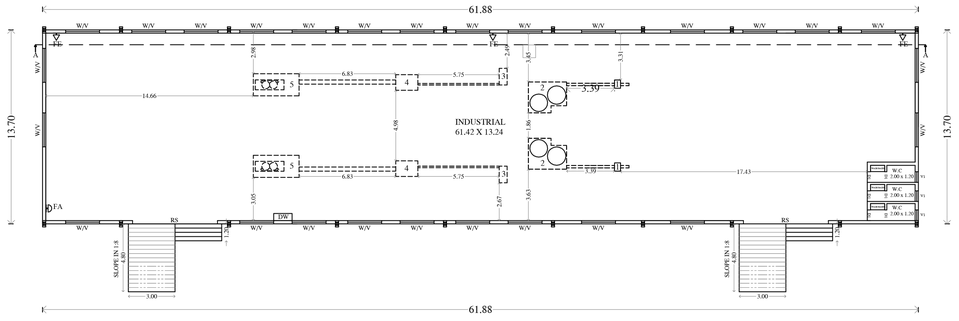
ELEVATION
BLOCK-A



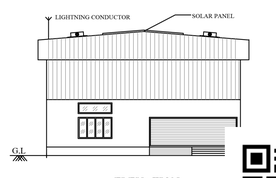
SECTION AA
BLOCK-A



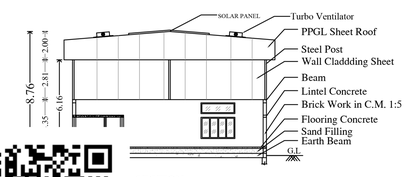
SHEET ROOF - TERRACE
BLOCK-A



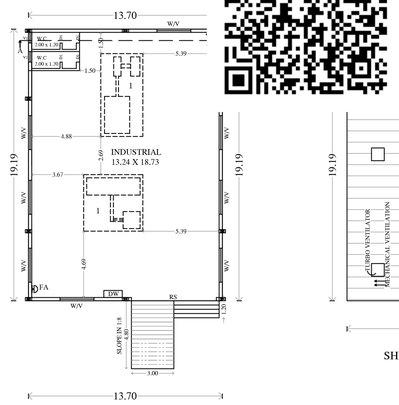
GROUND FLOOR
BLOCK-A



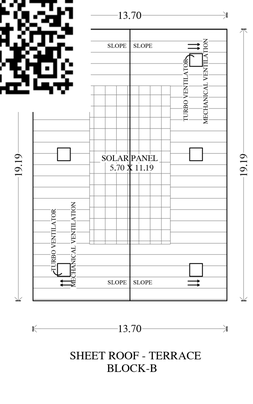
ELEVATION
BLOCK-B



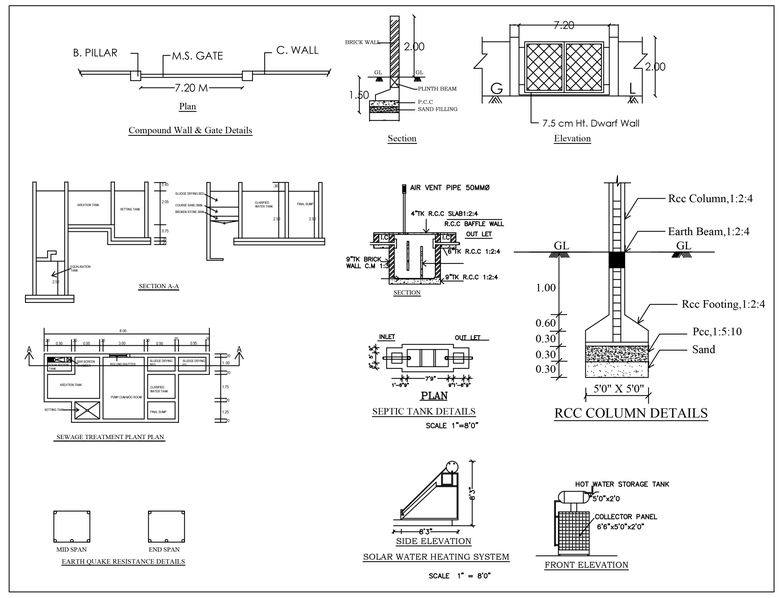
SECTION AA
BLOCK-B



GROUND FLOOR
BLOCK-B



SHEET ROOF - TERRACE
BLOCK-B



OFFICE USE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING IN S.NO:277/1 AT PULIKUTHI VILLAGE AND PULIKUTHI PANCHAYAT,CHINNAMANUR PANCHAYAT UNION,UTHAMAPALAYAM TALUK,THENI DISTRICT.
CATEGORY OF INDUSTRY - GREEN
MANUFACTURE OF PACKAGED DRINKING WATER

AREA STATEMENT

SITE AREA AS PER PATTA	- 6351.00 SQ.M
SITE AREA AS PER DOCUMENT	- 6353.56 SQ.M
O.S.R AREA RETAINED	- 637.50 SQ.M ①-④

SL.NO	DESCRIPTION	FSI AREA (Sq.Mt)	NON FSI AREA (Sq.Mt)	TOTAL BUILT-UP AREA (Sq.Mt)
01.	BLOCK - A INDUSTRIAL BUILDING (GROUND FLOOR)	847.76	--------	847.76
02.	BLOCK - B INDUSTRIAL BUILDING (GROUND FLOOR)	262.90	--------	262.90
	TOTAL AREA	1110.66	--------	1110.66

$$\text{FSI} = \frac{\text{Total FSI Area}}{\text{Total Site Area}} = \frac{1110.66}{6351.00} = 0.175 < 1.50$$

PARKING CALCULATION:

SL.NO	DESCRIPTION	REQUIRED	PROVIDED
01.	LORRY PARKING	03 NOS	03 NOS
02.	CAR PARKING	------	05 NOS
03.	TWO WHEELER	22 NOS	22 NOS
04.	CYCLE PARKING	22 NOS	22 NOS

JOINERY DETAILS:

R.S - ROLLING SHUTTER	6.00 x 2.10	20'0" x 7'0"
D1 - DOOR	0.76 x 2.10	2'6" x 7'0"
W - WINDOW	2.40 x 1.20	8'0" x 4'0"
V - VENTILATOR	2.40 x 0.76	8'0" x 2'6"
V1 - VENTILATOR	0.76 x 0.76	2'6" x 2'6"

MACHINERY NAME AND H.P DETAILS

SL.NO	DESCRIPTION	NOS	H.P	TOTAL H.P
01.	BOTTLE FEEDER	02	1.0	2.0
02.	WATER FILLING	02	5.0	10.0
03.	CAP ELEVATOR	02	5.0	10.0
04.	CAPALING	02	1.0	2.0
05.	PACKING	02	11.0	22.0
06.	PET BLOWING	02	20.0	40.0
	TOTAL H.P			86.0

NO OF MALE WORKERS : 15 NOS
NO OF FEMALE WORKERS : 10 NOS
TOTAL NO OF WORKERS : 25 NOS

SPECIFICATION:

FOUNDATION	:	COLUMN FOOTING
BRICK WORK	:	C.M 1:6 FOR SUPER STRUCTURE
PLASTERING	:	C.M 1:5 FOR WALLS & 1:3 FOR CELLING
CEMENT PAINT	:	2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
R.C.C	:	1:2:4 FOR SLABS & LINTELS
WOOD WORK	:	ALL WOOD WORKS IN BEST QUALITY TIMBER

APPLICANT

G.DEEPAK, D.C.E, B.Arch,
Registered Architect,
Registered No:CA/2021/128434
GDB Architects
4/5,Gurubagavan Complex,
Th... Periyakulam Main Road,
L... ...ram,Theni-625523.
... 40:85206 71035.

REGISTERED ARCHITECT:-

Er.K.MANICKAVEL, DCE.,B.Tech.,M.E.,
Registered Structural Engineer,
Reg.No.RSE,GR-1 2022/09/002
9490.A2, Vellalar Street,Vadugapatti,
Periyakulam Taluk, Theni-625 603
Mobile No:97875 23133

STRUCTURAL ENGINEER:-

Er. R. RAVIBHARATH, B.E.,CIVIL
DTCP Registered Engineers Grade-II-(Reg)
Reg. No: RE.GR-11-2021/10/003
RP CONSTRUCTIONS
465/5, Maruthi Complex,
Convent School Opp. THENI-625 531.
Cell: 8056578242, 638048684...

REGISTERED ENGINEER:-

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

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.