

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.

REVISED PLAN SHOWING THE EXISTING APPROVED BUILDING & PROPOSED

ADDITIONAL CONSTRUCTION OF ORANGE CATEGORIES INDUSTRIAL BUILDING

(MANUFACTURES OF COTTON YARN) IN S.NO: 82, 83/3, 84, 85, 86, 87,88, 89, 90, 91,

92/A1, 92/A2, 92/A3, 93A, 94A, 98A & 99A, VEERAPANDI VILLAGE, VEERAPANDI

TOWN PANCHAYAT, THENI TALUK, THENI DISTRICT.

REFERENCES:

Exg. BUILDING

FE - Fire Extinguisher

FA - Fire Alarm

PLAN
SCALE 1:100

(i) MANUFACTURING DETAILS: MANUFACTURE OF COTTON YARN

(ii) CATEGORY OF INDUSTRY: ORANGE

(A) TNPCB - PROCEEDINGS NO.F.0220TEN/OL/DEE/TNPCB/TEN/A/2022

(B) TNPCB - PROCEEDINGS NO.F.0220TEN/OL/DEE/TNPCB/TEN/W/2022

SITE AREA DETAILS:-

1. SITE AREA (As Per Document) = 101300.00Sq.m(25.03Acre)

2. SITE AREA (As Per Patta) = 101300.00Sq.m(25.03Acre)

REVISED & PROPOSED ADDITIONAL BUILT UP AREA DETAILS:-

SL. NO.	BLOCK NO.	DESCRIPTION	BUILDING STATUS	EXISTING APPROVED FSI (Sq.Mt)	PROPOSED		
					FSI (Sq.Mt)	NON FSI / OTS (Sq.Mt)	TOTAL (Sq.Mt)
1	10	GEN SET ROOM	EXISTING	-----	393.89	-----	393.89
		Ground Floor					
2	11	STORE ROOM	EXISTING	-----	154.80	-----	154.80
		Ground Floor					
3	12	STORE ROOM & TOILET	EXISTING	-----	158.34	-----	158.34
		Ground Floor					
4	13	LABOUR'S ROOM	EXISTING	-----	168.30	-----	168.30
		Ground Floor					
5	14	TOILET BLOCK	EXISTING	-----	19.60	-----	19.60
		Ground Floor					
6	15	LABOUR'S ROOM & STORAGE GODOWN	EXISTING	-----	1116.11	-----	1116.11
		Ground Floor					
7	16	WATCHMAN BOOTH	EXISTING	-----	-----	5.29	5.29
		Ground Floor					

For BOJARAJ TEXTILE MILLS LTD

MANAGING DIRECTOR

APPLICANT

Er. N. NAGARATHNAM, M.E(Struct), MIE, C.E.,
Chartered Engineer & Structural Consultant
Registered Engineer Grade-I (122/L5/2019/00011)
DTCP-Registered Structural Engineer Grade-I (05/08/2019)
8650, Vanchandrapuram, Coimbatore - 625 516
Cell: 9994058898, 9998100234

REGISTERED STRUCTURAL ENGINEER

M. SHYAM B.E. M.Arch
Registered Engineer
DTCP-Madurai Region
KMC-ASSOCIATES
41/21-A, C2-C2, Scheme Road
THENI-625 531
Mobile No: 98428 15655

M. HARSHA VARDAN, B.Arch
Registered Architect,
Registered No : CA 2019 112928
41 21B-C2-C2 Scheme road,
Near Theni Allinagaram Municipal,
THENI-625531
Mobile : 7373715658

REGISTERED ARCHITECT & ENGINEER



JOINERY DETAILS:

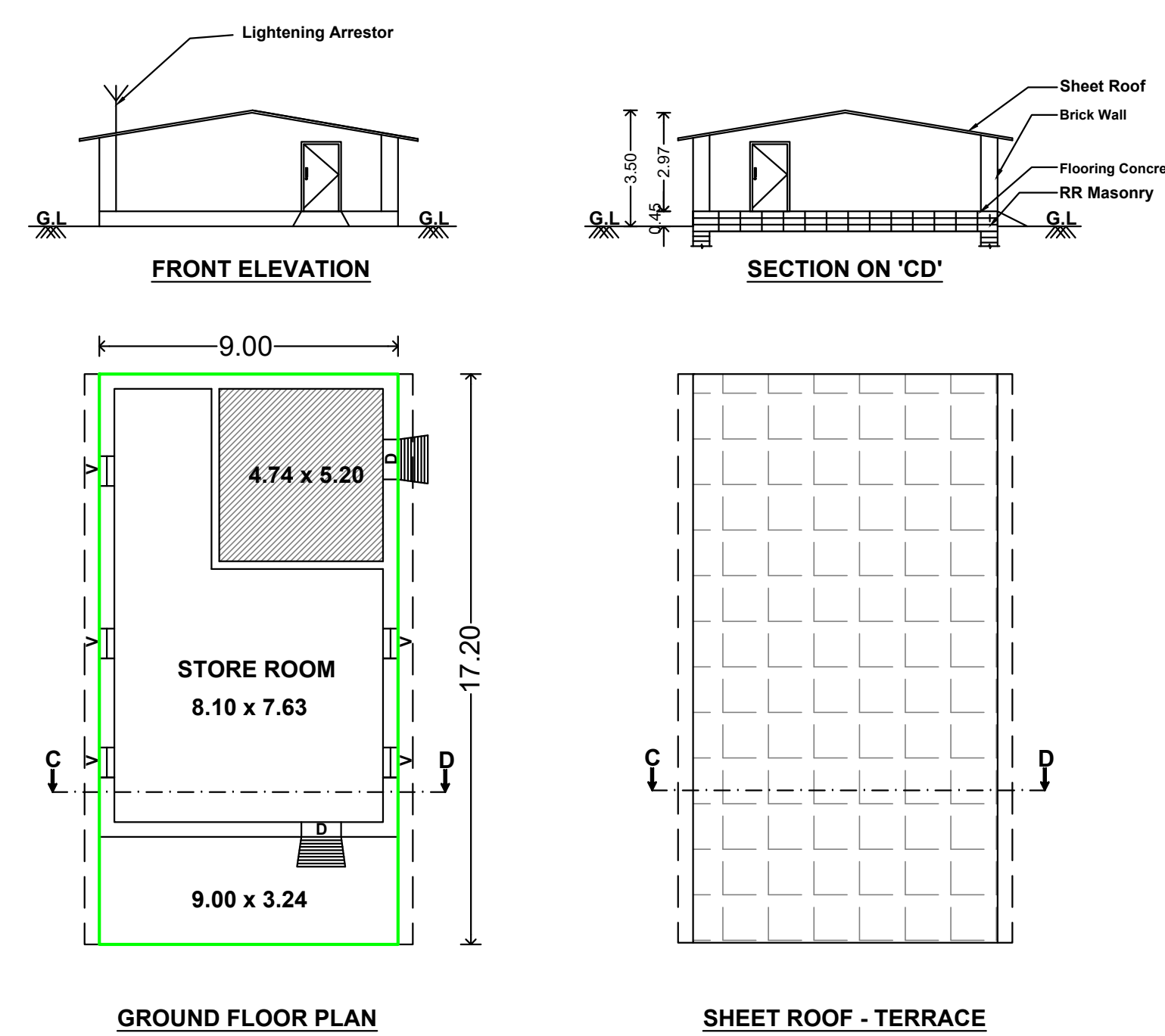
R.S - Rolling Shutter 1.80 x 2.40 6'0" x 8'0"

R.S-1 - Rolling Shutter 3.50 x 3.00 10'0" x 9'0"

W - Window 2.40 x 1.50 8'0" x 6'0"

V - Ventilator 1.80 x 1.20 6'0" x 4'0"

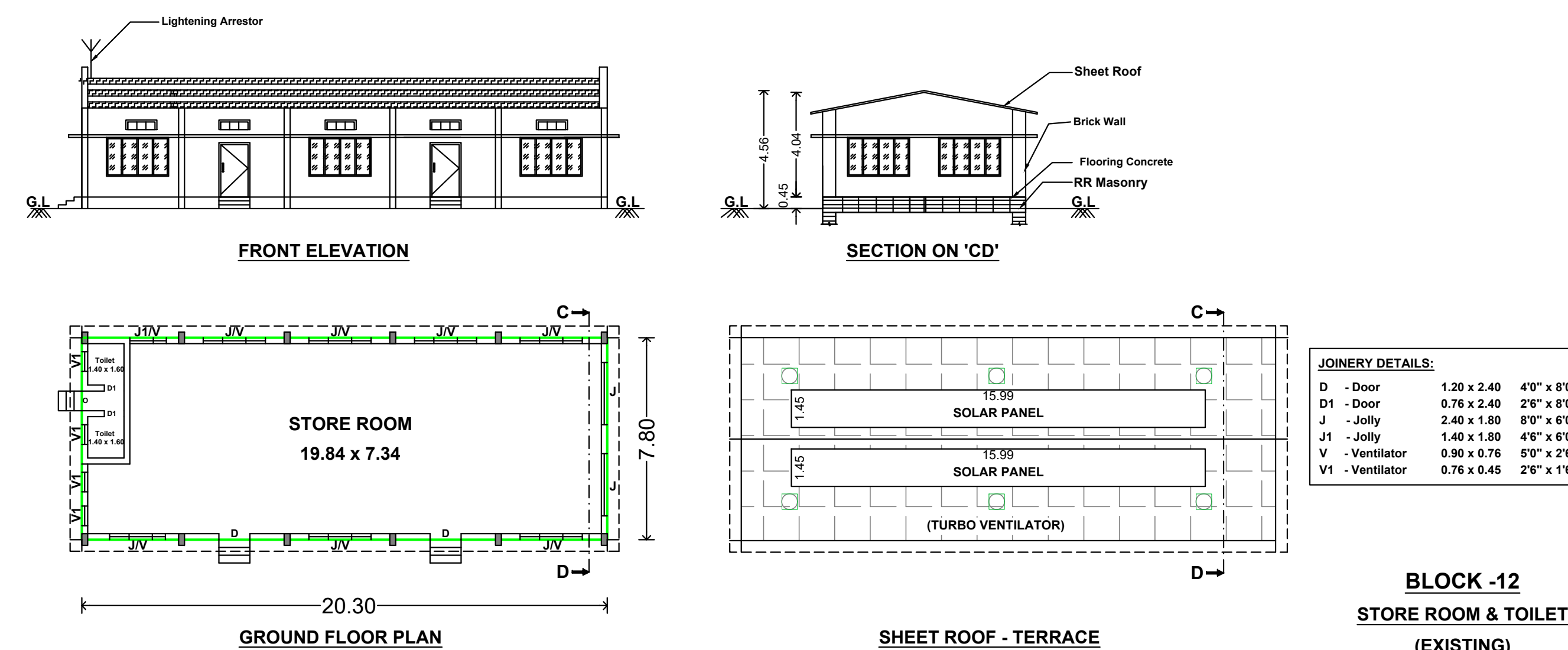
V1 - Ventilator 1.80 x 1.80 6'0" x 6'0"

BLOCK -10
GEN SET ROOM
(EXISTING)

JOINERY DETAILS:

D - Door 1.20 x 2.10 4'0" x 7'0"

V - Ventilator 0.90 x 0.75 3'0" x 2'6"

BLOCK -11
STORE ROOM
(EXISTING)

JOINERY DETAILS:

D - Door 1.20 x 2.40 4'0" x 8'0"

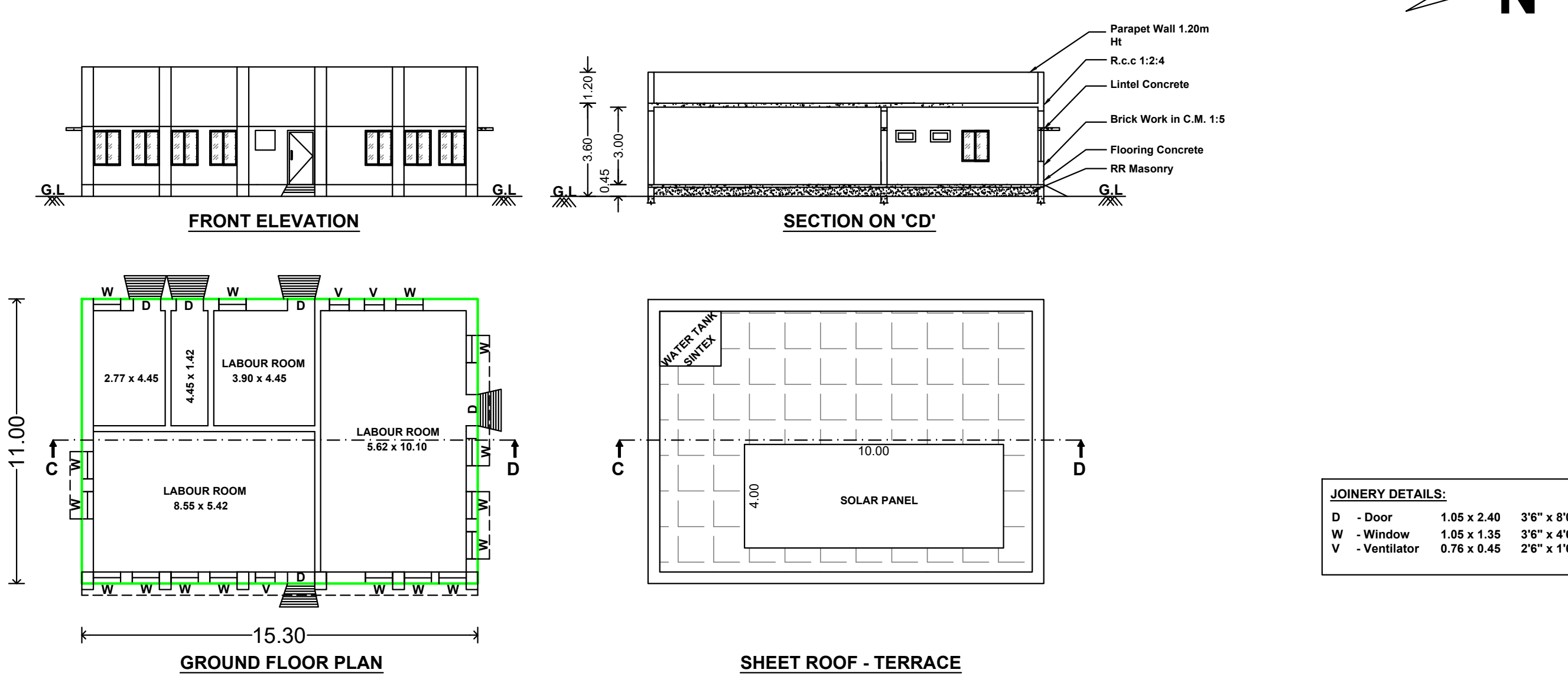
D1 - Door 0.75 x 2.40 2'6" x 8'0"

J - Jolly 2.40 x 1.50 8'0" x 6'0"

J1 - Jolly 1.40 x 1.50 4'6" x 6'0"

V - Ventilator 0.90 x 0.75 3'0" x 2'6"

V1 - Ventilator 0.75 x 0.45 2'6" x 1'6"

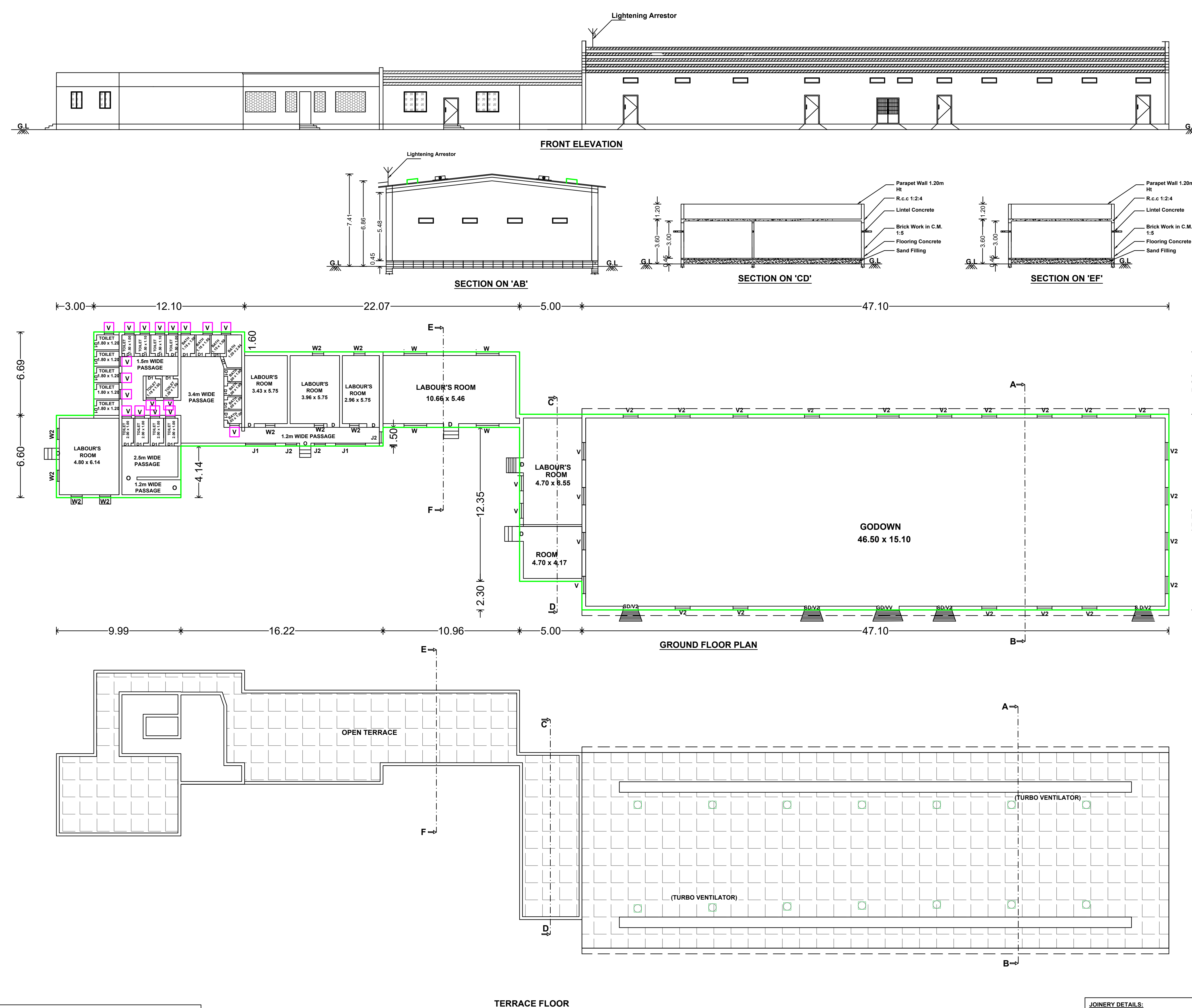
BLOCK -12
STORE ROOM & TOILET
(EXISTING)

JOINERY DETAILS:

D - Door 1.80 x 2.40 5'0" x 8'0"

W - Window 1.05 x 1.35 3'5" x 4'5"

V - Ventilator 0.75 x 0.45 2'6" x 1'6"

BLOCK -13
LABOUR'S ROOM
(EXISTING)

JOINERY DETAILS:

GD - Gull Door 1.80 x 2.40 6'0" x 8'0"

SD - Sliding Door 1.20 x 2.40 4'0" x 8'0"

D - Door 1.20 x 2.40 4'0" x 8'0"

D1 - Door 0.75 x 2.40 2'6" x 8'0"

W - Window 1.80 x 1.60 6'0" x 5'0"

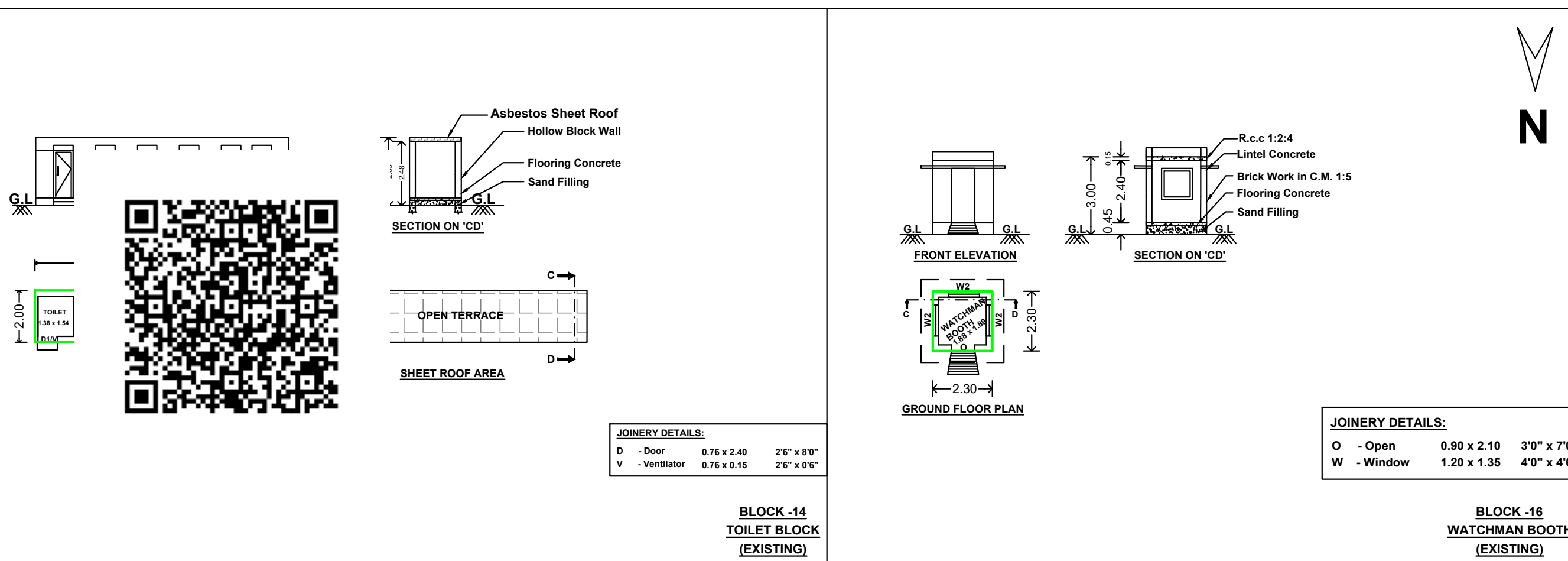
J1 - Jolly 2.40 x 1.20 8'0" x 4'0"

J2 - Jolly 0.90 x 1.20 3'0" x 4'0"

V - Ventilator 0.75 x 0.75 2'6" x 2'6"

V1 - Ventilator 0.75 x 0.81 2'6" x 2'7"

V2 - Ventilator 1.20 x 0.75 4'0" x 2'6"

BLOCK -15
LABOUR'S ROOM & GODOWN
(EXISTING)

JOINERY DETAILS:

O - Open 0.90 x 2.10 3'0" x 7'0"

W - Window 1.20 x 1.35 4'0" x 4'5"

BLOCK -14
TOILET BLOCK
(EXISTING)

JOINERY DETAILS:

O - Open 0.90 x 2.10 3'0" x 7'0"

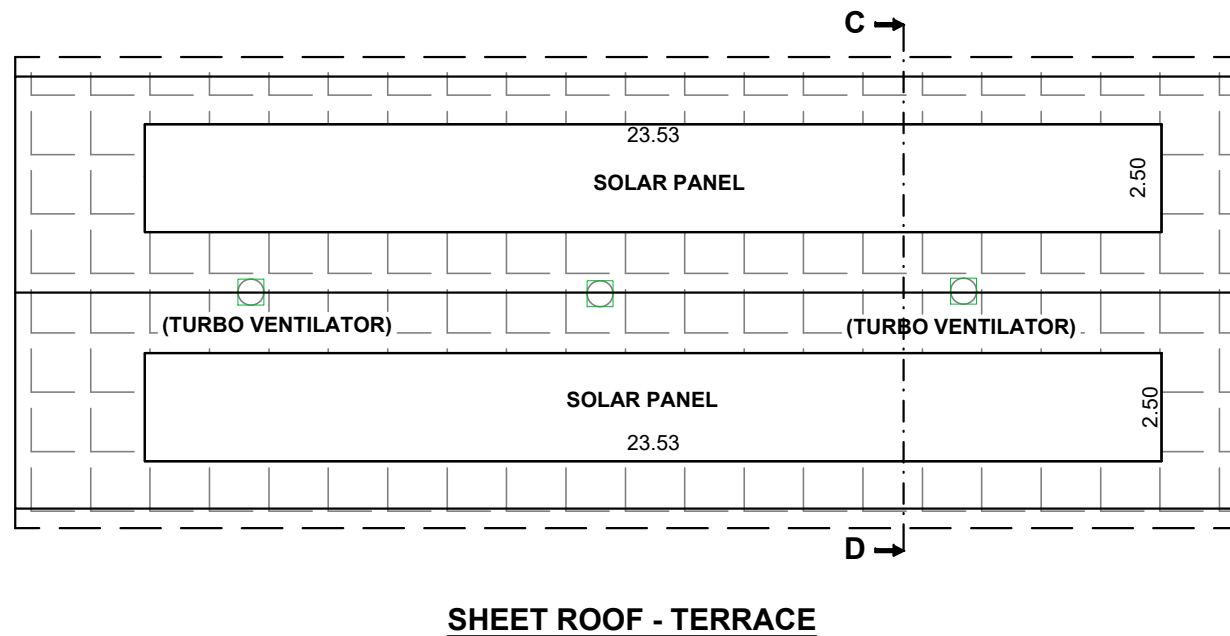
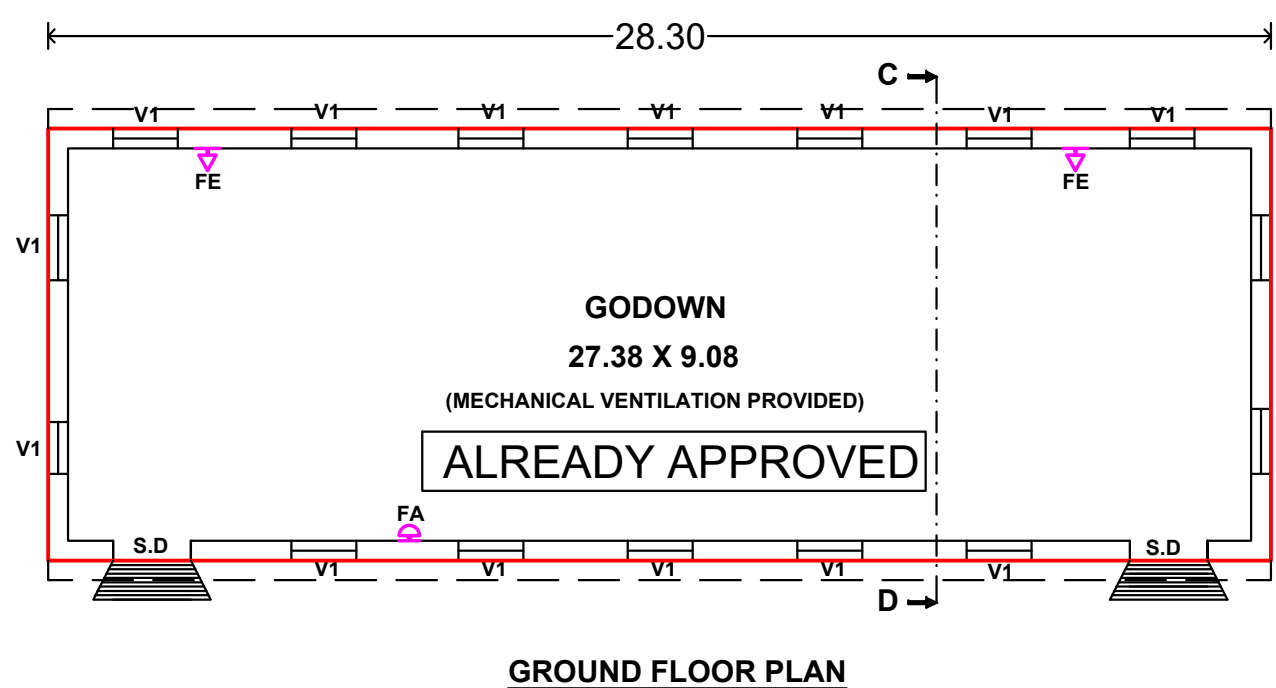
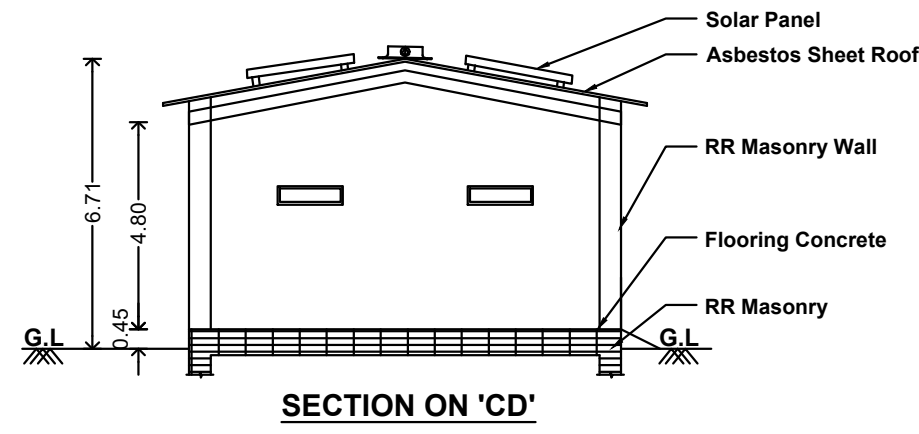
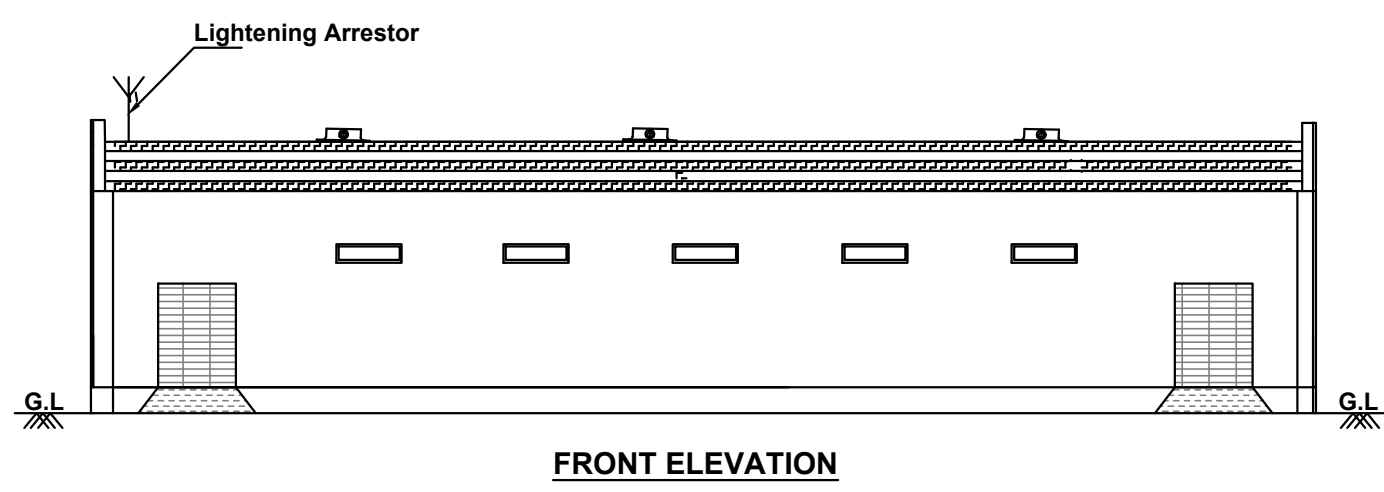
W - Window 1.20 x 1.35 4'0" x 4'5"

BLOCK -16
WATCHMAN BOOTH
(EXISTING)

NOTES:-

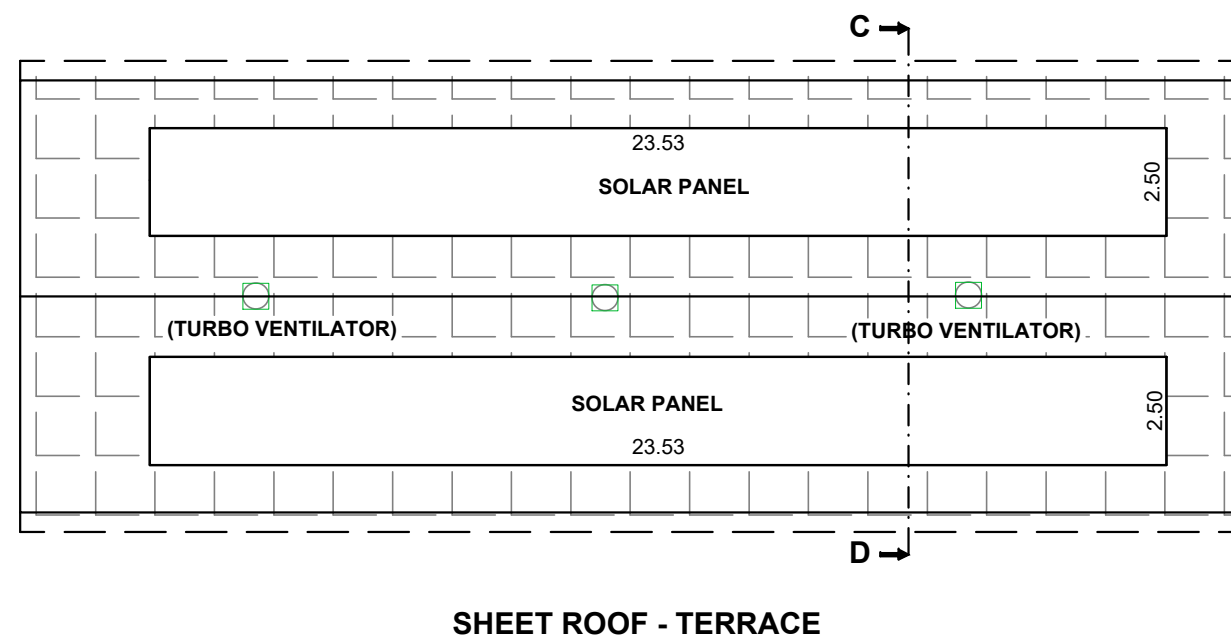
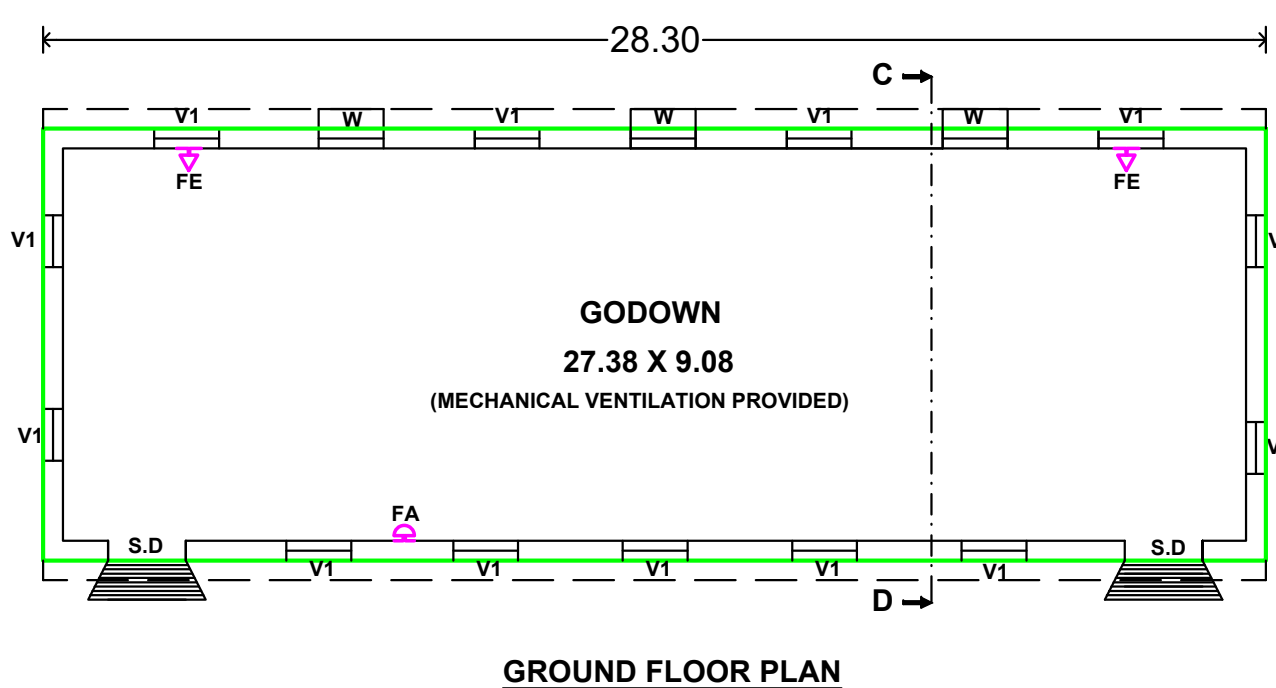
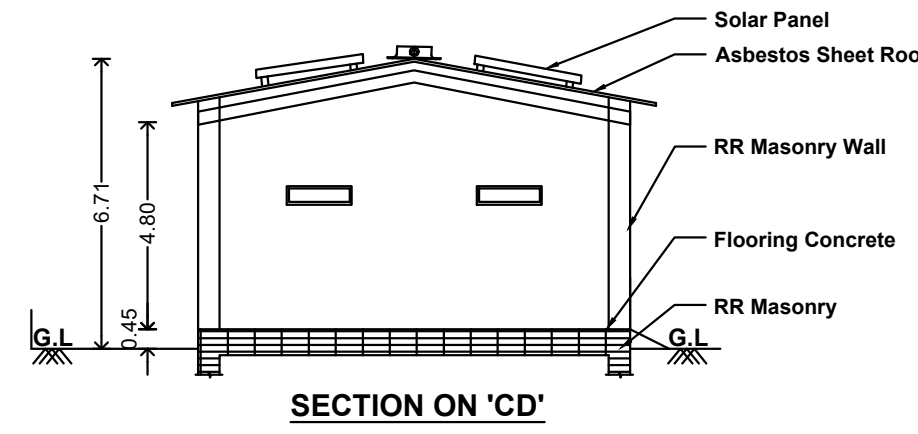
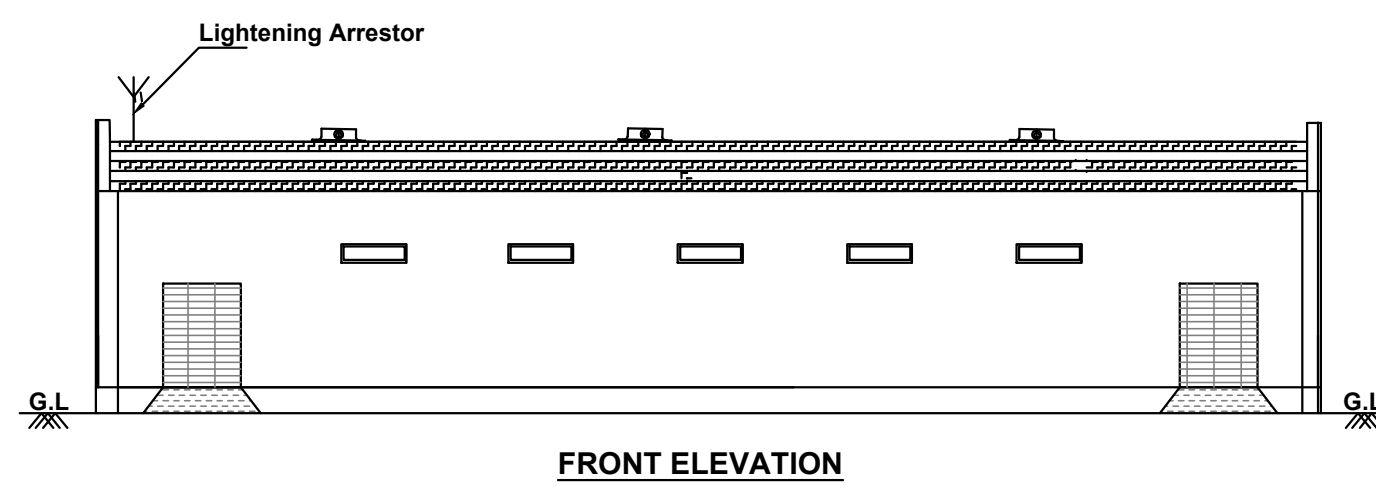
1. Rain Water Harvesting System to be Provided.
2. Solar Energy System to be Provided.
3. W/C water to be connected with Septic Tank.
4. Fire Resistance to be provided
5. Emergency alarm to be provided
6. Structure is Designed Safety For Earthquake Resistance.
7. First Aid Box with all Equipment to be provided.
8. Mechanical Ventilation provided.

(whether it is used)
All Dimensions are in Metre



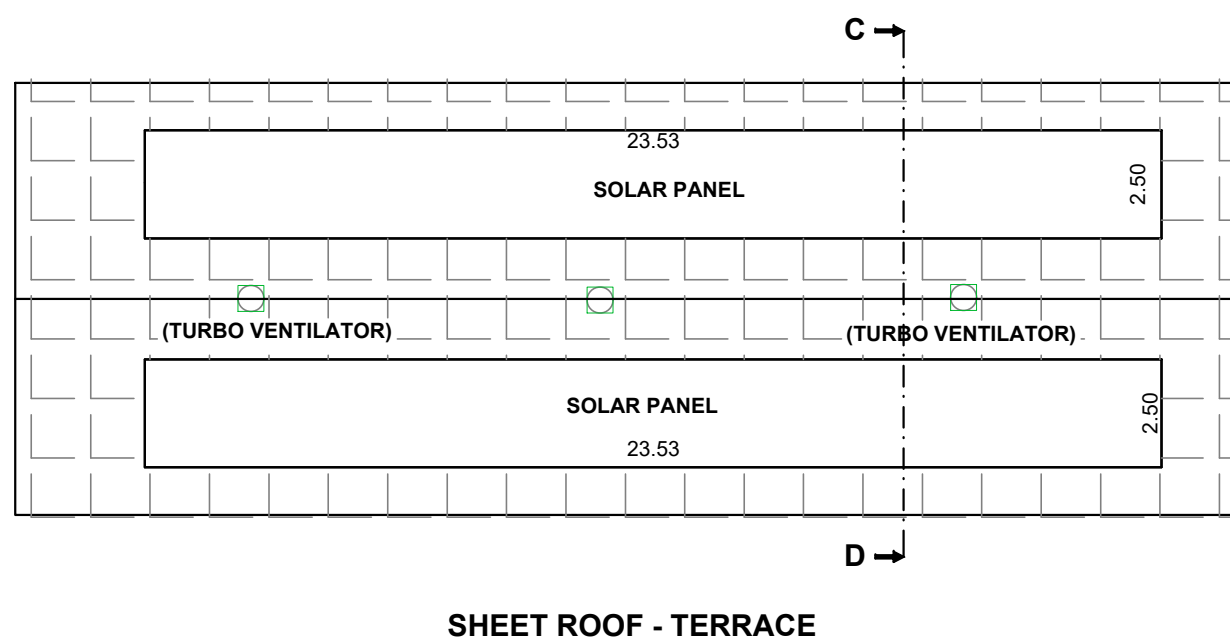
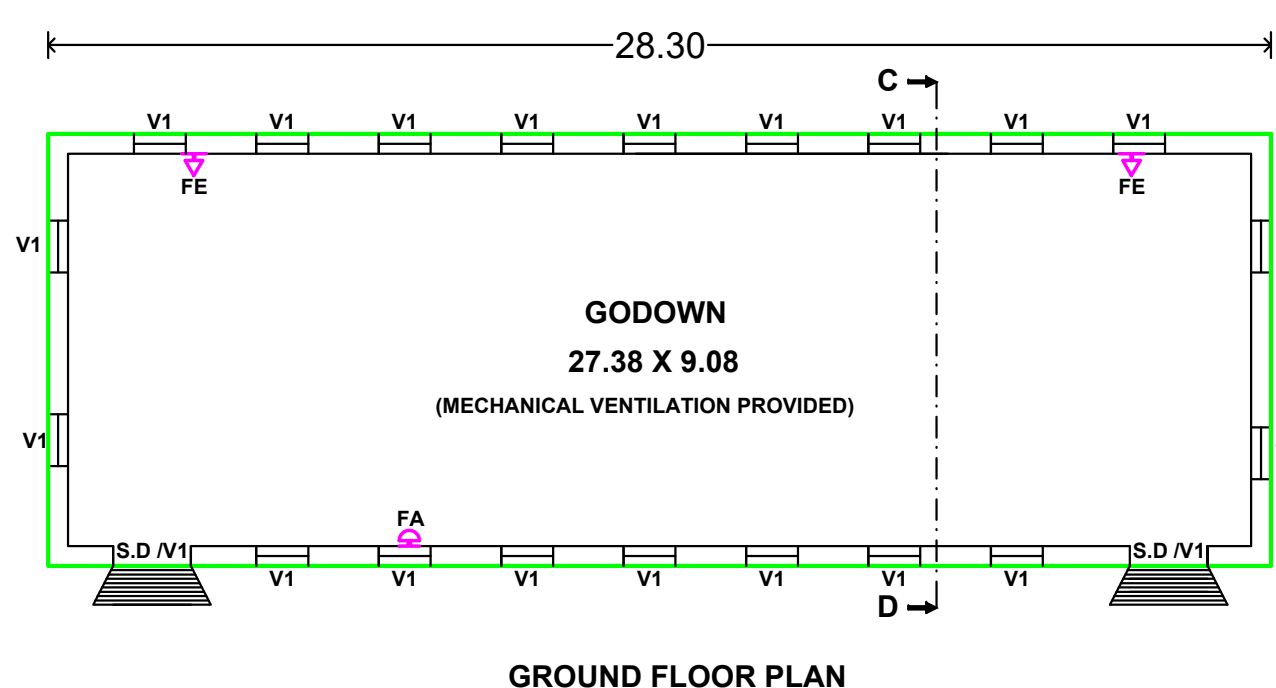
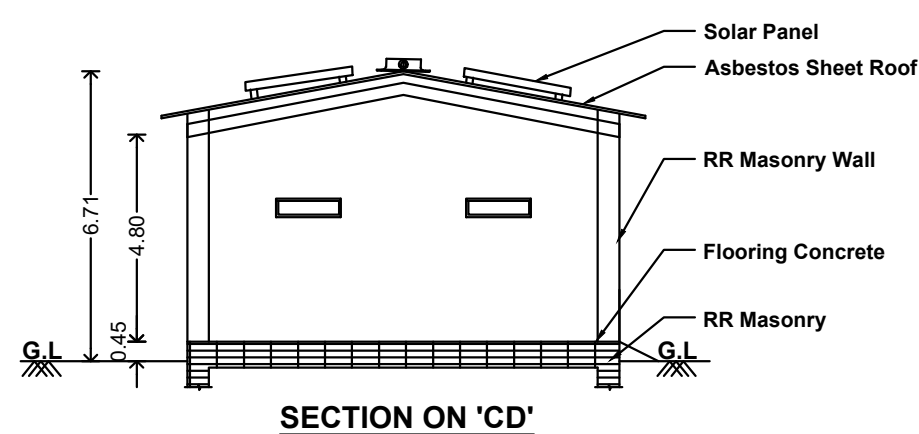
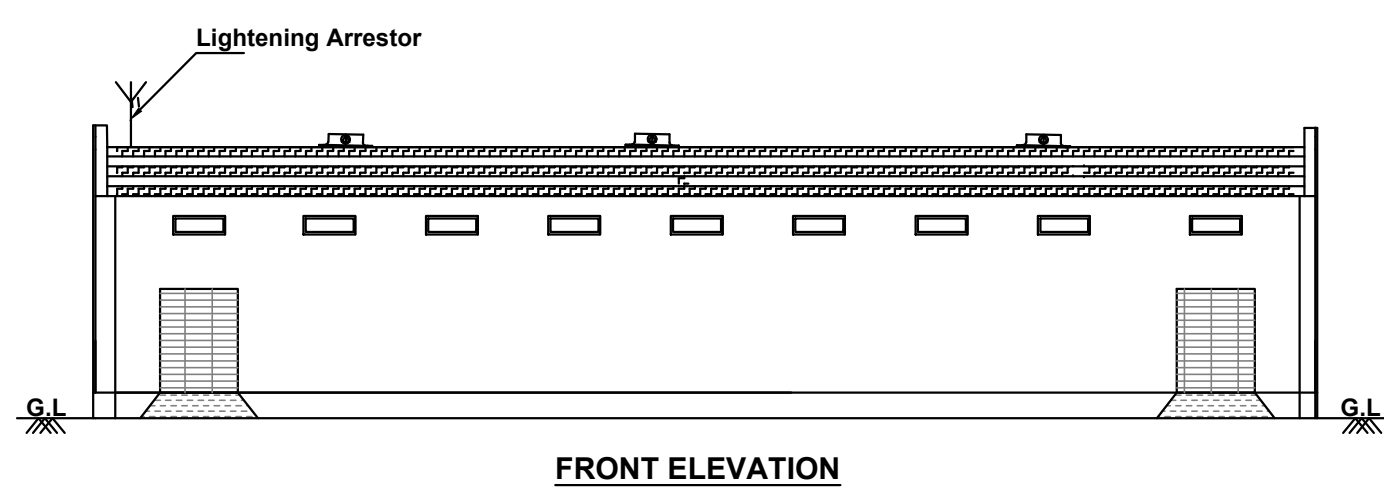
JOINERY DETAILS:
S.D. - Steel Door 1.80 x 2.40 6'0" x 8'0"
V1 - Ventilator 1.50 x 0.46 5'0" x 1'8"

BLOCK -2
STORAGE GODOWN-1
(EXISTING)



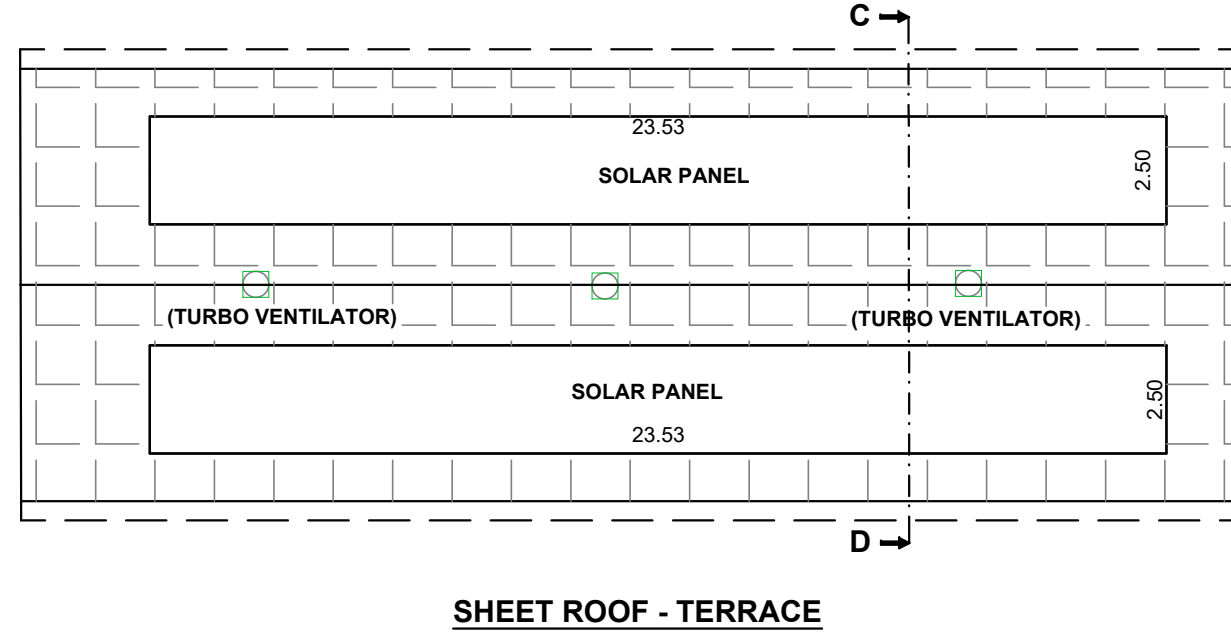
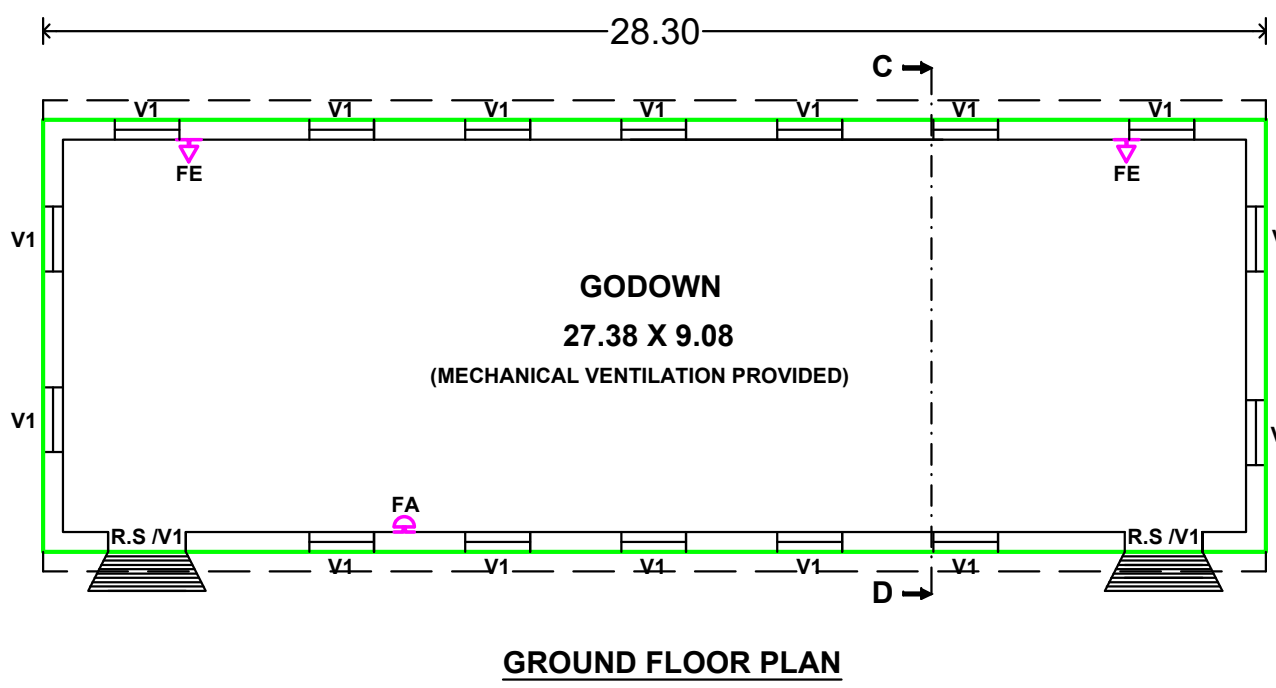
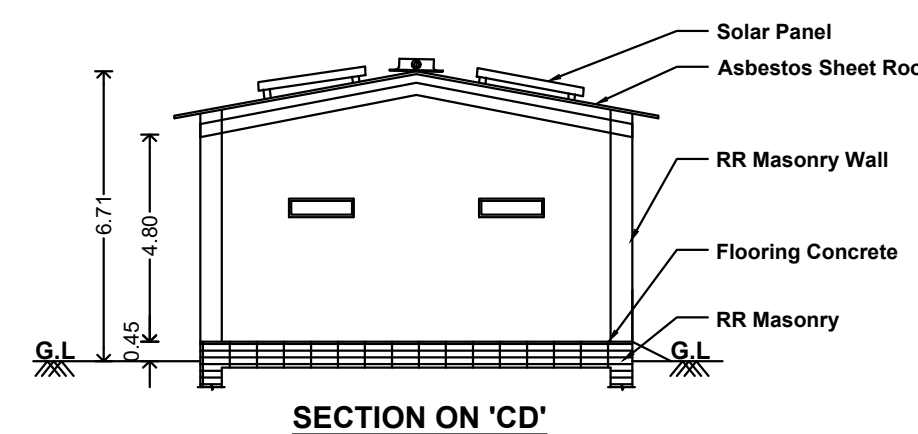
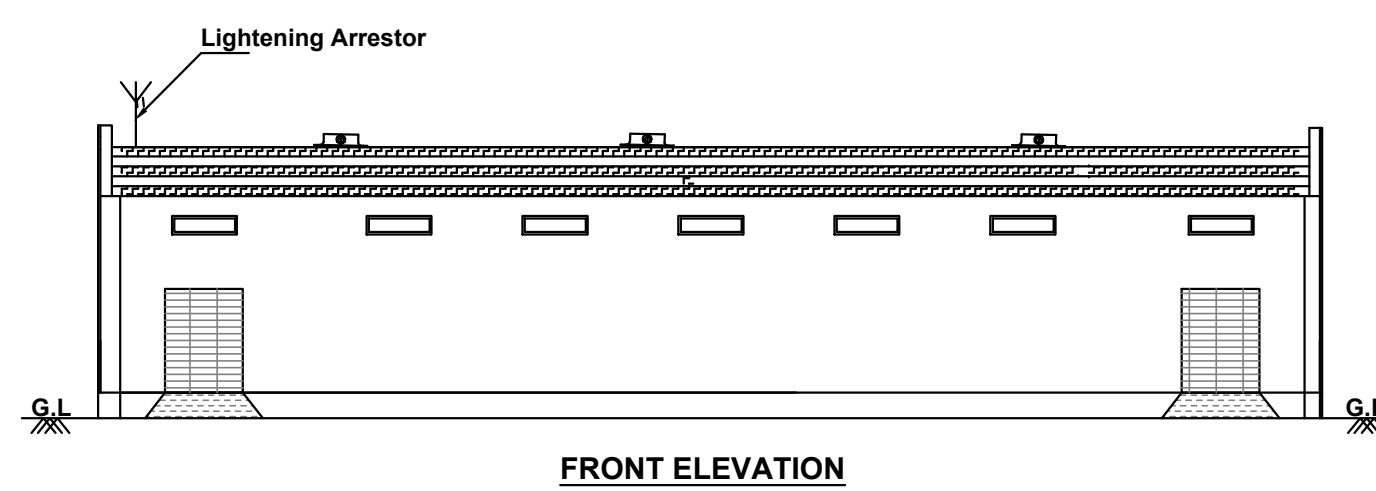
JOINERY DETAILS:
S.D. - Steel Door 1.80 x 2.40 6'0" x 8'0"
W - Window 1.50 x 1.50 5'0" x 5'0"
V1 - Ventilator 1.50 x 0.46 5'0" x 1'8"

BLOCK -3
STORAGE GODOWN-2
(EXISTING)



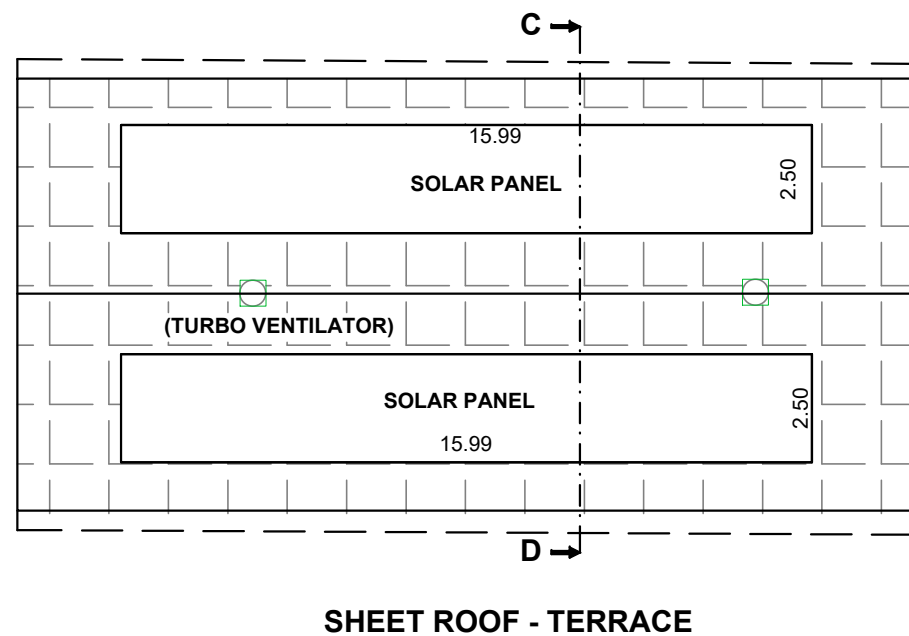
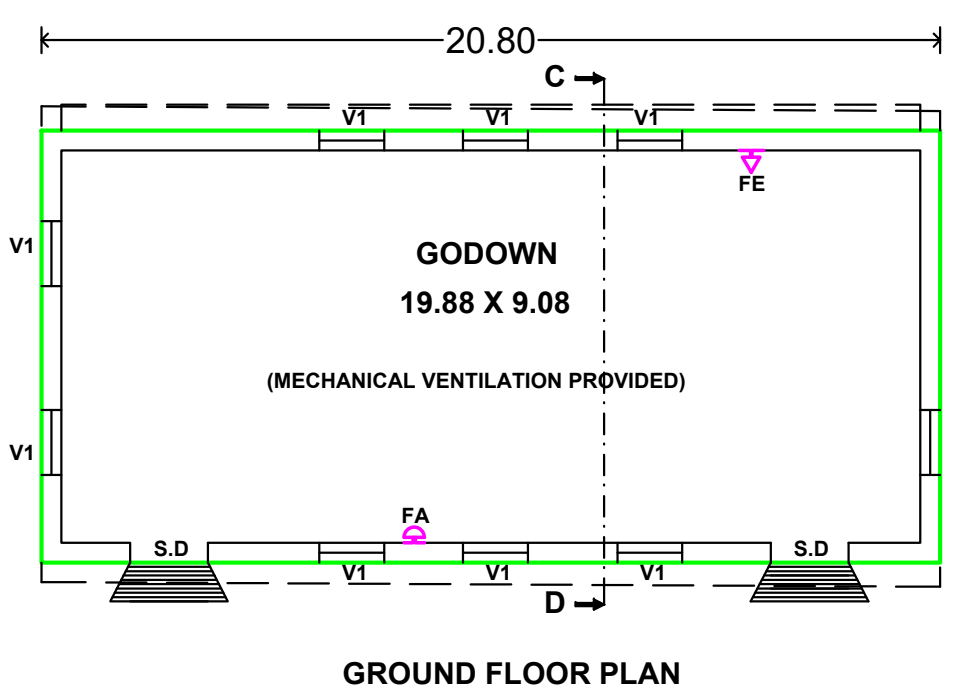
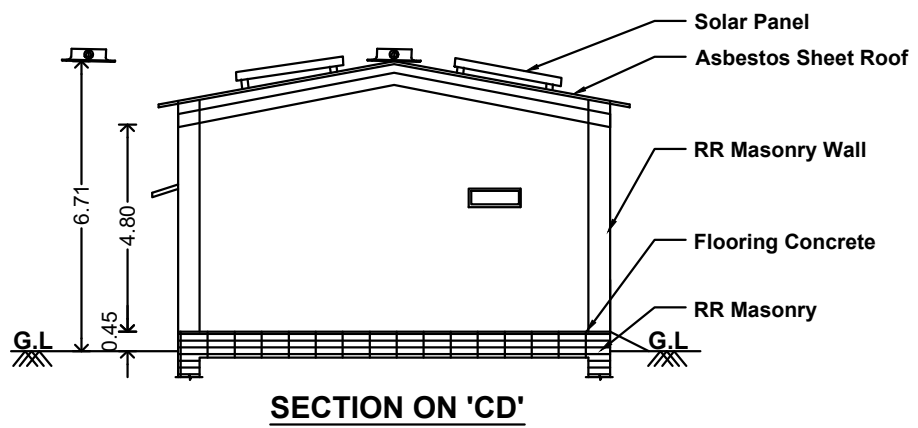
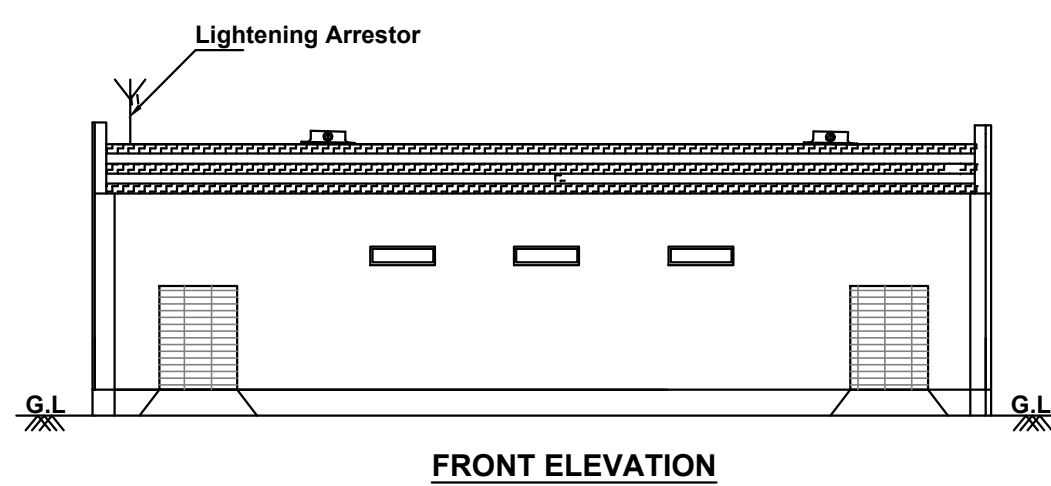
JOINERY DETAILS:
S.D. - Steel Door 1.80 x 2.40 6'0" x 8'0"
V1 - Ventilator 1.50 x 0.46 5'0" x 1'8"

BLOCK -4
STORAGE GODOWN-3
(EXISTING)



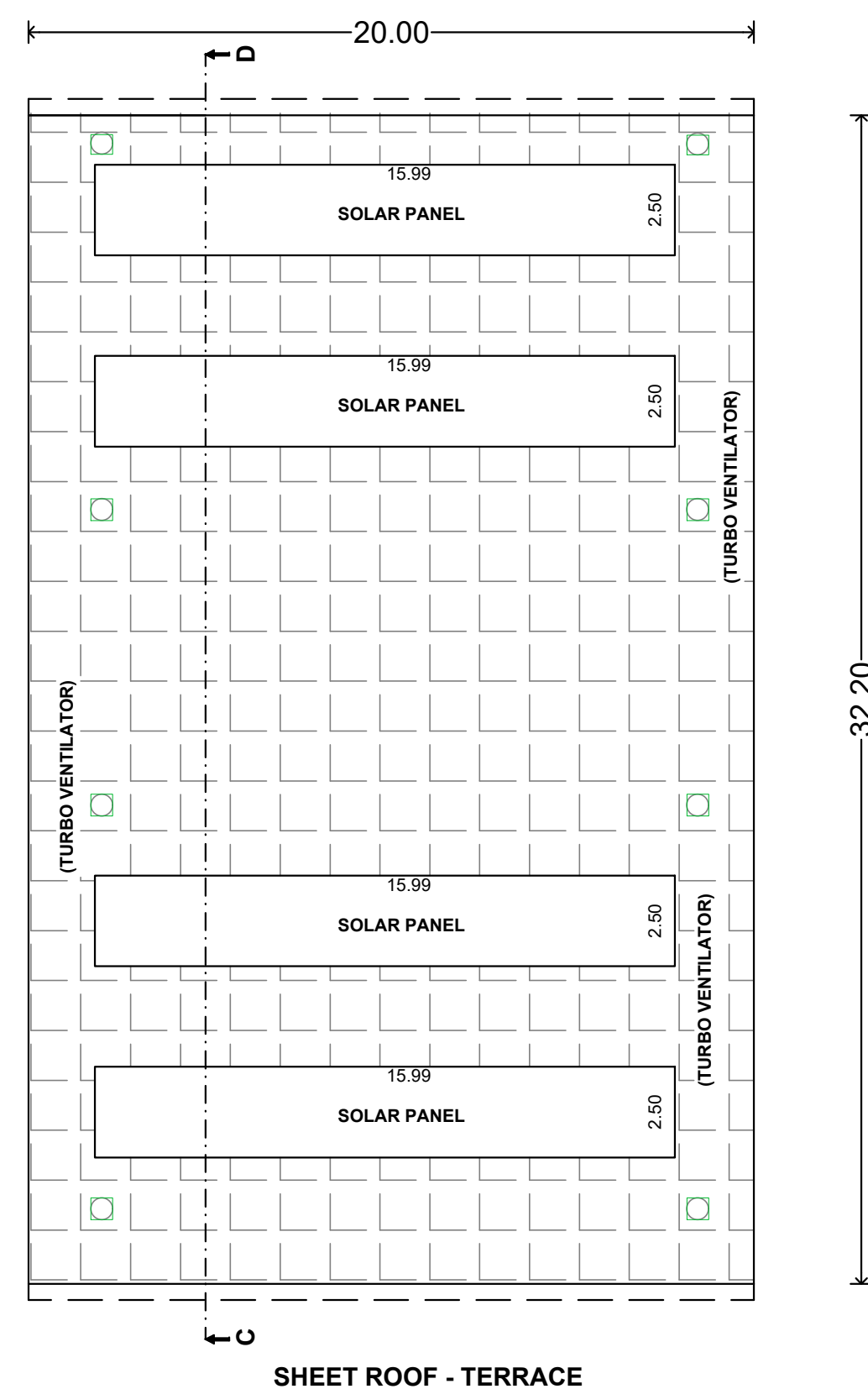
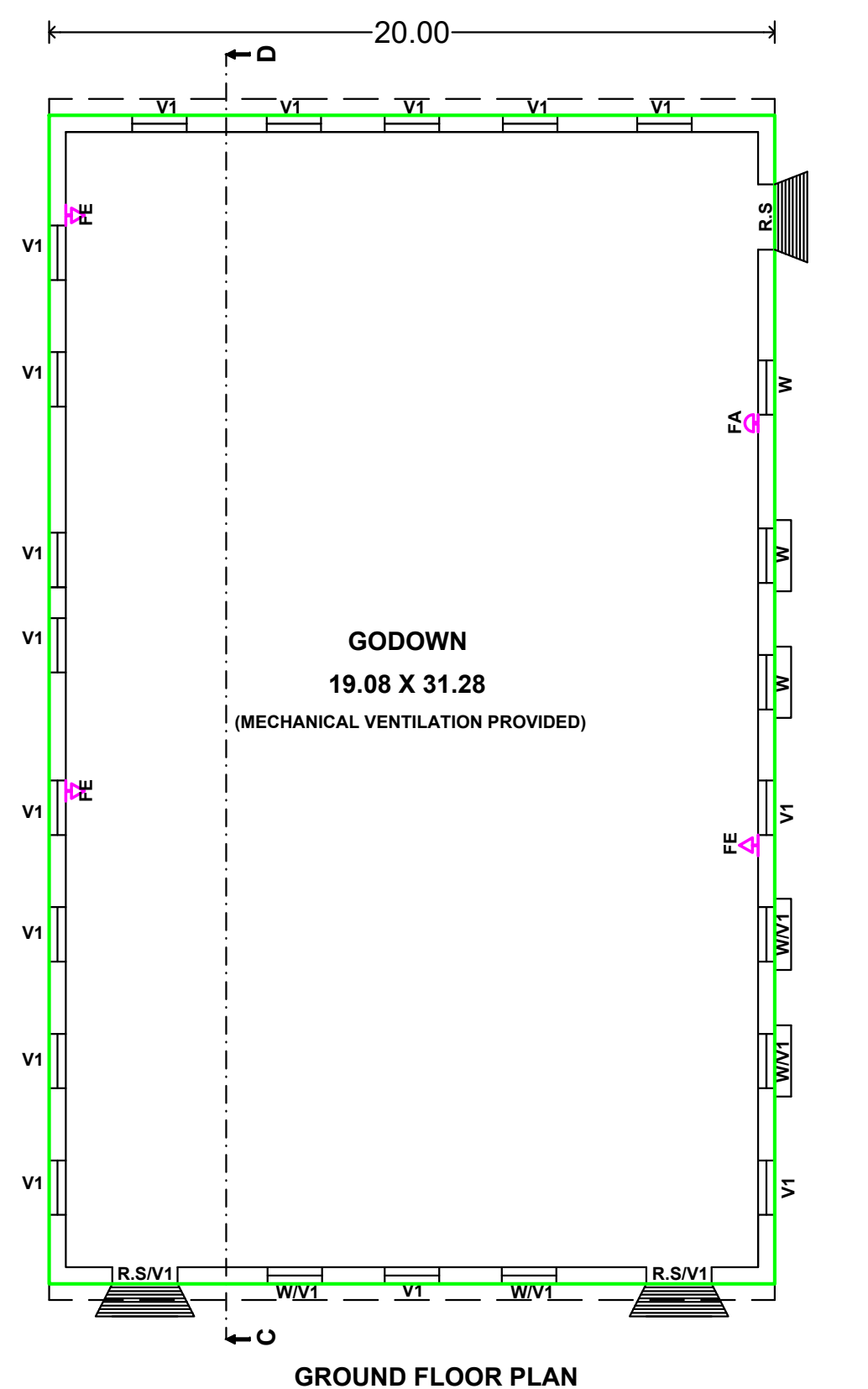
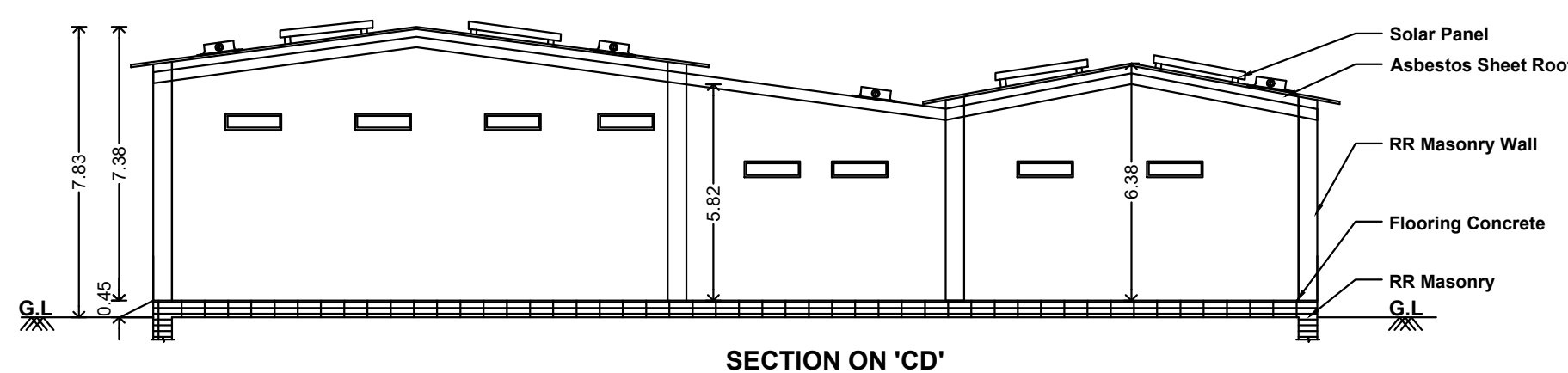
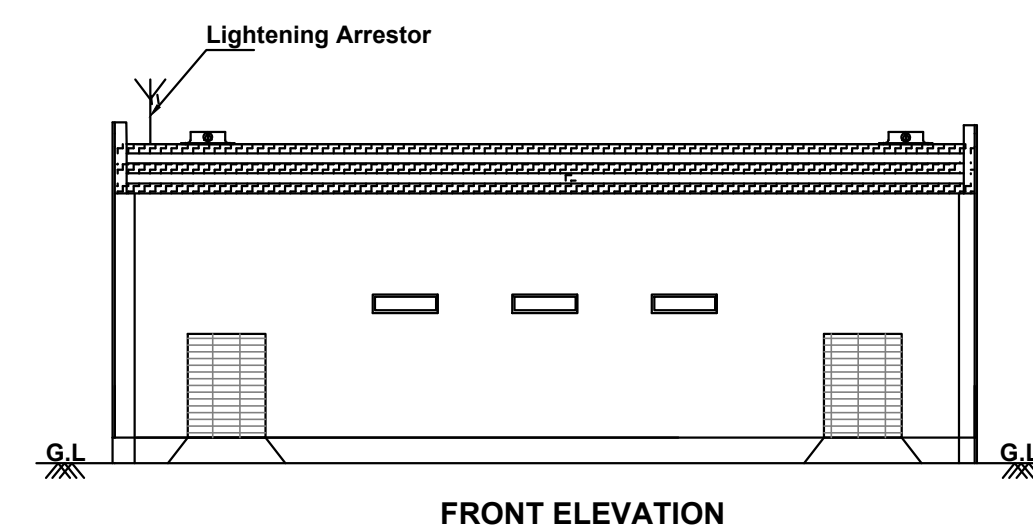
JOINERY DETAILS:
R.S. - Rolling Shutter 1.80 x 2.40 6'0" x 8'0"
V1 - Ventilator 1.50 x 0.46 5'0" x 1'8"

BLOCK -5
STORAGE GODOWN-4
(EXISTING)



JOINERY DETAILS:
S.D. - Steel Door 1.80 x 2.40 6'0" x 8'0"
V1 - Ventilator 1.50 x 0.46 5'0" x 1'8"

BLOCK -6
STORAGE GODOWN-5
(EXISTING)



NOTES:-
1. Rain Water Harvesting System to be Provided.
2. Solar Energy System to be Provided.
3. W/C water to be connected with Septic Tank.
4. Fire Resistance to be provided
5. Emergency alarm to be provided
6. Structure is Designed Safely For Earthquake Resistance.
7. First Aid Box with all Equipment to be provided.
8. Mechanical Ventilation provided.
(whether it is used)
All Dimensions are in Metre

JOINERY DETAILS:
R.S. - Rolling shutter 1.80 x 2.40 6'0" x 8'0"
S.D. - Steel Door 1.80 x 2.40 6'0" x 8'0"
W - Window 1.50 x 1.50 5'0" x 5'0"
V1 - Ventilator 1.50 x 0.46 5'0" x 1'8"

BLOCK -7
STORAGE GODOWN-6
(EXISTING)

REVISED PLAN SHOWING THE EXISTING APPROVED BUILDING & PROPOSED
ADDITIONAL CONSTRUCTION OF ORANGE CATEGORIES INDUSTRIAL BUILDING
(MANUFACTURES OF COTTON YARN) IN S.NO: 82, 83/3, 84, 85, 86, 87,88, 89, 90, 91,
92/A1, 92/A2, 92/A3, 93A, 94A, 98A & 99A, VEERAPANDI VILLAGE, VEERAPANDI
TOWN PANCHAYAT, THENI TALUK, THENI DISTRICT.

REFERENCES:

Exg. BUILDING (APPROVED)
Exg. BUILDING
FE - Fire Extinguisher
FA - Fire Alarm

N
PLAN
SCALE 1:100

(i) MANUFACTURING DETAILS: MANUFACTURE OF COTTON YARN
(ii) CATEGORY OF INDUSTRY: ORANGE
(A) TNPCB - PROCEEDINGS NO.F.0220TEN/OL/DEE/TNPCB/TEN/A/2022
(B) TNPCB - PROCEEDINGS NO.F.0220TEN/OL/DEE/TNPCB/TEN/W/2022
SITE AREA DETAILS:-
1. SITE AREA (As Per Document) = 101300.00Sq.m(25.03Acre)
2. SITE AREA (As Per Patta) = 101300.00Sq.m(25.03Acre)

REVISED & PROPOSED ADDITIONAL BUILT UP AREA DETAILS:-

SL. NO.	BLOCK NO.	DESCRIPTION	BUILDING STATUS	EXISTING APPROVED FSI (Sq.Mt)	PROPOSED		
					FSI (Sq.Mt)	NON FSI / OTS (Sq.Mt)	TOTAL (Sq.Mt)
1	2	COTTON STORAGE-1 Ground Floor	EXISTING	283.00	-----	-----	283.00
2	3	COTTON STORAGE-2 Ground Floor	EXISTING	-----	283.00	-----	283.00
3	4	COTTON STORAGE-3 Ground Floor	EXISTING	-----	283.00	-----	283.00
4	5	COTTON STORAGE-4 Ground Floor	EXISTING	-----	283.00	-----	283.00
5	6	COTTON STORAGE-5 Ground Floor	EXISTING	-----	208.00	-----	208.00
6	7	COTTON STORAGE-6 Ground Floor	EXISTING	-----	644.00	-----	644.00

For BOJARAJ TEXTILE MILLS LTD
MANAGING DIRECTOR

APPLICANT

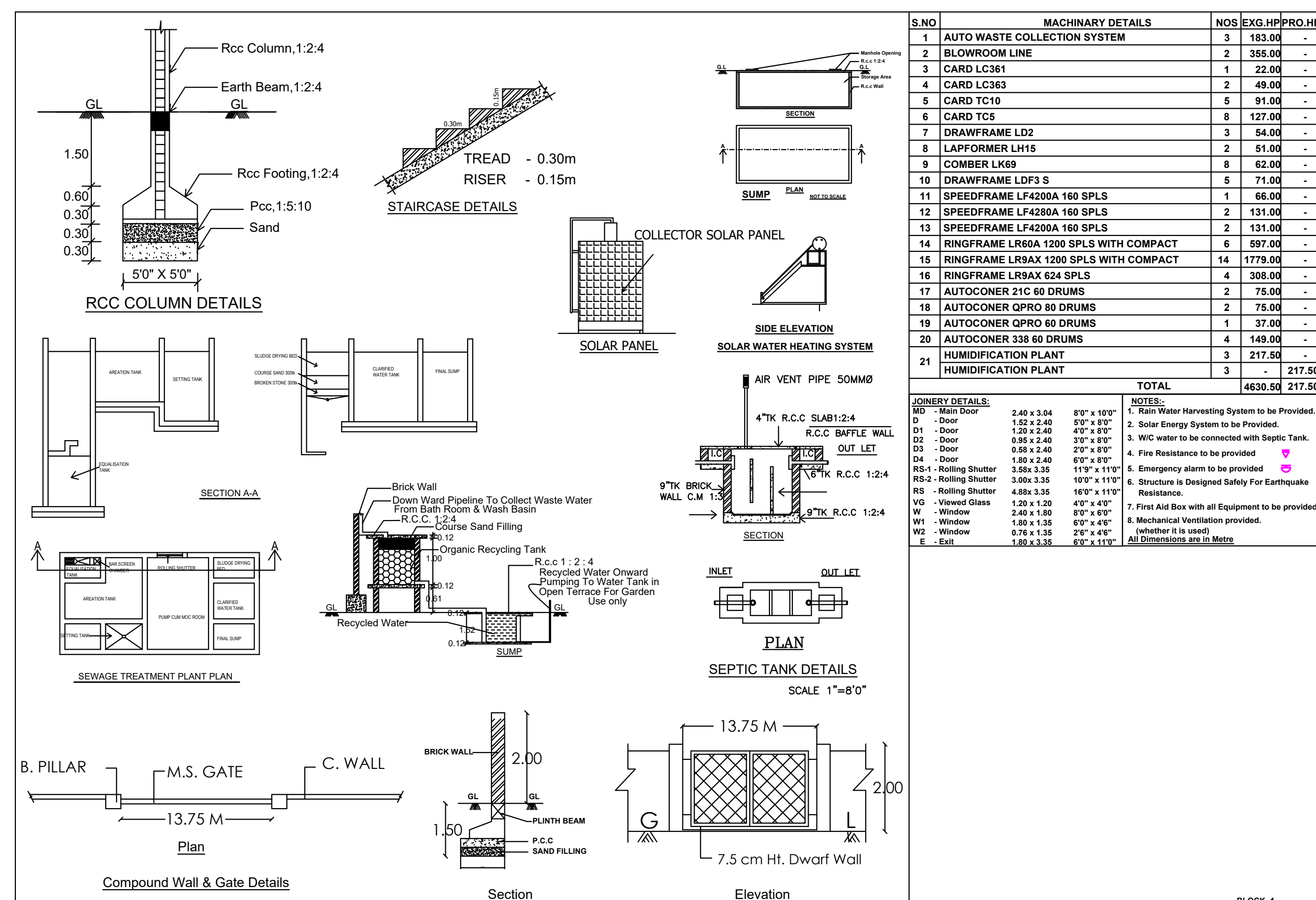
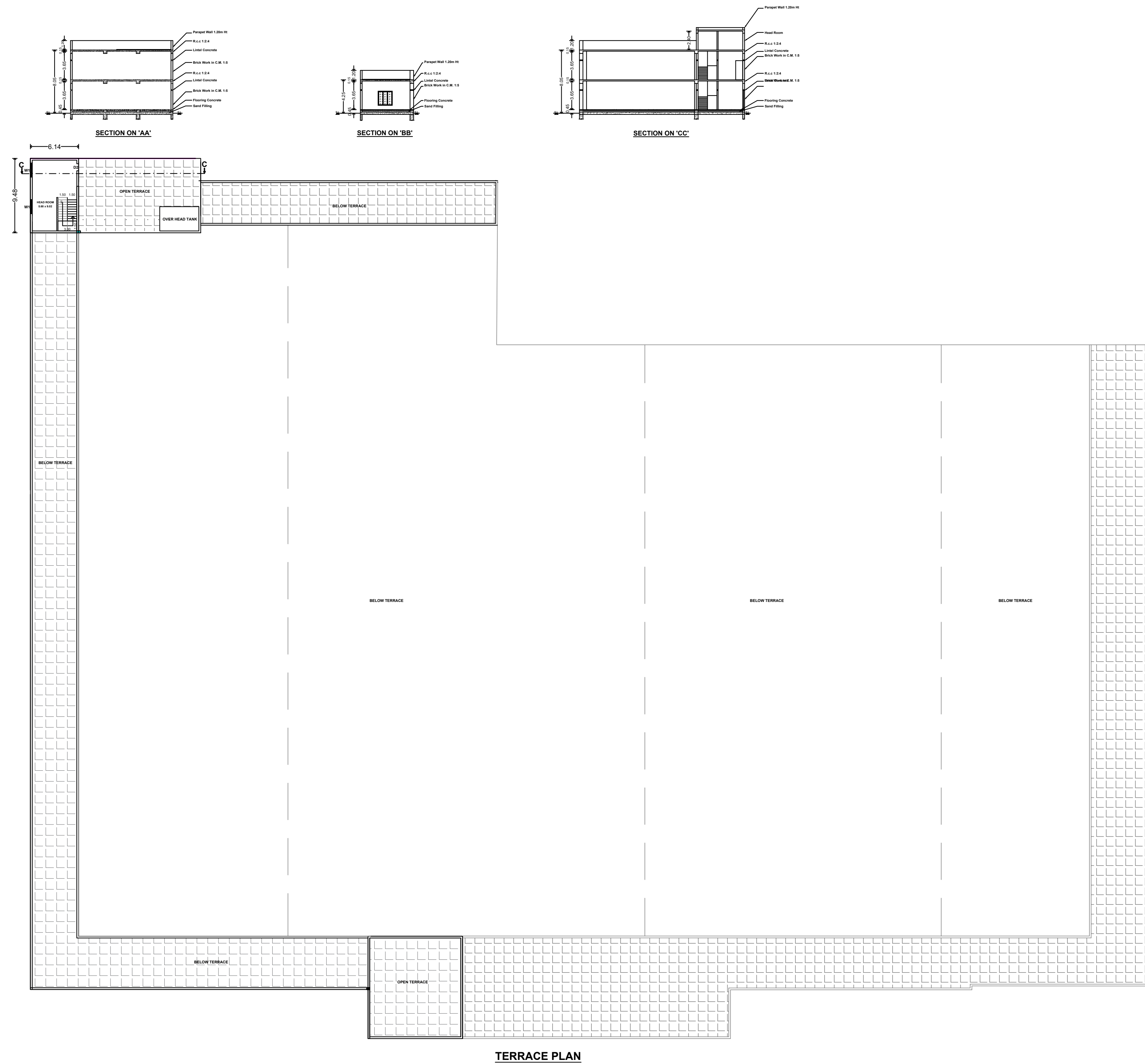
Er. N. NAGARATHINAM, M.E.(Struct), MIE,C.E.,
Chartered Engineer & Structural Consultant
Registered Engineer Grade-I (12/LS/2019/000119)
OTCP Registered Structural Engineer Grade-I (SS08/2019)
SdGO, Varatharajapuram, Cumbum - 625 515
Cell: 9994085895, 9059100234

REGISTERED STRUCTURAL ENGINEER

M. SHYAM, B.E. M.Arch
Registered Engineer
DTCP-Madurai Region
KMC-ASSOCIATES
41/21-A C2-C2 Scheme Road
THENI-625 531
Mobile No:98428 15655

M. HARSHA VARDAN, B.Arch
Registered Architect,
Registered No : CA 2019 112928
41/21B-C2-C2 Scheme road,
Near Theni Allinagaram Municipal,
THENI-625531
Mobile : 7373715658

REGISTERED ARCHITECT & ENGINEER



REVISION PLAN SHOWING THE EXISTING APPROVED BUILDING & PROPOSED ADDITIONAL CONSTRUCTION OF ORANGE CATEGORIES INDUSTRIAL BUILDING

MANUFACTURING CATEGORY COTTON YARN IN S.N.R.NO: 82, 83/3, 84, 85, 86, 87, 88, 89, 90, 91, 92/1/2, 92/2, 92/3, 93/4, 93/5, 93/6, 93/7, 93/8, 93/9, 93/10, 93/11, 93/12, 93/13, 93/14, 93/15, 93/16, 93/17, 93/18, 93/19, 93/20, 93/21, 93/22, 93/23, 93/24, 93/25, 93/26, 93/27, 93/28, 93/29, 93/30, 93/31, 93/32, 93/33, 93/34, 93/35, 93/36, 93/37, 93/38, 93/39, 93/40, 93/41, 93/42, 93/43, 93/44, 93/45, 93/46, 93/47, 93/48, 93/49, 93/50, 93/51, 93/52, 93/53, 93/54, 93/55, 93/56, 93/57, 93/58, 93/59, 93/60, 93/61, 93/62, 93/63, 93/64, 93/65, 93/66, 93/67, 93/68, 93/69, 93/70, 93/71, 93/72, 93/73, 93/74, 93/75, 93/76, 93/77, 93/78, 93/79, 93/80, 93/81, 93/82, 93/83, 93/84, 93/85, 93/86, 93/87, 93/88, 93/89, 93/90, 93/91, 93/92, 93/93, 93/94, 93/95, 93/96, 93/97, 93/98, 93/99, 93/100, 93/101, 93/102, 93/103, 93/104, 93/105, 93/106, 93/107, 93/108, 93/109, 93/110, 93/111, 93/112, 93/113, 93/114, 93/115, 93/116, 93/117, 93/118, 93/119, 93/120, 93/121, 93/122, 93/123, 93/124, 93/125, 93/126, 93/127, 93/128, 93/129, 93/130, 93/131, 93/132, 93/133, 93/134, 93/135, 93/136, 93/137, 93/138, 93/139, 93/140, 93/141, 93/142, 93/143, 93/144, 93/145, 93/146, 93/147, 93/148, 93/149, 93/150, 93/151, 93/152, 93/153, 93/154, 93/155, 93/156, 93/157, 93/158, 93/159, 93/160, 93/161, 93/162, 93/163, 93/164, 93/165, 93/166, 93/167, 93/168, 93/169, 93/170, 93/171, 93/172, 93/173, 93/174, 93/175, 93/176, 93/177, 93/178, 93/179, 93/180, 93/181, 93/182, 93/183, 93/184, 93/185, 93/186, 93/187, 93/188, 93/189, 93/190, 93/191, 93/192, 93/193, 93/194, 93/195, 93/196, 93/197, 93/198, 93/199, 93/200, 93/201, 93/202, 93/203, 93/204, 93/205, 93/206, 93/207, 93/208, 93/209, 93/210, 93/211, 93/212, 93/213, 93/214, 93/215, 93/216, 93/217, 93/218, 93/219, 93/220, 93/221, 93/222, 93/223, 93/224, 93/225, 93/226, 93/227, 93/228, 93/229, 93/230, 93/231, 93/232, 93/233, 93/234, 93/235, 93/236, 93/237, 93/238, 93/239, 93/240, 93/241, 93/242, 93/243, 93/244, 93/245, 93/246, 93/247, 93/248, 93/249, 93/250, 93/251, 93/252, 93/253, 93/254, 93/255, 93/256, 93/257, 93/258, 93/259, 93/260, 93/261, 93/262, 93/263, 93/264, 93/265, 93/266, 93/267, 93/268, 93/269, 93/270, 93/271, 93/272, 93/273, 93/274, 93/275, 93/276, 93/277, 93/278, 93/279, 93/280, 93/281, 93/282, 93/283, 93/284, 93/285, 93/286, 93/287, 93/288, 93/289, 93/290, 93/291, 93/292, 93/293, 93/294, 93/295, 93/296, 93/297, 93/298, 93/299, 93/300, 93/301, 93/302, 93/303, 93/304, 93/305, 93/306, 93/307, 93/308, 93/309, 93/310, 93/311, 93/312, 93/313, 93/314, 93/315, 93/316, 93/317, 93/318, 93/319, 93/320, 93/321, 93/322, 93/323, 93/324, 93/325, 93/326, 93/327, 93/328, 93/329, 93/330, 93/331, 93/332, 93/333, 93/334, 93/335, 93/336, 93/337, 93/338, 93/339, 93/340, 93/341, 93/342, 93/343, 93/344, 93/345, 93/346, 93/347, 93/348, 93/349, 93/350, 93/351, 93/352, 93/353, 93/354, 93/355, 93/356, 93/357, 93/358, 93/359, 93/360, 93/361, 93/362, 93/363, 93/364, 93/365, 93/366, 93/367, 93/368, 93/369, 93/370, 93/371, 93/372, 93/373, 93/374, 93/375, 93/376, 93/377, 93/378, 93/379, 93/380, 93/381, 93/382, 93/383, 93/384, 93/385, 93/386, 93/387, 93/388, 93/389, 93/390, 93/391, 93/392, 93/393, 93/394, 93/395, 93/396, 93/397, 93/398, 93/399, 93/400, 93/401, 93/402, 93/403, 93/404, 93/405, 93/406, 93/407, 93/408, 93/409, 93/410, 93/411, 93/412, 93/413, 93/414, 93/415, 93/416, 93/417, 93/418, 93/419, 93/420, 93/421, 93/422, 93/423, 93/424, 93/425, 93/426, 93/427, 93/428, 93/429, 93/430, 93/431, 93/432, 93/433, 93/434, 93/435, 93/436, 93/437, 93/438, 93/439, 93/440, 93/441, 93/442, 93/443, 93/444, 93/445, 93/446, 93/447, 93/448, 93/449, 93/450, 93/451, 93/452, 93/453, 93/454, 93/455, 93/456, 93/457, 93/458, 93/459, 93/460, 93/461, 93/462, 93/463, 93/464, 93/465, 93/466, 93/467, 93/468, 93/469, 93/470, 93/471, 93/472, 93/473, 93/474, 93/475, 93/476, 93/477, 93/478, 93/479, 93/480, 93/481, 93/482, 93/483, 93/484, 93/485, 93/486, 93/487, 93/488, 93/489, 93/490, 93/491, 93/492, 93/493, 93/494, 93/495, 93/496, 93/497, 93/498, 93/499, 93/500, 93/501, 93/502, 93/503, 93/504, 93/505, 93/506, 93/507, 93/508, 93/509,

For **BOJARAJ TEXTILE MILLS LTD**

MANAGING DIRECTOR

APPLICANT	
-----------	--


E. N. NAGARATHINAM, M.Sc.(Engg), MRC, CCE,
 Chartered Engineer & Structural Consultant
 Registered Engineer Grade 1 (11), C.E.(19/11/10019)
 CEE Registered Structural Engineer Grade 1 (10/04/2019)
 MRC, Vanchinathanparam, Coimbatore - 635 016

REGISTERED STRUCTURAL ENGINEER

M. SHYAM LEE, M. Arch
Registered Engineer
DTCP-Madurai Region
KMC-ASSOCIATES
41/21-A-C2-C2, Scheme Road
THENI-626 531
Mobile No. 98428 15655

M. Harsha Vardan, B. Arch
Registered Architect,
Registered No : GA 2019 112028
41/21B-C2-C2 Scheme road,
Near Theni Allinagaram Municipal,
THENI-626531
Mobile : 7373715658

REGISTERED ARCHITECT & ENGINEER



[SHEET NO. 01]

REVISED SITE PLAN SHOWING THE EXISTING APPROVED BUILDING & PROPOSED ADDITIONAL CONSTRUCTION OF ORANGE YARN IN S.N.O: 82, INDUSTRIAL BUILDING (MANUFACTURES OF COTTON YARN) IN S.N.O: 82, 83/3, 84, 85, 86, 87, 88, 89, 90, 91, 92/1A, 92/2A, 92/3A, 93A, 94A, 98A & 99A, VEERAPANDI VILLAGE, VEERAPANDITOWN PANCHAYAT, THENI TALUK, THENI DISTRICT.

REFERENCES:

	SITE BOUNDARY		Pro. BUILDING
	Exg. BUILDING (APPROVED)		OSR
	Exg. BUILDING		EXG. ROAD
	Exg. BUILDING to be Removed		DRIVE WAY

N



**SITE PLAN
SCALE 1:200**

(I) MANUFACTURING DETAILS: MANUFACTURE OF COTTON YARN
(II) CATEGORY OF INDUSTRY: ORANGE
(A) TNPCB - PROCEEDINGS NO.F.0220TEN/OL/DEE/TNPCB/TEN/A/2022
(B) TNPCB - PROCEEDINGS NO.F.0220TEN/OL/DEE/TNPCB/TEN/W/2022

SITE AREA DETAILS:-

1. SITE AREA (As Per Document) = 101300.00Sq.m(25.03Acres)
2. SITE AREA (As Per Patta) = 101300.00Sq.m(25.03Acres)

EXISTING APPROVED BUILT UP AREA DETAILS:-				
PLAN APPROVED No.FP/DT/209B/62 Dt. 17-07-1962				
BLOCK NO.	FLOOR DETAILS	FSI (Sq.M)	NON FSI (Sq.M)	TOTAL (Sq.M)
1	SPINNING UNIT			
	Ground Floor			
	(i) Office (ii) Factory	435.05	5906.61	435.05
2	COTTON STORAGE-1			
	Ground Floor	283.00		283.00
	TOTAL	6624.66		6624.66

REVISED & PROPOSED ADDITIONAL BUILT UP AREA DETAILS:-						
BLOCK NO.	DESCRIPTION	BUILDING STATUS	EXISTING	PROPOSED		TOTAL
			APPROVED FSI (Sq.M)	FSI (Sq.M)	NON FSI / OTS (Sq.M)	
1	SPINNING UNIT					
	(I) GROUND FLOOR	EXISTING	435.05	-----	-----	435.05
	(i) Office					11638.64
	(ii) Factory		5906.61	5732.03	-----	2181.6
	(iii) OTS			-----	218.65	381.3
2	(i) Office	PROPOSED		381.32	-----	381.32
	(ii) Factory			686.60	-----	686.6
	(II) FIRST FLOOR	PROPOSED		362.85	-----	362.85
	(i) Office				58.21	58.21
	(ii) Head Room					362.85
3	COTTON STORAGE-1	EXISTING				
4	Ground Floor		283.00	-----	-----	283.0
	COTTON STORAGE-2	EXISTING				
5	Ground Floor		283.00	-----	-----	283.0
	COTTON STORAGE-3	EXISTING				
6	Ground Floor		283.00	-----	-----	283.0
	COTTON STORAGE-4	EXISTING				
7	Ground Floor		283.00	-----	-----	283.0
	COTTON STORAGE-5	EXISTING				
8	Ground Floor		208.00	-----	-----	208.0
	COTTON STORAGE-6	EXISTING				
9	Ground Floor		644.00	-----	-----	644.0
	OFFICE & GUEST HOUSE	EXISTING				
	(II) GROUND FLOOR		368.55	-----	-----	368.55
	(i) FIRST FLOOR	PROPOSED		22.68	-----	22.68
	(i) Room				18.13	18.13
10	(ii) Head Room					18.13
	OE ROOM	EXISTING				
11	Ground Floor		2822.80	-----	-----	2822.8
	GEN SET ROOM	EXISTING				
12	Ground Floor		393.89	-----	-----	393.8
	STORE ROOM	EXISTING				
13	Ground Floor		154.80	-----	-----	154.8
	STORE ROOM & TOILET	EXISTING				
14	Ground Floor		158.34	-----	-----	158.3
	LABOUR'S ROOM	EXISTING				
15	Ground Floor		168.30	-----	-----	168.3
	TOILET BLOCK	EXISTING				
16	Ground Floor		19.60	-----	-----	19.6
	LABOUR'S ROOM & STORAGE GODOWN	EXISTING				
17	Ground Floor		1116.11	-----	-----	1116.1
	WATCHMAN BOOTH	EXISTING			5.29	5.29
TOTAL			6624.66	14088.87	300.28	21013.8

FSI DETAILS:-					
EXISTING APPROVED FSI AREA		=	6624.66	Sq.m	
PROPOSED & ADDITIONAL FSI AREA		=	14088.87	Sq.m	
TOTAL FSI AREA		=	20713.53	Sq.m	
FSI =	$\frac{\text{Total FSI Area}}{\text{Total Site Area}}$	=	$\frac{20713.53}{101300.00}$	=	0.20 < 1.50

OSR DETAILS:-	
OSR- Required	= 10130.00 Sq.m (10.00%)
OSR- Provided (① - ⑧)	= 10243.20 Sq.m (10.11%)

HP DETAILS:-		WORKERS DETAILS:-			
EXISTING - HP	= 5146.50	WORKER	Exg.	Pro.	TOTAL
PROPOSED - HP	= 217.50	MALE	80	20	100
TOTAL	= 5364.00	FEMALE	30	20	50

PARKING DETAILS:-				
S/LNO	DESCRIPTION	Required	Provided	
1	CAR PARKING (i) OFFICE = 1547.77 100	16	17	
2	LORRY PARKING (i) STORAGE = 3413.25 = 12 300 (ii) FACTORY = 15148.04 = 31 500	43	47	
3	TWO WHEELER PARKING (i) FACTORY = 15148.04 50	303	316	
4	CYCLE PARKING (i) FACTORY = 15148.04	303	308	

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.

