

PP

APPROVAL RECORD

Planning Permission

Theni

Theni district, Tamil Nadu

APPROVAL TYPE

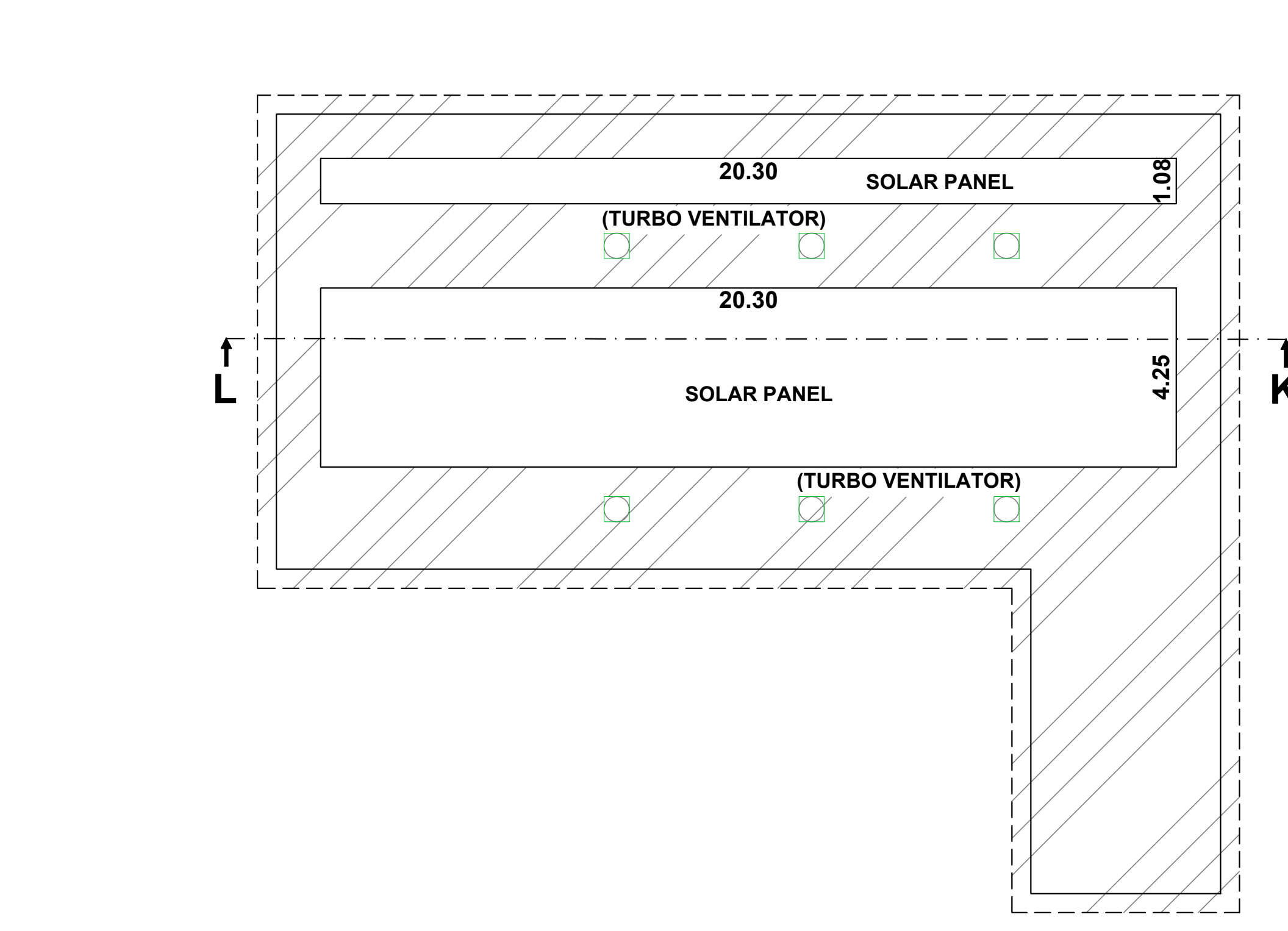
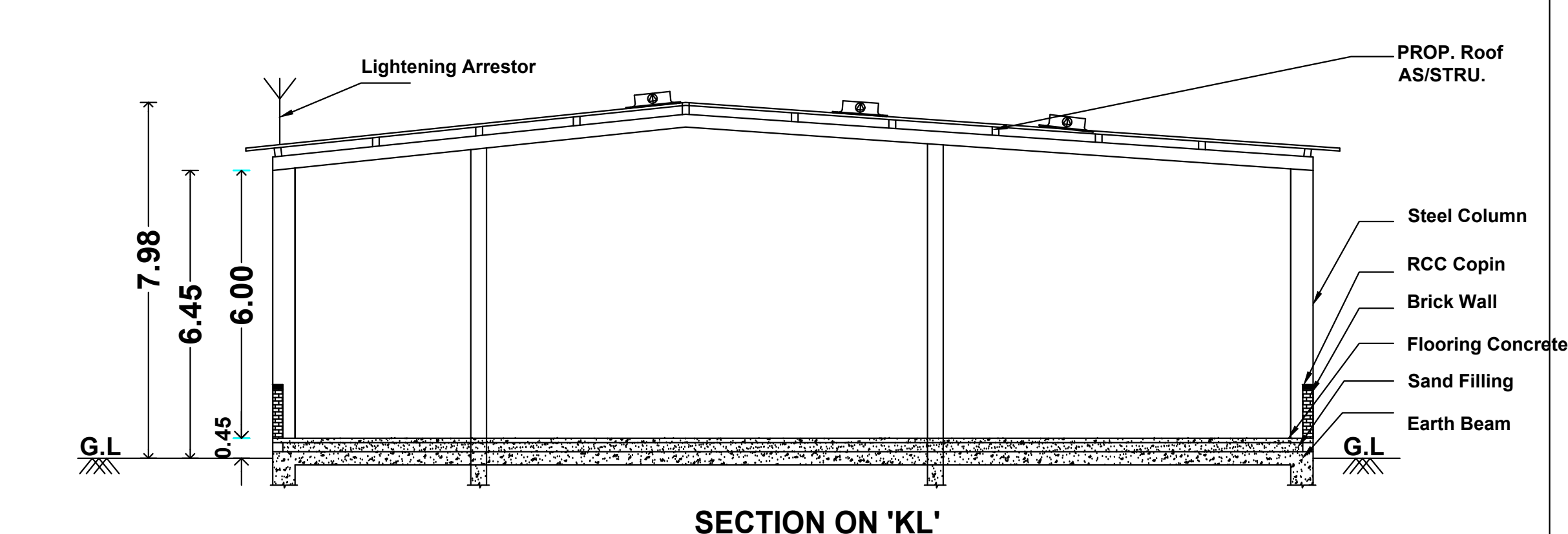
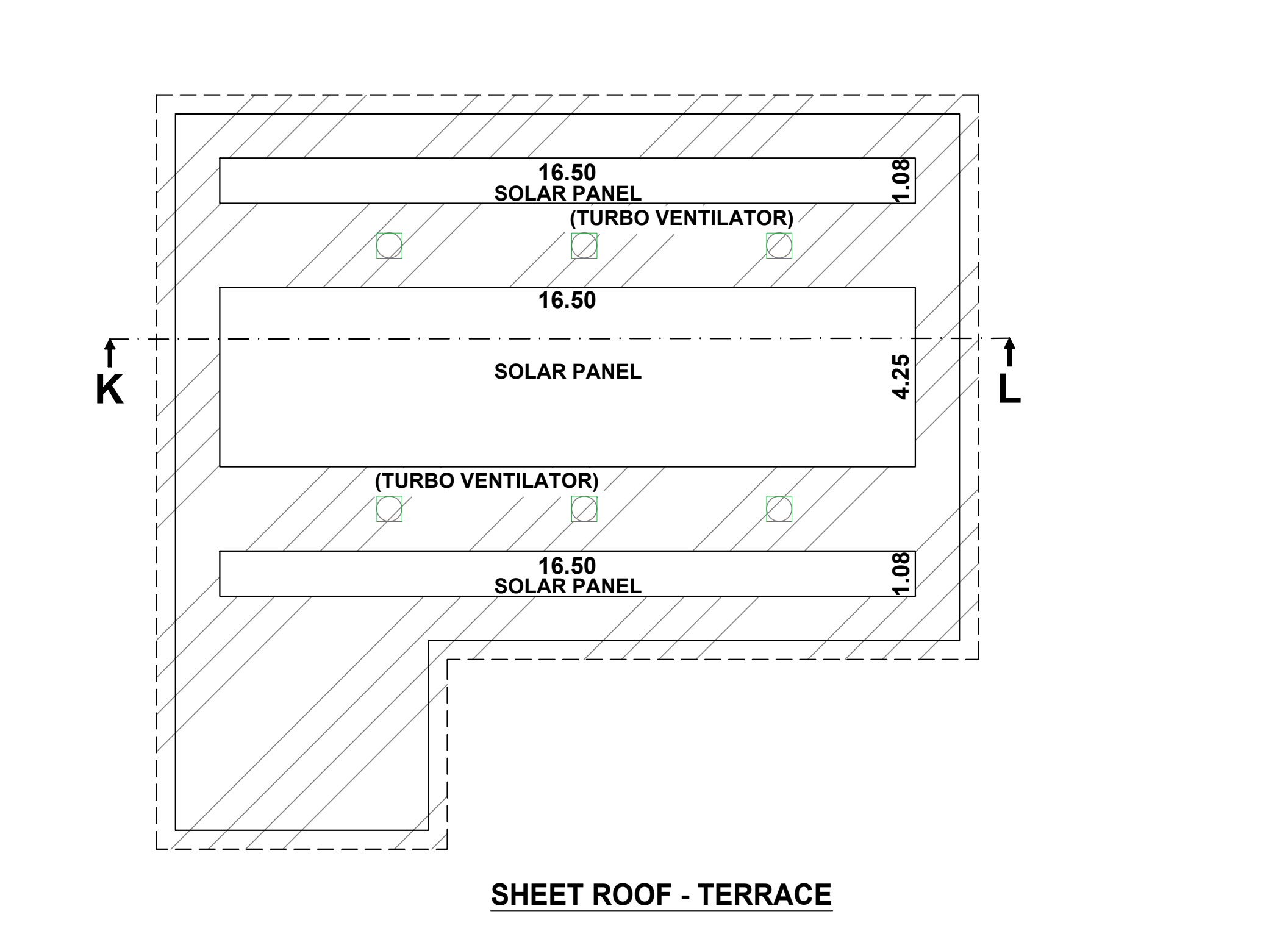
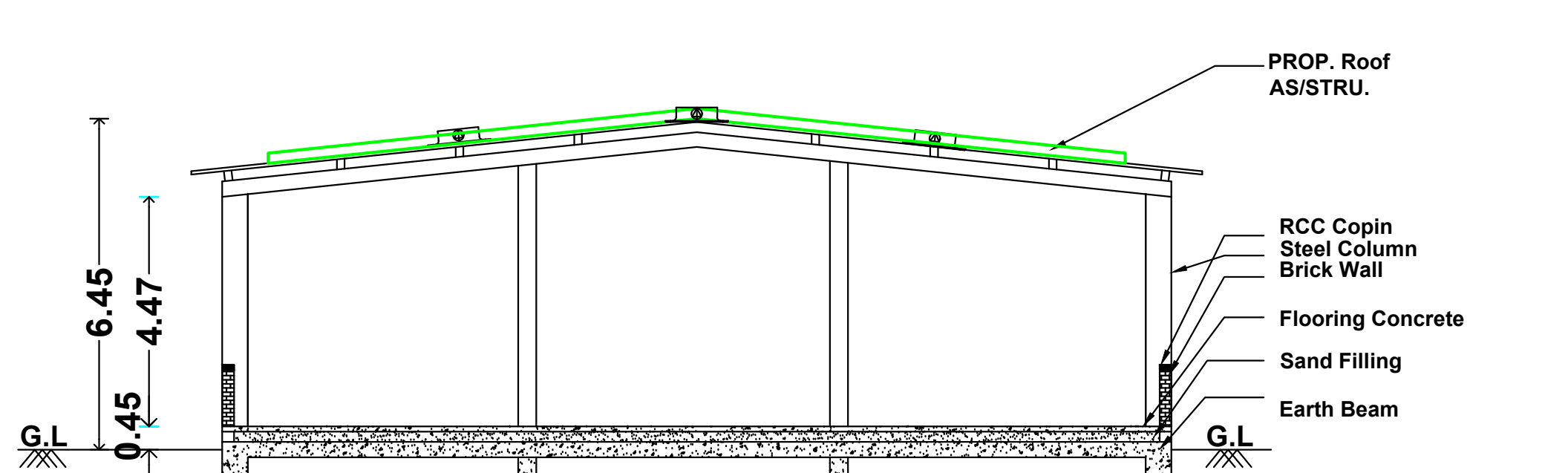
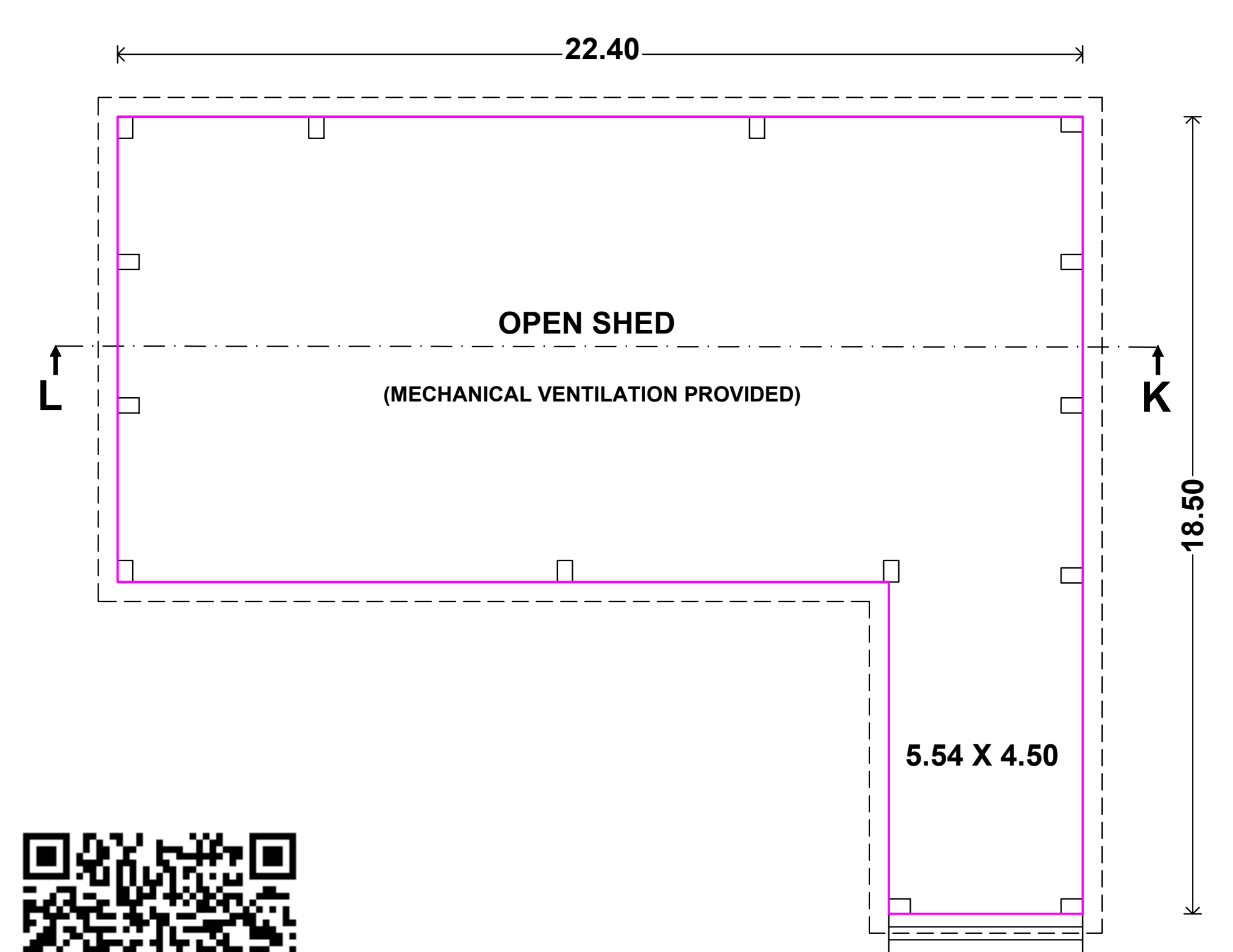
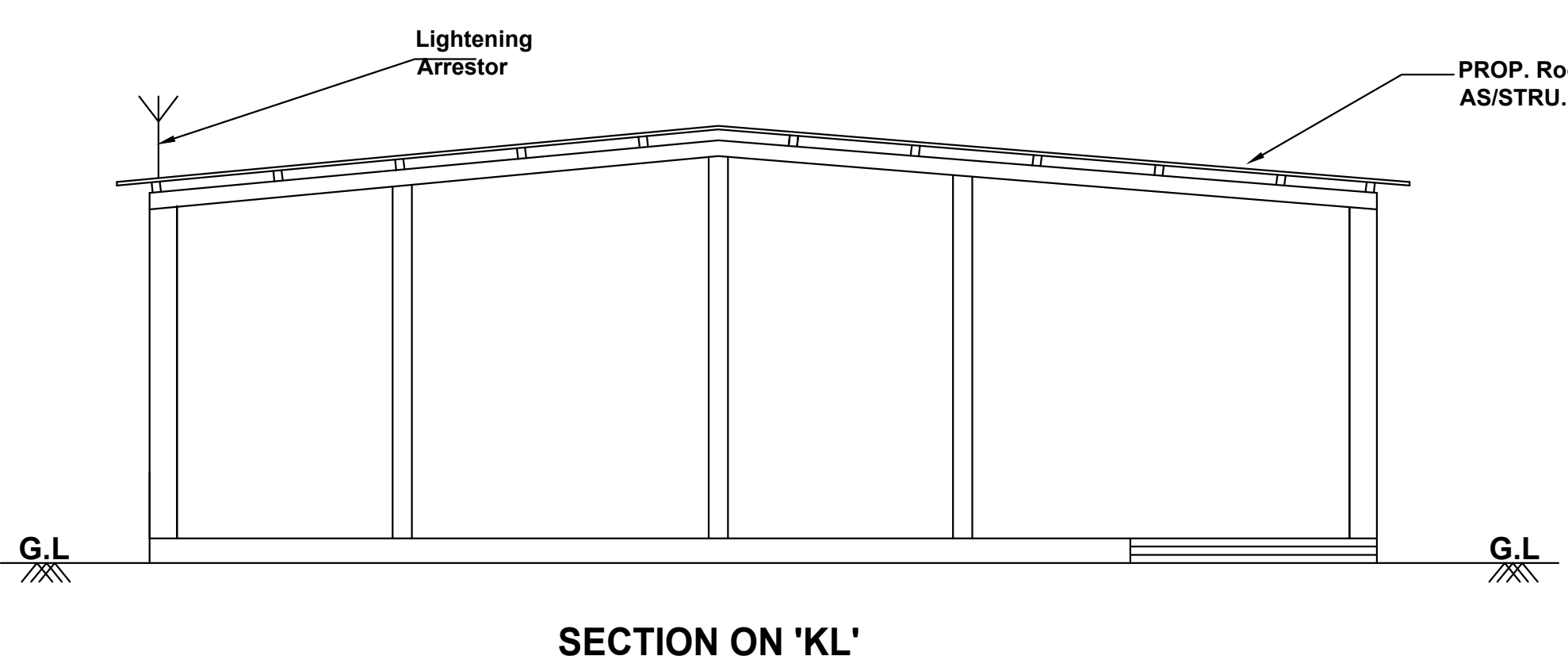
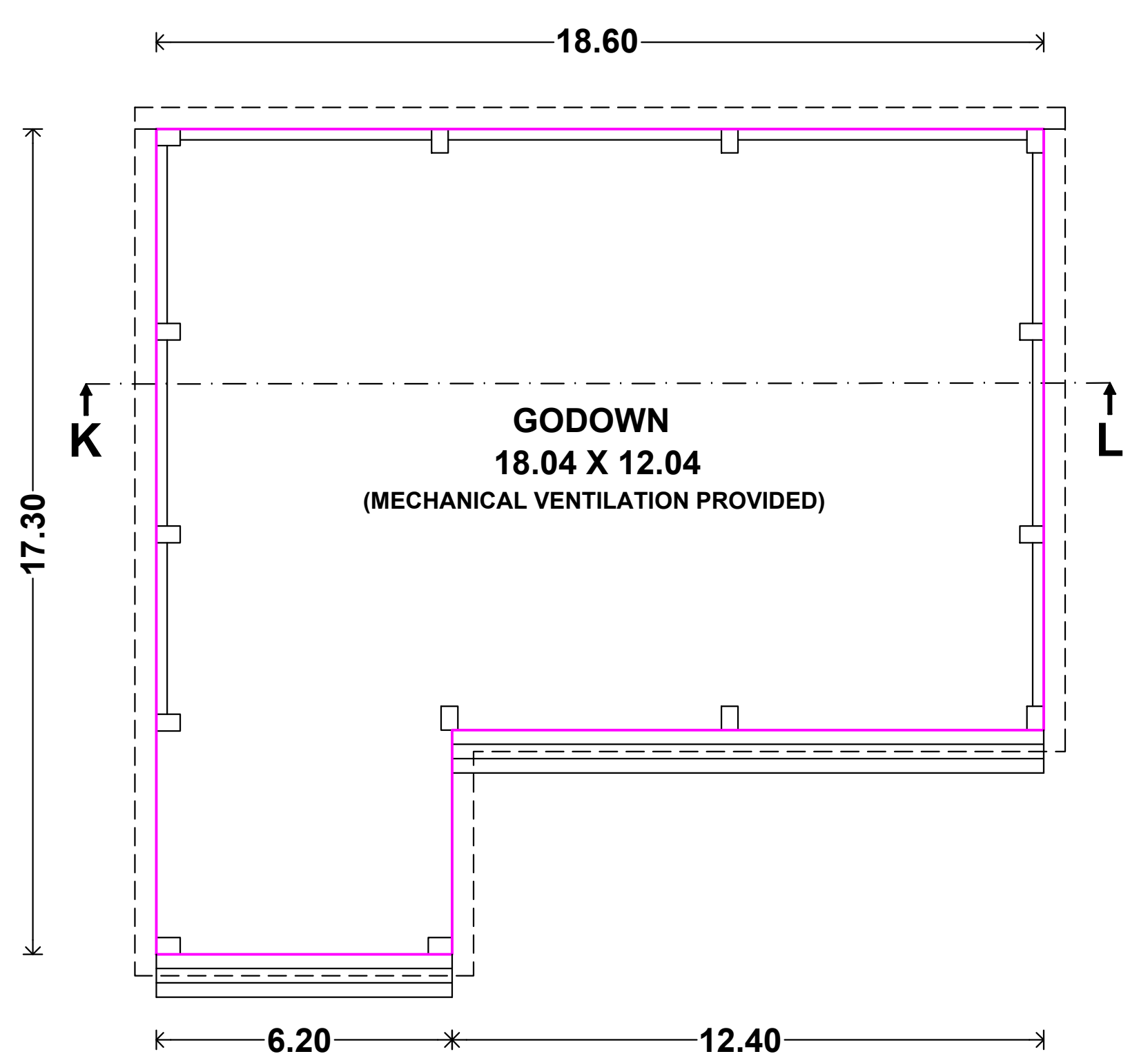
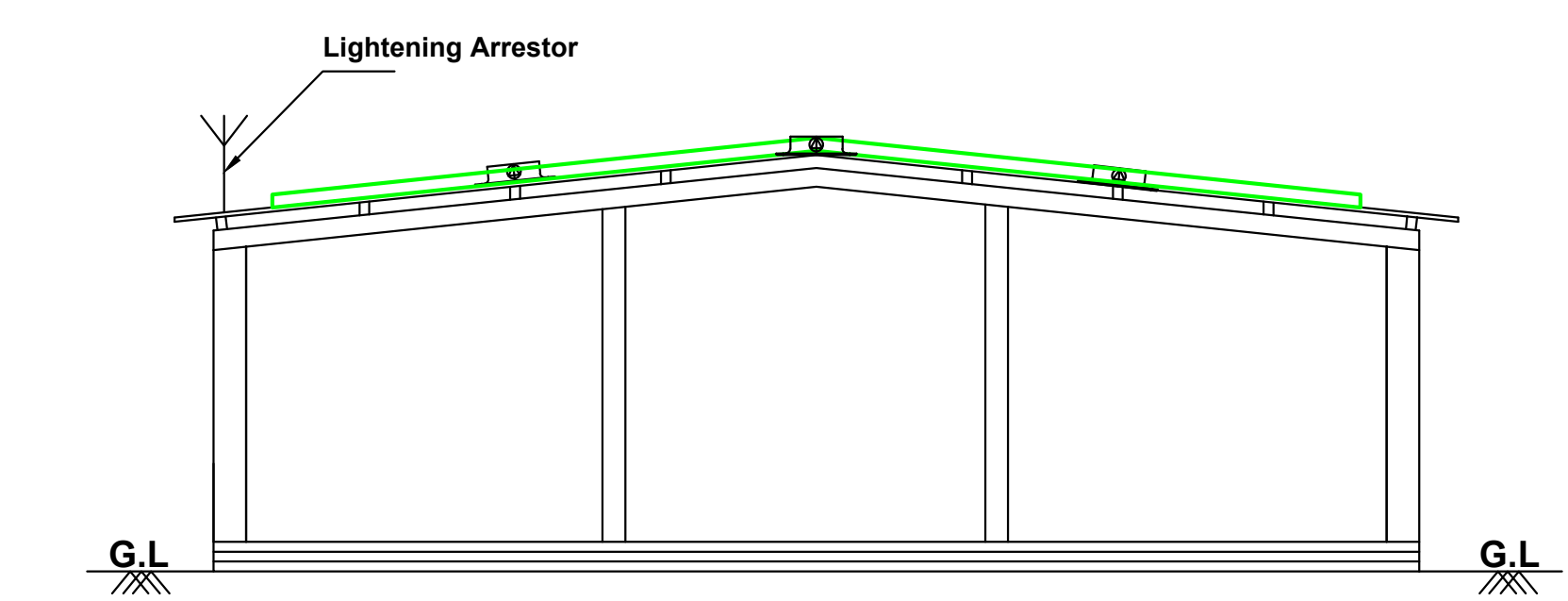
Building Plan

ISSUING AUTHORITY

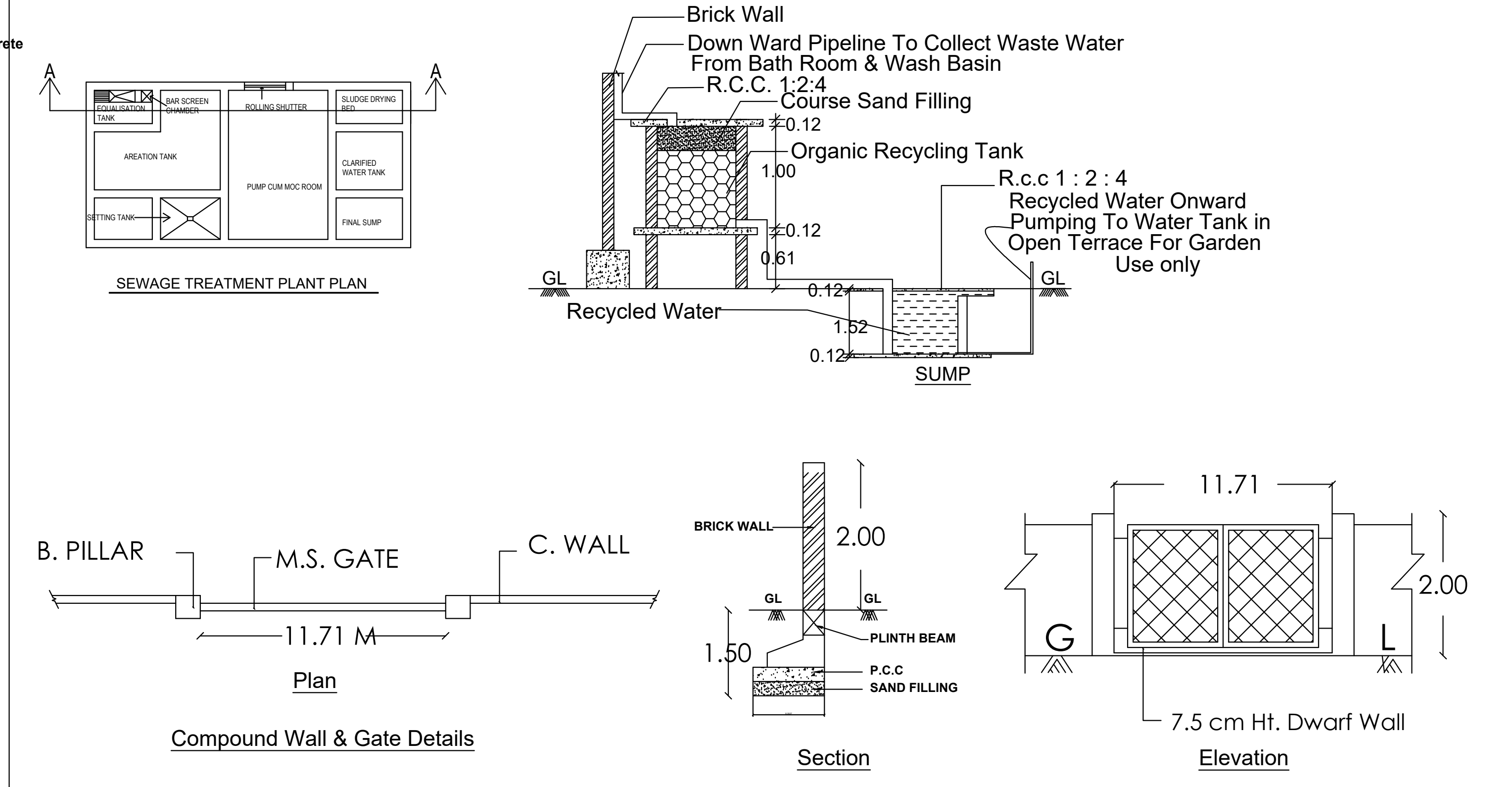
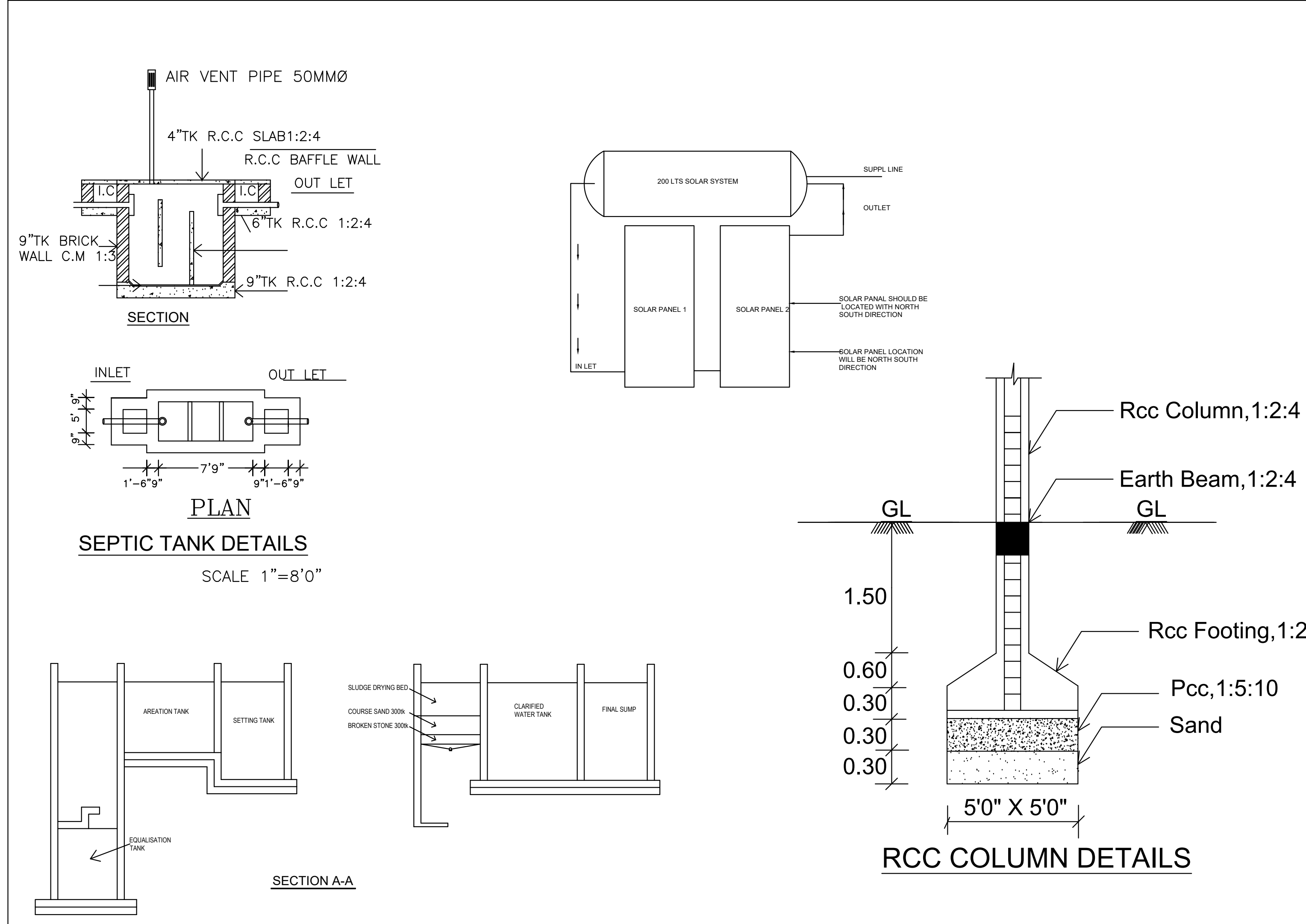
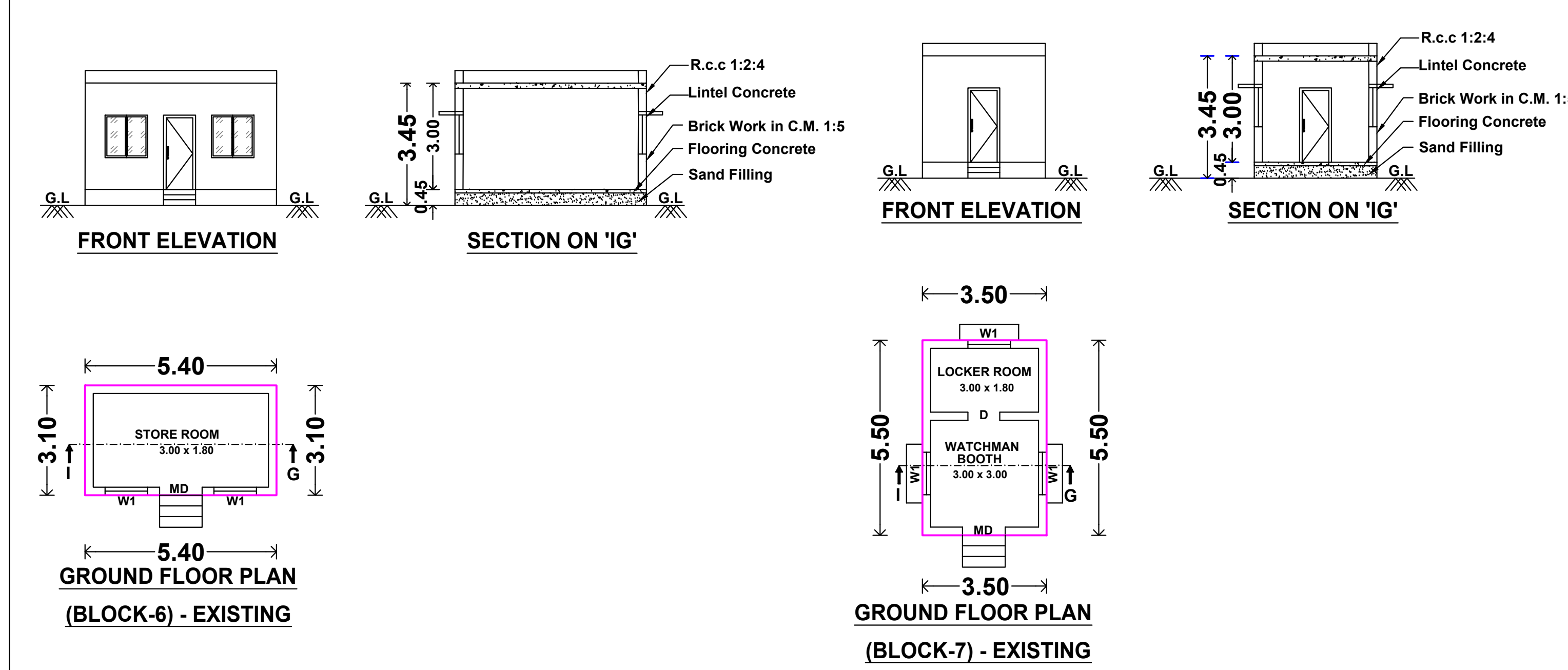
DTCP

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.

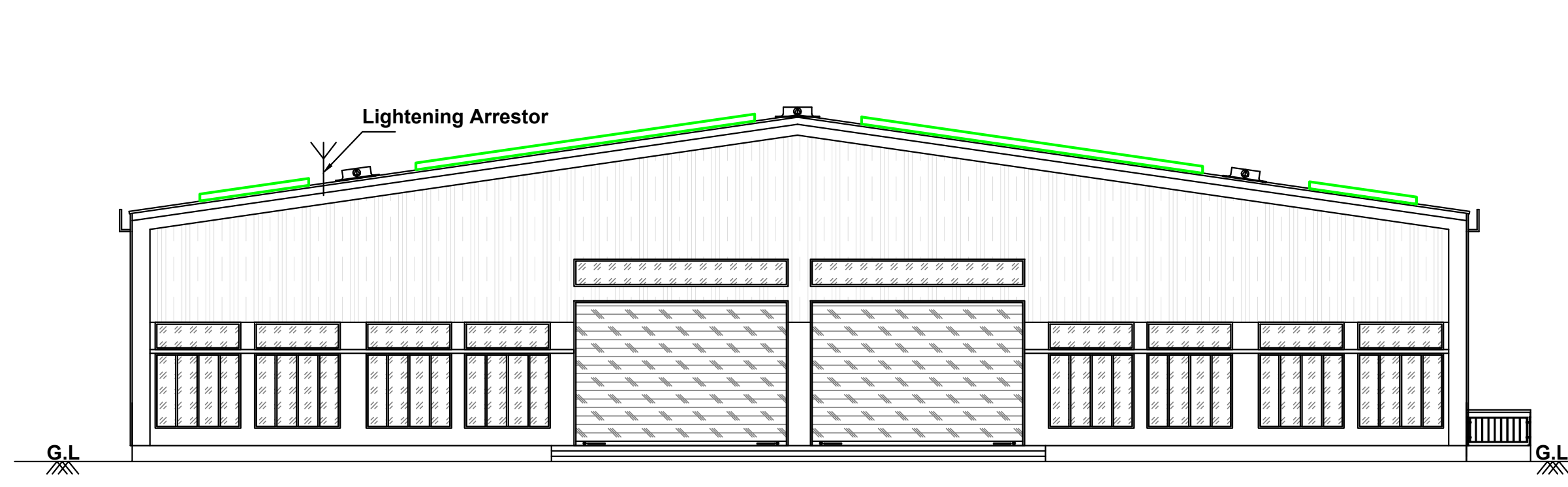


BUILDING APPROVAL
ROC NO: SWP/BPA/415124/2024
Site Boundary Shown As "A to S"
Approval No :BP / SWP / DTCP (TD) - 37/2024

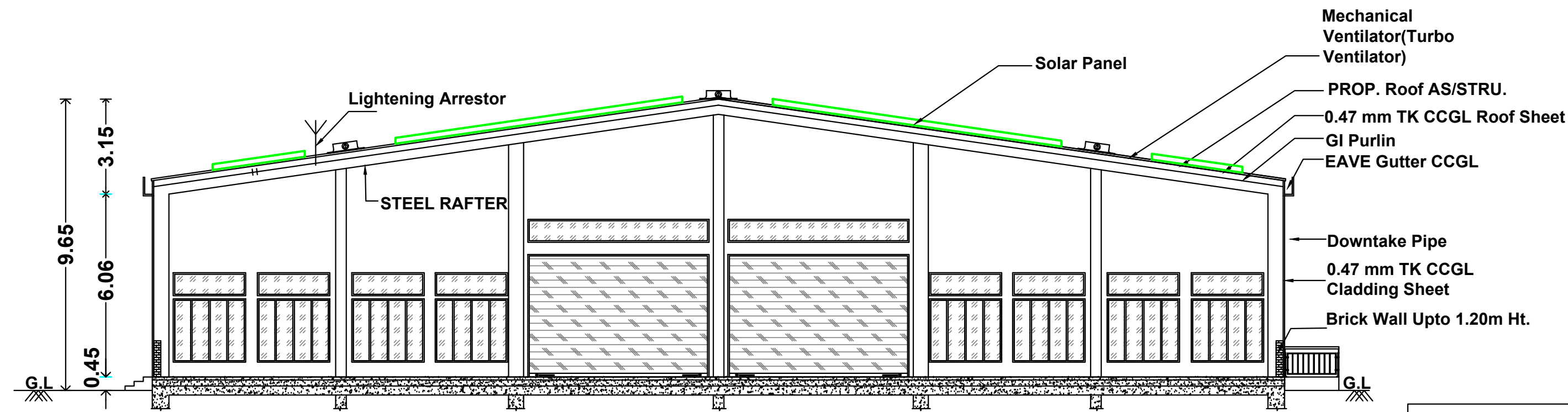


PLAN SHOWING THE EXISTING BUILDING AND PROPOSED CONSTRUCTION OF GREEN CATEGORIES INDUSTRIAL BUILDING(MANUFACTURING OF COIR PITH) IN S.NO:1056/2B, 1056/2C,1056/2D,1056/3A,1056/3B,1056/3C,1056/4B1,1056/4B2, 1056/4B3,1059/2B, JEYAMANGALAM BIT-1 VILLAGE & JEYAMANGALAM PANCHAYAT, PERIYAKULAM PANCHAYAT UNION / TALUK, THENI DISTRICT.			
REFERENCES: SITE BOUNDARY Pro. BUILDING Exg.BUILDING Exg. ROAD DRIVE WAY OSR To Be Demolished Existing Building			
(i) CATEGORY OF INDUSTRY: GREEN (ii) MANUFACTURING DETAILS: MANUFACTURING OF COIR PITH			
SITE AREA DETAILS:- 1. SITE AREA (As Per Document) = 26000.00Sq.m(6.42Acre) 2. SITE AREA (As Per Patta) = 26050.00Sq.m 3. SITE AREA (Super Imposed) = 26381.38Sq.m			
BUILTUP AREA DETAILS:-			
SL.NO	DESCRIPTION	FSI (Sq.Mt)	NON FSI (Sq.Mt)
(1)	PROPOSED - BLOCK-1 (MANUFACTURING UNIT) Ground Floor	2400.00	2400.00
(2)	EXISTING - BLOCK-2 (RAW MATERIAL STORAGE) Ground Floor	499.10	499.10
(3)	PROPOSED - BLOCK-3 (TOILET) Ground Floor	61.79	61.79
(4)	EXISTING - BLOCK-4 (PACKING & GOODS GODOWN) Ground Floor	263.50	263.50
(5)	EXISTING - BLOCK-5 (OPEN SHED) Ground Floor	276.57	276.57
(6)	EXISTING - BLOCK-6 (STORE) Ground Floor	16.74	16.74
(7)	EXISTING - BLOCK-7 (WATCHMAN BOOTH) Ground Floor	19.25	19.25
TOTAL		3536.95	3536.95
FSI = Total FSI Area / Total Site Area		3536.95 / 26000.00	= 0.14 < 1.50
OSR DETAILS:- OSR- Required = 2605.00 sq.m (10.00%) OSR- Provided (① - ⑤) = 2643.01sq.m (10.14%)			
(i) No.Of H.P. Provided = 81 H.P (ii) No.Of Workers Provided (Male) = 29 Nos (iii) No.Of Workers Provided (Female) = 15 Nos			
JOINERY DETAILS:			
R.S - Rolling Shutter	6.00 x 4.00	20'0" x 16'0"	
R.S-1 - Rolling Shutter	2.40 x 2.40	8'0" x 8'0"	
R.S-2 - Rolling Shutter	4.00 x 3.30	16'0" x 11'0"	
MD - Main Door	1.20 x 2.40	4'0" x 8'0"	
SD - Sliding Door	1.00 x 2.40	3'3" x 8'0"	
D1 - Door	0.90 x 2.40	3'0" x 8'0"	
D2 - Door	0.76 x 2.40	2'6" x 8'0"	
W - Window	2.40 x 2.10	8'0" x 7'0"	
W1 - Window	1.80 x 1.50	6'0" x 5'0"	
W2 - Window	1.20 x 1.20	4'0" x 4'0"	
V - Ventilator	6.00 x 0.76	20'0" x 2'6"	
V1 - Ventilator	2.40 x 0.76	8'0" x 2'6"	
V2 - Ventilator	3.00 x 0.76	10'0" x 2'6"	
V3 - Ventilator	4.00 x 0.76	16'0" x 2'6"	
V4 - Ventilator	0.76 x 0.76	2'6" x 2'6"	
FE - Fire Extinguisher			
DW - Drinking Water			
FA - Fire Alarm			
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			

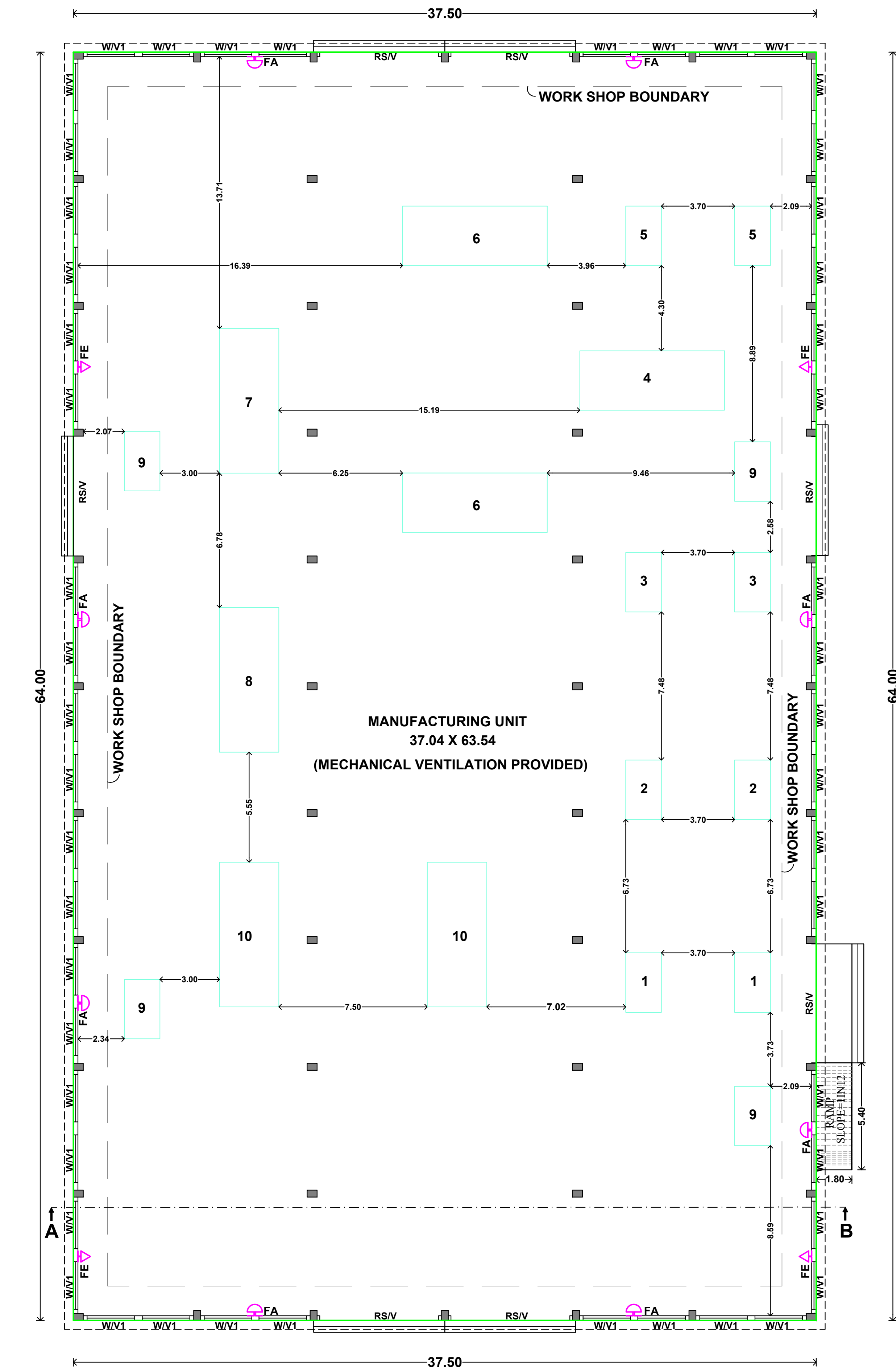
APPLICANT: RECEVES AGRO FOOD PRODUCTS PVT.LTD. AUTHORIZED SIGNATORY: [Signature]
REGISTERED STRUCTURAL ENGINEER: [Signature]
REGISTERED ARCHITECT: M.HARSHA VARDAN B.Arch Registered Architect 4121B-C2-C2 Scheme road, Near Theni Allinagar Municipal, THENI-625531 Mobile: 7373715658
REGISTERED ENGINEER: M.SHYAM S.E. M.Arch Registered Engineer DTCP-Madurai Region KMC-ASSOCIATES 41/21-A,C2-C2,Scheme Road THENI-625 531 Mobile No:98428 15655



FRONT ELEVATION



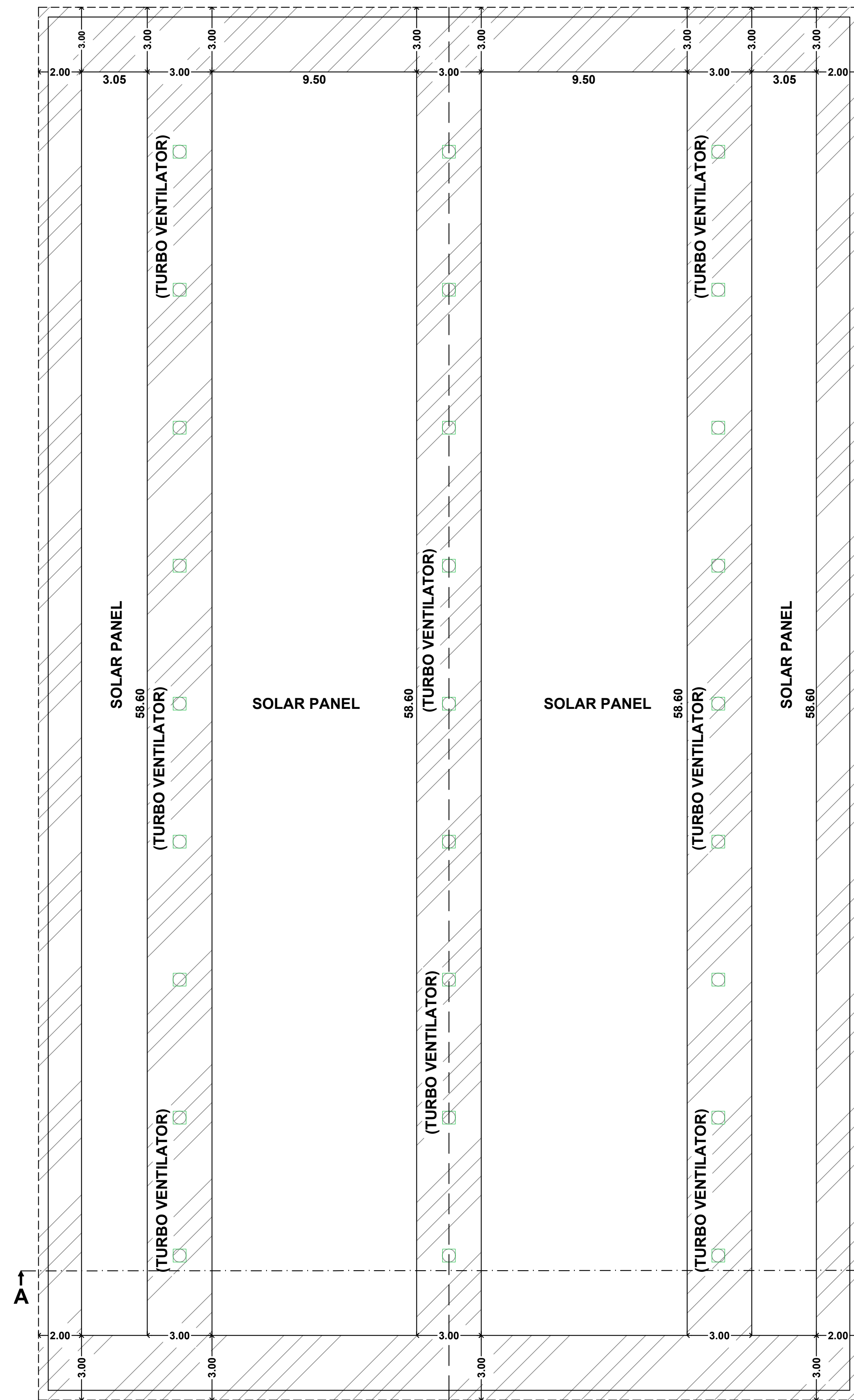
SECTION ON 'AB'



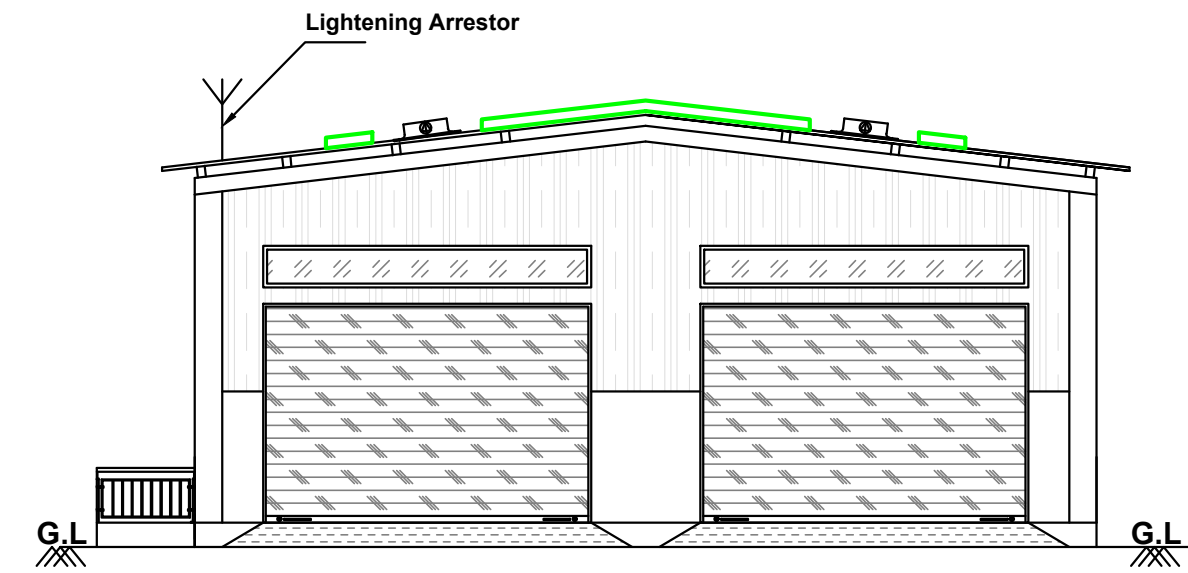
GROUND FLOOR PLAN
(BLOCK-1) - PROPOSED

MACHINERY DETAILS:-

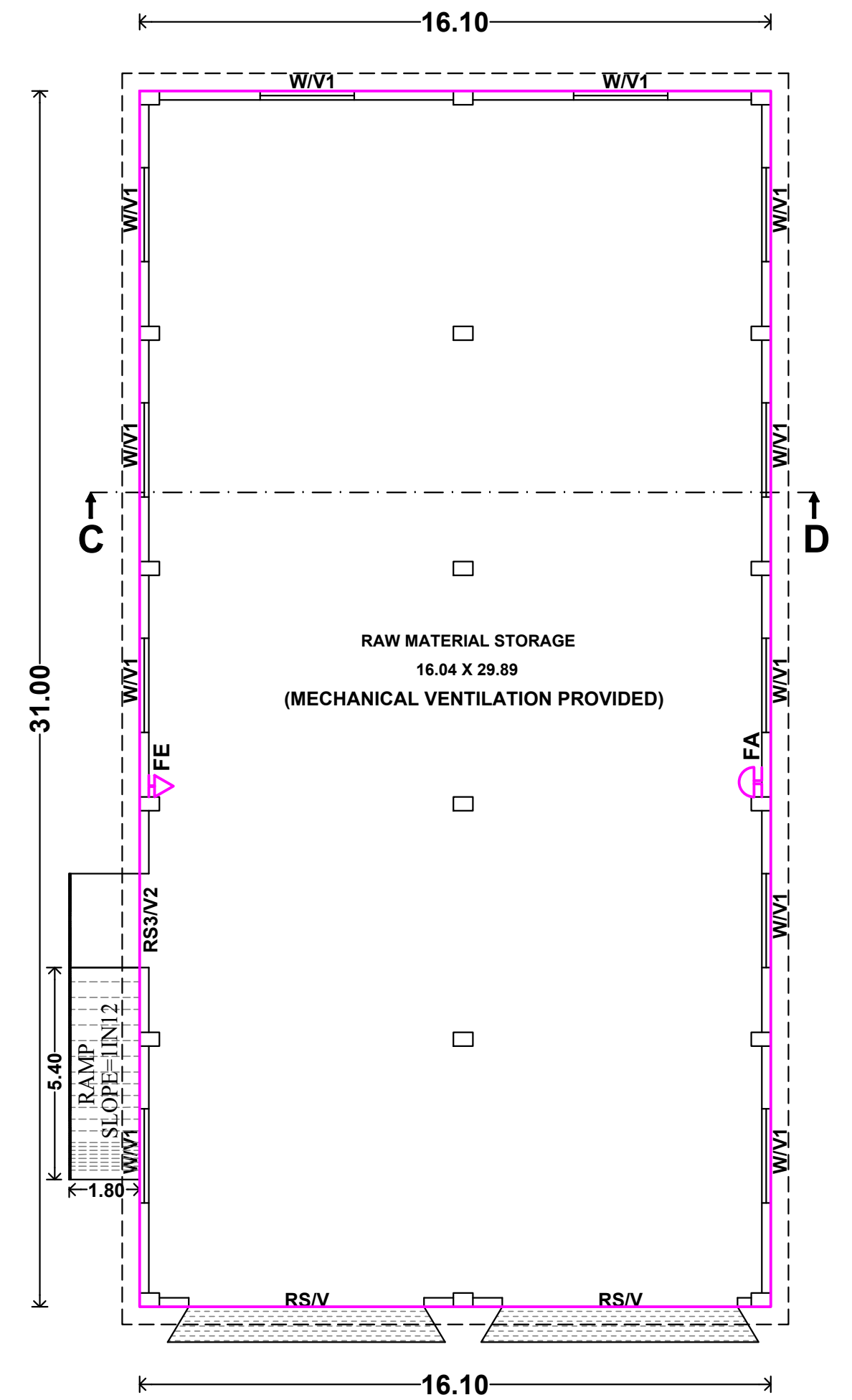
SL.NO	NAME OF THE MACHINERY	NO'S	HP	TOTAL HP
1	Shaker	2 X 1	2	2
2	Conveyor	2 X 1	2	2
3	De-stoner	2 X 5	10	10
4	59 ltrs packing M/C	1 X 7	7	7
5	Coir Pith Compacting Machine	2 X 10	20	20
6	Grow Bag M/c	2 X 16	32	32
7	Cooling Motor	1 X 2	2	2
8	Cooling tower fan	1 X 1	1	1
9	Exhaust fan	4 X 0.50	2	2
10	Pelletization Machine	2 X 1.50	3	3
TOTAL				81



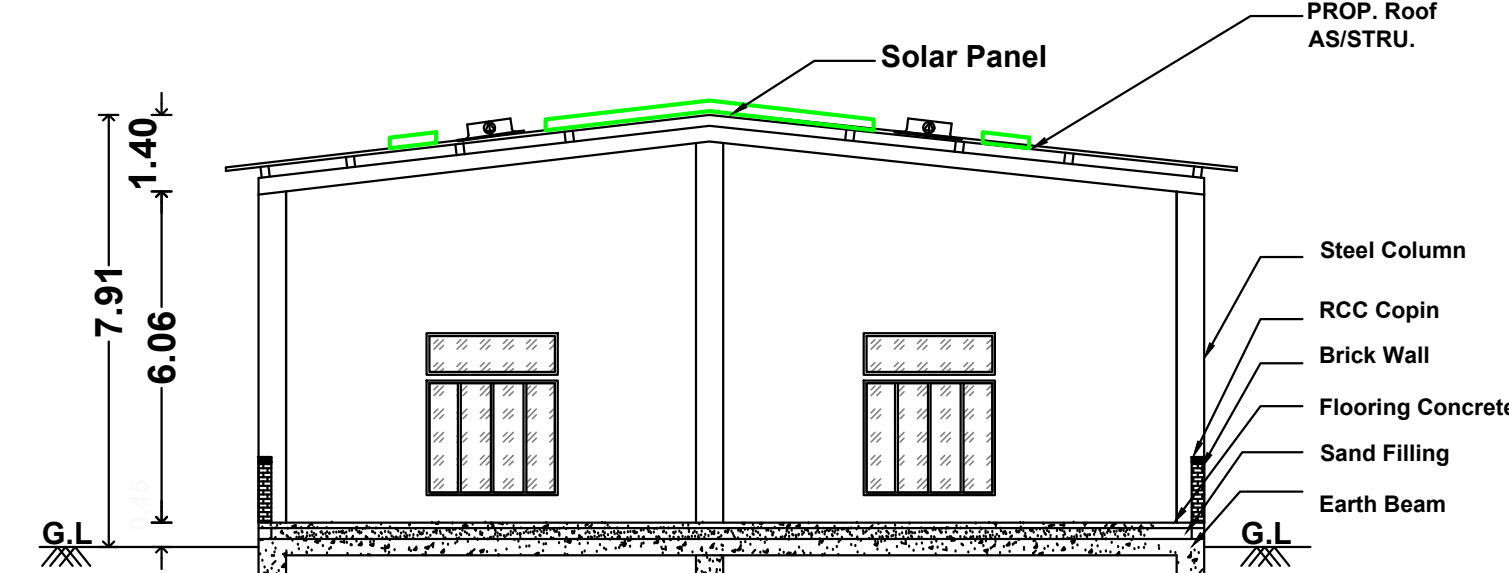
SHEET ROOF - TERRACE



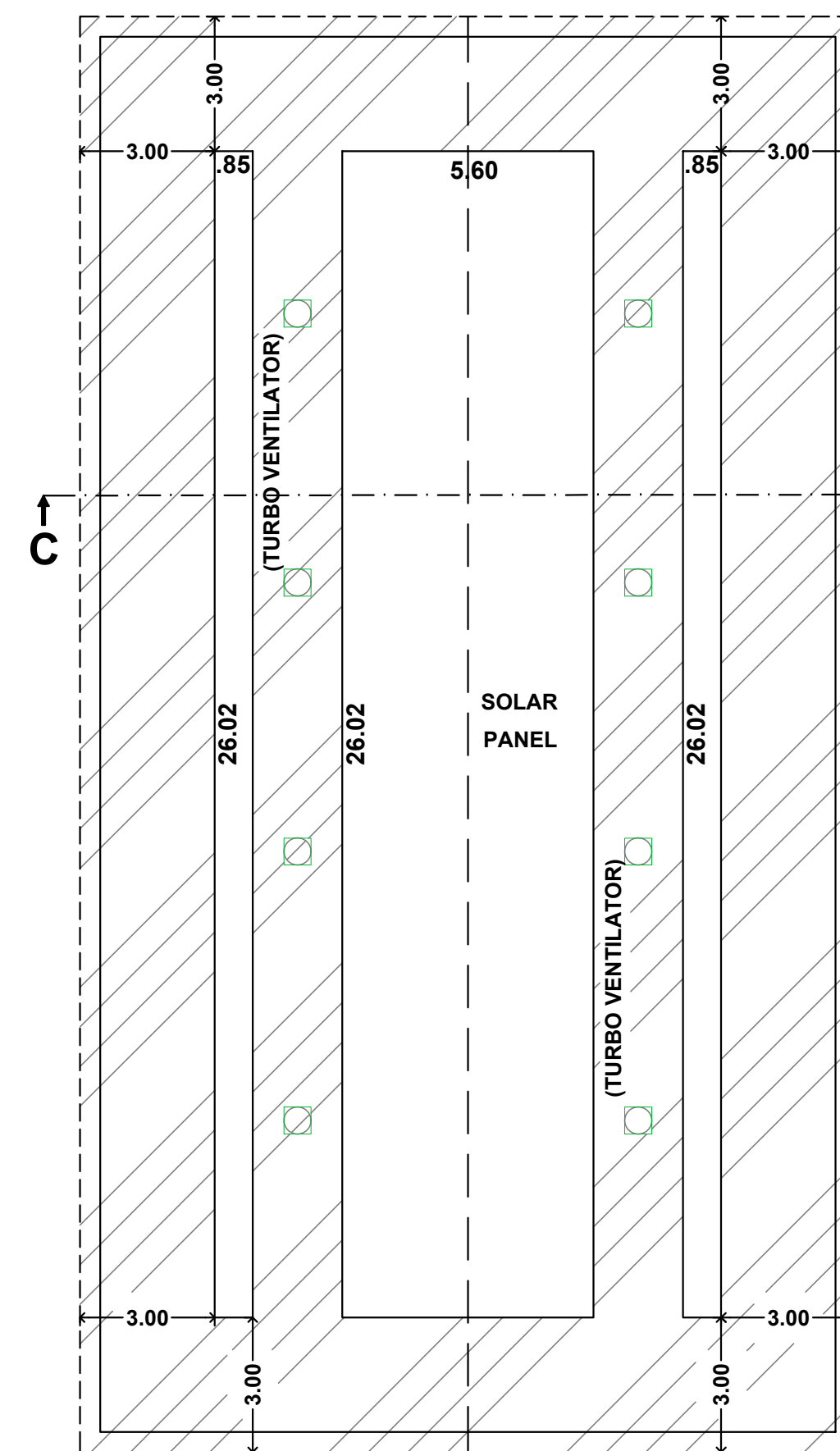
FRONT ELEVATION



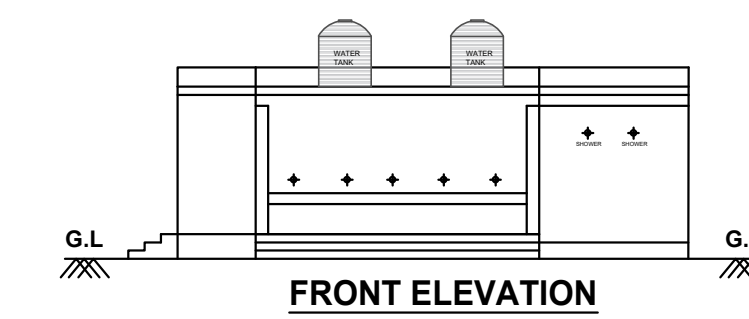
GROUND FLOOR PLAN
(BLOCK-2) - EXISTING



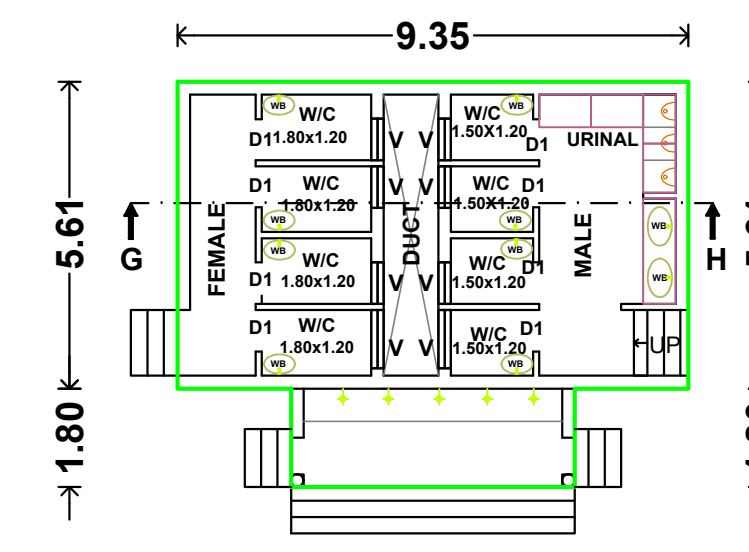
SECTION ON 'CD'



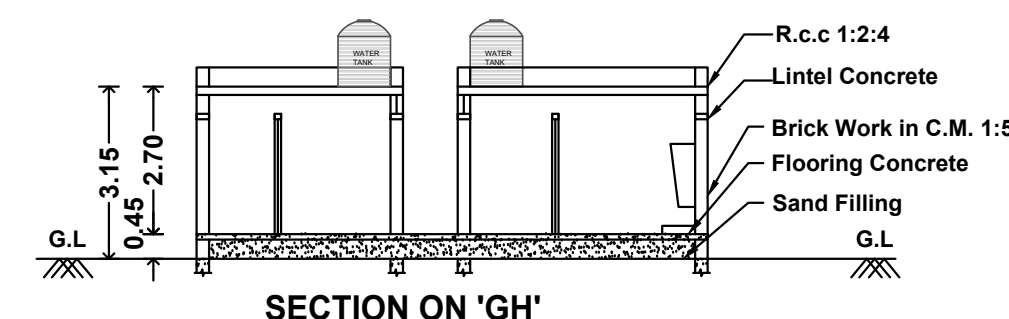
SHEET ROOF - TERRACE



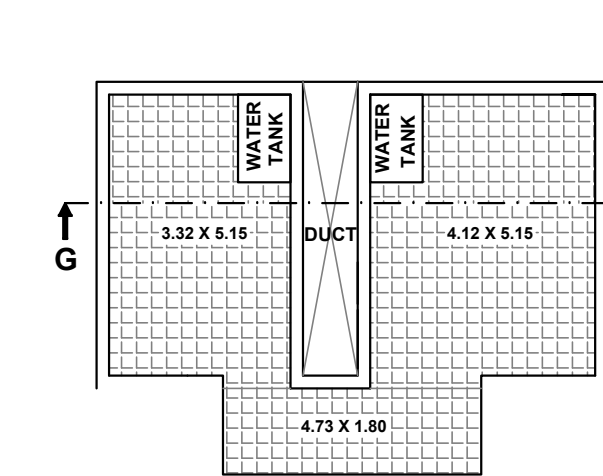
FRONT ELEVATION



GROUND FLOOR PLAN
(BLOCK-3) - PROPOSED



SECTION ON 'GH'



TERRACE FLOOR PLAN

BUILDING APPROVAL
ROC NO: SWP/BPA/415124/2024
Site Boundary Shown As "A to S"
Approval No :BP / SWP / DTCP (TD) - 37/2024

PLAN SHOWING THE EXISTING BUILDING AND PROPOSED CONSTRUCTION OF GREEN CATEGORIES INDUSTRIAL BUILDING(MANUFACTURING OF COIR PITH) IN S.NO:1056/2B, 1056/2C,1056/2D,1056/3A,1056/3B,1056/3C,1056/4B1,1056/4B2, 1056/4B3,1059/2B, JEYAMANGALAM BIT-1 VILLAGE & JEYAMANGALAM PANCHAYAT, PERIYAKULAM PANCHAYAT UNION / TALUK, THENI DISTRICT.

REFERENCES:

Pro. BUILDING To Be Demolished
Exg. BUILDING Existing Building
Exg. ROAD
DRIVE WAY

OSR
To Be Demolished
Existing Building

N
PLAN
SCALE 1:100

(i) CATEGORY OF INDUSTRY: GREEN
(ii) MANUFACTURING DETAILS: MANUFACTURING OF COIR PITH

SITE AREA DETAILS:-

1. SITE AREA (As Per Document) = 26000.00sq.m(6.42Acre)
2. SITE AREA (As Per Patta) = 26050.00sq.m
3. SITE AREA (Super Imposed) = 26381.38sq.m

SL.NO	DESCRIPTION	FSI (Sq.M)	NON FSI (Sq.M)	TOTAL (Sq.M)
(1)	PROPOSED - BLOCK-1 (MANUFACTURING UNIT)	2400.00	-----	2400.00
(2)	EXISTING - BLOCK-2 (RAW MATERIAL STORAGE)	499.10	-----	499.10
(3)	PROPOSED - BLOCK-3 (TOILET)	61.79	-----	61.79
(4)	EXISTING - BLOCK-4 (PACKING & GOODS GODOWN)	263.50	-----	263.50
(5)	EXISTING - BLOCK-5 (OPEN SHED)	276.57	-----	276.57
(6)	EXISTING - BLOCK-6 (STORE)	16.74	-----	16.74
(7)	EXISTING - BLOCK-7 (WATCHMAN BOOTH)	19.25	-----	19.25
TOTAL		3536.95	-----	3536.95

FSI = Total FSI Area / Total Site Area = 3536.95 / 26000.00 = 0.14 < 1.50

OSR DETAILS:-
OSR- Required = 2605.00 sq.m (10.00%)
OSR- Provided (i) - (ii) = 2643.01sq.m (10.14%)

(i) No.Of H.P. Provided = 81 H.P
(ii) No.Of Workers Provided (Male) = 29 Nos
(iii) No.Of Workers Provided (Female) = 15 Nos

JOINERY DETAILS:-			
R.S	- Rolling Shutter	6.00 x 4.00	20'0" x 16'0"
R.S-1	- Rolling Shutter	2.40 x 2.40	8'0" x 8'0"
R.S-2	- Rolling Shutter	4.00 x 3.30	16'0" x 11'0"
MD	- Main Door	1.20 x 2.40	4'0" x 8'0"
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D2	- Door	0.76 x 2.40	2'6" x 8'0"
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W2	- Window	1.20 x 1.20	4'0" x 4'0"
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V1	- Ventilator	2.40 x 0.76	8'0" x 2'6"
V2	- Ventilator	3.00 x 0.76	10'0" x 2'6"
V3	- Ventilator	4.00 x 0.76	16'0" x 2'6"
V4	- Ventilator	0.76 x 0.76	2'6" x 2'6"
FE	- Fire Extinguisher		
DW	- Drinking Water		
FA	- Fire Alarm		

- 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

APPLICANT

REGISTERED STRUCTURAL ENGINEER

REGISTERED ARCHITECT

REGISTERED ENGINEER

SITE PLAN SHOWING THE EXISTING BUILDING AND PROPOSED

CONSTRUCTION OF GREEN CATEGORIES INDUSTRIAL

BUILDING(MANUFACTURING OF COIR PITH) IN S.NO:1056/2B,

1056/2C,1056/2D,1056/3A,1056/3B,1056/3C,1056/4B1,1056/4B2,

1056/4B3,1059/2B, JEYAMANGALAM BIT-1 VILLAGE &

JEYAMANGALAM PANCHAYAT, PERIYAKULAM PANCHAYAT

UNION / TALUK, THENI DISTRICT.

REFERENCES:

	SITE BOUNDARY		OSR
	Pro. BUILDING		To Be Demolished Existing Building
	Exg.BUILDING		
	Exg. ROAD		
	DRIVE WAY		

N
SITE PLAN
SCALE 1:400

(i) CATEGORY OF INDUSTRY: GREEN

(ii) MANUFACTURING DETAILS: MANUFACTURING OF COIR PITH

SITE AREA DETAILS:-

1. SITE AREA (As Per Document)	= 26000.00Sq.m(6.42Acre)
2. SITE AREA (As Per Patta)	= 26050.00Sq.m
3. SITE AREA (Super Imposed)	= 26381.38Sq.m

BUILDUP AREA DETAILS:-

SL.NO	DESCRIPTION	FSI (Sq.Mt)	NON FSI (Sq.Mt)	TOTAL (Sq.Mt)
(1)	PROPOSED - BLOCK-1 (MANUFACTURING UNIT)			
	Ground Floor	2400.00	-----	2400.00
(2)	EXISTING - BLOCK-2 (RAW MATERIAL STORAGE)			
	Ground Floor	499.10	-----	499.10
(3)	PROPOSED - BLOCK-3 (TOILET)			
	Ground Floor	61.79	-----	61.79
(4)	EXISTING - BLOCK-4 (PACKING & GOODS GODOWN)			
	Ground Floor	263.50	-----	263.50
(5)	EXISTING - BLOCK-5 (OPEN SHED)			
	Ground Floor	276.57	-----	276.57
(6)	EXISTING - BLOCK-6 (STORE)			
	Ground Floor	16.74	-----	16.74
(7)	EXISTING - BLOCK-7 (WATCHMAN BOOTH)			
	Ground Floor	19.25	-----	19.25
TOTAL		= 3536.95	-----	3536.95

$$FSI = \frac{\text{Total FSI Area}}{\text{Total Site Area}} = \frac{3536.95}{26000.00} = 0.14 < 1.50$$

OSR DETAILS:-

OSR- Required	= 2605.00 sq.m (10.00%)
OSR- Provided (① - ⑤)	= 2643.01sq.m (10.14%)

(i) No.Of H.P. Provided = 81 H.P

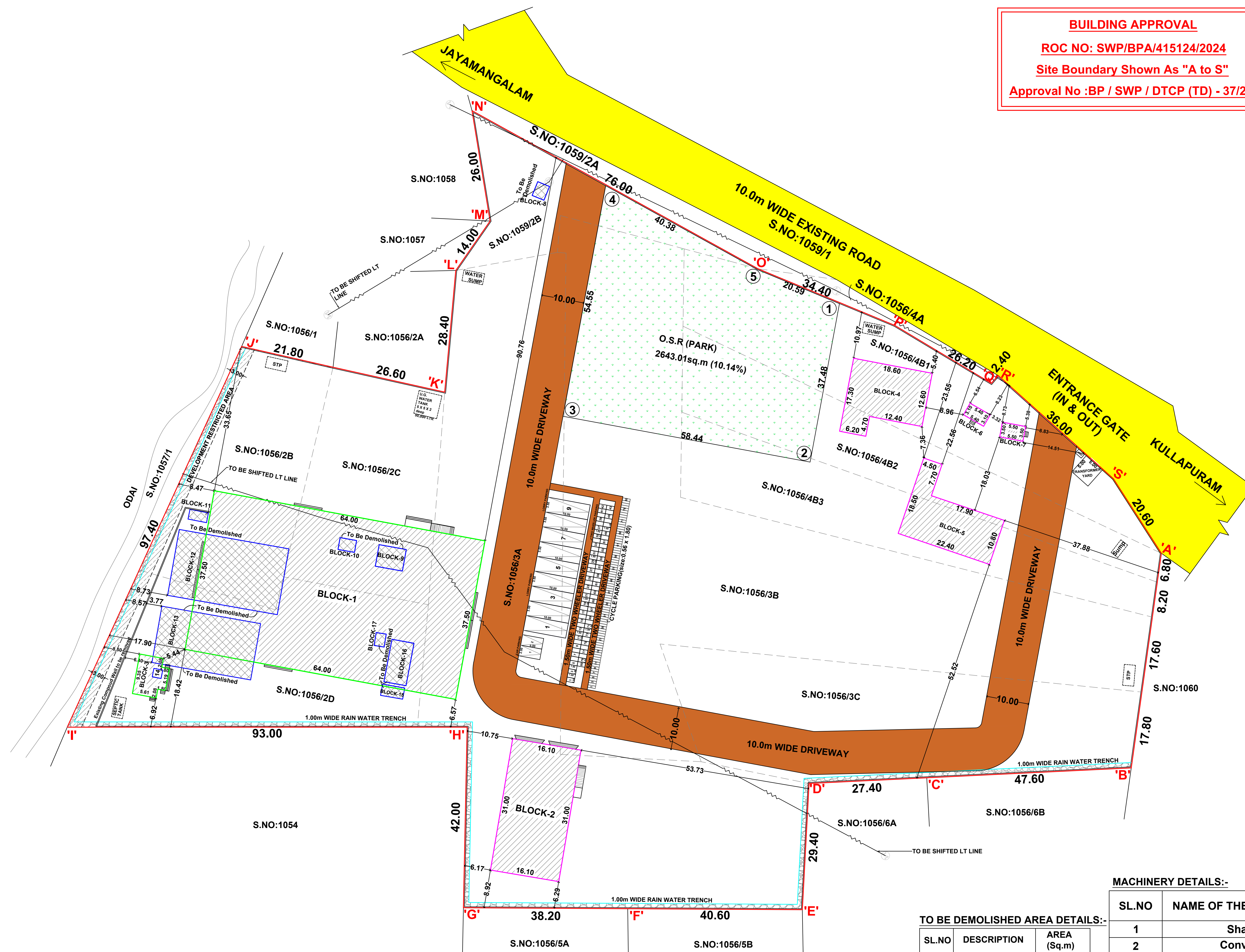
(ii) No.Of Workers Provided (Male) = 29 Nos

(iii) No.Of Workers Provided (Female) = 15 Nos

PARKING DETAILS:-

SL.NO	DESCRIPTION	Required	Provided
1	CAR PARKING	02	02
2	LORRY PARKING		
	(i) STORAGE = $\frac{1055.91}{300} = 04$	09	09
	(ii) FACTORY = $\frac{2400.00}{500} = 05$		
3	TWO WHEELER PARKING		
	(i) FACTORY = $\frac{2400.00}{50}$	48	80
4	CYCLE PARKING		
	(i) FACTORY = $\frac{2400.00}{50}$	48	80

BUILDING APPROVAL
ROC NO: SWP/BPA/415124/2024
Site Boundary Shown As "A to S"
Approval No :BP / SWP / DTCP (TD) - 37/2024



TO BE DEMOLISHED AREA DETAILS:-

SL.NO	DESCRIPTION	AREA (Sq.m)
1	BLOCK-8 (Shed)	10.23
2	BLOCK-9 (Shed)	32.64
3	BLOCK-10 (Shed)	10.92
4	BLOCK-11 (Shed)	10.05
5	BLOCK-12 (Shed)	402.83
6	BLOCK-13 (Shed)	309.89
7	BLOCK-14 (Shed)	4.19
8	BLOCK-15 (Shed)	13.71
9	BLOCK-16 (Shed)	52.26
10	BLOCK-17 (Shed)	7.22
TOTAL		853.94

MACHINERY DETAILS:-

SL.NO	NAME OF THE MACHINERY	NO'S	HP	TOTAL HP
1	Shaker	2 X	1	2
2	Conveyor	2 X	1	2
3	De-stoner	2 X	5	10
4	59 ltrs packing M/C	1 X	7	7
5	Coir Pith Compacting Machine	2 X	10	20
6	Grow Bag M/c	2 X	16	32
7	Cooling Motor	1 X	2	2
8	Cooling tower fan	1 X	1	1
9	Exhaust fan	4 X	0.50	2
10	Pelletization Machine	2 X	1.50	3
TOTAL				81

JEYAMANGALAM FOOD PRODUCTS PVT.LTD.
 Authorized Signatory

APPLICANT

[Signature]
 E. N. NAGARATHINAM, M.E,Struct, MIE,CE,
 Chartered Engineer & Structural Consultant
 Registered Engineer Grade (132/CE/2010/0001)
 DTCP Registered Structural Engineer Grade (10000/0001)
 9600, Varadharajapuram, Coimbatore - 635 016
 Call: 9945088591, 9959193234

REGISTERED STRUCTURAL ENGINEER

[Signature]
 M. SHYAM, E.E, M.Arch
 Registered Engineer
 DTCP-Madurai Region
 KMC-ASSOCIATES
 41/21-A,C2-C2,Scheme Road
 THENI-625531
 Mobile No:98428 15655

REGISTERED ARCHITECT & ENGINEER

[Signature]
 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

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.

