PP APPROVAL RECORD

Planning Permission

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.

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3/350/2 Mettukuppam,
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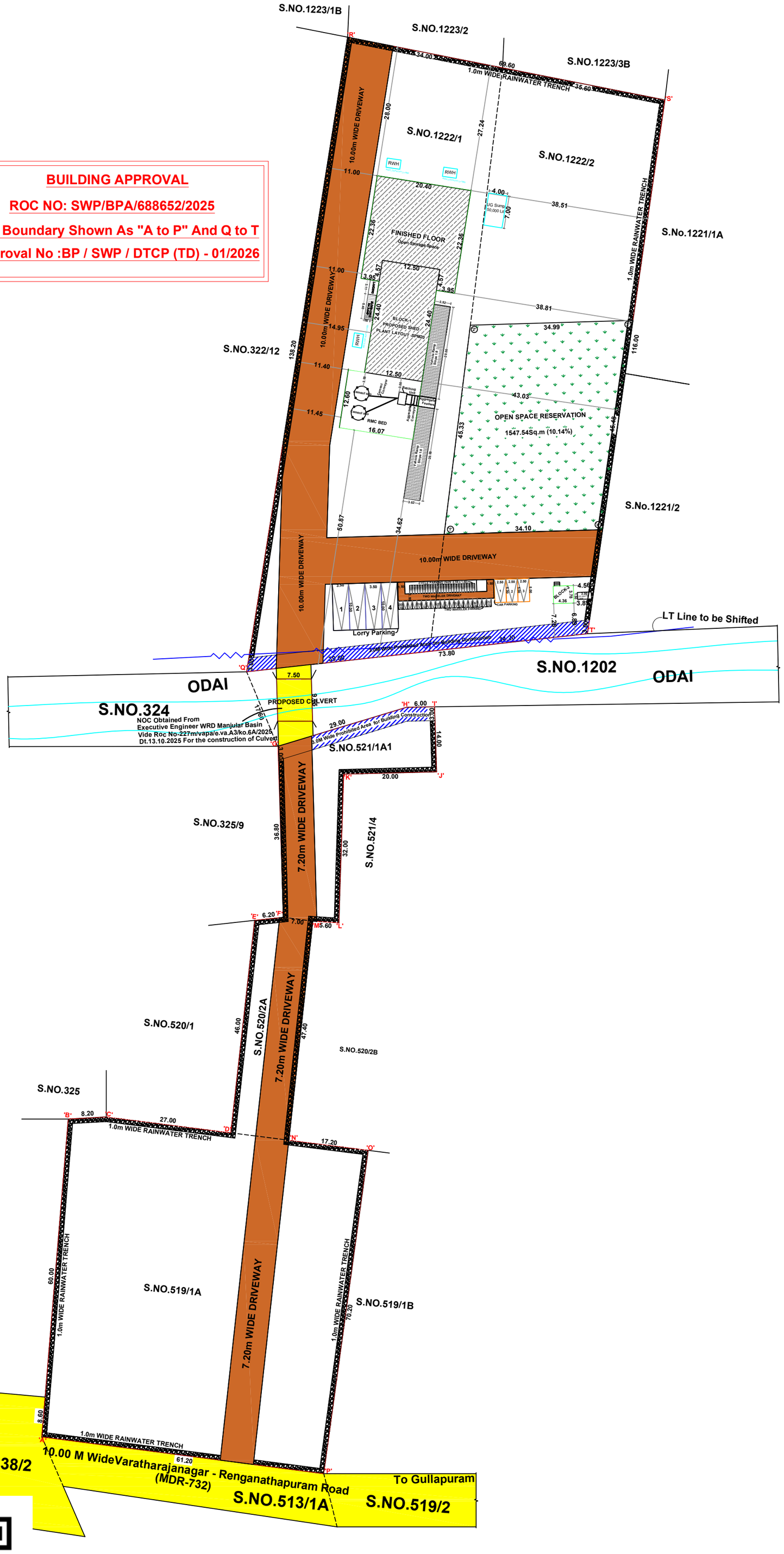
BUILDING APPROVAL

ROC NO: SWP/BPA/688652/2025

Site Boundary Shown As "A to P" And Q to T

Approval No :BP / SWP / DTCP (TD) - 01/2026



PLAN SHOWING THE PROPOSED CONSTRUCTION OF READY MIX CONCRETE PLANT (GREEN CATEGORY)-MANUFACTURING OF READY MIX CONCRETE & CONCRETE BLOCKS) IN S.NO:519/1A, 520/2A,521/1A1,1222/1& 1222/2 IN GULLAPURAM VILLAGE & GULLAPURAM PANCHAYAT, PERIYAKULAM TALUK/PANCHAYAT UNION, THENI DISTRICT.

REFERENCES:

- SITE BOUNDARY
- Pro. BUILDING
- OSR
- Exg. ROAD
- DRIVE WAY
- Prohibited Area for Building Construction

(i) CATEGORY OF INDUSTRY: GREEN

(ii) MANUFACTURING DETAILS:RMC PLANT & CONCRETE BLOCKS

SITE AREA DETAILS:-

1. SITE AREA (As Per Document) = 15250.00(3.77Acre)
2. SITE AREA (As Per Patta) = 15250.00(3.77Acre)

Proposed Industrial Building details(Green Category)

SL.NO	DESCRIPTION	FSI Area (Sq.Mt)	NON FSI Area(Sq.Mt)	Total Built up Area (Sq.Mt)
1	Proposed Block-1 (Manufacturing Unit)			
	Ground Floor			
	(i) RMC PLANT	202.48		202.48
	(ii) SPM20 PLANT with Storage	704.02	------	704.02
2	Proposed Block-2 (Toilet Block)			
	Ground Floor	16.48	------	16.48
Total Buildup Area		922.98	------	922.98

$$FSI = \frac{\text{Total FSI Area}}{\text{Total Site Area}} = \frac{922.98}{15250.00} = 0.06 < 2.00$$

OSR DETAILS:-

OSR- Required = 1525.00 sq.m (10.00%)

OSR- Provided (① - ④) = 1547.54 Sq.m (10.14%)

MACHINERY & H.P DETAILS:-

(i) No.Of H.P. Provided (READY MIX PLANT) = 116 H.P

(ii) No.Of H.P. Provided (SPM 20 MACHINE) = 90 H.P

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

PARKING DETAILS:-

SL.NO	DESCRIPTION	Required	Provided
1	CAR PARKING	00	03
2	LORRY PARKING (i) PLANT = 450.36/750 =0.60 (i) STORAGE = 456.14/750 =0.60	02	04
3	TWO WHEELER PARKING (i) PLANT & STORAGE = 922.98/75	13	20
4	CYCLE PARKING (i) PLANT & STORAGE = 922.98/75	13	20

Note:-

10% of car and two-wheeler parking space shall be earmarked for electric vehicles along with fast charging points.

OFFICE USE:-

APPLICANT:-

REGISTERED ARCHITECT:-

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

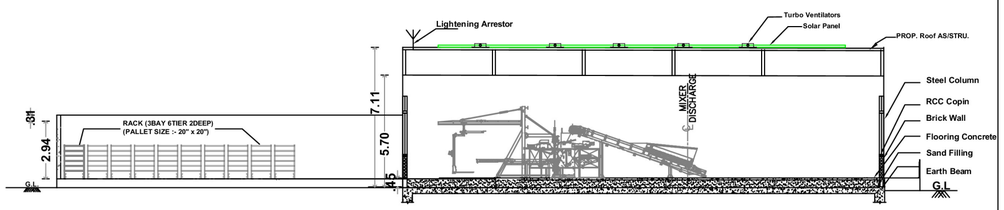
REGISTERED STRUCTURAL ENGINEER:-

RAMA RAM SHANKAR B.Tech,M.E.,
REGISTERED STRUCTURAL ENGINEER GRADE - II
DTCP Registration No. RSE.GR-II 2022/10/003
No. 15/1/7/2, Sivananda Nagar, Palanichettipatti
Theni (Dt) - 625 531. Mobile No: 9481953909

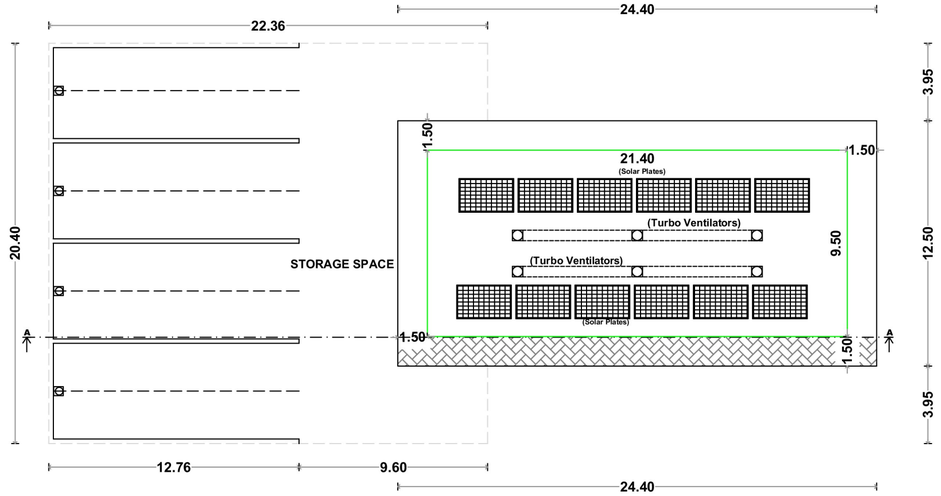
REGISTERED ENGINEER:-

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

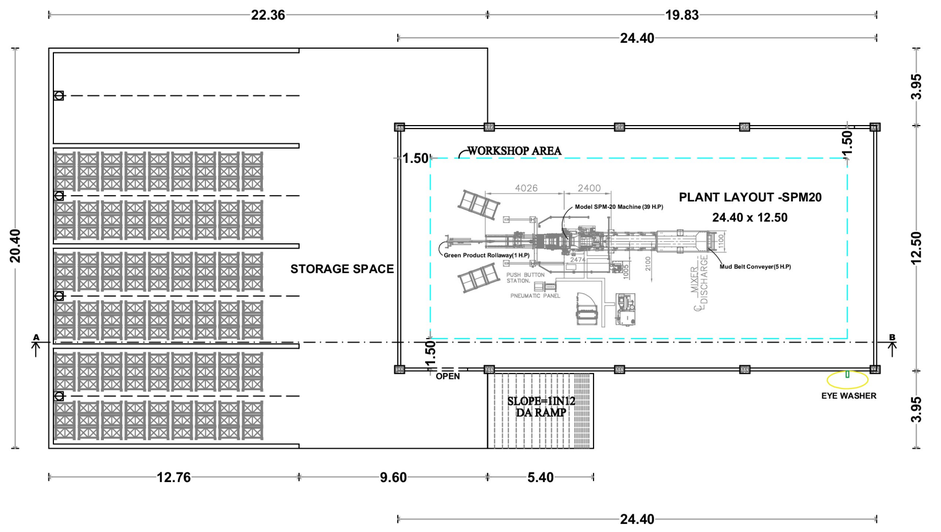
(BLOCK-1)
CONCRETE BLOCKS(SPM-20 Machine) With STORAGE



SECTION & ELEVATION



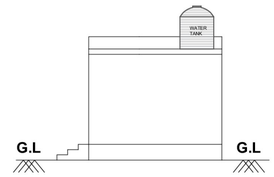
SHEET ROOF - TERRACE



GROUND FLOOR PLAN

Sl.No	Machine Details	H.P Details
1	Mud Belt Conveyer	05 H.P
2	Model SPM-20 Machine	39 H.P
3	Green Product Rollaway	01 H.P
	Total	45 H.P

(BLOCK-2)
TOILET BLOCK



FRONT ELEVATION

BUILDING APPROVAL

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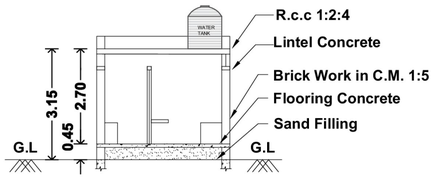
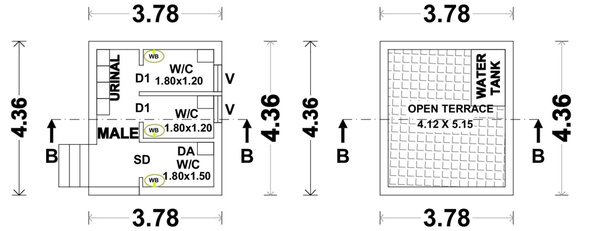


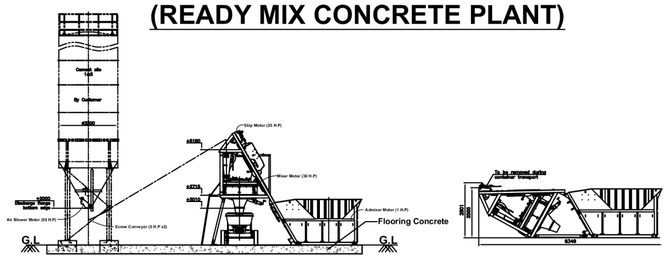
SECTION ON 'BB'



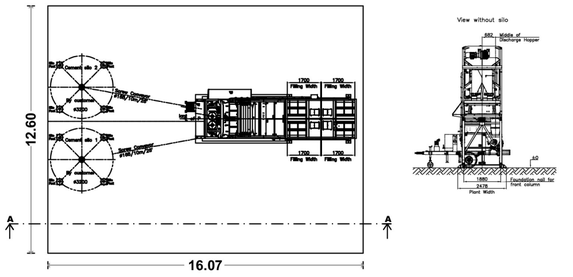
GROUND FLOOR PLAN

(BLOCK-2) - TOILET BLOCK

(BLOCK-1)
(READY MIX CONCRETE PLANT)



SECTION & ELEVATION



GROUND FLOOR PLAN

Sl.No	Machine Details	H.P Details
1	Air Blower Motor	50 H.P
2	Screw Conveyor	5 H.P x2
3	Skip Motor	25 H.P
4	Mixer Motor	30 H.P
5	Admixer Motor	1 H.P
	Total	116 H.P

APPLICANT:-

M. Harsha Vardan
M.HARSHA VARDAN,B.Archt.,
Registered Architect,
Registered No : CA 2019/112928
41/21B-C2-C2 Scheme road,
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KMC-ASSOCIATES
41/21-A,C2-C2,Scheme Road
THENI-625 531
Mobile No:98428 15655

REGISTERED ENGINEER:-

SHEET NO:02/02

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4	CYCLE PARKING		
	(i) PLANT & STORAGE = 922.98 / 75	13	20

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

Verified RealEstate
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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.