PP APPROVAL RECORD

Planning Permission

Theni district, Tamil Nadu

APPROVAL TYPE
Building Plan

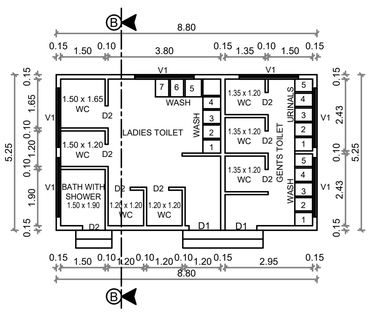
ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

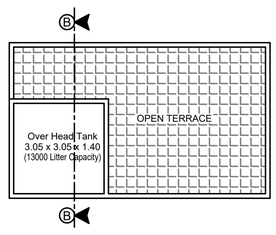
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

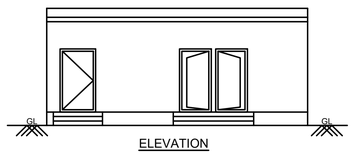
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TYPICAL TOILET - 1 & 2 GROUND FLOOR PLAN

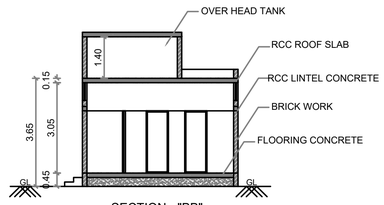


TYPICAL TOILET - 1 & 2 TERRACE FLOOR PLAN



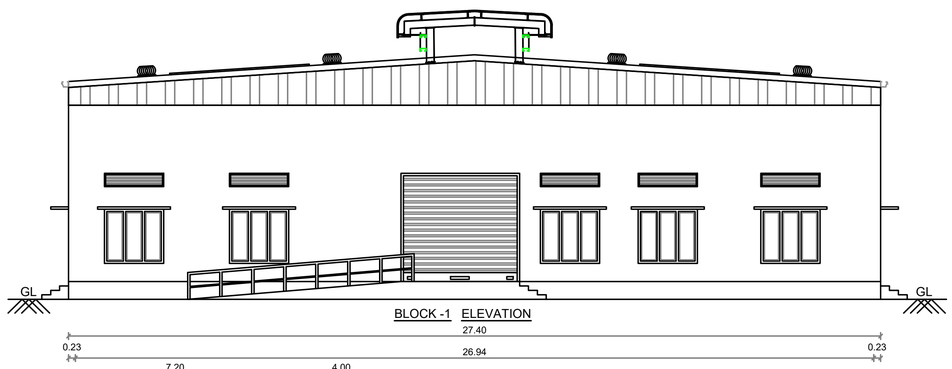
ELEVATION

TYPICAL TOILET - 1 & 2

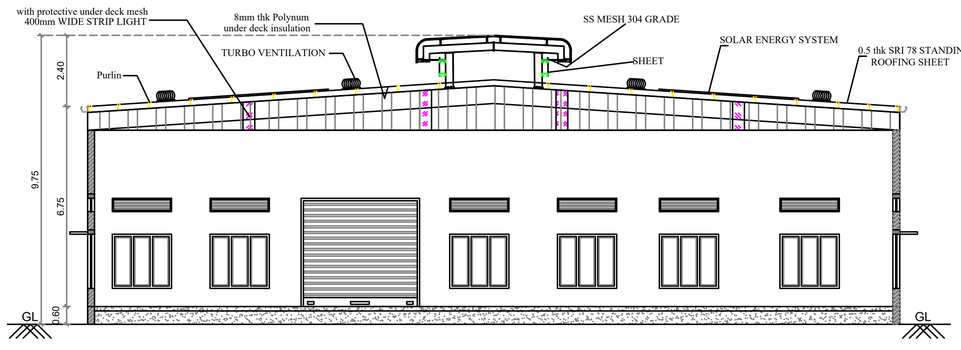


SECTION - "BB"

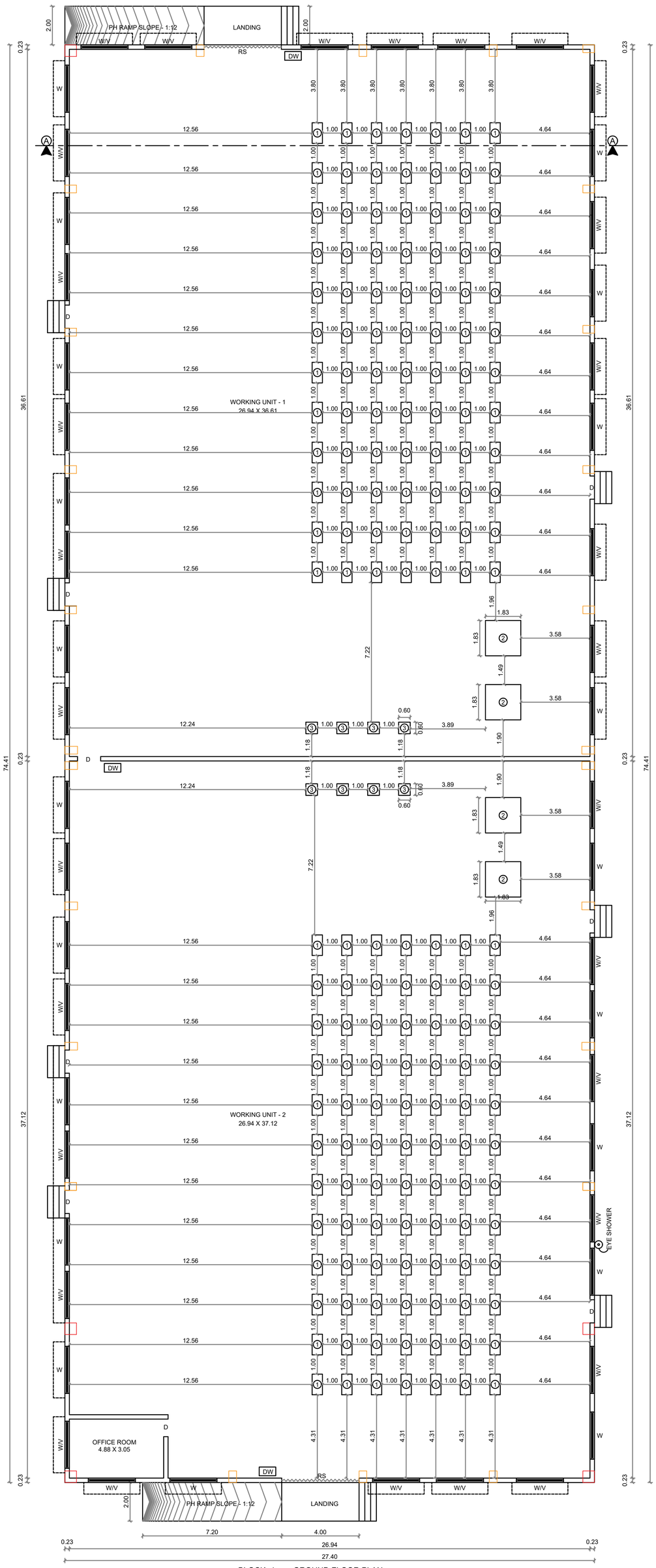
TYPICAL TOILET - 1 & 2



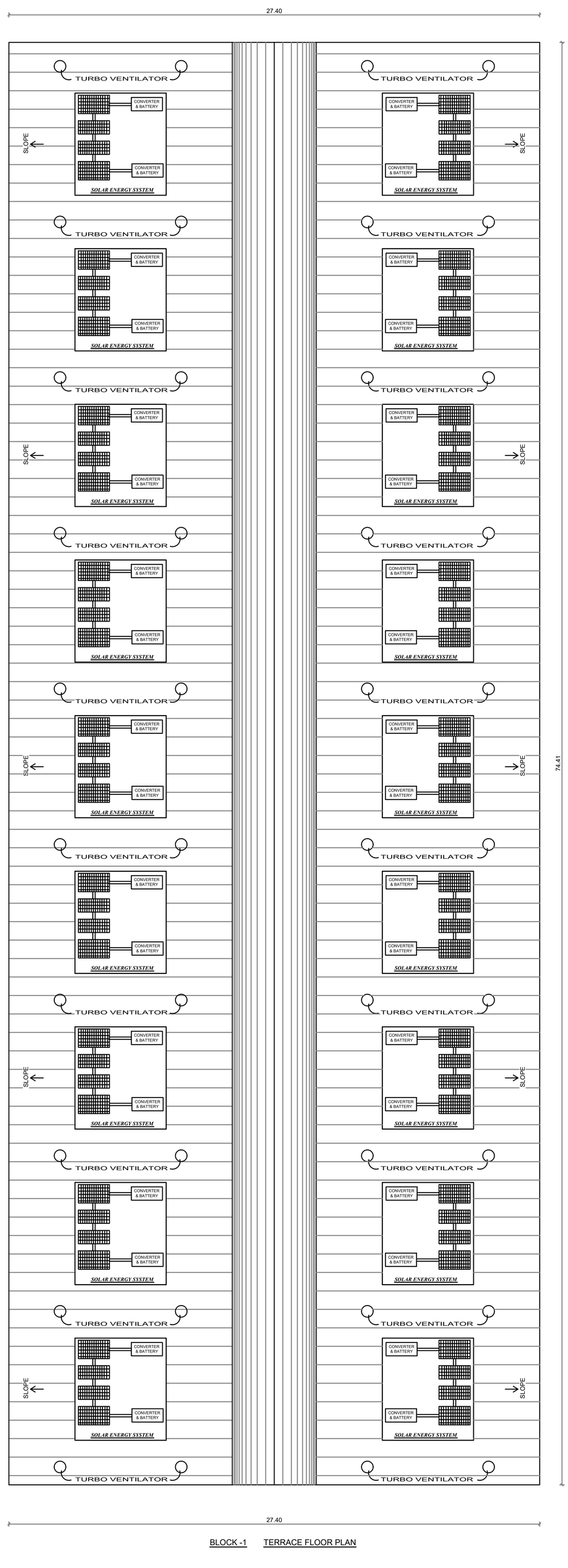
BLOCK -1 ELEVATION



BLOCK -1 SECTION -"AA"



BLOCK -1 GROUND FLOOR PLAN



BLOCK -1 TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A INDUSTRIAL BUILDING (WHITE CATEGORY - GARMENTS MANUFACTURING WITHOUT WET PROCESS) IN PLOT NO.86, 87, 88 & 89 APPROVED SIDCO INDUSTRIAL LAYOUT NO: ம.வ/ந.உள.தி.இ.(மஎ)எண்:05/2017, S.NO.258(Part) AT MARIKUNDU VILLAGE, MARIKUNDU PANCHAYAT, AUNDIPATTI PANCHAYAT UNION, AUNDIPATTI TALUK, THENI DISTRICT.

SHEET NO - 2/2

SCALE - 1:100
ALL DIMENSION AREA IN METER

North

CATEGORY OF INDUSTRY : WHITE CATEGORY (SL-NO:71 as per Go.No:154 Housing & Urban Development Dated:07.10.2025
MANUFACTURING DETAILS : GARMENTS MANUFACTURING WITHOUT WET PROCESS

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

NOTE

1. FIRE EXTINGUSIER WILL BE PROVIDED. FE
2. FIRE ALARM TO BE PROVIDED. FA
2. DRINKING WATER TO BE PROVIDED. DW
3. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED.
4. SOLAR ENERGY SYSTEM TO BE PROVIDED.
5. WASTE WATER RECYCLED & USED FOR GARDEN PURPOSE.
6. STRUCTURE IS DESIGNED SAFELY FOR EARTH QUAKE RESISTANCE

BUILDING AREA STATEMENT

SI.NO	DESCRIPTION	FSI Sq.M	Non FSI Sq.M	Builtup Area Sq.M
1	BLOCK - 1 (WORKING UNIT) GROUND FLOOR	2038.83	-	2038.83
2	TOILET -1 GROUND FLOOR	46.20	-	46.20
2	TOILET -2 GROUND FLOOR	46.20	-	46.20
	TOTAL	2131.23	-	2131.23

SCHEDULE OF JOINERY

JOINERYS		SIZE (M x M)	JOINERYS		SIZE (M x M)
RS	ROLLING SHUTTER	4.88 x 4.88	W	WINDOW	1.83 x 1.22
D	DOOR	0.91 x 2.13	W1	WINDOW	1.22 x 1.52
D1	DOOR	0.76 x 2.13	V	VENTILATOR	0.61 x 0.61
SD	SLIDING DOOR	1.00 x 2.13			

MACHINERIES NAME AND HP DETAILS

SL.NO	MACHINERIES NAME	Nos	H.P	TOTAL H.P
1	SEWING MACHINS	168	1.5	252
2	CUTTING MACHINE	4	1	4
3	FUSING MACHINE	8	1	8
	TOTAL			264

NUMBER OF LABOURS =200 Nos
(MALE =40 Nos, FEMALE = 160 Nos)
TOTAL NUMBER OF HORSE POWER PROVIDED = 180 HP

BUILDING APPROVAL
Roc.No : SWP/BPA/0881492/2026
Site Boundary shown as "A" to "F" and
Approval No : BP/SWP / DTCP (TD) - 18/2026

APPLICANT

M. Sripradeesh
Sri Pradeesh.M
Registerd Architect
CA/2024/169773
Mobile No:9047787740
Theni Best Cadd & Plotting
Periyakulam Road, Theni-625531

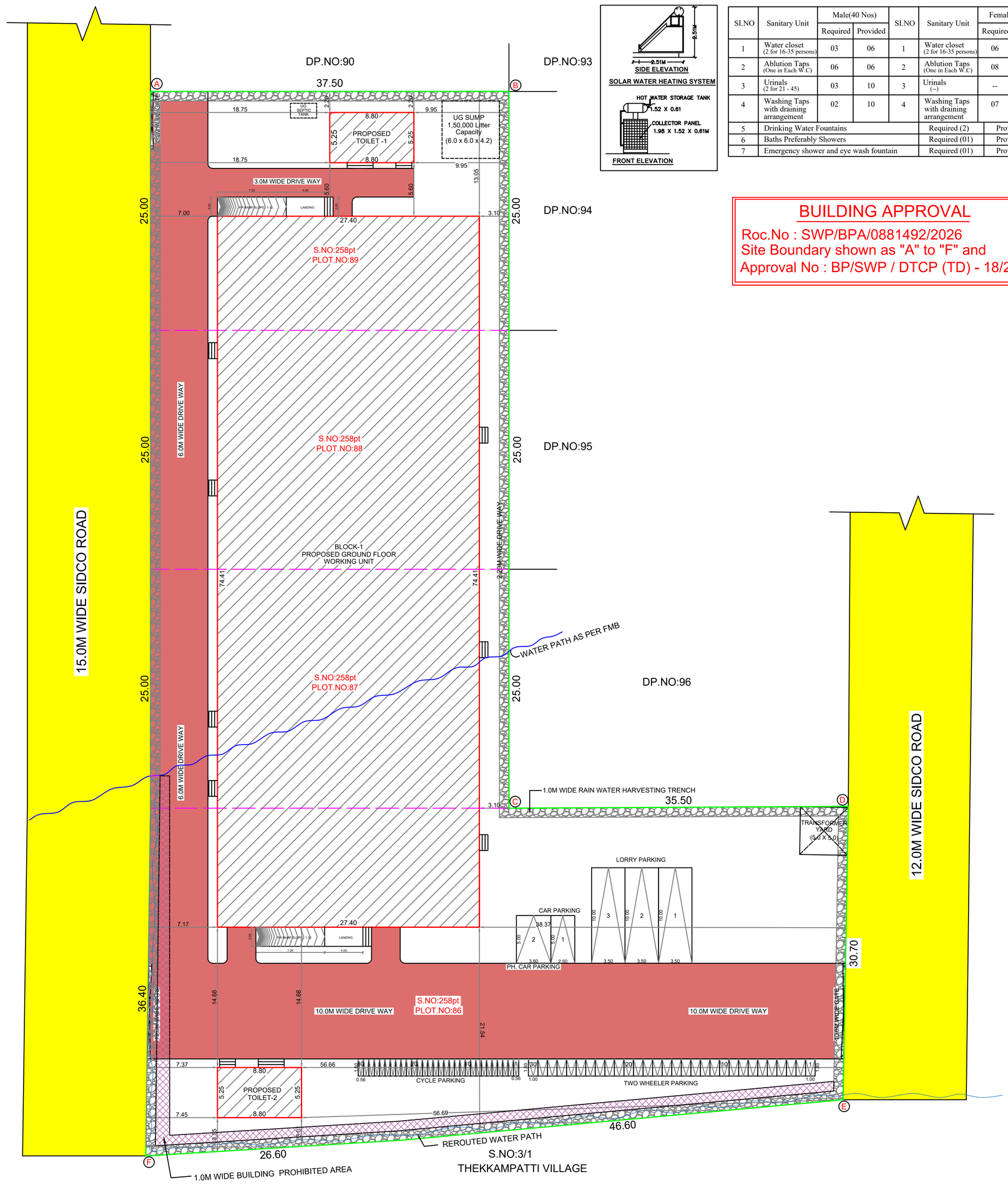
ARCHITECT

Er. N. NAGARATHINAM, M.E(Struct), MIE.,CE.,
Chartered Engineer & Structural Consultant
Registered Engineer Grade-I (122/LS/2019/00011)
DTCP Registered Structural Engineer Grade-I (SE008/2019)
56GD, Varatharajapuram, Cumbum - 625 516
Cell: 9994066898, 8095100234

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, 6380436848

REGISTER ENGINEER



SI.NO	Sanitary Unit	Male(40 Nos)		SI.NO	Sanitary Unit	Female(160 Nos)	
		Required	Provided			Required	Provided
1	Water closet (2 for 16-35 persons)	03	06	1	Water closet (2 for 16-35 persons)	06	08
2	Ablution Taps (One in Each W.C)	06	06	2	Ablution Taps (One in Each W.C)	08	08
3	Urinals (2 for 21 - 45)	03	10	3	Urinals (--)	--	--
4	Washing Taps with draining arrangement	02	10	4	Washing Taps with draining arrangement	07	14
5	Drinking Water Fountains				Required (2)		Provided (03)
6	Baths Preferably Showers				Required (01)		Provided (01)
7	Emergency shower and eye wash fountain				Required (01)		Provided (01)

BUILDING APPROVAL

Roc.No : SWP/BPA/0881492/2026
Site Boundary shown as "A" to "F" and
Approval No : BP/SWP / DTCP (TD) - 18/2026

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A INDUSTRIAL BUILDING (WHITE CATEGORY - GARMENTS MANUFACTURING WITHOUT WET PROCESS) IN PLOT NO.86, 87, 88 & 89 APPROVED SIDCO INDUSTRIAL LAYOUT NO: ம.வ/ந.உஅ.து.இ.(மம)எண்:05/2017, S.NO.258(Part) AT MARIKUNDU VILLAGE, MARIKUNDU PANCHAYAT, AUNDIPATTI PANCHAYAT UNION, AUNDIPATTI TALUK, THENI DISTRICT.

SHEET NO - 1/2

SCALE - 1:200
ALL DIMENSION AREA IN METER

North

CATEGORY OF INDUSTRY : WHITE CATEGORY (SL-NO:71 as per Go.No:154 Housing & Urban Development Dated:07.10.2025
MANUFACTURING DETAILS : GARMENTS MANUFACTURING WITHOUT WET PROCESS

SITE AREA STATEMENT

SITE AREA (AS PER DOCUMENT)	-	5267.18 Sq.M
SITE AREA (AS PER SUPER IMPOSED)	-	5274.11 Sq.M

BUILDING AREA STATEMENT

SI.NO	DESCRIPTION	FSI Sq.M	Non FSI Sq.M	Builtup Area Sq.M
1	BLOCK - 1 (WORKING UNIT) GROUND FLOOR	2038.83	-	2038.83
2	TOILET -1 GROUND FLOOR	46.20	-	46.20
2	TOILET-2 GROUND FLOOR	46.20	-	46.20
	TOTAL	2131.23	-	2131.23

F.S.I = TOTAL FSI AREA / SITE AREA = 2131.23 / 5267.18 = 0.40 < 2.0

PARKING CALCULATION

S.NO	DESCRIPTION	PARKING CALCULATION	REQUIRED	PROVIDED
1	CYCLE PARKING	Workshop area / 75 = 2038.83 / 75	28	30
2	TWO WHEELER	Workshop area / 75 = 2038.83 / 75	28	30
3	CAR PARKING Included Physically Challengers	Office area / 150 = 14.88 / 150	1	2
4	LORRY PARKING	Workshop area / 750 = 2038.83 / 750	3	3

SCHEDULE OF JOINERY

	JOINERYS	SIZE (M x M)		JOINERYS	SIZE (M x M)
RS	ROLLING SHUTTER	4.88 x 4.88	W	WINDOW	1.83 x 1.22
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2	CUTTING MACHINE	4	1	4
3	FUSING MACHINE	8	1	8
	TOTAL			264

NUMBER OF LABOURS =200 Nos
(MALE =40 Nos, FEMALE = 160 Nos)
TOTAL NUMBER OF HORSE POWER PROVIDED = 264 HP

LEGENDS :

- Site Boundary
- Pro. Building
- Drive Way
- Exg. Road
- 1.0m wide building prohibited area
- Water path as per fmb
- Rerouted water path

TOTAL HEIGHT OF THE BUILDING = 9.75M

APPLICANT

M. Sripradeesh
Sri Pradeesh.M
Registerd Architect
CA/2024/169773
Mobile No:9047787740
Theni Best Cadd & Plotting
Periyakulam Road, Theni-625531

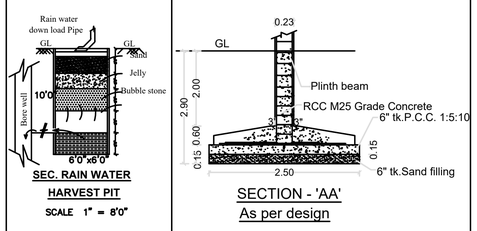
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Reg. No: RE.GR-11-2021/10/003
RP CONSTRUCTIONS
#465/5, Maruthi Complex,
Convent School Opp. THENI-625 531.
Cell: 8056578242, 6380486848

REGISTER 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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OMR Thoraipakkam,
Chennai 600 097, India
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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.