Verified RealEstate™

REFERENCE
SWP/BPA/891366/2026

ISSUED
15 September 2026

PP APPROVAL RECORD

Planning Permission

Theni district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

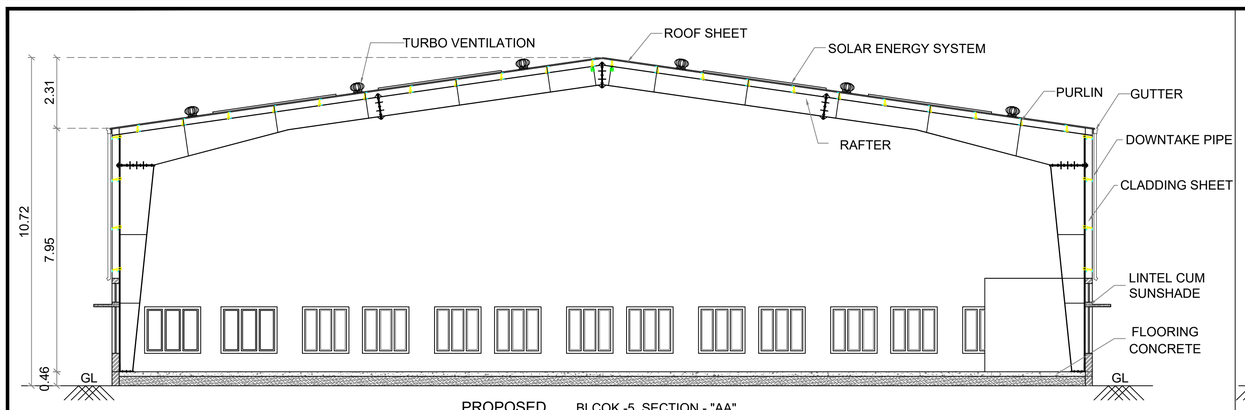
The approval as the planning authority issued it, reproduced in full behind this page.

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

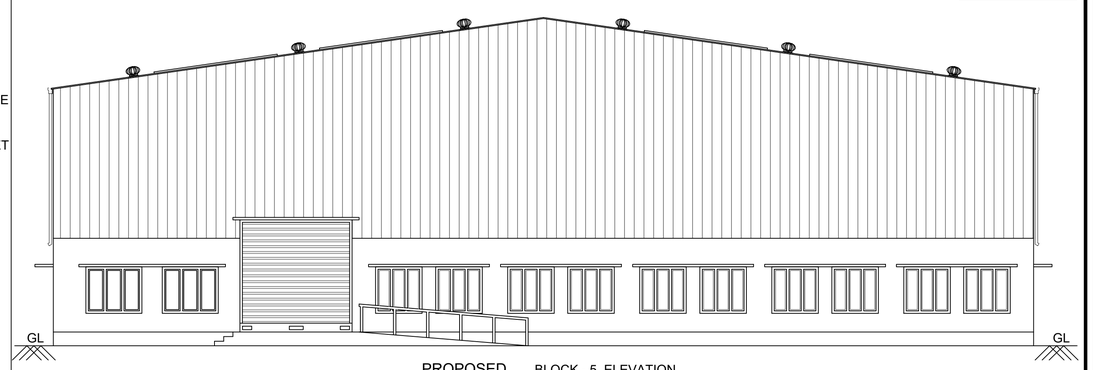
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

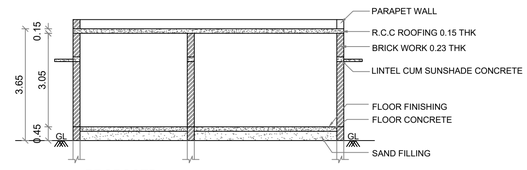
DIGITALLY VERIFIED RECORD



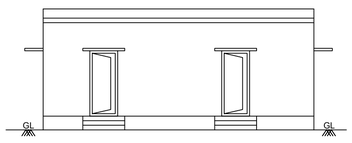
PROPOSED BLCOK -5 SECTION - "AA"



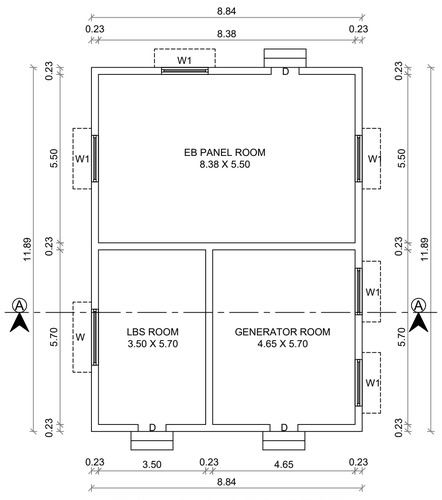
PROPOSED BLOCK - 5 ELEVATION



PROPOSED BLOCK -6 SECTION - "AA"



PROPOSED BLOCK -6 ELEVATION



PROPOSED BLOCK -6 GROUND FLOOR PLAN

DETAIL PLAN SHOWING THE APPROVED EXISTING AND PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING (GREEN CATEGORY - MANUFACTURING OF COIR PITH) IN S.NO.6/2A & 6/3A AT VEPPAMPATTI VILLAGE / PANCHAYAT, CHINNAMANUR PANCHAYAT UNION, UTHAMAPALAYAM TALUK, THENI DISTRICT.

SCALE - 1:400
ALL DIMENSION AREA IN METER

North
W E
S

ONLINE APPLICATION NO:SWP/BPA/0891366/2026 (DATE-07.07.2026)

SITE AREA

SITE AREA (AS PER DOCUMENT)	-	20000.00 Sq.M
SITE AREA (AS PER PATTA)	-	20000.00 Sq.M

APPROVED EXISTING BUILDING DETAILS:

BP/SWP / DTCP (TD) - 36/2025

AREA OF THE SITE = 20000.00 Sq.M

NO OF LABOURS = 30 Nos

FSI = TOTAL COVERD AREA / SITE AREA = 1245.53 / 20000.00 = 0.06 < 2.0

SI.NO	DESCRIPTION	FSI AREA (IN SQ.M)	Non FSI AREA (IN SQ.M)	TOTAL BUILT UP AREA (IN SQ.M)
1	BLOCK - 1 (MANUFACTURING UNIT) GROUND FLOOR	1170.93	-	1170.93
2	BLOCK - 2 (TOILET BLOCK) GROUND FLOOR	45.57	-	45.57
3	BLOCK - 3 (POWER ROOM & TOILET) GROUND FLOOR	15.71	-	15.71
4	BLOCK - 4 (POWER ROOM) GROUND FLOOR	13.32	-	13.32
	TOTAL	1245.53	-	1245.53

PROPOSED ADDITIONAL BUILDING DETAILS

SI.NO	DESCRIPTION	FSI AREA (IN SQ.M)	Non FSI AREA (IN SQ.M)	TOTAL BUILT UP AREA (IN SQ.M)
1	BLOCK - 5 (MANUFACTURING UNIT-2) GROUND FLOOR	1170.93	-	1170.93
2	BLOCK - 6 (POWER ROOM) GROUND FLOOR	105.11	-	105.11
3	BLOCK - 7 (TOILET BLOCK) GROUND FLOOR	37.57	-	37.57
	TOTAL	1313.61	-	1313.61

MACHINERIES NAME AND HP DETAILS

SL.NO	MACHINERIES NAME	Nos	H.P	TOTAL H.P
1	HUSK CUTTING MACHINE	1	42	42
2	COMMON CRUSHER	2	40	80
3	SIEVERS	2	7.5	15
4	CONVEYER	1	30	30
5	DRYER	1	50	50
6	FIBER CRUSHER	1	150	150
	TOTAL			365

SCHEDULE OF JOINERY

JOINERYS		SIZE (M x M)	JOINERYS		SIZE (M x M)
RS	ROLLING SHUTTER	3.66 x 3.66	W1	WINDOW	1.52 x 1.52
D	DOOR	0.91 x 2.13	V	VENTILATOR	1.83 x 0.61
D1	DOOR	0.76 x 2.13	V1	VENTILATOR	0.91 x 0.61
SD	SLIDING DOOR	1.00 x 2.13	V2	VENTILATOR	0.61 x 0.61
W	WINDOW	1.83 x 1.52			

BUILDING APPROVAL
Roc.No : SWP/BPA/0891366/2026
Approval No : BP/SWP / DTCP (TD) - 20/2026

APPLICANT

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

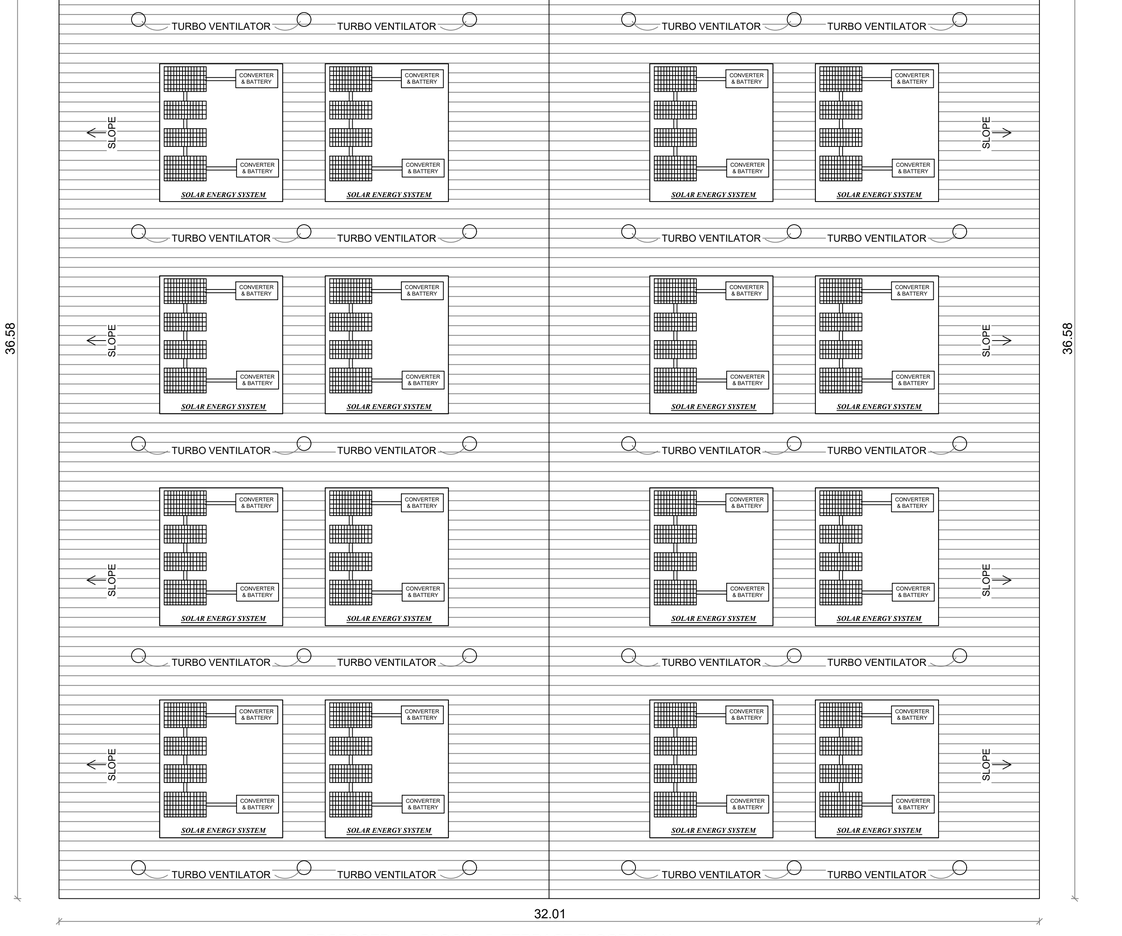
ARCHITECT

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: 9994068993, 9095100234

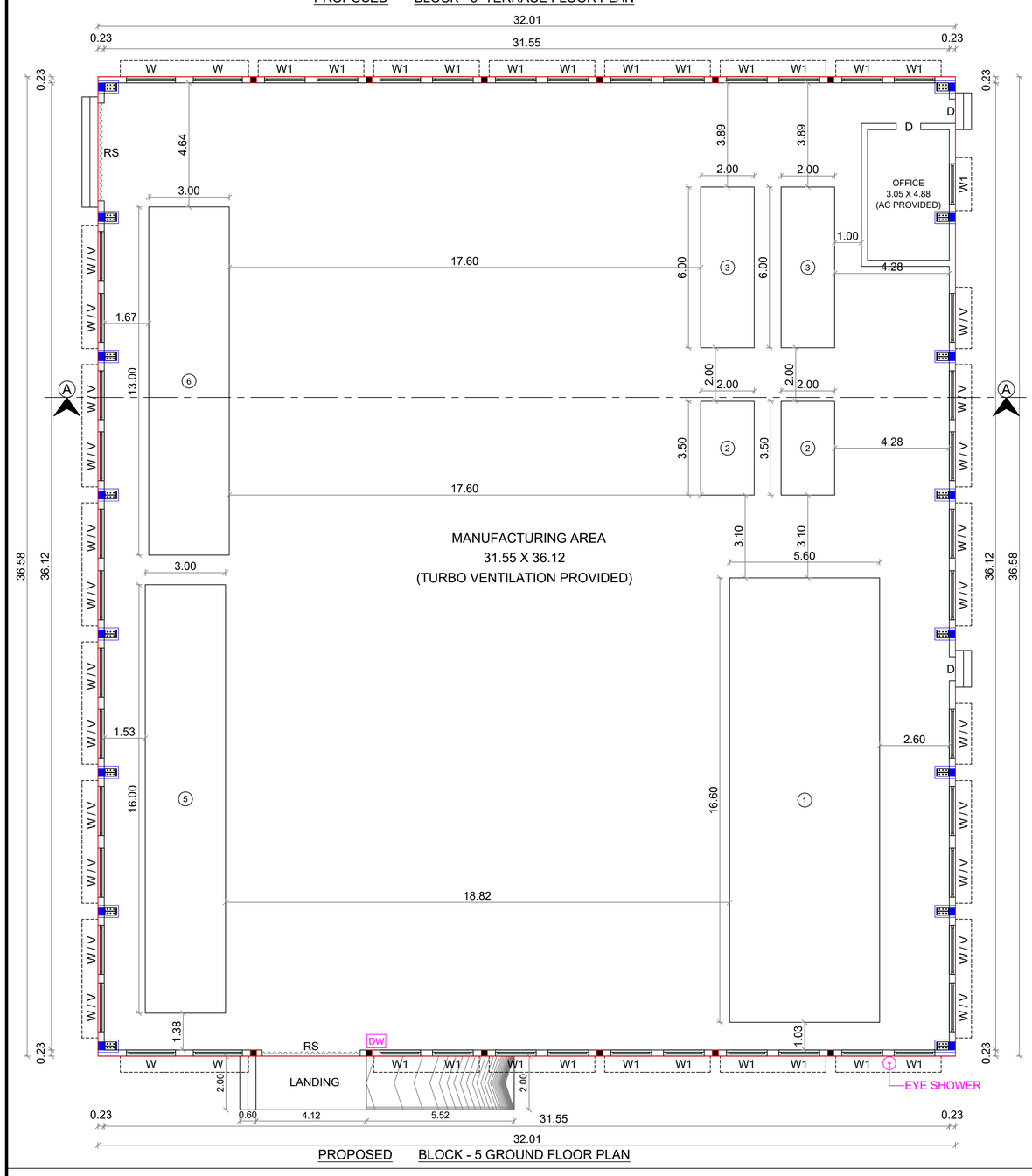
STRUCTURAL ENGINEER

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, 6380486848

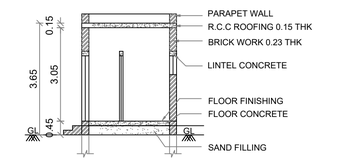
REGISTER ENGINEER



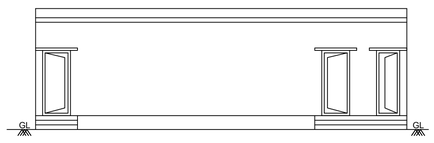
PROPOSED BLOCK - 5 TERRACE FLOOR PLAN



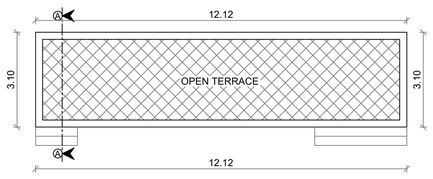
PROPOSED BLOCK - 5 GROUND FLOOR PLAN



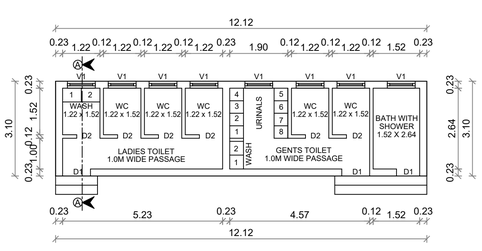
PROPOSED BLOCK -7 SECTION-"AA"



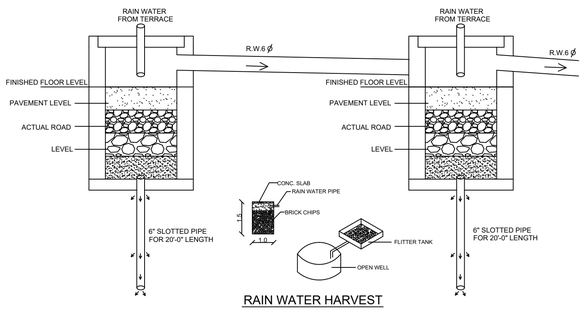
PROPOSED BLOCK -7 ELEVATION



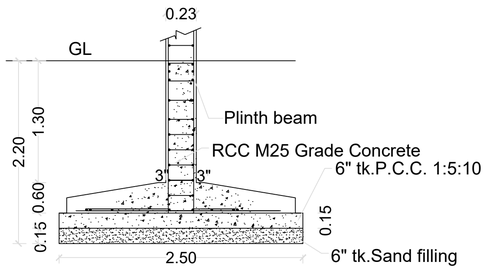
PROPOSED BLOCK -7 TERRACE FLOOR PLAN



PROPOSED BLOCK -7 GROUND FLOOR PLAN

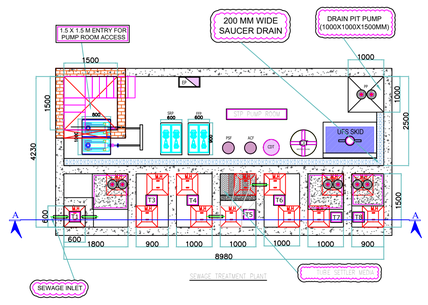


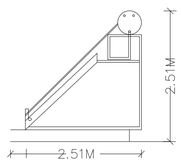
RAIN WATER HARVEST



SECTION - 'AA'

As per design

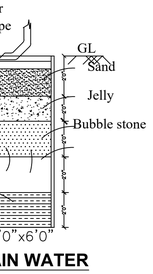




SIDE ELEVATION

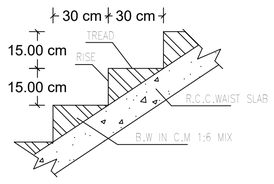
SOLAR WATER HEATING SYSTEM

FRONT ELEVATION

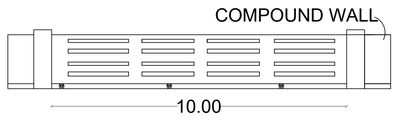


SEC. RAIN WATER HARVEST PIT

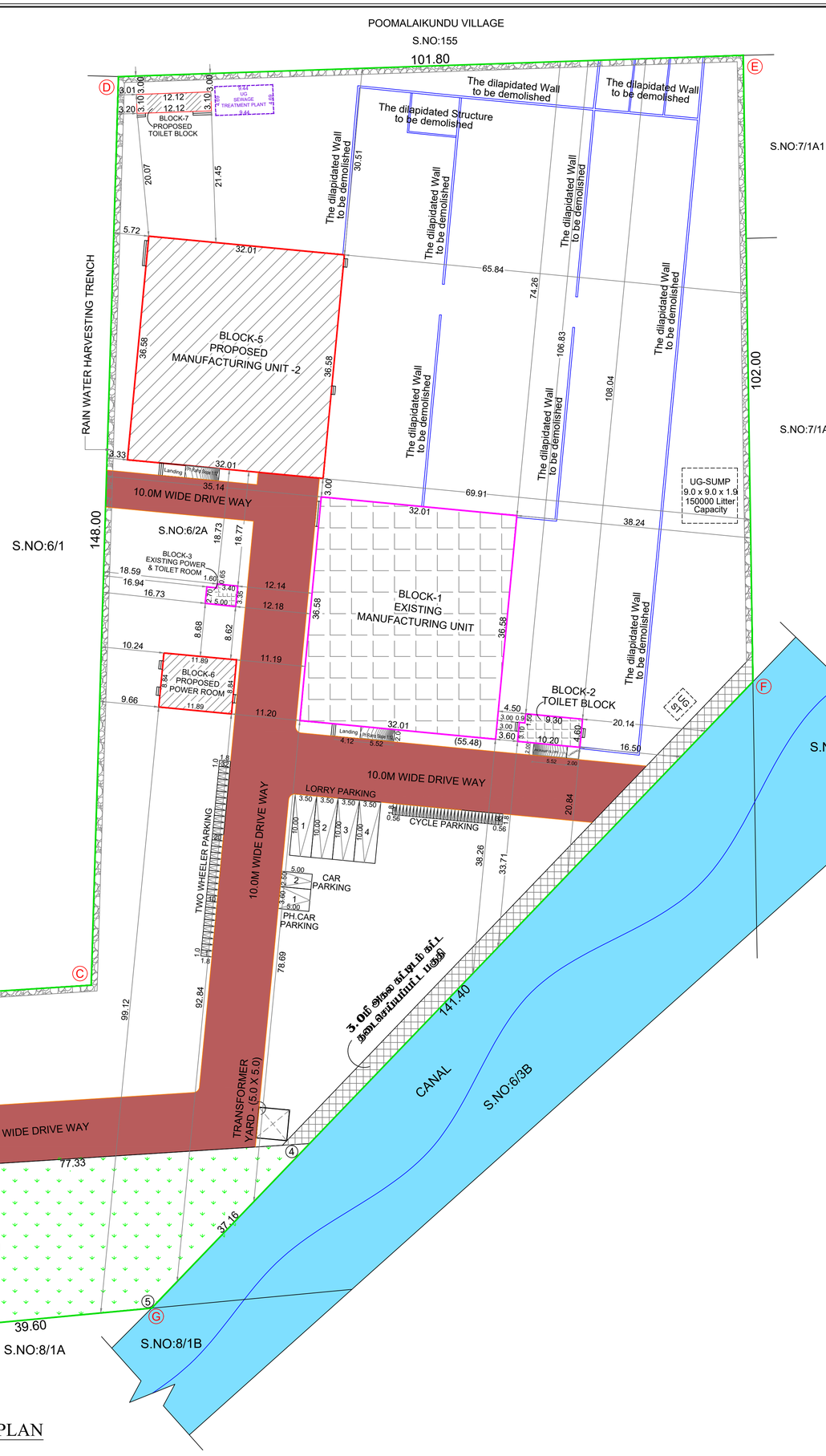
SCALE 1" = 8'0"



SECTION OF STAIRCASE



MAIN GATE



SITE PLAN

SITE PLAN SHOWING THE APPROVED EXISTING AND PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING (GREEN CATEGORY - MANUFACTURING OF COIR PITH) IN S.NO.6/2A & 6/3A AT VEPPAMPATTI VILLAGE / PANCHAYAT, CHINNAMANUR PANCHAYAT UNION, UTHAMAPALAYAM TALUK, THENI DISTRICT.

SHEET NO - 1/2

SCALE - 1:400
ALL DIMENSION AREA IN METER

North W E S

ONLINE APPLICATION NO:SWP/BPA/0891366/2026 (DATE-07.07.2026)

SITE AREA

SITE AREA (AS PER DOCUMENT)	-	20000.00 Sq.M
SITE AREA (AS PER PATTA)	-	20000.00 Sq.M

APPROVED EXISTING BUILDING DETAILS:

BP/SWP / DTCP (TD) - 36/2025

AREA OF THE SITE = 20000.00 Sq.M

NO OF LABOURS = 30 Nos

FSI = TOTAL COVERD AREA / SITE AREA = 1245.53 / 20000.00 = 0.06 < 2.0

SI.NO	DESCRIPTION	FSI AREA (IN SQ.M)	Non FSI AREA (IN SQ.M)	TOTAL BUILT UP AREA (IN SQ.M)
1	BLOCK - 1 (MANUFACTURING UNIT) GROUND FLOOR	1170.93	-	1170.93
2	BLOCK - 2 (TOILET BLOCK) GROUND FLOOR	45.57	-	45.57
3	BLOCK - 3 (POWER ROOM & TOILET) GROUND FLOOR	15.71	-	15.71
4	BLOCK - 4 (POWER ROOM) GROUND FLOOR	13.32	-	13.32
	TOTAL	1245.53	-	1245.53

PROPOSED ADDITIONAL BUILDING DETAILS

SI.NO	DESCRIPTION	FSI AREA (IN SQ.M)	Non FSI AREA (IN SQ.M)	TOTAL BUILT UP AREA (IN SQ.M)
1	BLOCK - 5 (MANUFACTURING UNIT-2) GROUND FLOOR	1170.93	-	1170.93
2	BLOCK - 6 (POWER ROOM) GROUND FLOOR	105.11	-	105.11
3	BLOCK - 7 (TOILET BLOCK) GROUND FLOOR	37.57	-	37.57
	TOTAL	1313.61	-	1313.61

BUILT UP AREA = PROPOSED + EXISTING APPROVED AREA
BUILT UP AREA = 1313.61 + 1245.53 = 2559.14 Sq.M

F.S.I = TOTAL COVERD AREA / SITE AREA = 2559.14 / 20000.00 = 0.13 < 2.0

OPEN SPACE INDEX:-

OPEN SPACE RESERVATION REQUIRED (10%) = 2000.00 SQ.M

OPEN SPACE RESERVATION PROVIDED (10.25%) = 2049.62 SQ.M

EXISTING HP DETAILS

BLOCK NO	USAGE	NO OF MACHINE	TOTAL HP
BLOCK -1	MANUFACTURING UNIT	12	174
		TOTAL HP	174

PROPOSED HP DETAILS

BLOCK NO	USAGE	NO OF MACHINE	TOTAL HP
BLOCK -5	MANUFACTURING UNIT-2	8	365
		TOTAL HP	365

TOTAL PROPOSED AND EXISTING HP = 365 + 174 = 539 HP

NO.OF WORKERS

MALE	15
FEMALE	30
TOTAL	45 Workers

PARKING DETAILS:-

1 Car space for every 100 sq.m of office floor area or part thereof and
1 Two Wheeler & 1 Cycle space for every 75 sq.m of workshop floor area and
1 lorry space for every 750 Sq.m or workshop floor area or part thereof

S.NO	DESCRIPTION	PARKING CALCULATION	REQUIRED	PROVIDED
1	CYCLE PARKING	Workshop area / 75 = 2341.86 / 75	32	32
2	TWO WHEELER	Workshop area / 75 = 2341.86 / 75	32	32
3	CAR PARKING Included Physically Challengers	Office area / 150 = 29.76 / 150	1	1+1
4	LORRY PARKING	Workshop area / 750 = 2341.86 / 750	4	4

SANITATION REQUIREMENT FOR INDUSTRIAL BUILDING

SI.NO	Sanitary Unit	Male(15 Nos) Required	Male(15 Nos) Provided	SI.NO	Sanitary Unit	Female(30 Nos) Required	Female(30 Nos) Provided
1	Water closet (2 for 16-35 persons)	01	03	1	Water closet (2 for 16-35 persons)	02	05
2	Ablution Taps (One in Each W.C)	03	03	2	Ablution Taps (One in Each W.C)	05	05
3	Urinals (2 for 21 - 45)	01	10	3	Urinals (--)	--	--
4	Washing Taps with draining arrangement	01	01	4	Washing Taps with draining arrangement	01	01
5	Drinking Water Fountains					Required (01)	Provided (02)
6	Baths Preferably Showers					Required (01)	Provided (01)
7	Emergency shower and eye wash fountain					Required (01)	Provided (01)

LEGENDS :

- SITE BOUNDARY
- ALREADY APPROVED BUILDING
- PROPOSED BUILDING
- DRIVE WAY
- OSR
- The dilapidated Wall / Structures to be demolished
- 3.0மீ அகல கட்டிடம் கட்ட தடைசெய்யப்பட்ட பகுதி
- EXISTING ROAD
- WATER BODY

BUILDING APPROVAL
Roc.No : SWP/BPA/0891366/2026
Approval No : BP/SWP / DTCP (TD) - 20/2026

APPLICANT

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: 9994068898, 9095100234

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, 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

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.