PP APPROVAL RECORD

Planning Permission

Thoothukkudi

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

PURPOSE
Industrial

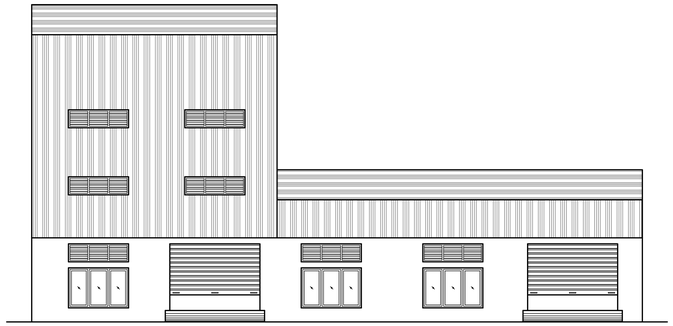
The approval as the planning authority issued it, reproduced in full behind this page.

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

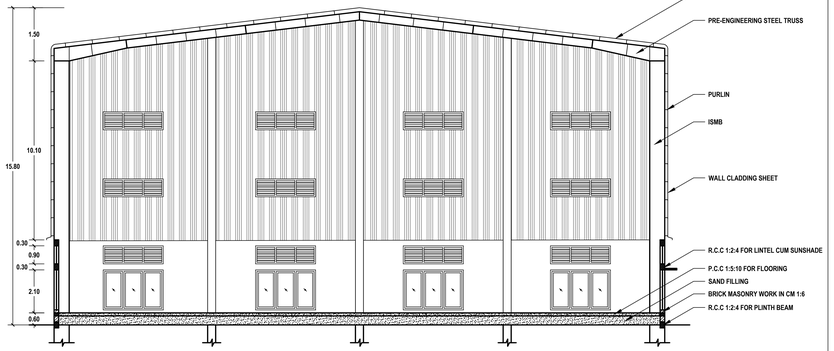
PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (WASHING OF USED SAND BY HYDRAULIC DISCHARGE) BY USING 50 H.P ELECTRICAL POWER IN SURVEY NO. 1404/1A AT MEELAVITTAN VILLAGE OF THOOTHUKUDI CITY MUNICIPAL CORPORATION, WEST ZONE.

APPLICANT NAME : M/s. INDIAN OCEAN GARNET SANDS COMPANY

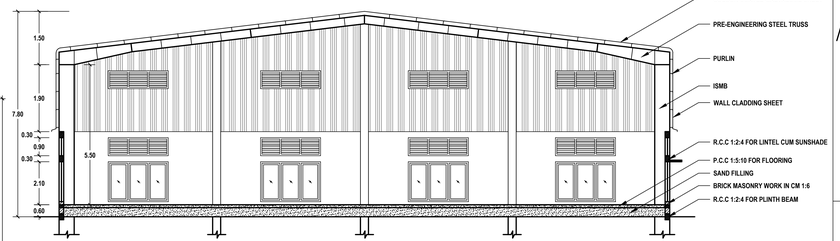
WORK SHED



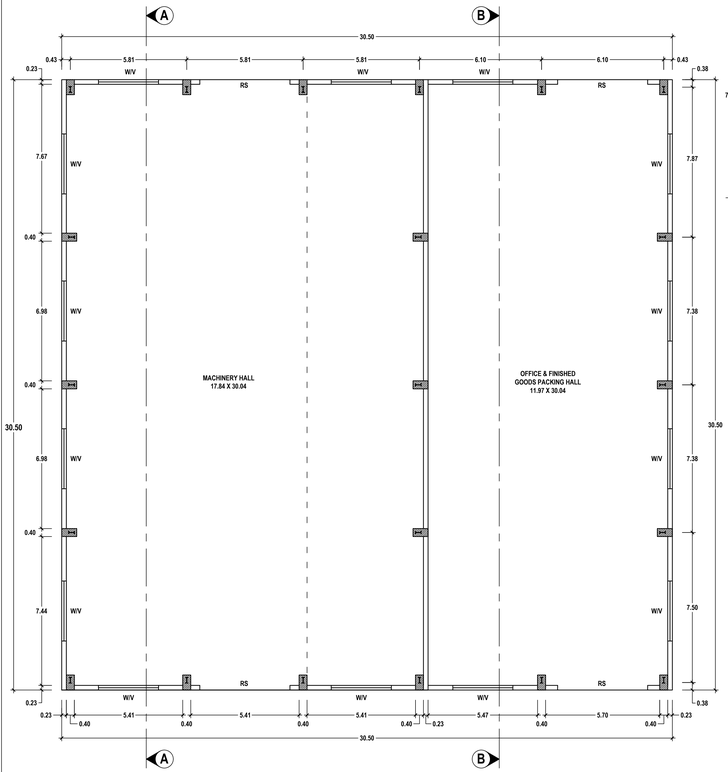
ELEVATION



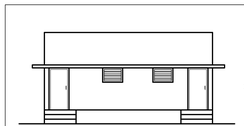
SECTION: A-A



SECTION: B-B

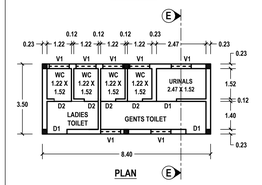


PLAN



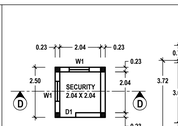
ELEVATION

SECTION: E-E



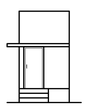
PLAN

SERVANT TOILET



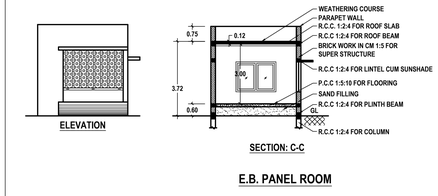
PLAN

SECTION: D-D



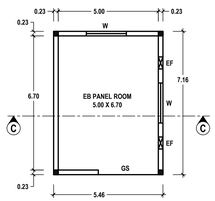
ELEVATION

SECURITY



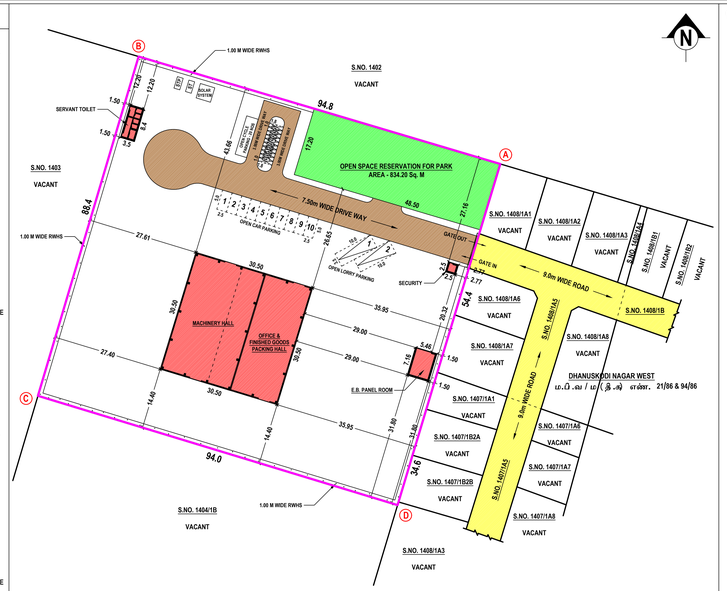
ELEVATION

SECTION: C-C



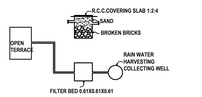
PLAN

E.B. PANEL ROOM

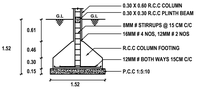


SITE PLAN

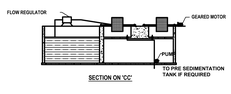
SCALE - 1:500



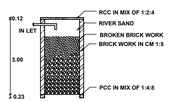
DETAILS OF RAIN WATER HARVESTING SYSTEM



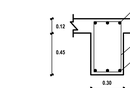
COLUMN FOOTING DETAILS



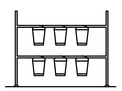
DETAILS OF SEWAGE TREATMENT PLANT



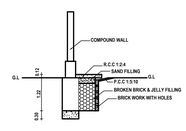
PERCOLATION PIT



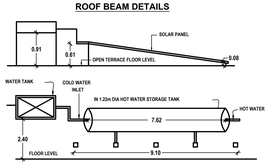
ROOF BEAM DETAILS



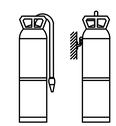
SAND BUCKETS



PLINTH BOUNDARY PERCOLATION PIT



DETAILS OF SOLAR WATER HEATING SYSTEM



FIRE EXTINGUISHER

OFFICE USE

TECHNICAL CLEARANCE

ROC. NO. SWP/BPA/002310/2022

SITE BOUNDARY SHOWN AS "A TO D"

TECHNICAL CLEARANCE NO. 45/2022 (SWP/TUTY)

AREA DETAILS AS PER DOCUMENT

SL. NO.	DOCUMENT NUMBER	PATTA NUMBER	SURVEY NUMBER	AREA in Sq. M	AREA in Acre
1.	404/2010	5499	1404/1A	8340.00	2.06
2.	660/2011				
TOTAL				8340.00	2.06

BUILD UP AREA DETAILS

DESCRIPTION	AREA in Sq. M	AREA in Sq. Ft	COLOUR
AREA OF THE SITE	8340.00	89771.76	
WORK SHED	930.25	10013.21	
E.B PANEL ROOM	39.09	420.76	
SERVANT TOILET	29.40	316.46	
SECURITY	6.25	67.28	
TOTAL	1004.99	10817.71	
OPEN SPACE	7335.01	78954.05	
OPEN SPACE RESERVATION FOR PARK	834.20	8979.33	
DRIVE WAY			
EXISTING BUILDING			
EXISTING ROAD			

FSI = TOTAL AREA OF ALL FLOORS / PLOT AREA = 1004.99 / 8340.00 = 0.12 < 1.50

PC = GROUND FLOOR AREA / PLOT AREA X 100 = 1004.99 / 8340.00 X 100 = 12%

CERTIFICATE

1. CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDE "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.
2. BATH ROOM AND WASH BASIN WATER IS CONNECTED TO PERCOLATION PIT FOR GROUND WATER RECHARGE.
3. SOLAR WATER HEATING SYSTEM IS PROVIDED IN THIS BUILDING CONSTRUCTION AS PER PLAN.

INDUSTRIAL BUILDING PARKING DETAILS

1 TWO WHEELER SPACE AND

1 CYCLE SPACE FOR EVERY 50 Sq.M OF WORK SHOP FLOOR AREA

1 CAR SPACE FOR EVERY 100 Sq.M OF OFFICE FLOOR AREA

1 LORRY SPACE FOR EVERY 500 Sq. M OF WORK SHOP FLOOR AREA

PARKING DETAILS FOR FSI

DESCRIPTION	AREA	REQUIRED	PROVIDED
INDUSTRIAL BUILDING	969.34	18 TWO WHEELERS 18 CYCLES 2 LORRIES	20 TWO WHEELERS 20 CYCLES 2 LORRIES 10 CARS

DETAILS OF FIRE FIGHTING SYSTEMS

- FIRE RESISTING BUCKETS WITH SAND (EACH 1KG) - 5KG X 6 NOS = 30 KG
- FIRE RESISTING BUCKETS WITH WATER (EACH 1KG) - 2KG X 4 NOS = 20 KG
- CO - CORBON DI-OXIDE TYPE FIRE EXTINGUISHER - 2KG X 10 NOS = 20 KG
- DCP DRY CHEMICAL TYPE FIRE EXTINGUISHER - 5KG X 6 NOS = 30 KG
- FA - FIRE ALARM = 4 NOS
- SPRINKLER SYSTEM TO BE PROVIDED
- FIRE HYDRANT SYSTEM TO BE PROVIDED
- HOSE REEL SYSTEM TO BE PROVIDED

SCALE - 1:100

NOTE:

1. ALL DIMENSIONS ARE IN METER.
2. CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.
3. OPEN TRANSFORMER YARD - 5.00M X 5.00M
4. NUMBER OF WORKERS INVOLVED - 30 PERSONS.

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
RS	ROLLING SHUTTER	4.50 X 3.30
GS	GRILL SHUTTER	3.00 X 2.50
D1	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
W	GLAZED WINDOW	2.00 X 2.00
W1	GLAZED WINDOW	1.00 X 1.50
V	VENTILATOR	2.00 X 1.00
V1	VENTILATOR	1.00 X 0.60

For INDIAN OCEAN GARNET SANDS COMPANY

M. RAMESH
MANAGING PARTNER

APPLICANT

C. DHEENATHAYALAN., B.E.,
REG. STRUCTURAL ENG. GRADE - II (RSE)
REG. NO: RSE / GR. II / TUT / JULY 2019 /005
CORP. REG. NO: STRUCTURAL ENG. GR. II S.E
NO: 138 / LS / 2019 / 00010
24E, NANTHA GOPALA PURAM (WEST)
THOOTHUKUDI - 628002.
Cell: 94427 23339, 80569 57099

REGISTERED STRUCTURAL ENGINEER

S. SURESH KUMAR, B.E.,M.I.E.,F.I.V.
Chartered Engineer, Approved Valuer,
Consulting Engineer,
District Panel Engineer Class IA,
Licensed Builder and Surveyor,
28, 1st Floor, Tooveypuram 5th Street,
Thoothukudi - 628 003

REGISTERED 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.