

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

PURPOSE
Industrial

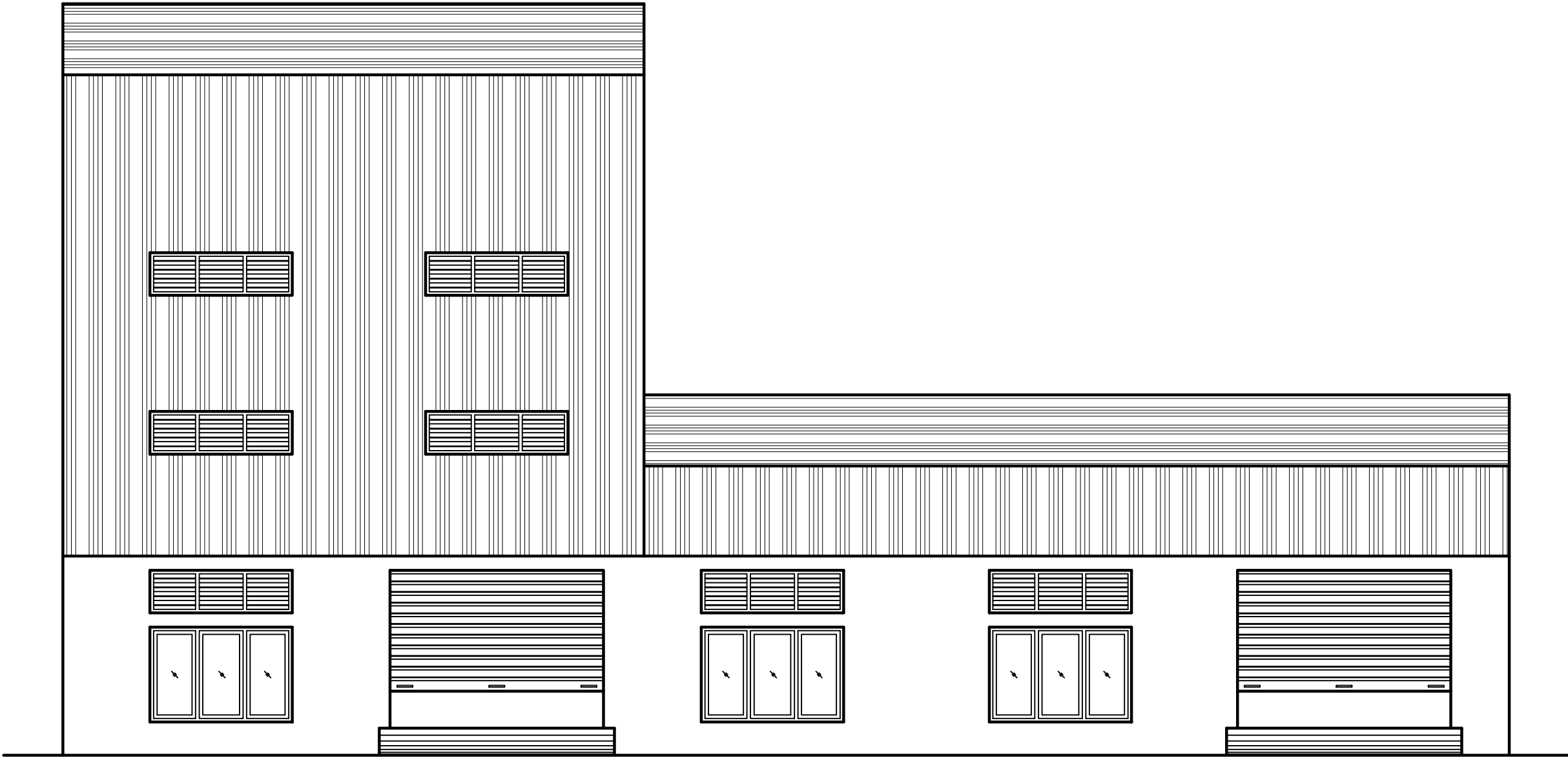
The approval as the planning authority issued it, reproduced in full behind this page.

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

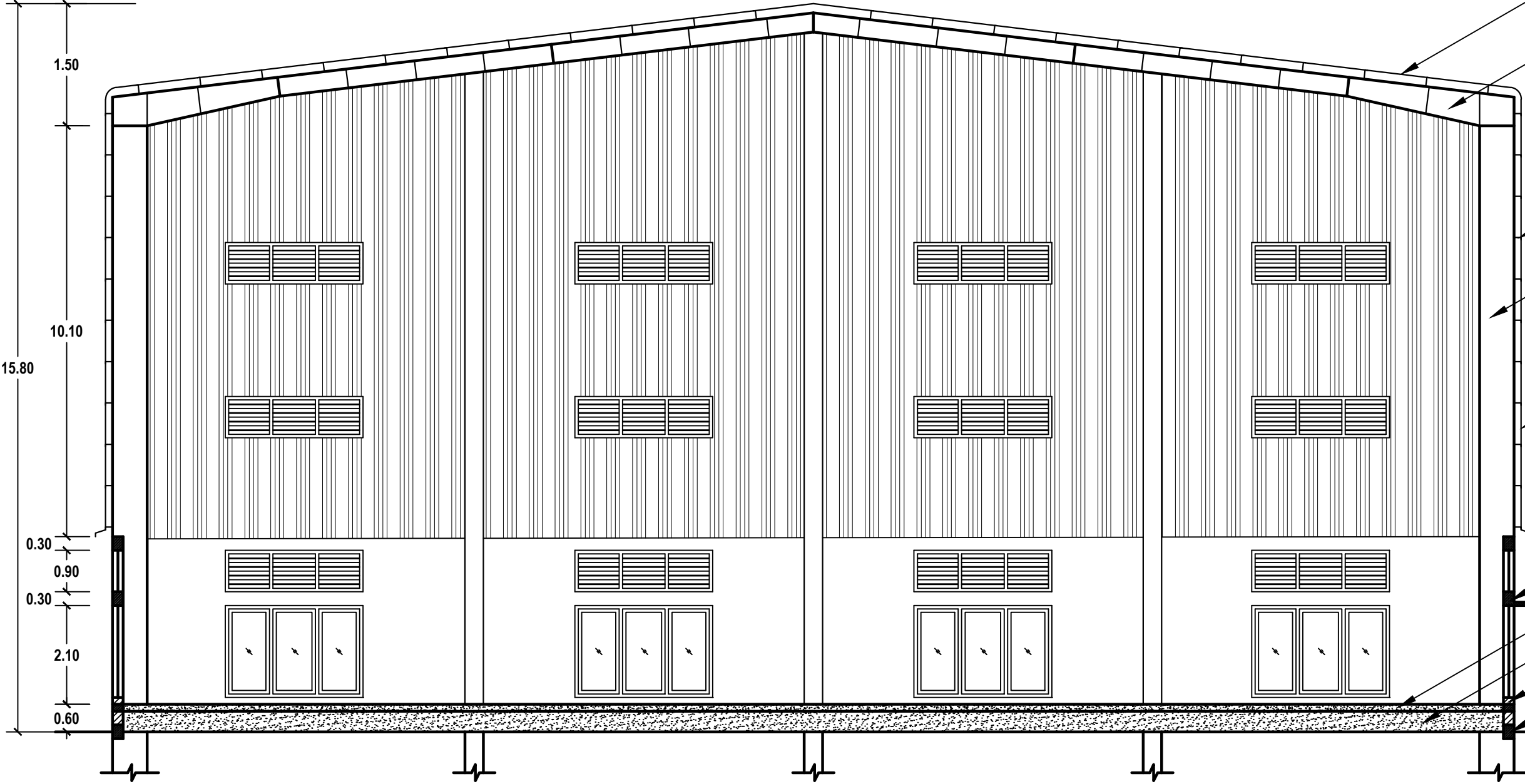
PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (WASHING OF USED SAND BY HYDRAULIC DISCHARGE) BY USING 50 H.P ELECTRICAL POWER IN SURVEY NO. 1404/1A AT MEELAVITTAN VILLAGE OF THOOTHUKUDI CITY MUNICIPAL CORPORATION, WEST ZONE.

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

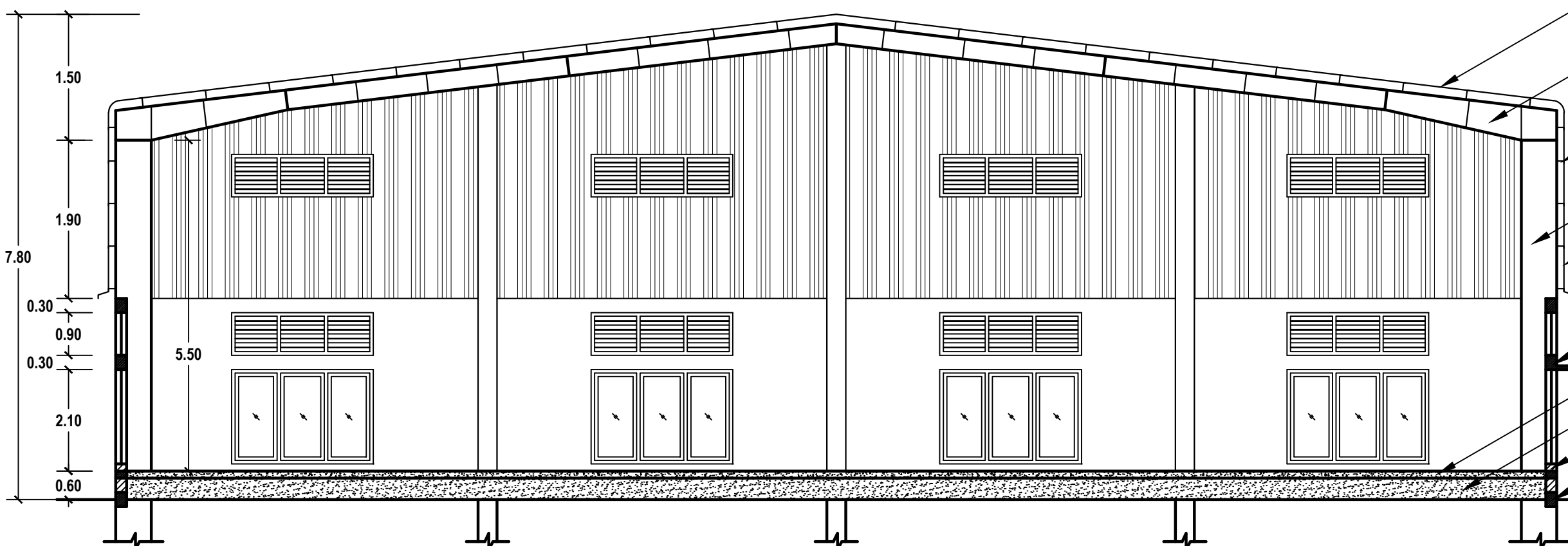
WORK SHED



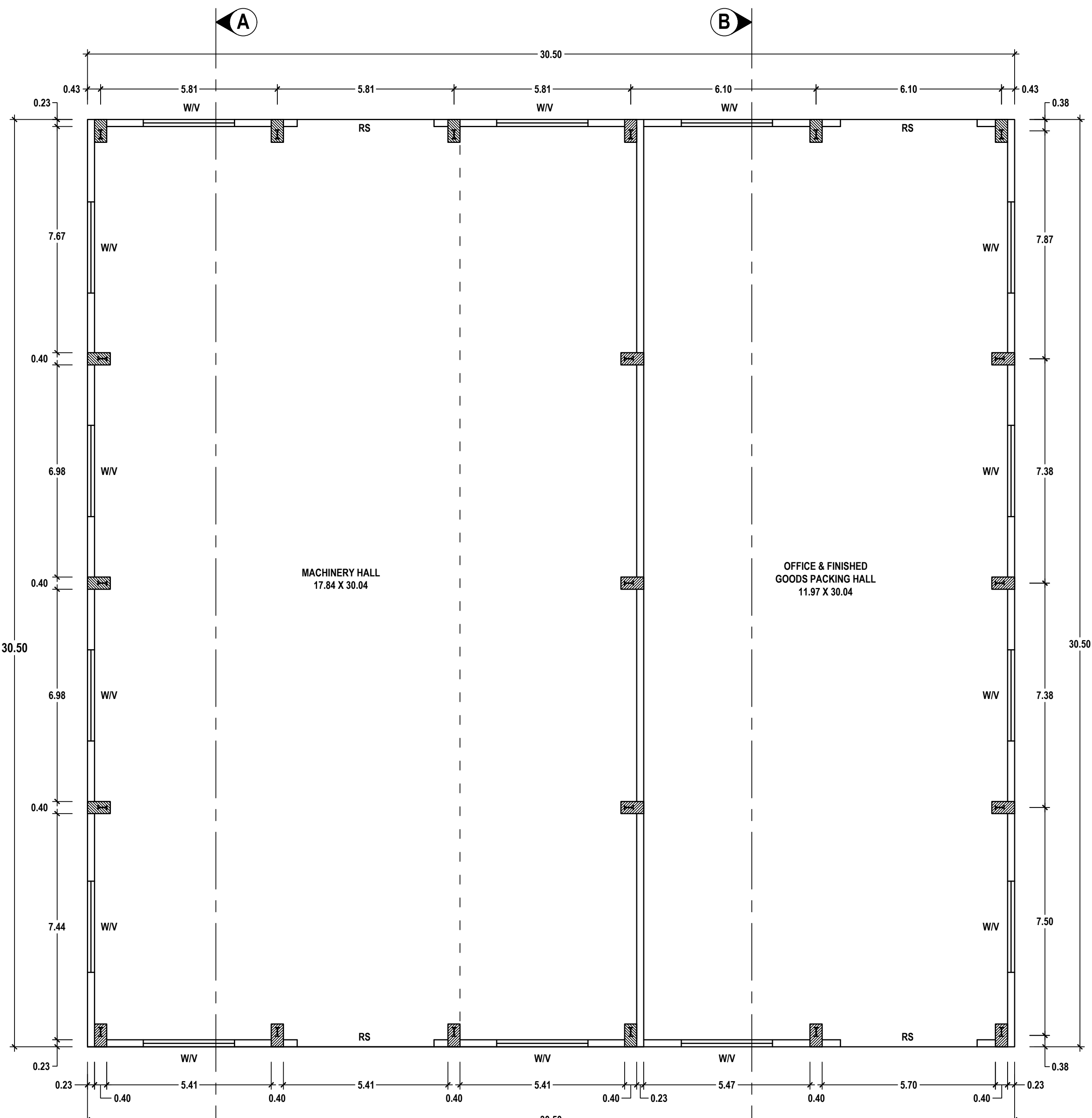
ELEVATION



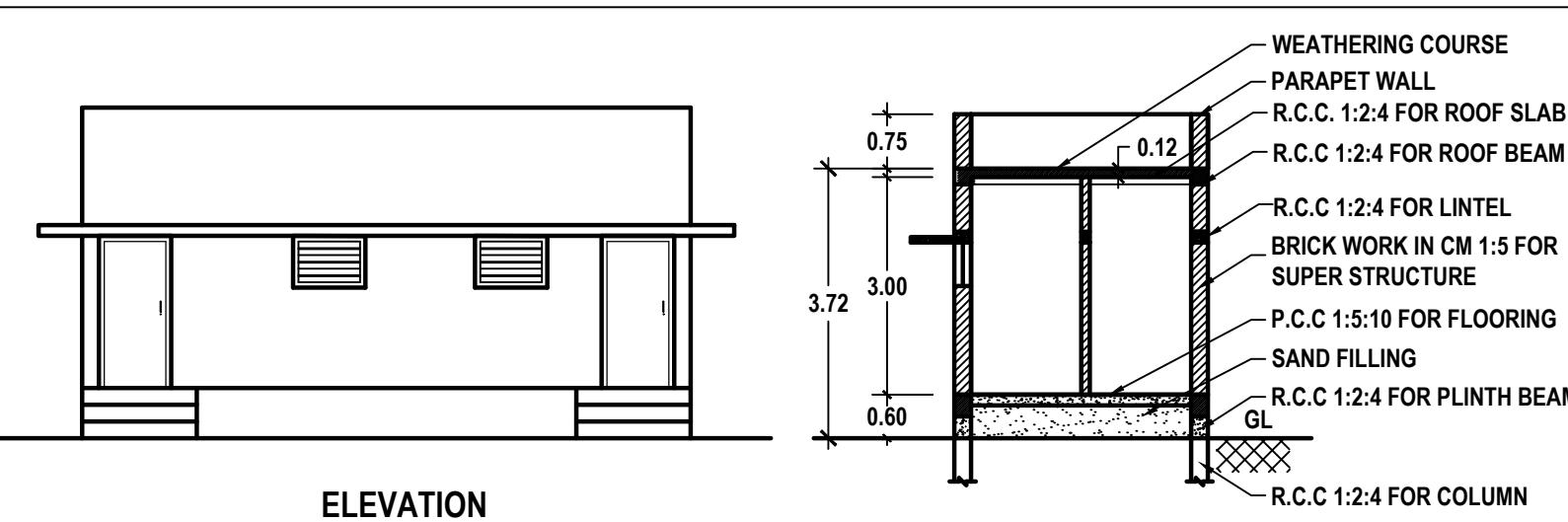
SECTION: A-A



SECTION: B-B

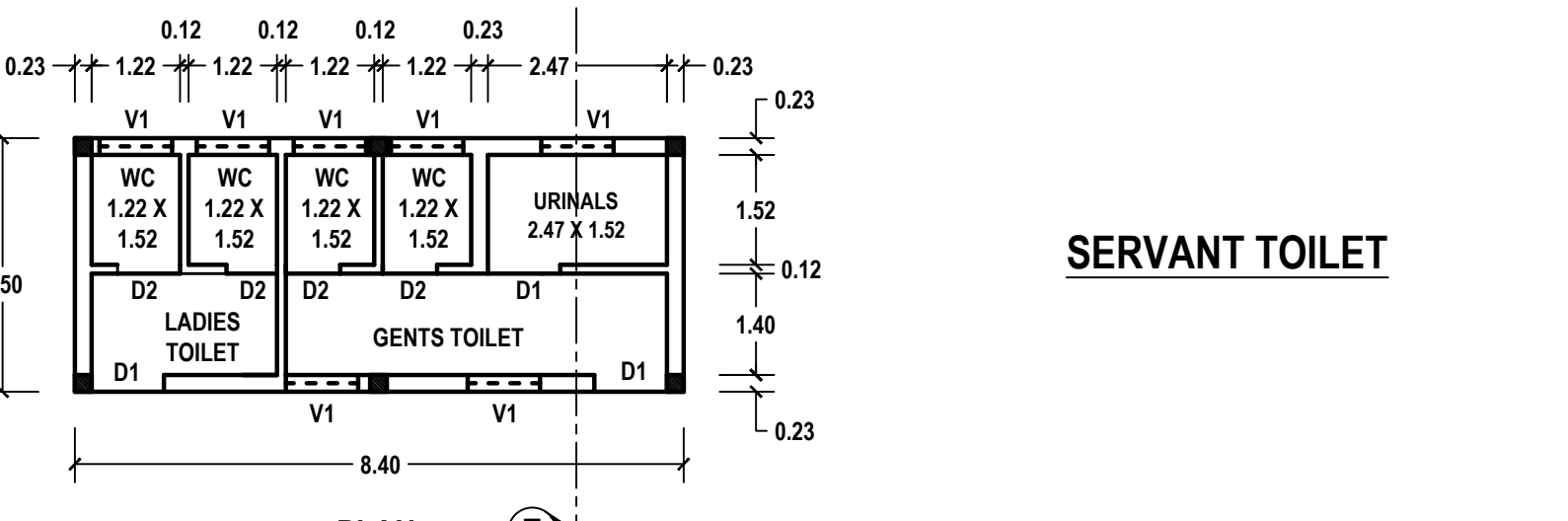


PLAN



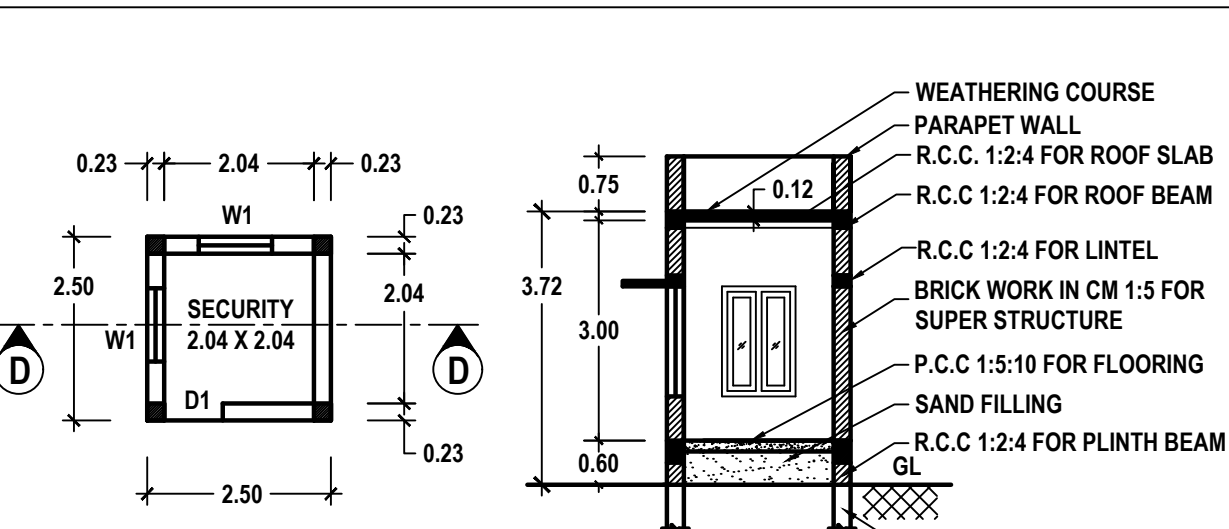
ELEVATION

SECTION: E-E



PLAN

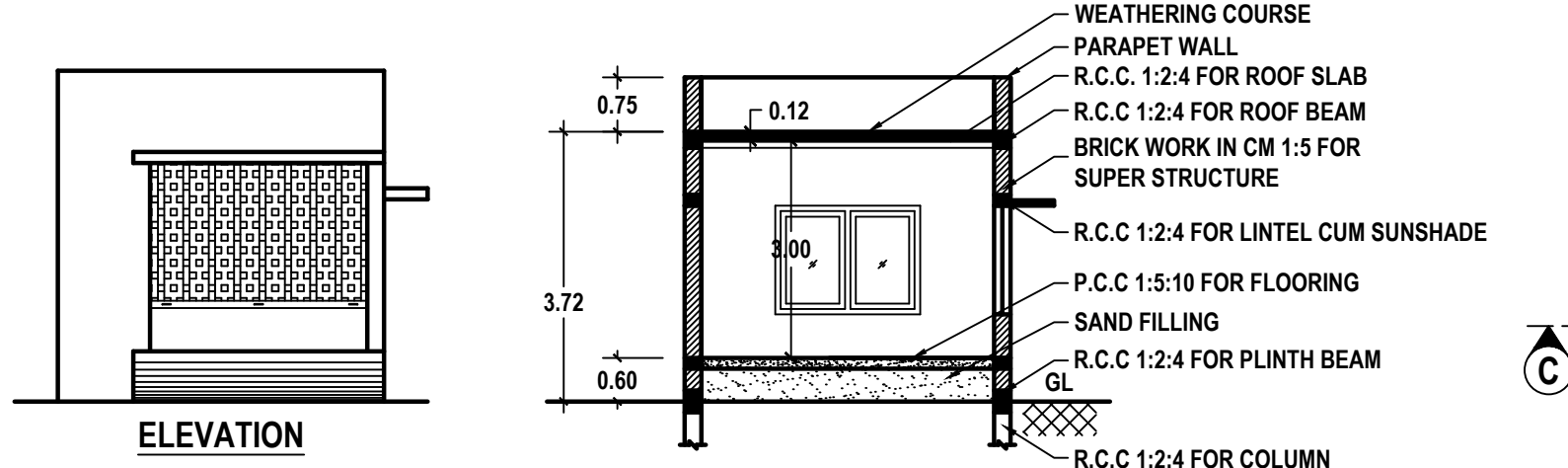
SERVANT TOILET



PLAN

SECTION: D-D

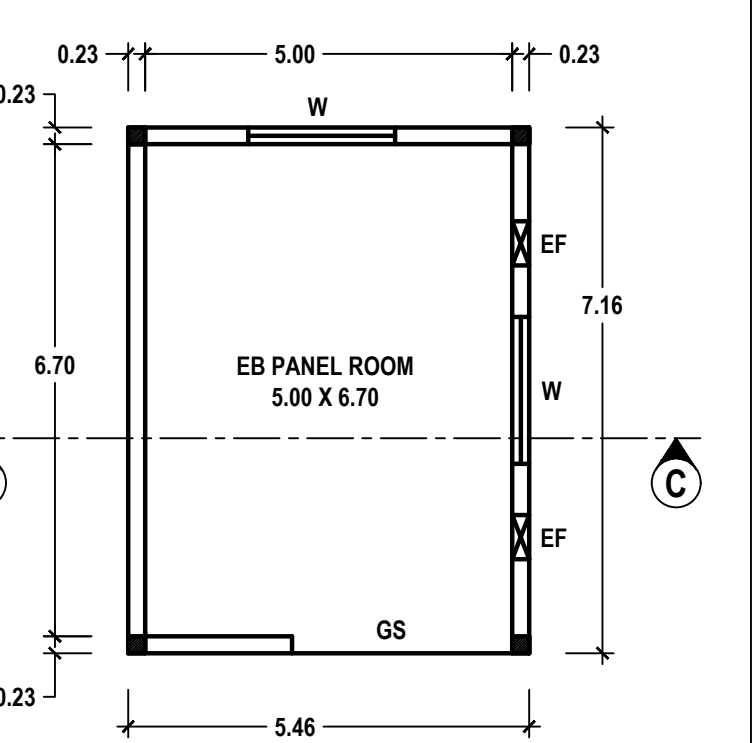
SECURITY



ELEVATION

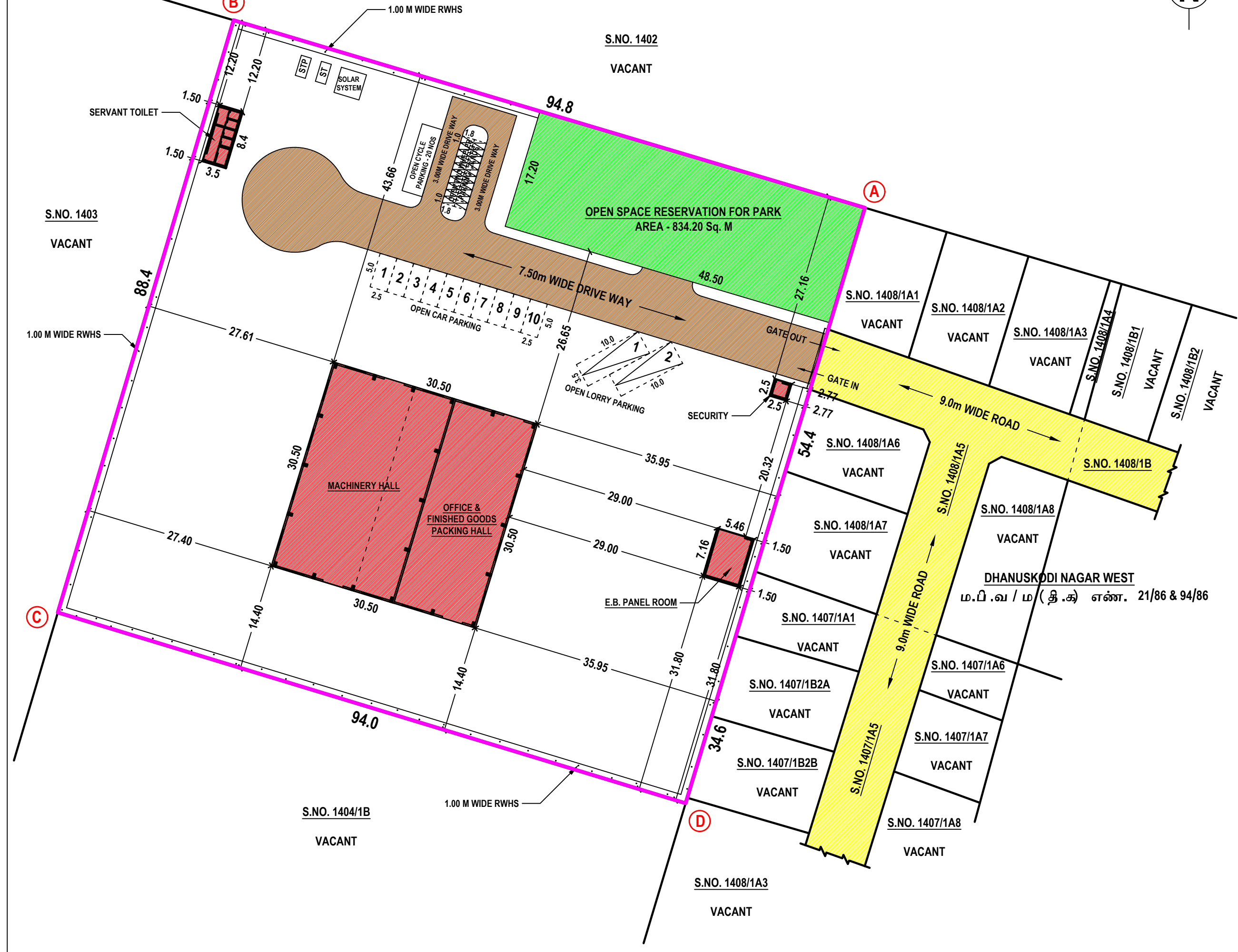
SECTION: C-C

E.B. PANEL ROOM



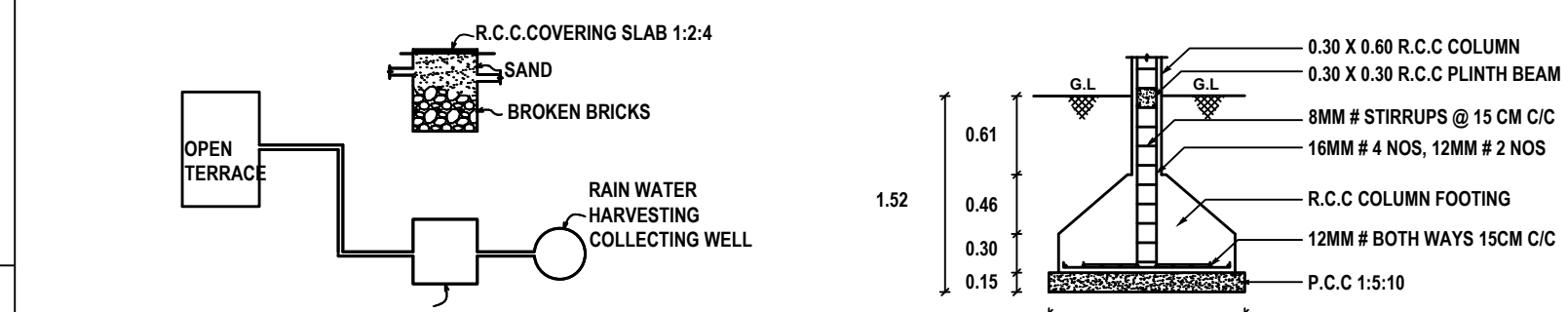
PLAN

PLINTH BOUNDARY PERCOLATION PIT

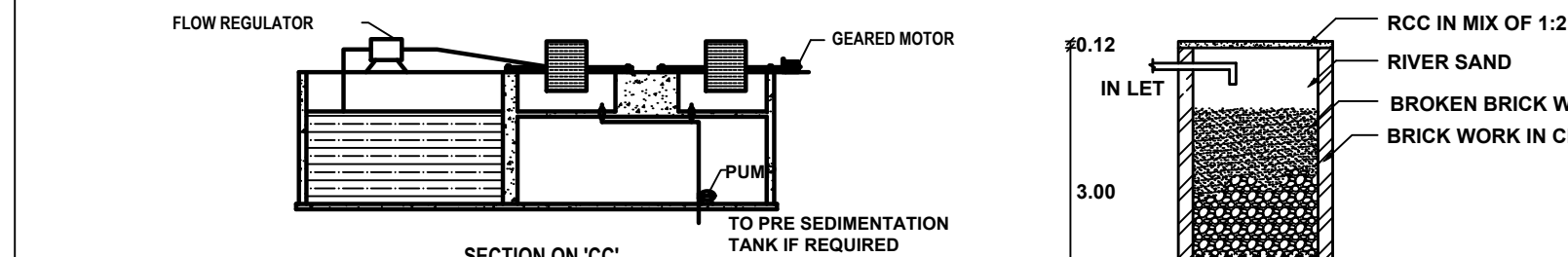


SITE PLAN

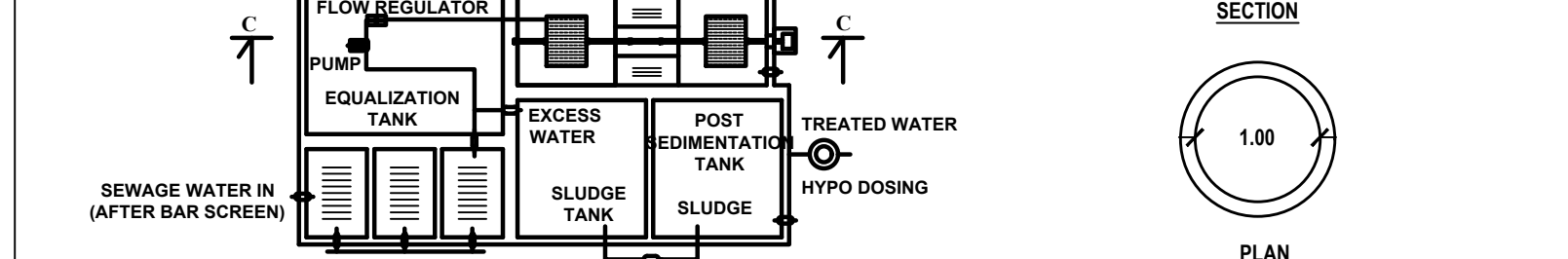
SCALE - 1:500



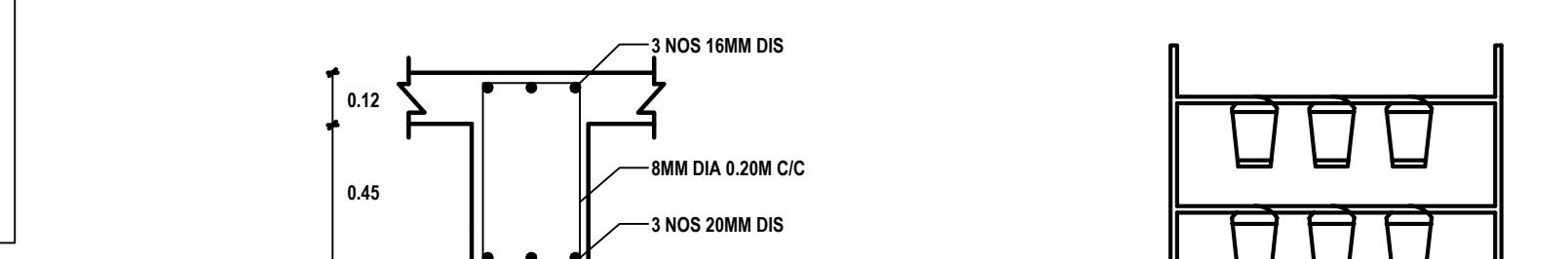
DETAILS OF RAIN WATER HARVESTING SYSTEM



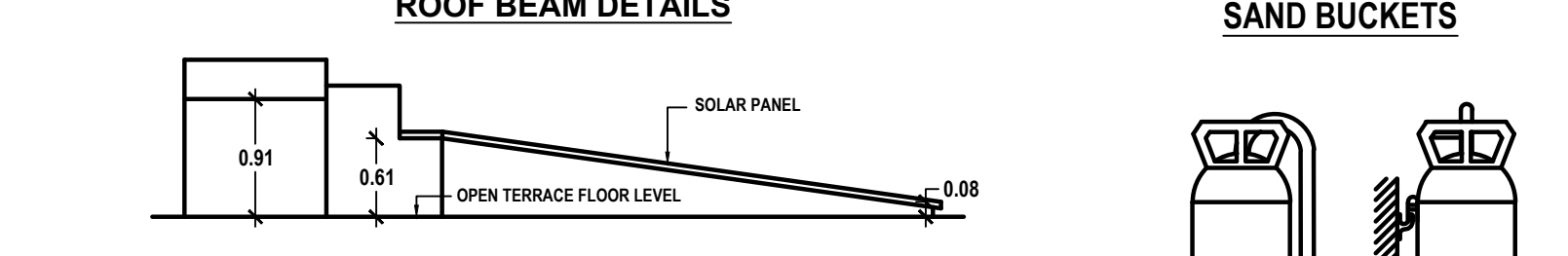
DETAILS OF SEWAGE TREATMENT PLANT



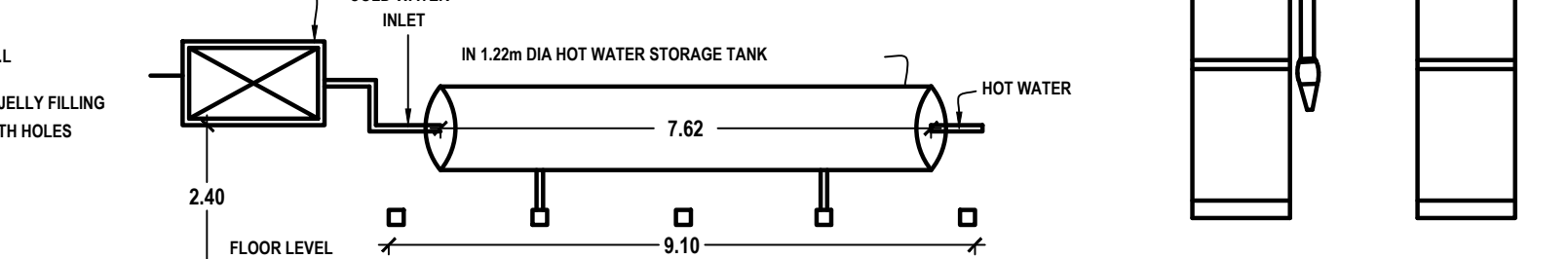
DETAILS OF SOLAR WATER HEATING SYSTEM



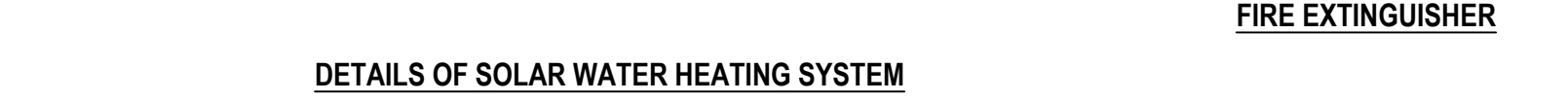
ROOF BEAM DETAILS



SAND BUCKETS



FIRE EXTINGUISHER



PERCOLATION PIT

AREA DETAILS AS PER DOCUMENT					
S.L. NO.	DOCUMENT NUMBER	PATTA NUMBER	SURVEY NUMBER	AREA in Sq. M	Acres
1.	404/2010	5499	1404/1A	8340.00	2.06
2.	660/2011			8340.00	2.06
TOTAL				8340.00	2.06

BUILD UP AREA DETAILS			
DESCRIPTION	AREA in Sq. M	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	1004.99	0.12 < 1.50
	PLOT AREA	8340.00	
PC =	GROUND FLOOR AREA	1004.99	X 100 = 12%
	PLOT AREA	8340.00	X 100 = 12%

CERTIFICATE
1. CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDED "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

DETAILS OF FIRE FIGHTING SYSTEMS			
● ● ● ●	- FIRE RESISTING BUCKETS WITH SAND (EACH 1KG)	- SFG X 6 NOS = 36 KG	
○ ○ ○ ○	- FIRE RESISTING BUCKETS WITH WATER (EACH 1KG)	- SFG X 4 NOS = 36 KG	
● ● ● ●	- CO - CARBON DIOXIDE TYPE FIRE EXTINGUISHER	- SFG X 10 NOS = 30 KG	
● ● ● ●	- DCP DRY CHEMICAL TYPE FIRE EXTINGUISHER	- SFG X 6 NOS = 36 KG	
● ● ● ●	- FA - FIRE ALARM	= 4 NOS	
● ● ● ●	- SPRINKLER SYSTEM TO BE PROVIDED		
● ● ● ●	- FIRE HYDRANT SYSTEM TO BE PROVIDED		
● ● ● ●	- HOSE REEL SYSTEM TO BE PROVIDED		

OFFICE USE

TECHNICAL CLEARANCE
ROC. NO. SWP/BPA/002310/2022
SITE BOUNDARY SHOWN AS "A TO D"
TECHNICAL CLEARANCE NO. 45/2022 (SWP/TUTY)

SCALE - 1:100

- NOTE:
- ALL DIMENSIONS ARE IN METER.
 - CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.
 - OPEN TRANSFORMER YARD - 5.00M X 5.00M
 - 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
M. RAMESH
MANAGING PARTNER

APPLICANT

C. Dheethayalan
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 / S / 2019 / 00010
24E, NANTHA GOPALA PURAM (WEST)
THOOTHUKUDI - 628002.
Call: 94427 23339, 90589 57099

REGISTERED STRUCTURAL ENGINEER

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

REGISTERED ENGINEER

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.

