PP APPROVAL RECORD

Planning Permission

Thoothukkudi

Thoothukkudi district, Tamil Nadu

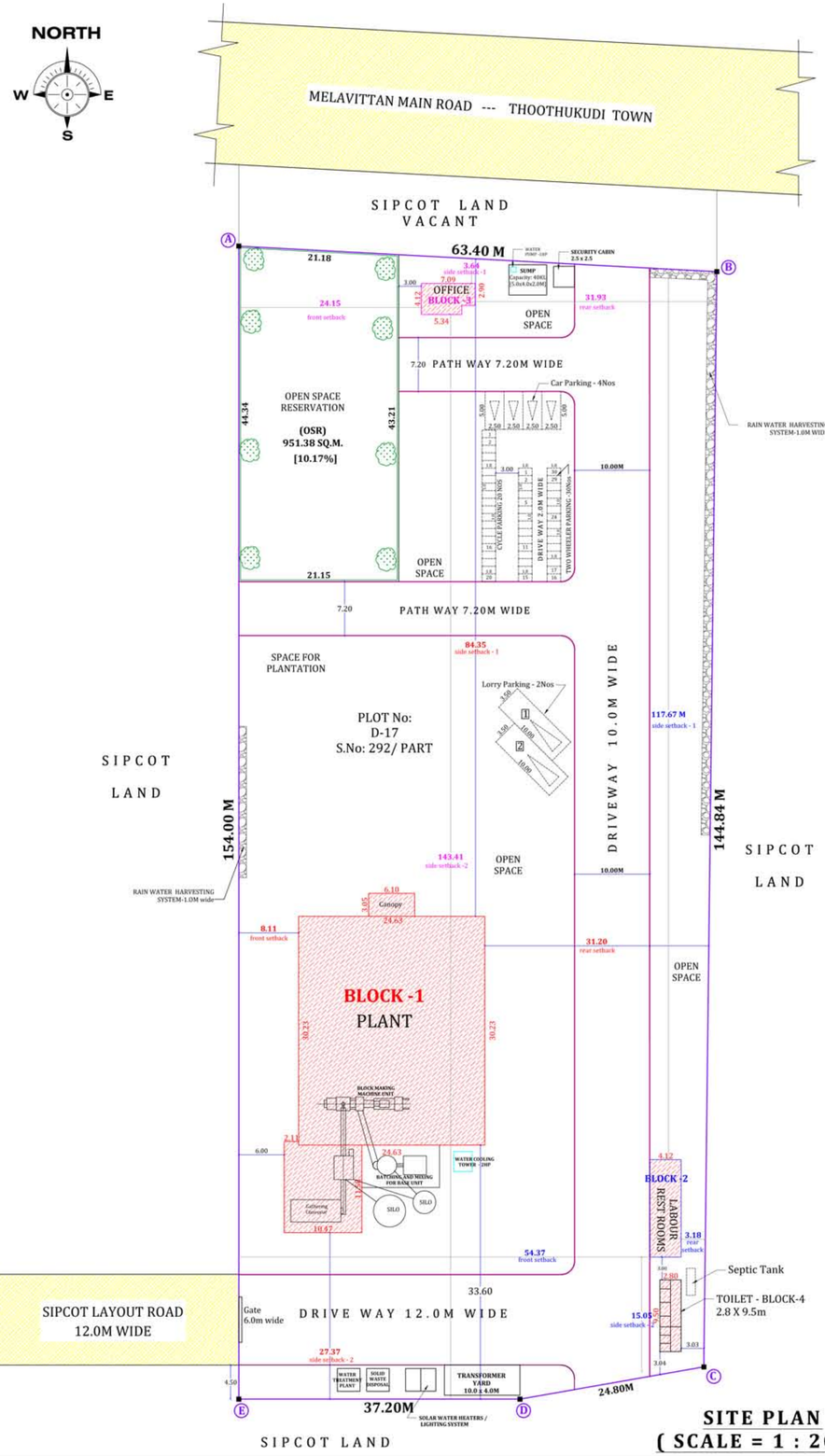
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

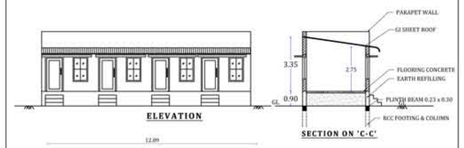
PURPOSE
Industrial

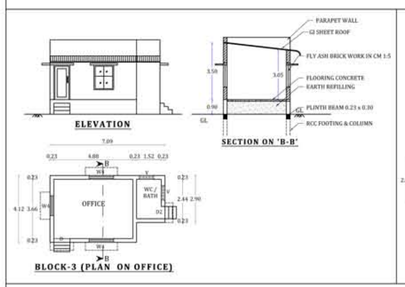
The approval as the planning authority issued it, reproduced in full behind this page.

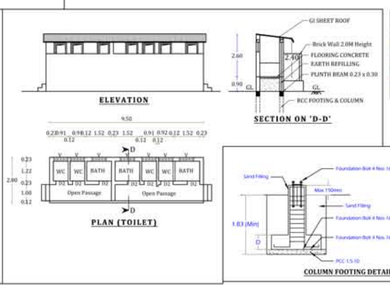
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



SITE PLAN (SCALE = 1 : 200)







COLOUR INDEX

- APPLICANT'S SITE
- PROPOSED BUILDING
- EXISTING ROAD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF FLY ASH BRICK MANUFACTURING UNIT BUILDINGS WITH INSTALLATION OF 105 HP ELECTRICAL MOTORS AT PLOT NO: D-17, SIPCOT INDUSTRIAL COMPLEX, IN APPROVED LAY-OUT NO. L.P.(INDUSTRIAL)/ THOOTHUKUDI L.P.A. No: 03 / 2020, IN SURVEY NO. 292/PART, MEELAVITTAN VILLAGE, WARD NO. 01, NORTH ZONE, THOOTHUKUDI CITY MUNICIPAL CORPORATION.

APPLICANT NAME: M/s. ARM BUILD PRODUCTS

NUMBER OF WORKERS = 25 NOS	
PROPOSED INSTALLATION OF ELECTRICAL MOTORS = 105 HP	
OPEN SPACE RESERVATION (O S R) - 951.38 SQ.M (10.17%)	
PLOT COVERAGE (P C) - 10.21 % < 50 %	
FLOOR SPACE INDEX (F S I) = 0.102 < 1.50	

NOTES

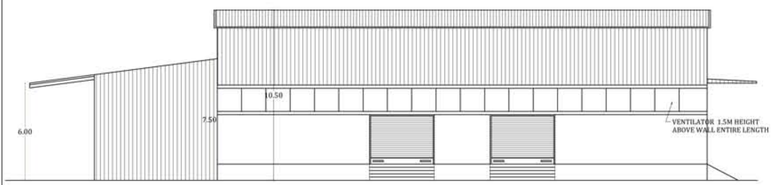
ALL DOORS AND WINDOWS ARE OPEN OUTWARDS ONLY
FIRE EXTINGUISHER (D.C.P., SAND BUCKET AND WATER BUCKETS) TO BE PROVIDED
FIRE HOSE REEL TO BE PROVIDED
WATER SUMP TO BE PROVIDED
EMERGENCY ALARM, LIGHTNING ARRESTORS TO BE PROVIDED
DRINKING WATER FACILITY, SOLAR WATER HEATER SYSTEMS TO BE PROVIDED
EXPANSION JOINTS TO BE PROVIDED
HANDRAILS PROVIDED IN WC / RAMPS TO BE PROVIDED FORPHYSICALLY CHALLENGED PERSONS

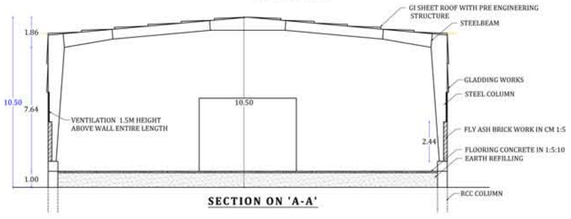
CERTIFICATE

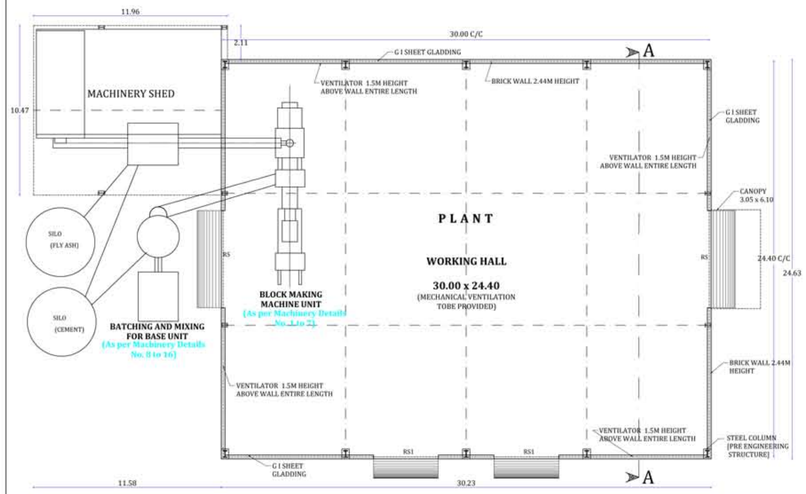
Certified that provision shall be made to provide Rain Water Harvesting Arrangement System in the proposed construction as per plan.

Waste water from wash basin and bathroom are connected to percolation pits for ground water recharge.

Solar Water Heating System arrangements are provided as per IS 12933 in this proposed building construction.







JOINERY DETAILS

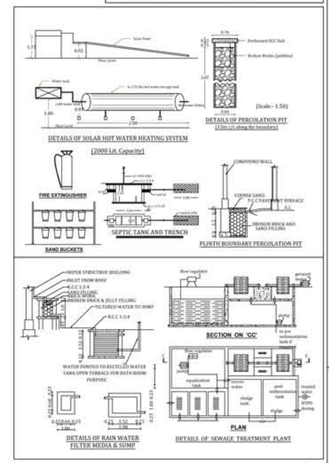
RS	ROLLING SHUTTER	6.00 x 4.50
RS1	ROLLING SHUTTER	4.00 x 4.50
D	DOOR	1.00 x 2.13
D2	DOOR	0.76 x 2.13
W4	WINDOW	1.22 x 1.52
W3	WINDOW	0.91 x 1.52
V	VENTILATOR	0.91 x 0.61

ALL DIMENSIONS ARE IN METRE

SCALE = 1 : 100 , 1: 400 & 1:2000

PARKING CALCULATION

LORRY PARKING AREA :		
EVERY 500 SQ.M	=	1 LORRY SPACE (3.50 x 10.00)
TOTAL INDUSTRIAL AREA	=	885.38 SQ.M.
REQUIRED LORRY PARKING AREA	=	2 NOS
LORRY PARKING SPACE PROVIDED	=	**2 NOS**
CYCLE PARKING AREA :		
EVERY 50 SQ.M	=	1 CYCLE SPACE
TOTAL INDUSTRIAL AREA	=	885.38 SQ.M.
REQUIRED CYCLE PARKING AREA	=	18 NOS
CYCLE PARKING SPACE PROVIDED	=	**20 NOS**
CAR PARKING AREA :		
EVERY 100 SQ.M	=	1 CAR SPACE (2.50 x 5.00)
TOTAL OFFICE AREA	=	27.08 SQ.M.
REQUIRED CAR PARKING AREA	=	1 NO
CAR PARKING SPACE PROVIDED	=	**4 NOS**
TWO WHEELER PARKING AREA :		
EVERY 50 SQ.M	=	1 TWO WHEELER (1.00 x 1.80)
TOTAL INDUSTRIAL AREA	=	885.38 SQ.M.
REQUIRED PARKING AREA	=	18 NOS
TWO WHEELER PARKING SPACE PROVIDED	=	**30 NOS**





OFFICE USE :

TECHNICAL CLEARANCE
ROC NO: SWP / BPA / 0005408/2023
SITE BOUNDARY SHOWN AS 'A' TO 'E'
TECHNICAL CLEARANCE NO: 03/ 2023 (SWP/TUTY)

LAND AREA DETAILS

SITE AREA	2.31 ACRES	9348.16 SQ.M

BUILDING AREA DETAILS

PARTICULARS		SQ.M.	SQ.FT.
PLANT BUILDING :	BLOCK - 1	885.38	9530.00
LABOUR REST ROOMS :	BLOCK -2	53.11	572.00
OFFICE BUILDING :	BLOCK -3	27.08	292.00
TOILET AREA (NON FSI):	BLOCK - 4	26.62	286.00
TOTAL BUILDING AREA		**992.19**	**10680.00**

AREA OF OPEN SPACE = 8355.97 SQ.M.

LIST OF MACHINERIES

SL.NO.	EQUIPMENT	POWER (KW)	QTY. OF MOTOR	TOTAL POWER (KW)
	BLOCK MAKING MACHINE UNIT			
1	MAIN MACHINE VIBRATOR	5.5	2	11.0
2	COOLING FAN FOR VIBRATOR MOTOR	0.37	2	0.74
3	HYDRAULIC POWER STATION	18.5	1	18.5
4	HEATER OF HYDRAULIC STATION	1.0	3	3.0
5	GREEN PRODUCT CONVEYOR	1.5	1	1.5
6	STACKER LIFTING DEVICE	2.2	1	2.2
7	STACKER DRIVE	1.5	1	1.5
	TOTAL			**38.44 KW (51.55 HP)**
	BATCHING AND MIXING FOR BASE UNIT			
8	AGGREGATE HOPPER GATHERING CONVEYOR	3.7	1	3.7
9	VIBRATOR MOTOR FOR BINS	0.18	3	0.54
10	DRY MIX CONVEYOR	2.2	1	2.2
11	PLANETARY MIXER (MP750/500)R	15.0	1	15.0
12	MIXER GATE	1.5	1	1.5
13	CEMENT SCREW CONVEYOR	3.7	1	3.7
14	VIBRATOR MOTOR FOR CEMENT	0.09	1	0.09
15	WET MIXER CONVEYOR	3.7	1	3.7
16	PNEUMATIC SYSTEM	2.2	1	2.2
	TOTAL			**32.63 KW (43.75 HP)**
	WATER PUMP	0.75	1	0.75 KW (1HP)
	WATER COOLING TOWER	1.5	1	1.5 KW (2HP)
	LOAD FOR LIGHTING			6.7 HP
	TOTAL HORSE POWER			**105.00 HP**

C. Mahalingam B.E., M.I.E.
REGISTERED ENGINEER GRADE-III
THOOTHUKUDI MUNICIPAL CORPORATION & LOCAL PLANNING AUTHORITY
(10B, MEERASAIBURAM WEST, TUTICORIN-2
MOBILE : 94434 45756 ; 82206 24187
REGISTERED ENGINEER

C. DHEENATHAYALAN., BE.,
REG. STRUCTURAL ENG. LEVEL - II (Old)
REG. NO. KSE / 16 / TUT / OCT 2019 / 005
CORP. REG. NO. STRUCTURAL ENG. GR. II (L)
SWP / 108 / LS / 2019 / 00010
24E, MARUTHU GOPALA PURAM (WEST),
THOOTHUKUDI - 628 002
Cell : 94427 23330, 80680 57099
REGISTERED STRUCTURAL ENGINEER

B. SHANMUGAVEL B.E
REGISTERED ENGINEER - Gr I
STCP / LPA - THOOTHUKUDI
REG.No : RE / Gr. II / TUT / April 2019-003
108 A - Keelaramanathapuram Street
THOOTHUKUDI - 628 002
Cell : 9443739192 8056371580
Mail : er.shanmugavel1988@gmail.com
REGISTERED ENGINEER-Gr.I

For ARM BUILD PRODUCTS
Authorised Signatory
APPLICANT

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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OMR Thoraipakkam,
Chennai 600 097, India
hello@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.