PP APPROVAL RECORD

Planning Permission

Thoothukkudi

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

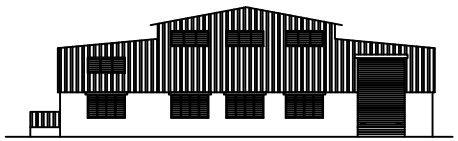
ISSUING AUTHORITY
DTCP

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

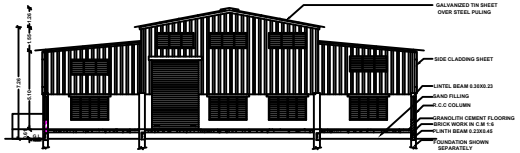
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

DRAWING SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING WITH INSTALLATION OF 30.0 HP ELECTRIC MOTORS FOR " M/S TOPAZ INDUSTRIES "MANUFACUTRING OF WOODEN FURNITURE (CATEGORY IS GREEN) AT PLOT NO:D-12 IN SIPCOT INDUSTRIAL COMPLEX IN APPROVED LAYOUT NO:L.P(I) /THOOTHUKUDI LPA NO:03 /2020, IN SURVEY NOS:298 PT&299 PT ,MEELAVITTAN VILLAGE PART I,THOOTHUKUDI TALUK, THOOTHUKUDI MUNICIPAL CORPORATION. THOOTHUKUDI DISTRICT.(SCALE 1:100)

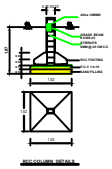
APPLICANT NAME: "M/S TOPAZ INDUSTRIES"



ELEVATION



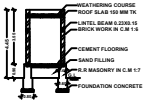
SECTION ON AA'



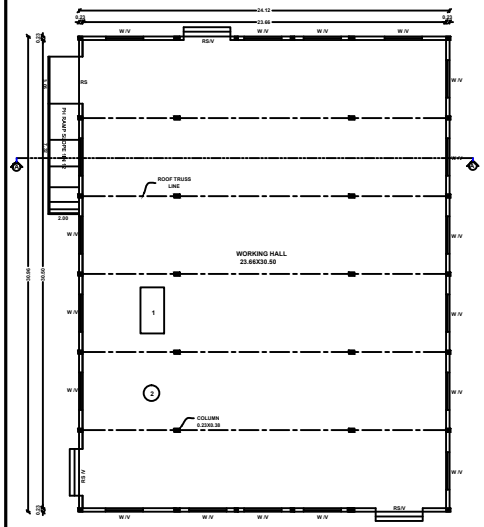
RCC COLUMN DETAILS

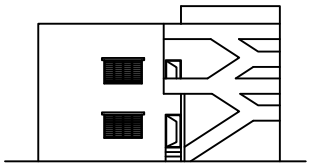


ELEVATION

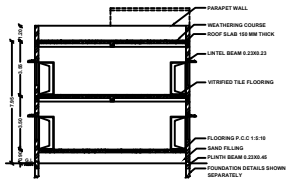


SECTION ON CC'





ELEVATION



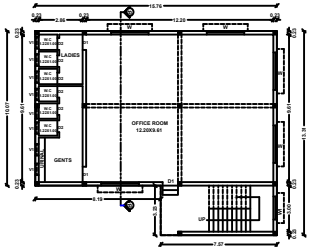
SECTION ON BB'



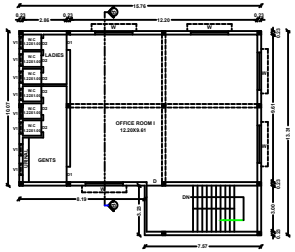
PLAN (SECURITY ROOM)



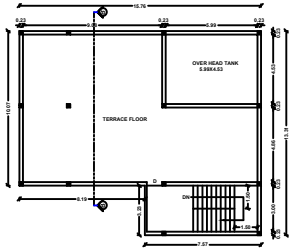
Details of staircase



GROUND FLOOR PLAN

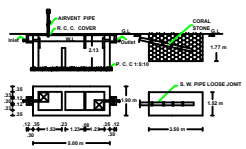


FIRST FLOOR PLAN

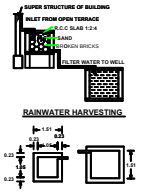


TERRACE FLOOR PLAN

GROUND FLOOR PLAN (TYPICAL BLOCK 1&2)



SEPTIC TANK DETAILS



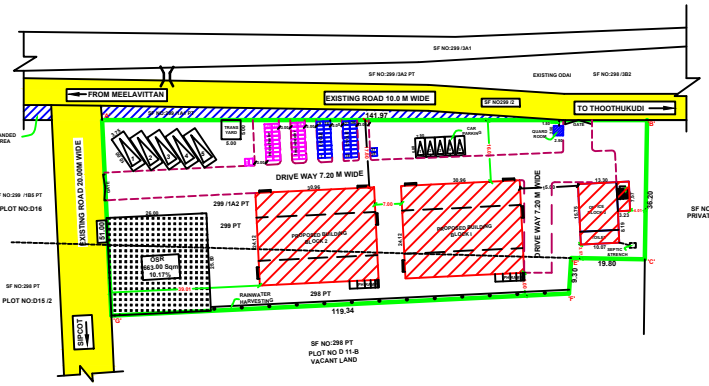
RAINWATER HARVESTING

DETAILS OF FILTER BED & WELL



WATER GUIDE WALL





SITE PLAN (SCALE 1:400)

ALL DIMENSION IN METER(M)

SITE AREA DETAILS

AREA OF THE SITE AS PER DOCUMENT	- 6516.00 Sqm(1.60 ACRES)

PROPOSED BUILDING AREA DETAILS

BLOCK NO	TYPE OF BUILDING		FSI IN Sq.m	NON FSI IN Sq.m	TOTAL AREA IN Sq.m
1	WORKING HALL I (BLOCK 1)		746.76	-	746.76
2	WORKING HALL II (BLOCK 2)		746.76	-	746.76
3	OFFICE ROOM (BLOCK 3)				
		GROUND FLOOR	183.04	-	183.04
		FIRST FLOOR	183.04	-	183.04
3	TERRACE FLOOR HEAD ROOM			26.19	26.19
SECURITY ROOM	SECURITY ROOM		6.25		6.25
	TOTAL		1865.85	26.19	1892.04

SCHEDULE OF JOINERIES

RS	ROLLING SHUTTER	3.05X4.00
D	DOOR	1.00X2.13
D1	DOOR	0.90X2.13
D2	DOOR	0.76X2.13
W	WINDOW	2.44X1.50
W1	WINDOW	1.50X1.50
W2	WINDOW	1.06X1.37
V	VENTILATOR	2.44X1.00
V	VENTILATOR	0.76X0.76

PROPOSED MACHINERY NAME AND HP DETAILS

SL NO	MACHINERIES NAME	NOS	H.P	TOTAL HP
1)	WOOD CUTTING MACHINE	2	10.00	20.00
2)	GRINDING MACHINE	1	5.00	5.00
3)	LIGHTING LOADS	L.S	5.00	5.00
TOTAL				30.00

GENERATOR 25 KVA

NO OF WORKERS: 8 NOS

FLOOR SPACE INDEX

FLOOR SPACE INDEX = SUM OF ALL FLOOR AREA (FSI) / SITE AREA

FLOOR SPACE INDEX = 1865.85 / 6516.00 = 0.29

0.29 < 1.50 HENCE OK

PARKING DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
PARKING AREA	LORRY PARKING 1493.32/500 = 3 DIMENSION 10.0 x3.75	3 NOS	5 NOS
	CAR PARKING DIMENSION 5.00 x2.00 372.32/100 = 4	4 NOS	5 NOS
	TWO WHEELERS DIMENSION 1.50 x1.00 1892.04/50 = 38	38 NOS	38 NOS
	CYCLE PARKING DIMENSION 1.50 x1.00 1892.04/50 = 38	38 NOS	38 NOS

LEGEND

- APPLICANT SITE BOUNDARY
- PROPOSED BUILDING (FSI)
- NON FSI BUILDING
- OSR 10.17 % - 663.00 Sqm
- DRIVE WAY
- EXISTING ROAD

TECHNICAL CLARENCE

ROC.NO.SWP/BPA/ 0010183 /2023

SITE BIUNDARY SHOWN AS "A TO G"

TECHNICAL CLAEARENCE NO:28 /2023 (SWP / TUTY)

S. MILTON DINAKARAN, B.E.,
Licensed Surveyor &
Consulting Civil Engineer,
No. 100, Tiruvaiyaaru 3rd Street,
TUTICORIN - 628 003.

CONSTRUCTION ENGINEER / RE GR II

For TOPAZ INDUSTRIES
Proprietor

APPLICANT SIGNATURE

Dr. M. BOUNDER RAJAN, M.E.(Struct)
Registered Structural Engineer Grade I (FSE)
Reg. No. 9322 / TN/07SP / 003 / 2021
Aadhira Designers & Builders
No.3, East Car Street, Near Nagaraja Temple,
Nagercoil - 1, Ph: +91 90424 37726

STRUCTURAL ENGINEER

J. CHRISTIN, D.C.E.
Registered Engineer Grade III
Reg.No: TUTI/MARCH 2019/010
4SH, AUDITOR COMPOUND UPSTAIRS
MANI NAGAR, TUTICORIN - 628 003
Cell: 94862 34085

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.