PP APPROVAL RECORD

Planning Permission

Thoothukkudi

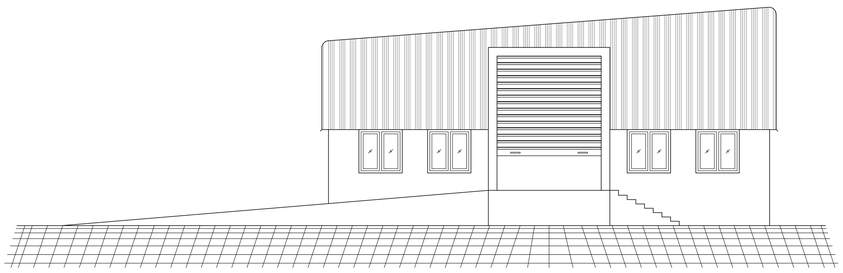
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

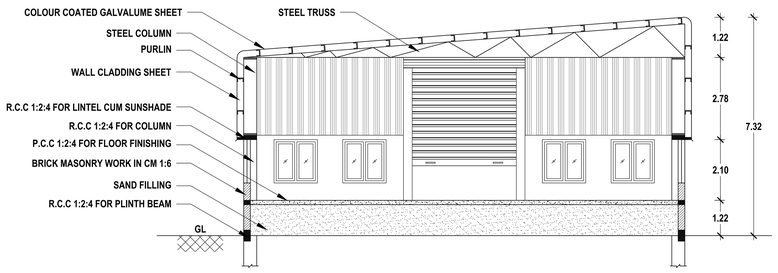
ISSUING AUTHORITY
DTCP

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

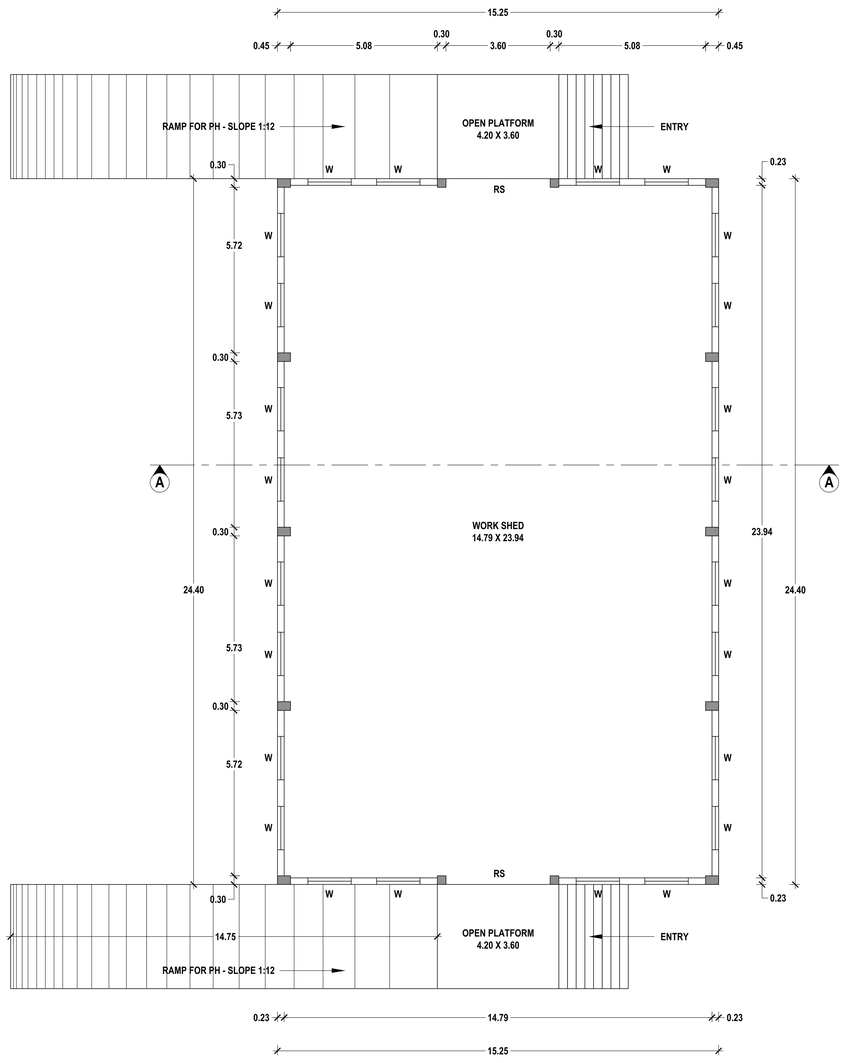
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



ELEVATION

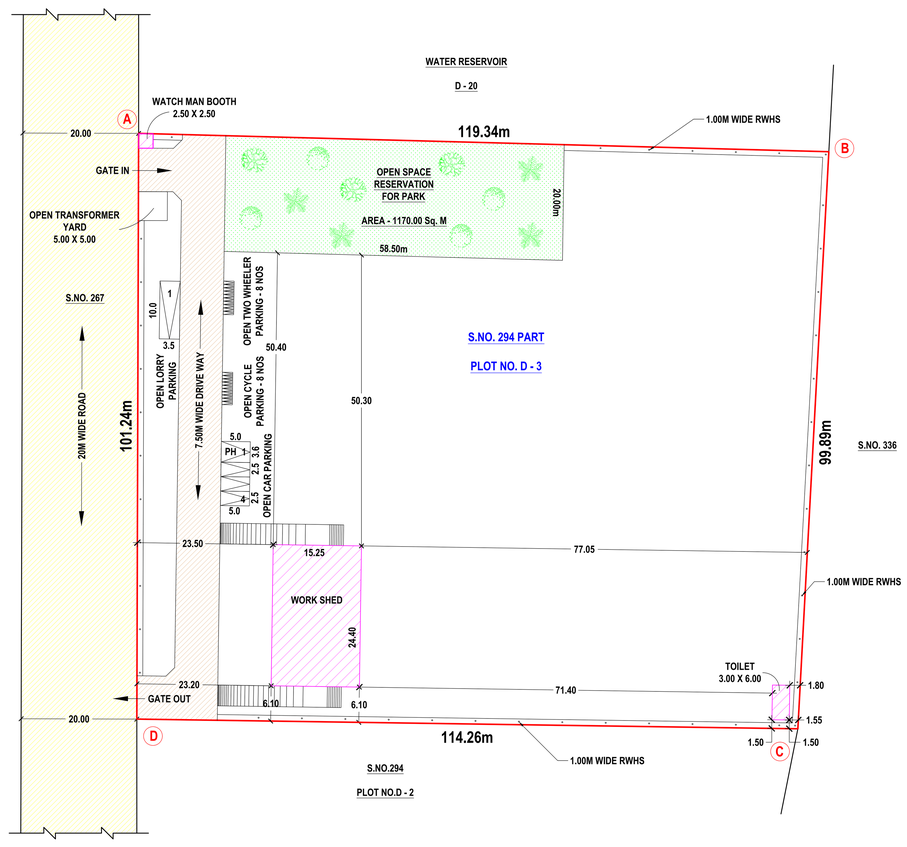


SECTION : A-A



PLAN

WORK SHED



SITE PLAN

SCALE - 1:500

OFFICE USE:

PLANNING PERMISSION

ROC. NO. SWP/BPA/018903/2023
SITE BOUNDARY SHOWN AS "A TO D"
PLANNING PERMISSION NO. 53/2023 (SWP/TUTY)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AN INDUSTRIAL BUILDING FOR MAKING PRINTING INKS USING 20.00 HP ELECTRICAL POWER IN PLOT NO. D-3, LAYOUT NO. 03/2020, SURVEY NO. 294 PART AT SIPCOT INDUSTRIAL COMPLEX, MEELAVITTAN VILLAGE PART - 1, THOOTHUKUDI CITY MUNICIPAL CORPORATION, NORTH ZONE.

APPLICANT NAME: M/s. APOORVA PRINTING INKS

SCALE - 1:100

SITE AREA DETAILS

AS PER LEASE DEED	----------	11695.42 Sqm
AS PER PATTA	----------	11695.42 Sqm
AS AT SITE	----------	11695.42 Sqm

BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA IN Sqm	AREA IN Sq. Ft
AREA OF THE SITE	- - - - - - - -	- - - - - - - -	11695.42	125889.50
PROPOSED AREA				
WORK SHED	372.10	- - - - - - - -	372.10	4005.28
TOILET	18.00	- - - - - - - -	18.00	193.75
WATCHMAN BOOTH	6.25	- - - - - - - -	6.25	67.28
TOTAL	396.35	- - - - - - - -	396.35	4266.31

$$FSI = \frac{\text{TOTAL AREA OF ALL FLOORS}}{\text{PLOT AREA}} = \frac{396.35}{11695.42} = 0.033 < 1.50$$

STALL SIZE FOR PARKING

1 CYCLE SPACE	-	0.58m X 1.80m
1 TWO WHEELER SPACE	-	1.00m X 1.80m
1 CAR SPACE	-	2.50m X 5.00m
1 CAR SPACE FOR PH	-	3.60m X 5.00m
1 LORRY SPACE	-	3.50m X 10.00m

PARKING DETAILS FOR INDUSTRIAL BUILDING

1 CAR SPACE FOR EVERY 100.00 Sqm OF OFFICE FLOOR AREA
1 TWO WHEELER SPACE AND 1 CYCLE SPACE FOR EVERY 50.00 Sqm OF WORKSHOP FLOOR AREA
1 LORRY SPACE FOR EVERY 500.00 Sqm OF WORKSHOP FLOOR AREA

PARKING CALCULATION DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
INDUSTRIAL BUILDING FOR MAKING PRINTING INKS	396.35 / 500 396.35 / 100 396.35 / 50	1 LORRY 4 CARS 8 TWO WHEELERS AND 8 CYCLES	1 LORRY, 4 CARS, 8 TWO WHEELERS AND 8 CYCLES

REFERENCE

DESCRIPTION	COLOUR
SITE BOUNDARY	
PROPOSED BUILDING	
OSR FOR PARK	
DRIVE WAY	
EXG. ROAD	

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
RS	ROLLING SHUTTER	3.60 X 4.88
D1	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
W	GLAZED WINDOW	1.50 X 1.50
V	VENTILATOR	1.00 X 0.60

ELECTRICAL POWER DETAILS

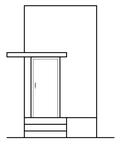
SL. NO.	DESCRIPTION	POWER (in HP)
1	AGITATOR	5
2	STIRRER	2
3	BEAD MILL	7
4	DYNO MILL	6
	TOTAL	20

CERTIFICATE

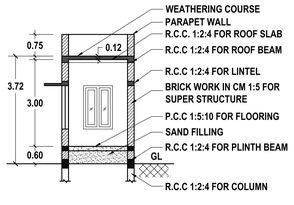
1. CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDE "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.
2. BATH ROOM AND WASH BASIN WATER IS CONNECTED TO PERCOLATION PIT FOR GROUND WATER RECHARGE.

NOTE:

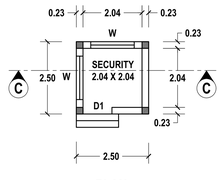
1. ALL DIMENSIONS ARE IN METER.
2. NUMBER OF WORKERS INVOLVED - 25 PERSONS.
3. CCTV CAMERA TO BE PROVIDED.
4. OPEN TRANSFORMER YARD 5.0 X 5.0 TO BE PROVIDED.
5. EUROPEAN WATER CLOSET TO BE PROVIDED.
6. RAMP 1:12 SLOPE FOR PH TO BE PROVIDED.
7. CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.
8. RETAINING WALL IN NORTH SIDE BOUNDARY TO BE CONSTRUCTED.



ELEVATION

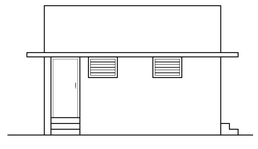


SECTION: C-C

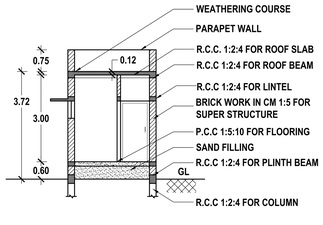


PLAN

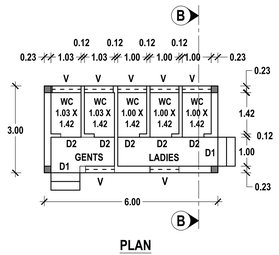
WATCH MAN BOOTH



ELEVATION

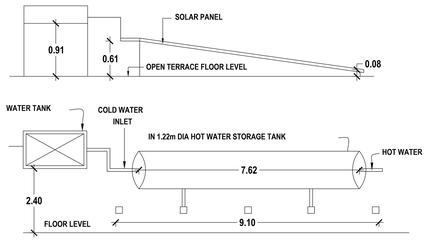


SECTION: B-B

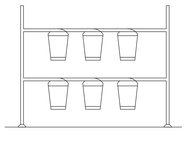


PLAN

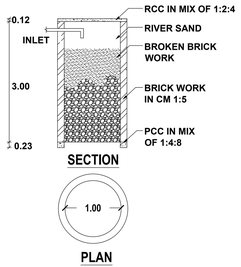
TOILET



DETAILS OF SOLAR WATER HEATING SYSTEM

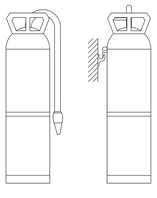


SAND BUCKETS

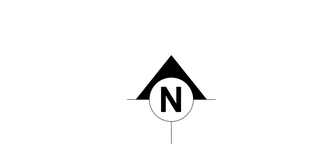


SECTION

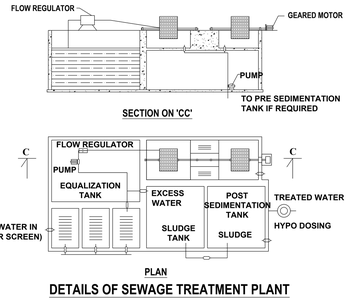
PLAN
PERCOLATION PIT



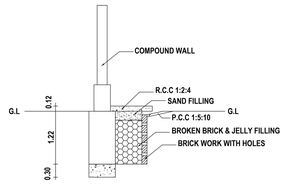
FIRE EXTINGUISHER



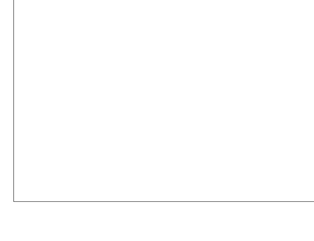
COLUMN FOOTING DETAILS



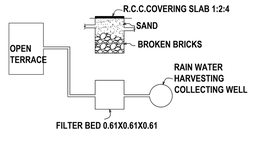
DETAILS OF SEWAGE TREATMENT PLANT



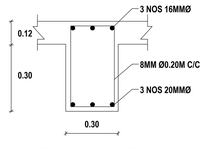
PLINTH BOUNDARY PERCOLATION PIT



SEPTIC TANK & TRENCH



DETAILS OF RAIN WATER HARVESTING SYSTEM



ROOF BEAM DETAILS

Er.K.GANAPATHI,B.E.,M.E(Soil Mech),F.I.E.,F.I.V.,D.Litt.,(USA)
REGISTERED Geo-Tech Engineer / Chartered Engineer
(CMDA Regn No. GTE / 19 / 04 / 022)
(DTCP Regn No. CGLRGN RGTE / 2019 / 08 / 012)
(MLPA Regn No. GTE 002 / 2019)
GEOMATRIX CONSULTANCY, (Regn.No.330242233482E
No.22, Thomas Street, Narimedu,
Madurai - 625 002. Ph : 7598031360, 7708758598
Email geomatrixconsultancy@gmail.com

REGISTERED GEO-TECH ENGINEER

For APOORVA PRINNTING INKS.
Proprietrix

APPLICANT

Er.S.K.Arun Kamaraj M.E.(Struct.),MBA,MIE.,
Chartered Structural Engineer,
Reg: CBELPA-LPA/SE/GR-I/19/05/051
KAARVENS Structural Consultancy,
41, BR Nagar, 3rd Street, Kothari layout,
Ramanathapuram, Coimbatore - 641005.
E: skarun@kaarvens.com W: www.karvens.com
M: +91-9894215019, O: +91-8270005019

REGISTERED STRUCTURAL ENGINEER

S. SURESH KUMAR, B.E.,M.I.E.,F.I.V.,
Chartered Engineer, Approved Valuer,
Consulting Engineer, Registered Engineer Gr. I,
RE / Gr. I / TUT / May 2019 / 001,
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

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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

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Services we run for you
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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

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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.