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.

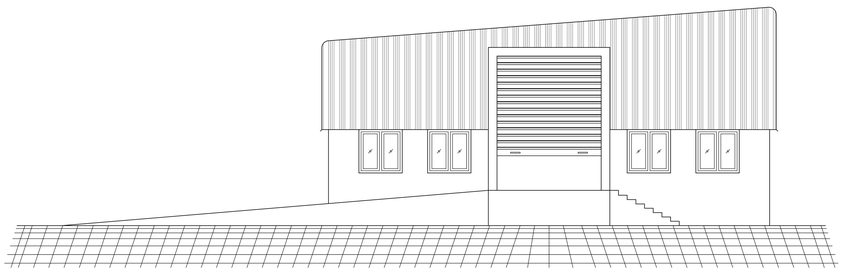
Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

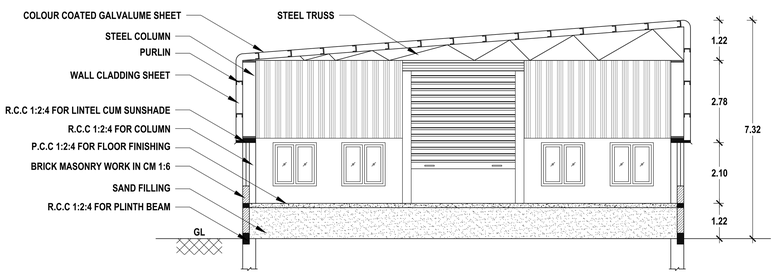
hello@verified.realestate

+91 9996 12 9996

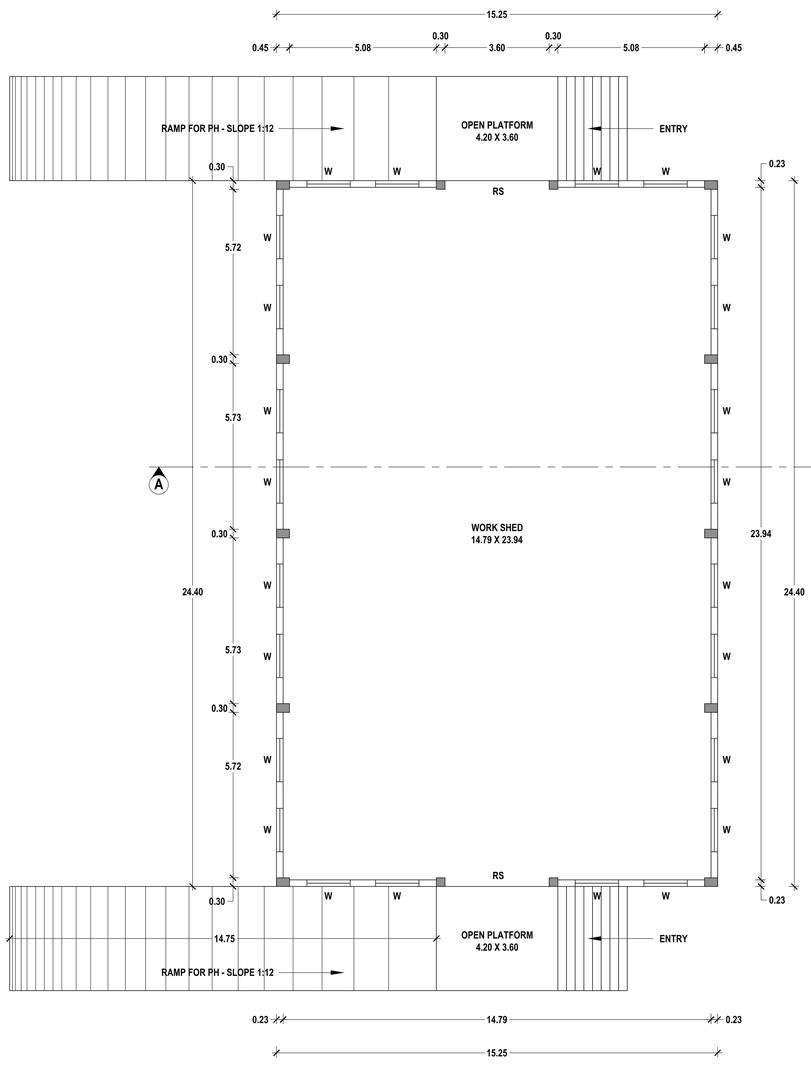
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ELEVATION

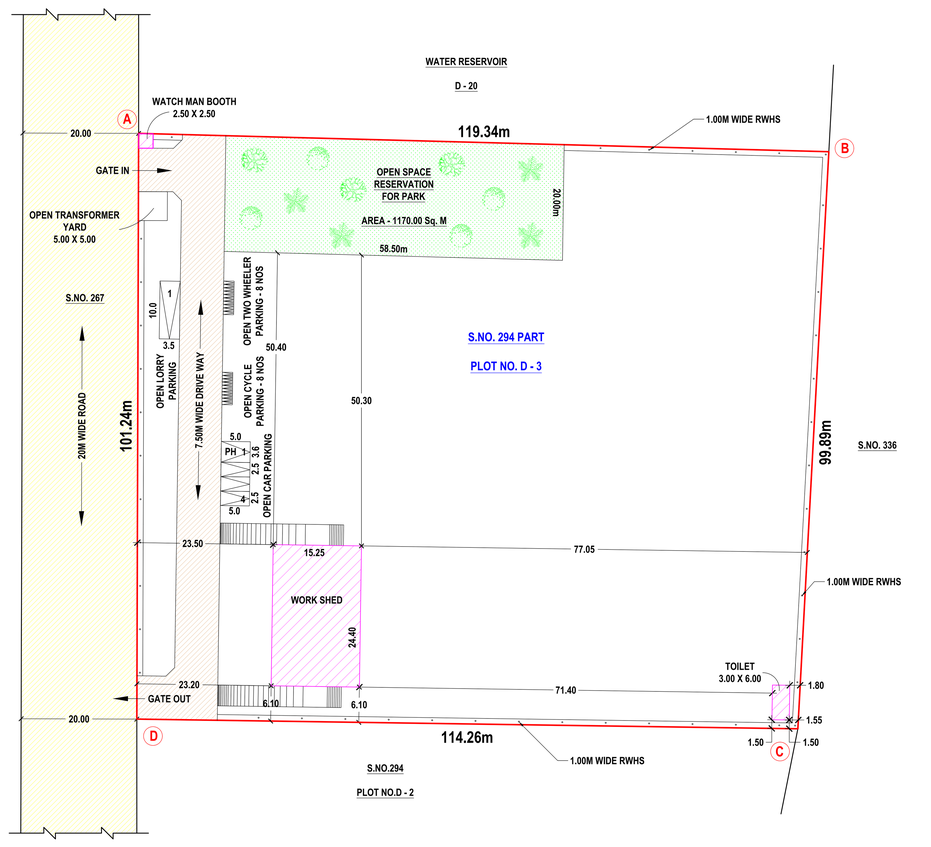



SECTION : A-A




PLAN

WORK SHED




SITE PLAN

SCALE - 1:100

## 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 | 1 LORRY | 1 LORRY, 4 CARS, 8 TWO WHEELERS AND 8 CYCLES |
| | 396.35 / 100 | 4 CARS | |
| | 396.35 / 50 | 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

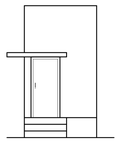
| SL. NO. | DESCRIPTION | POWER (in HP) |
|---|---|---|
| 1 | AGITATOR | 5 |
| 2 | STIRRER | 2 |
| 3 | BEAD MILL | 7 |
| 4 | DYNO MILL | 6 |
| | TOTAL | 20 |

### CERTIFICATE

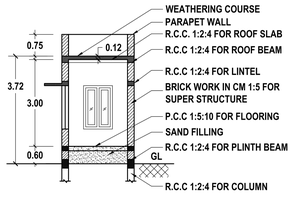
1. CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDE "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.
2. BATH ROOM AND WASH BASIN WATER IS CONNECTED TO PERCOLATION PIT FOR GROUND WATER RECHARGE.

NOTE:

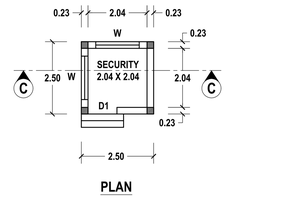
1. ALL DIMENSIONS ARE IN METER.
2. NUMBER OF WORKERS INVOLVED - 25 PERSONS.
3. CCTV CAMERA TO BE PROVIDED.
4. OPEN TRANSFORMER YARD 5.0 X 5.0 TO BE PROVIDED.
5. EUROPEAN WATER CLOSET TO BE PROVIDED.
6. RAMP 1:12 SLOPE FOR PH TO BE PROVIDED.
7. CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.
8. RETAINING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



ELEVATION

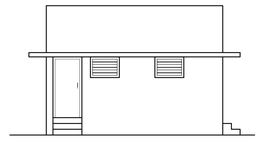



SECTION: C-C

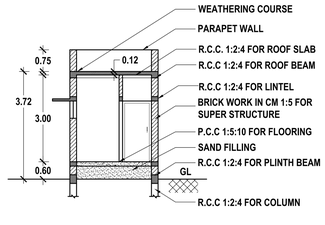



PLAN

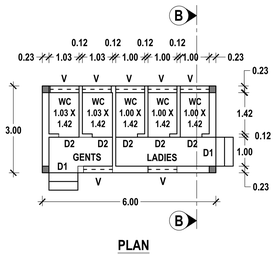
WATCH MAN BOOTH



ELEVATION

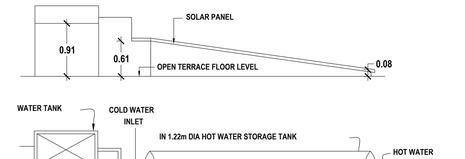


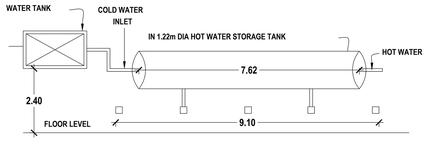

SECTION: B-B



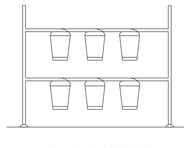

PLAN

TOILET

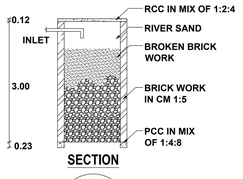



DETAILS OF SOLAR WATER HEATING SYSTEM



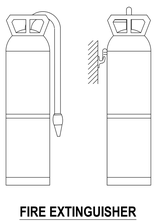
SAND BUCKETS



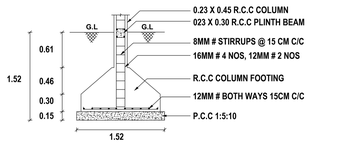

SECTION

PLAN

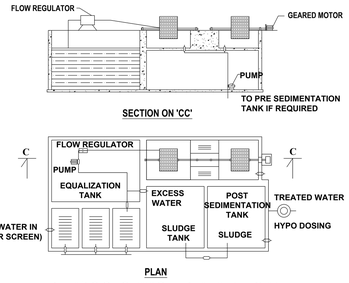
PERCOLATION PIT



FIRE EXTINGUISHER

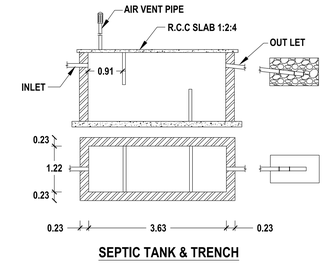



COLUMN FOOTING DETAILS

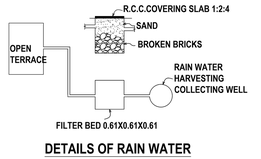



PLAN

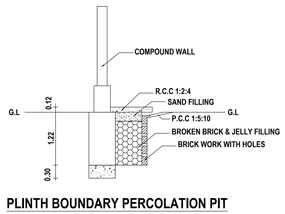
DETAILS OF SEWAGE TREATMENT PLANT



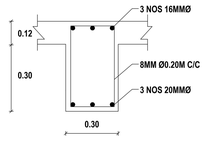

SEPTIC TANK & TRENCH




DETAILS OF RAIN WATER HARVESTING SYSTEM




PLINTH BOUNDARY PERCOLATION PIT




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
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REGISTERED GEO-TECH ENGINEER

For APOORVA PRINNTING INKS.

Proprietrix

APPLICANT

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Reg: CBELPA-LPA/SE/GR-I/19/05/051
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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**

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

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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.