

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

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.

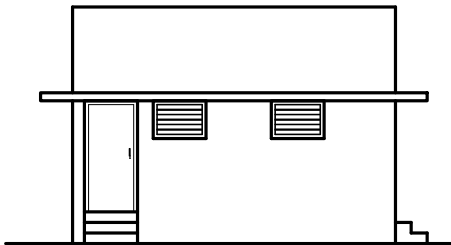
PLAN SHOWING THE PROPOSED CONSTRUCTION OF AN INDUSTRIAL BUILDING FOR MAKING OF STEEL RACKS AND STEEL CUPBOARDS
(ORANGE CATEGORY) USING 120.00 HP ELECTRICAL POWER IN S.NO. 6/3 OF SINDALAKATTAI VILLAGE / PANCHAYAT AND S.NO. 66/1 OF
K.SHUNMUGAPURAM VILLAGE / PANCHAYAT AT OTTAPIDARAM TALUK, THOOTHUKUDI DISTRICT.

SHEET NO.
4/4

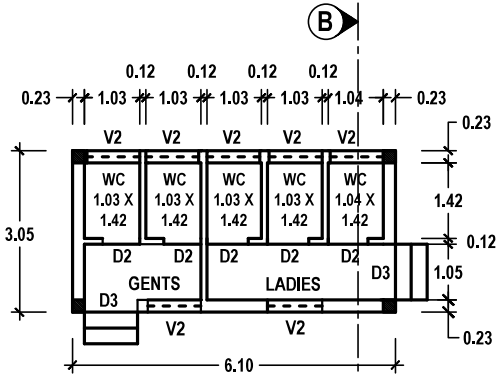
OFFICE USE:

APPLICANT NAME: J. ARUL SAHAYA RAJ

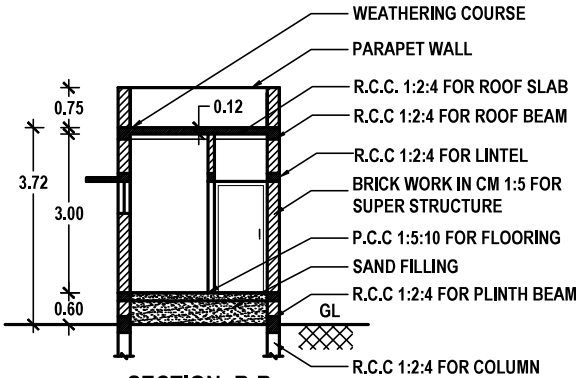
SCALE: 1:100



ELEVATION

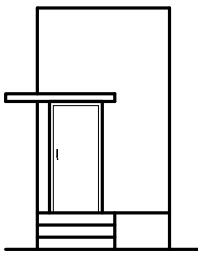


PLAN



SECTION: B-B

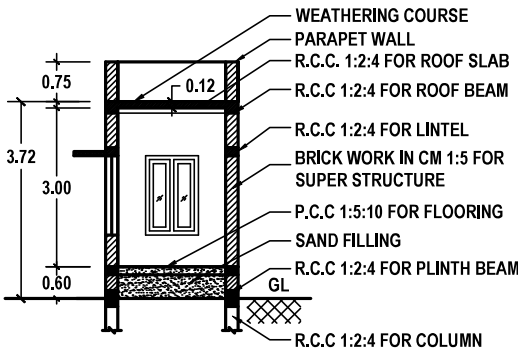
WORKER'S TOILET



ELEVATION

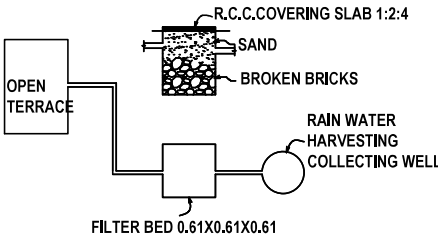


PLAN

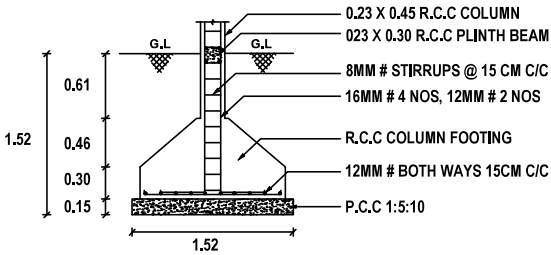


SECTION: C-C

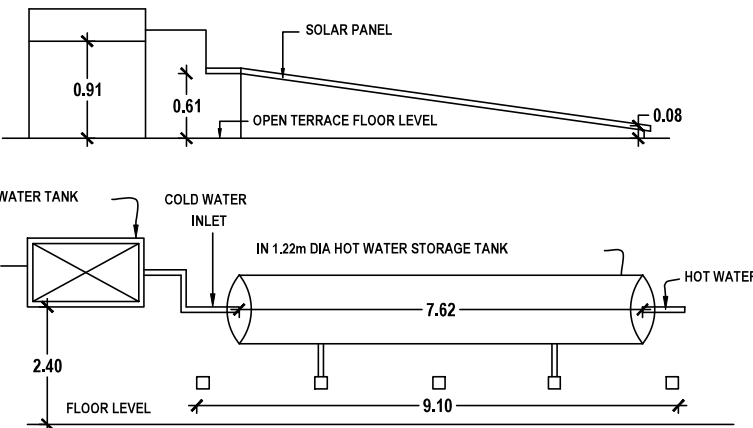
WATCH MAN BOOTH



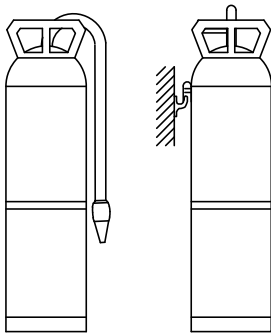
DETAILS OF RAIN WATER HARVESTING SYSTEM



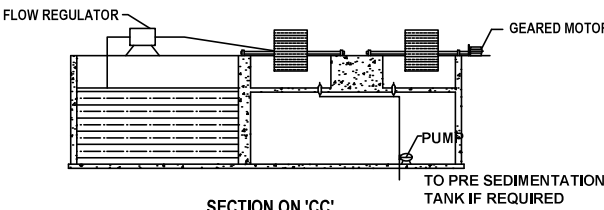
COLUMN FOOTING DETAILS



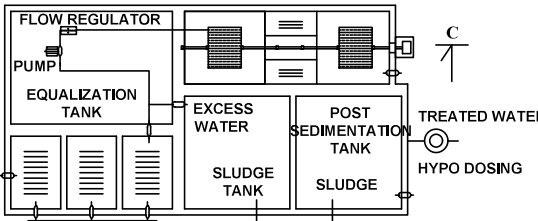
DETAILS OF SOLAR WATER HEATING SYSTEM



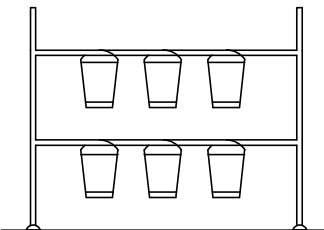
FIRE EXTINGUISHER



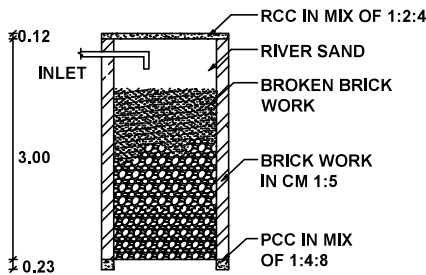
SECTION ON 'CC'



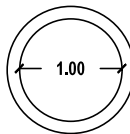
DETAILS OF SEWAGE TREATMENT PLANT



SAND BUCKETS

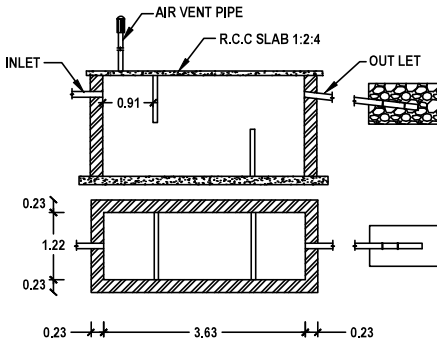


SECTION



PLAN

PERCOLATION PIT



SEPTIC TANK & TRENCH

TECHNICAL APPROVAL

(SHEET NO: 4 OF 4)

ROC. NO. SWP/BPA/183930/2024

SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P.NO:- 16/2024

K. Shankar Narayanan

Er.K.SHANKAR NARAYANAN, B.E., M.TECH.,
Registered Geotech Engineer
RGTE 001/2022
VARSHA GEOTECHNICAL WORKS
RAJAPALAYAM-626 117

J. Arul Sahaya Raj

REGISTERED GEO-TECH ENGINEER

OWNER

A. Gethsy

A.GETHSY, M.E.,
Registered Structural Engineer
Reg No:RSE-II/TKDTCP/SEP/03/2021
6B/A, 6th Street East ,
Briyant Nagar Thoothukudi-628 008

REGISTERED STRUCTURAL ENGINEER

Er.S.Ponmanickandam

Er.S.PONMANICKANDAN, M.E.,LLB,AIV,AIE
Licensed Surveyor / Registered Engineer
Approved Valuer/Chartered Engineer
149/8, Polepettai West 1st Street,
Tuticorin - 628 008
Mob: 8056700160.

REGISTERED ENGINEER

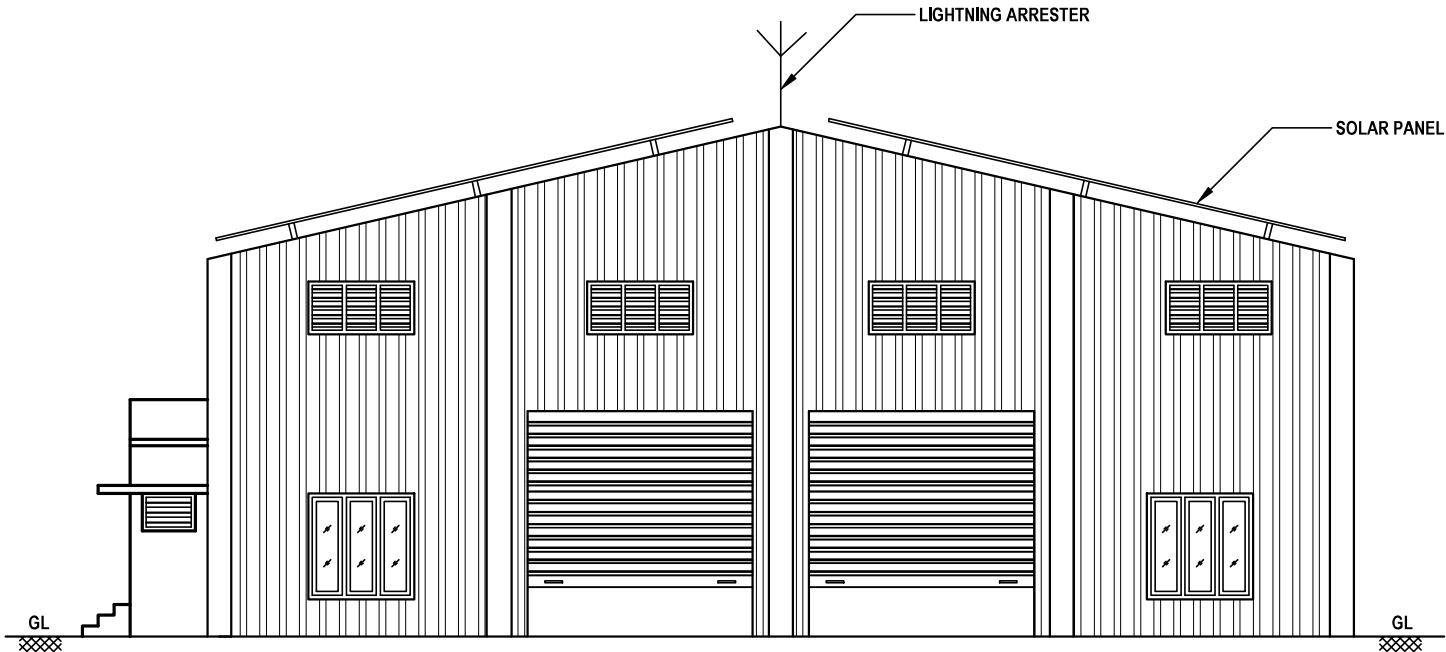
PLAN SHOWING THE PROPOSED CONSTRUCTION OF AN INDUSTRIAL BUILDING FOR MAKING OF STEEL RACKS AND STEEL CUPBOARDS
(ORANGE CATEGORY) USING 120.00 HP ELECTRICAL POWER IN S.NO. 6/3 OF SINDALAKATTAI VILLAGE / PANCHAYAT AND S.NO. 66/1 OF
K.SHUNMUGAPURAM VILLAGE / PANCHAYAT AT OTTAPIDARAM TALUK, THOOTHUKUDI DISTRICT.

SHEET NO.
3/4

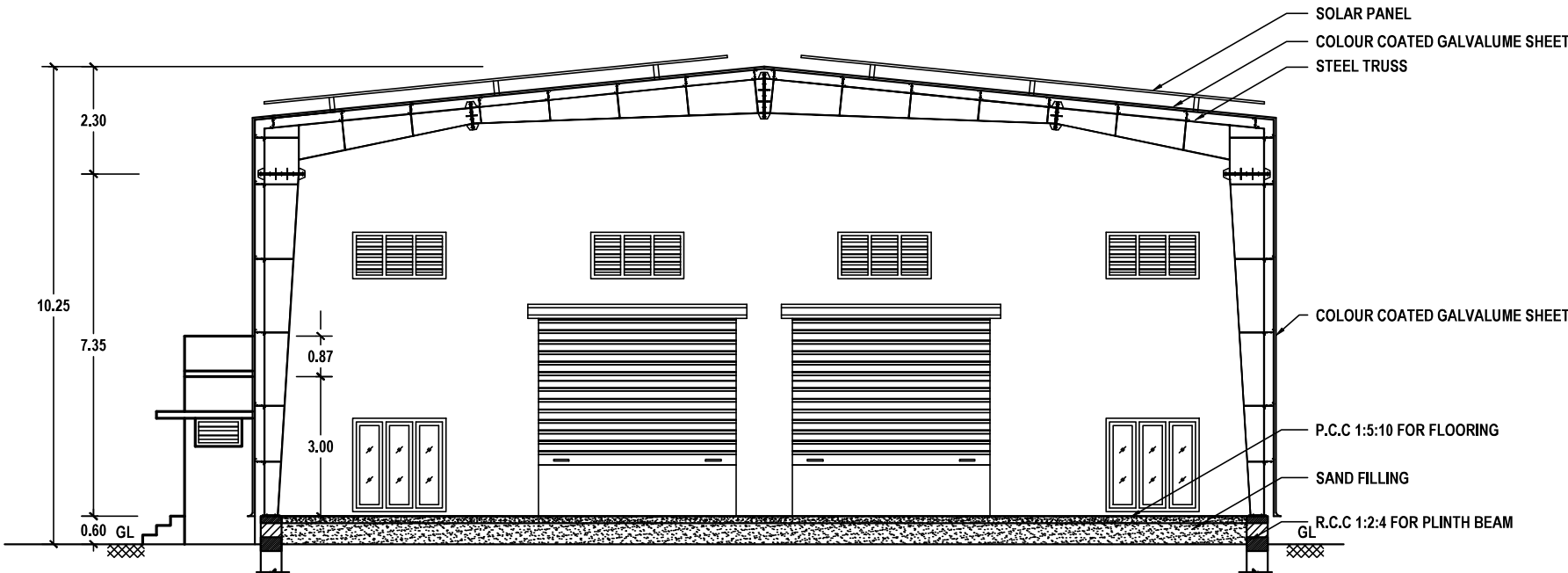
OFFICE USE:

APPLICANT NAME: J. ARUL SAHAYA RAJ

SCALE: 1:100



ELEVATION



SECTION: A-A

TECHNICAL APPROVAL

(SHEET NO: 3 OF 4)

ROC. NO. SWP/BPA/183930/2024

SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P.NO:- 16/2024


Er. K. SHANKAR NARAYANAN, B.E., M. TECH.,
Registered Geotech Engineer
RGTE 001/2022
VARSHA GEOTECHNICAL WORKS
RAJAPALAYAM-626 117



REGISTERED GEO-TECH ENGINEER

OWNER


A. GETHSY, M.E.,
Registered Structural Engineer
Reg No: RSE-II/TKDTCP/SEP/03/2021
6B/A, 6th Street East,
Briyant Nagar Thoothukudi-628 008


Er. S. PONMANANDHAN, M.E., LL.B., AIV, AIE
Licensed Surveyor / Registered Engineer
Approved Valuer / Chartered Engineer
149/8, Polepettai West 1st Street,
Tuticorin - 628 008
Mob: 8056700160.

REGISTERED STRUCTURAL ENGINEER

REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AN INDUSTRIAL BUILDING FOR MAKING OF STEEL RACKS AND STEEL CUPBOARDS (ORANGE CATEGORY) USING 120.00 HP ELECTRICAL POWER IN S.NO. 6/3 OF SINDALAKATTAI VILLAGE / PANCHAYAT AND S.NO. 66/1 OF K.SHUNMUGAPURAM VILLAGE/PANCHAYAT AT OTTAPIDARAM TALUK, THOOTHUKUDI DISTRICT.

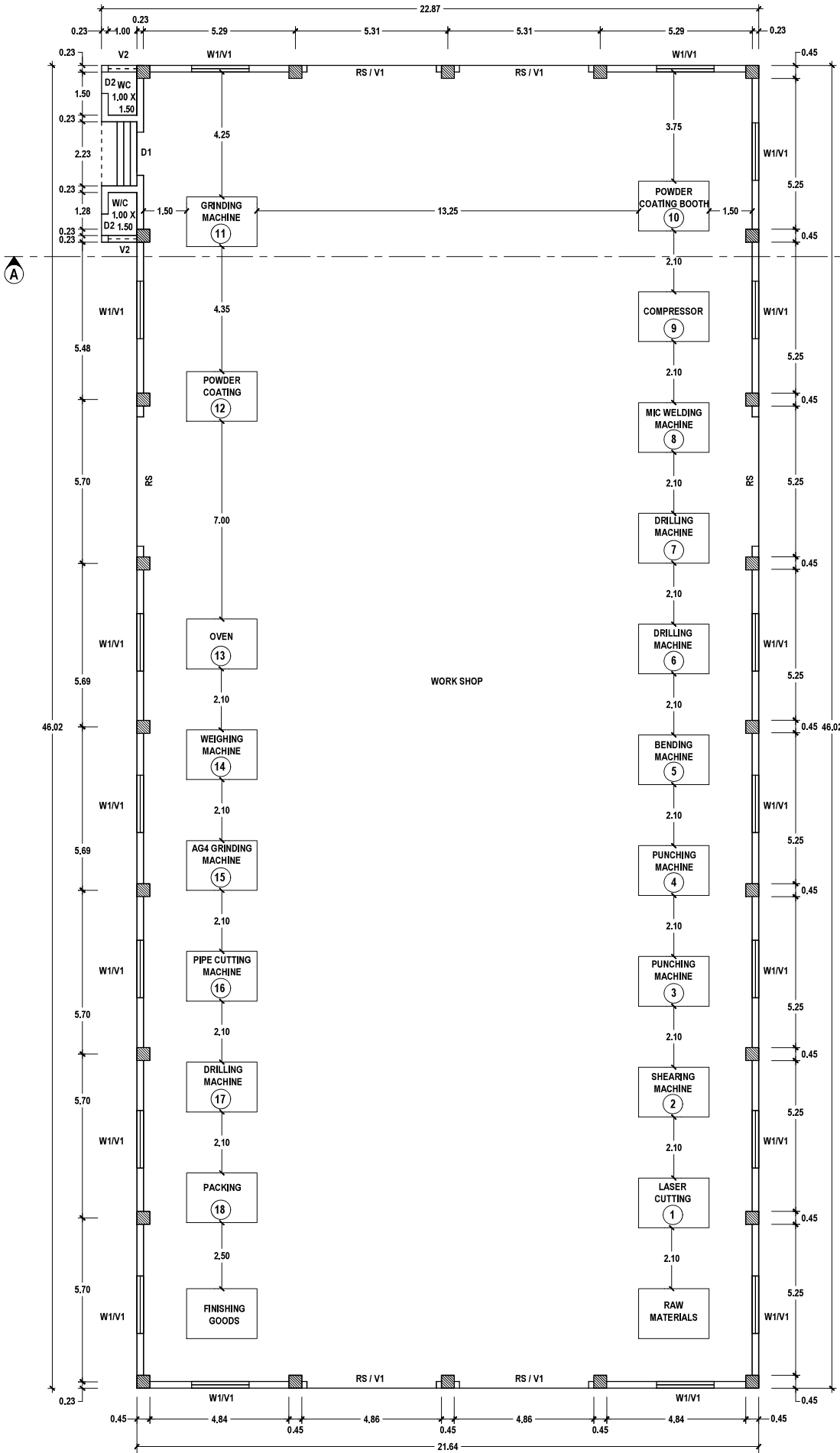
SHEET NO.

2/4

OFFICE USE:

APPLICANT NAME: J. ARUL SAHAYA RAJ

SCALE: 1:100



TECHNICAL APPROVAL
(SHEET NO. 2 OF 4)
ROC. NO. SWP/BPA/183930/2024
SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P.NO~ 16/2024

[Signature]

OWNER

[Signature]
Er.K.SHANKAR NARAYANAN, B.E., M.TECH.,
Registered Geotech Engineer
RGTE 001/2022
VARSHA GEOTECHNICAL WORKS
RAJAPALAYAM-626 117

REGISTERED GEO-TECH ENGINEER

[Signature]
A.GETHSY, M.E.,
Registered Structural Engineer
Reg No:RSE-II/TKDTCF/SEP/03/2021
6B/A, 6th Street East,
Briyant Nagar Thoothukudi-628 008

REGISTERED STRUCTURAL ENGINEER

[Signature]
Er.S.PONMANKANDAN, M.E., L.B.A.V.A.E
Licensed Surveyor / Registered Engineer
Approved Valuer/Chartered Engineer
149/8, Pokkpettai West 1st Street,
Tuticorin - 628 008
Mob: 8056700160.

REGISTERED ENGINEER

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF AN INDUSTRIAL BUILDING FOR MAKING OF STEEL RACKS AND STEEL CUPBOARDS

(ORANGE CATEGORY) USING 120.00 HP ELECTRICAL POWER IN S.NO. 6/3 OF SINDALAKATTAI VILLAGE / PANCHAYAT AND S.NO. 66/1 OF

K.SHUNMUGAPURAM VILLAGE / PANCHAYAT AT OTTAPIDARAM TALUK, THOOTHUKUDI DISTRICT.

SHEET NO.

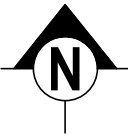
1/4

OFFICE USE:

OWNER NAME: Mr. J. ARUL SAHAYA RAJ

SCALE

1:1000



SITE AREA DETAILS AS PER SALE DEED

S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in	
			Sqm	Acre
1.	1572/2019	6/3 SINDALAKATTAI	7700.00	1.90
2.		66/1 K.SHUNMUGAPURAM	9950.00	2.46
TOTAL			17650.00	4.36

SITE AREA DETAILS AS PER PATTA

S. NO.	PATTA NUMBER	SURVEY NUMBER	AREA in	
			Sqm	Acre
1.	1545	6/3 SINDALAKATTAI	7700.00	1.90
2.	1034	66/1 K.SHUNMUGAPURAM	9950.00	2.46
TOTAL			17650.00	4.36

SITE AREA DETAILS

AS PER SALE DEED	-----	17650.00 Sqm	
AS PER PATTA	-----	17650.00 Sqm	
AS AT SITE	-----	17650.00 Sqm	Or 189984.60 Sq.Ft

BUILT-UP AREA DETAILS

DESCRIPTION	FLOOR	FSI AREA	NON FSI AREA	BUILDUP AREA	
				in Sqm	in Sq. Ft
PROPOSED AREA					
BLOCK-1 (WORK SHED)	GROUND FLOOR	1003.44	— — —	1003.44	10801.03
BLOCK-2 (WORKER'S TOILET)	GROUND FLOOR	— — —	18.60	18.60	200.21
BLOCK-3 (SECURITY ROOM)	GROUND FLOOR	— — —	6.25	6.25	67.28
TOTAL		1003.44	24.85	1028.29	11068.52

$$FSI = \frac{\text{TOTAL AREA OF ALL FLOORS}}{\text{PLOT AREA}} = \frac{1003.44}{17650.00} = 0.057 < 1.50$$

STALL SIZE FOR PARKING

1 CYCLE SPACE	-	0.56m 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 MANUFACTURING INDUSTRIES

1 LORRY SPACE FOR EVERY 500 Sqm OF WORKSHOP FLOOR AREA
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

PARKING CALCULATION DETAILS

DESCRIPTION	FSI AREA	REQUIRED	PROVIDED
INDUSTRIAL BUILDING	1003.44	2 LORRIES 11 CARS 21 TWO WHEELERS 21 CYCLES	3 LORRIES 12 CARS 22 TWO WHEELERS 22 CYCLES

REFERENCE

DESCRIPTION	COLOUR
SITE BOUNDARY	---
PROPOSED BUILDING	---
OPEN SPACE	---
DRIVE WAY	---
EXG. ROAD	---
OSR FOR PARK - 1770.00 Sqm	---
WATER BODY	---

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
RS	ROLLING SHUTTER	4.50 X 4.80
D1	MAIN DOOR	1.50 X 2.10
D2	DOOR	0.75 X 2.10
D3	DOOR	1.00 X 2.10
W1	WINDOW	2.00 X 2.00
W2	WINDOW	1.00 X 1.50
V1	VENTILATOR	2.00 X 1.00
V2	VENTILATOR	1.00 X 0.60

SET BACK DETAILS

SL. NO.	MACHINE NAME	POWER (in HP)
1.	LASER CUTTING MACHINE	35
2.	SHEARING MACHINE	10
3.	PUNCHING MACHINE (8 HP - 1 NO)	8
4.	PUNCHING MACHINE (5 HP - 3 NOS)	15
5.	BENDING MACHINE	10
6.	DRILLING MACHINE (5mm - 13mm)	3
7.	DRILLING MACHINE (16mm - 25mm)	5
8.	MIC WELDING MACHINE	6
9.	COMPRESSOR	5
10.	POWDER COATING BOOTH	5
11.	GRINDING MACHINE (STONE TYPE)	3
12.	POWDER COATING MACHINE	1
13.	OVEN	3
14.	WEIGHING MACHINE	5
15.	AG4 GRINDING MACHINE	1
16.	14" PIPE CUTTING MACHINE	1
17.	HAND DRILLING MACHINE	1
18.	PACKING MACHINE	3
TOTAL		120

OSR CALCULATION DETAILS:

10% OF SITE AREA RESERVED TO OSR FOR PARK PURPOSE

OSR AREA = SITE AREA X 10% = 1765.00 Sqm (10.00%) Required
= 17650.00 Sqm X 10% = 1779.25 Sqm (10.08%) Provided

DETAILS OF FIRE FIGHTING SYSTEMS

● ● ● ● ●	- FIRE RESISTING BUCKETS WITH SAND (EACH 1KG)	- 5KG X 6 NOS = 30 KG
○ ○ ○ ○ ○	- FIRE RESISTING BUCKETS WITH WATER (EACH 1KG)	- 5KG X 4 NOS = 20 KG
●	- CO - CARBON DI-OXIDE TYPE FIRE EXTINGUISHER	- 2KG X 10 NOS = 20 KG
●	- DCP DRY CHEMICAL TYPE FIRE EXTINGUISHER	- 5KG X 6 NOS = 30 KG
●	- FA - FIRE ALARM	= 4 NOS
●	- SPRINKLER SYSTEM TO BE PROVIDED	
●	- FIRE HYDRANT SYSTEM TO BE PROVIDED	
●	- HOSE REEL SYSTEM TO BE PROVIDED	

SANITATION REQUIREMENTS FOR INDUSTRIAL BUILDING

SANITARY DETAILS	MALE - 25 NOS		FEMALE - 5 NOS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	2	5	1	2
ABLUTION TAP	2	5	1	2
URINAL			-	-
WASHING TAP			1	2
DRINKING WATER			1	1
BATH			-	-
EMERGENCY SHOWER	1	2	1	1

Signature valid

Signed by: Assistant Engineer
Location: Thoothukudi
Date: 20/07/2024

NOTE:

- ALL DIMENSIONS ARE IN METER.
- CCTV CAMERA TO BE PROVIDED.
- OPEN TRANSFORMER YARD 5.0 X 5.0 TO BE PROVIDED.
- EUROPEAN WATER CLOSET TO BE PROVIDED.
- RAMP 1:12 SLOPE FOR PH TO BE PROVIDED.
- CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.
- PH PARKING 10% TO BE PROVIDED.
- TOTAL NUMBER OF WORKERS - 30
- LIGHTNING ARRESTER TO BE PROVIDED.

TECHNICAL APPROVAL

(SHEET NO: 1 OF 4)

ROC. NO. SWP/BPA/183930/2024

SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P.NO:- 16/2024

Er.K.SHANKAR NARAYANAN, B.E., M.TECH.,
Registered Geotech Engineer
RGTE 001/2022
VARSHA GEOTECHNICAL WORKS
RAJAPALAYAM-626 117

REGISTERED GEO-TECH ENGINEER

OWNER

A.GETHSY, M.E.,
Registered Structural Engineer
Reg No:RSE-II/TKDTC/SEP/03/2021
6B/A, 6th Street East,
Briyant Nagar Thoothukudi-628 008

REGISTERED STRUCTURAL ENGINEER

Er.S.PONMANKANDAN, M.E.,LL.B.,AIE
Licensed Surveyor / Registered Engineer
Approved Valuer/Chartered Engineer
149/8, Polepettai West 1st Street,
Tuticorin - 628 008
Mob: 8056700160.

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.

