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.

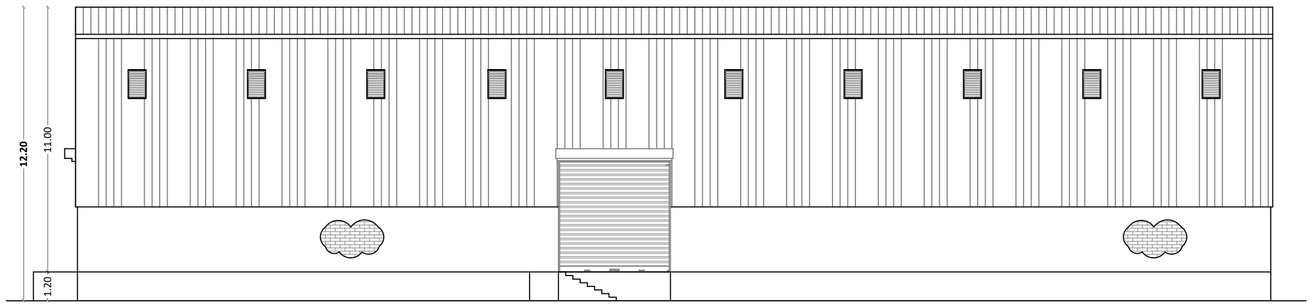
Verified RealEstate™

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

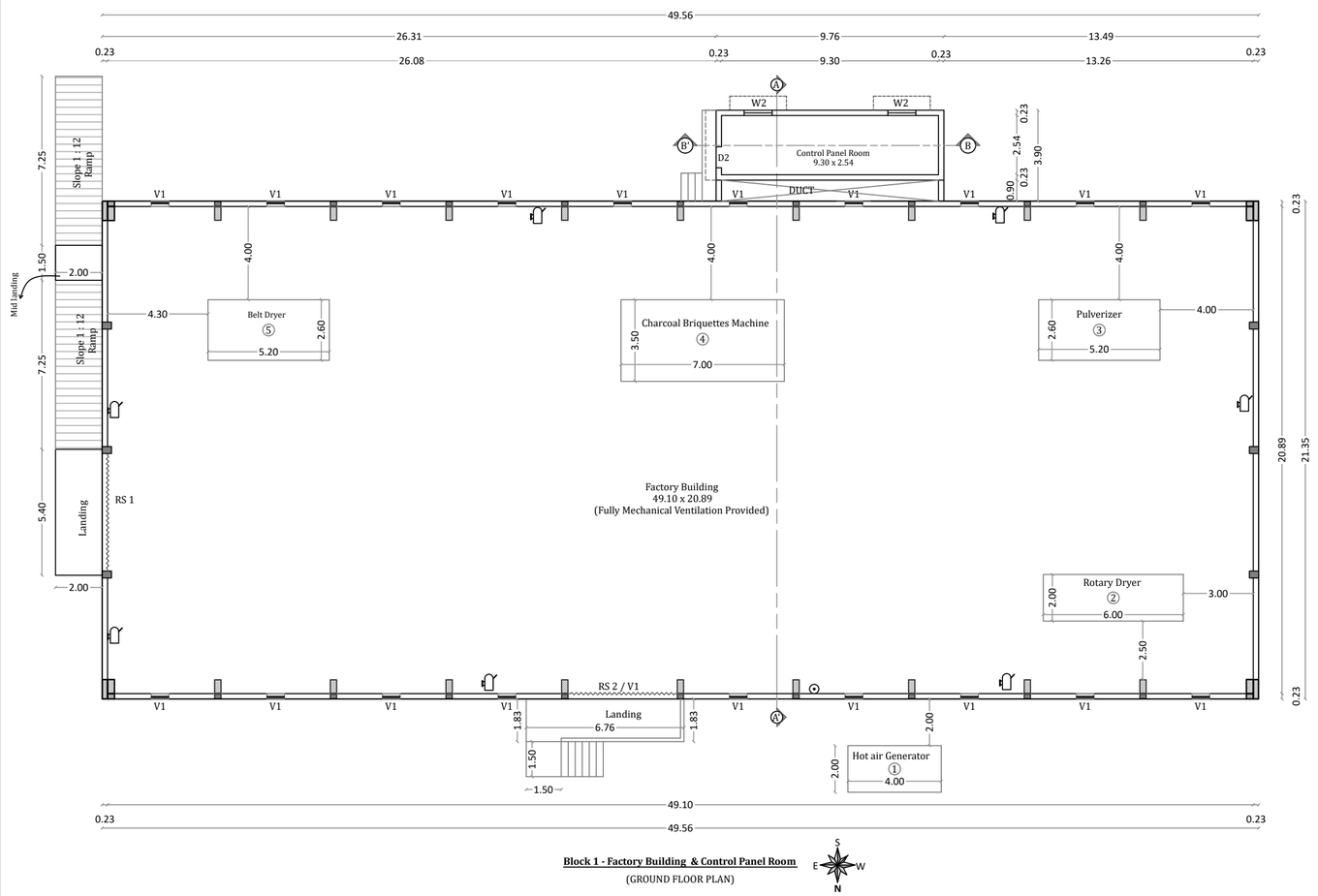
hello@verified.realestate

+91 9996 12 9996

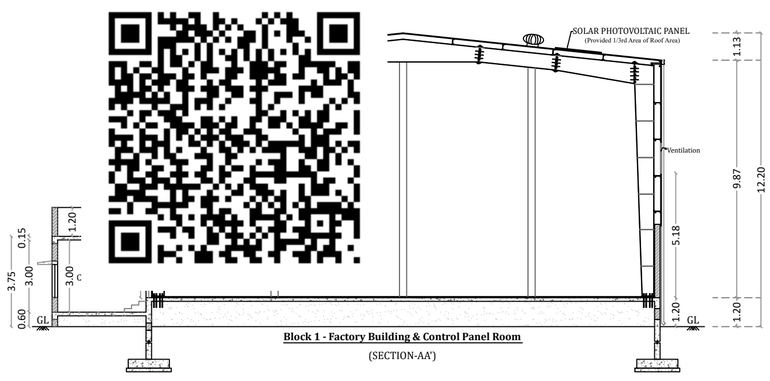
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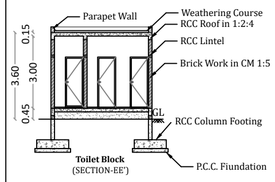
Block 1 - Factory Building
(FRONT ELEVATION)



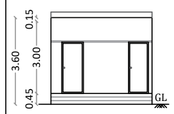
Block 1 - Factory Building & Control Panel Room
(GROUND FLOOR PLAN)



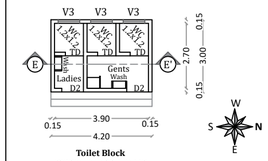
Block 1 - Factory Building & Control Panel Room
(SECTION-AA')



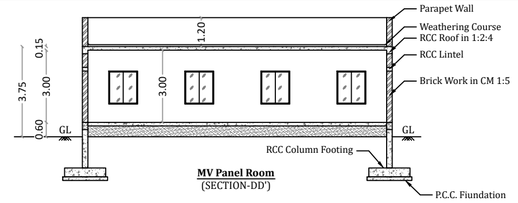
Toilet Block
(SECTION-EE')



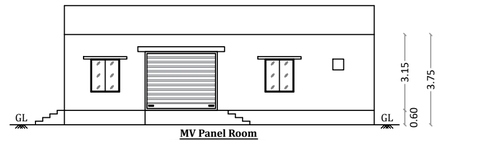
Toilet Block
(FRONT ELEVATION)



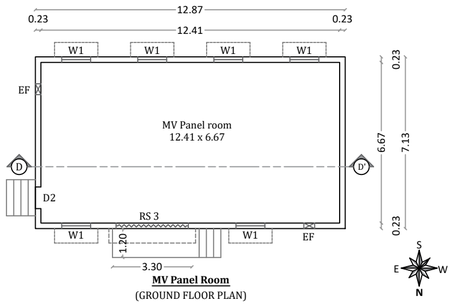
Toilet Block
(GROUND FLOOR PLAN)



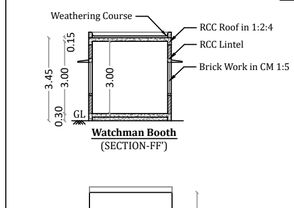
MV Panel Room
(SECTION-DD')



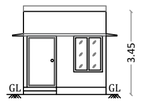
MV Panel Room
(FRONT ELEVATION)



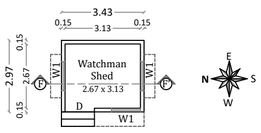
MV Panel Room
(GROUND FLOOR PLAN)



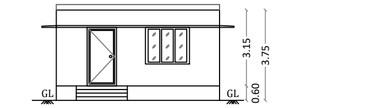
Watchman Booth
(SECTION-FF')



Watchman Booth
(WEST ELEVATION)

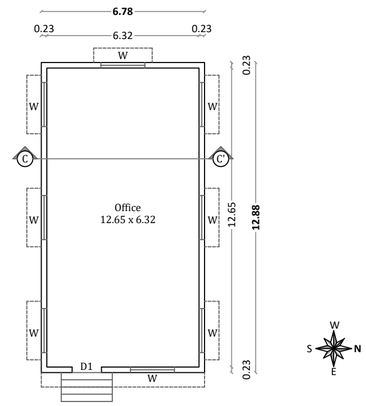


Watchman Booth
(GROUND FLOOR PLAN)



Block 2 - Office Building
(SECTION-CC')

Block 2 - Office Building
(FRONT ELEVATION)



Block 2 - Office Building
(GROUND FLOOR PLAN)

DETAILED PLAN | **Sheet NO. 02/02**

Detailed Plan Showing the Proposed Construction G.I SHEET Roof Industrial building With 300 HP, Manufacture of Charcoal Briquettes (Orange Category) in S.F.No: 29/2A1, 29/2A2 in Peroorani Village & S.F.No: 106/5, 129/1, 129/2A2, 129/2B in Ramasamypuram Village, Thoothukudi Taluk, Thoothukudi District.

SITE AREA	29,359.21 SQ.Meter or 7.25 Acres

SL NO	DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILD-UP AREA SQ.M
1.	Block 1 - Factory Building & Control Panel Room	1096.17	0.00	1096.17
2.	Block 2 - Office Building	87.33	0.00	87.33
3.	MV Panel Room	91.76	0.00	91.76
4.	Toilet Block	12.60	0.00	12.60
5.	Watchman Booth	10.19	0.00	10.19
	TOTAL AREA	1298.05	0.00	1298.05

CALCULATION:

FLOOR SPACE INDEX (FSI) - $\frac{1298.05}{29,359.21}$ = 0.044

SCALE
1:100
(All Measurements are in Meter)

N
W E
S

MACHINERY DETAILS:

SL NO	DESCRIPTION	Qty	HP Details
1	Hot air Generator	1	55 HP
2	Rotary Dryer	1	05 HP
3	Pulverizer	1	157 HP
4	Charcoal Briquettes Machine	1	20 HP
5	Belt Dryer	1	60 HP
	Total		300 HP

SCHEDULE OF JOINERY		IN METER	IN Feet
RS 1	Rolling Shutter - 1	5.00 x 4.50	16'0" x 14'6"
RS 2	Rolling Shutter - 2	4.50 x 4.50	14'6" x 14'6"
RS 3	Rolling Shutter - 3	3.00 x 2.44	10'0" x 8'0"
D	Door	1.22 x 2.13	4'0" x 7'0"
D1	Door - 1	1.22 x 2.44	4'0" x 8'0"
D2	Door - 2	0.90 x 2.13	3'0" x 7'0"
TD	Toilet Door	0.75 x 2.13	2'6" x 7'0"
W	Window	1.83 x 1.52	6'0" x 5'0"
W1	Window - 1	1.20 x 1.52	4'0" x 5'0"
W2	Window - 2	1.20 x 1.37	4'0" x 4'6"
V1	Ventilator - 1	0.75 x 1.22	2'6" x 4'0"
V2	Ventilator - 2	1.22 x 0.45	4'0" x 1'6"
V3	Ventilator - 3	0.91 x 0.45	3'0" x 1'6"

NOTE 1:
FIRE EXTINGUISHER
EMERGENCY ALARM

NOTE 2:
EF - Exhaust Fan

Office Use:-

TECHNICAL APPROVAL (SHEET NO: 2 OF 2)
ROC. No. SWP / BPA / 0199449 / 2024
SWP/ THOOTHUKUDI / BPA/ A.D / D.T.C.P NO: 25/2024

APPLICANT

S.SAJEESH
M.E (Structural Engineering)
Registered Engineer Grade-I (SE)
CLPA Reg. No: CBE LPA/RE/GR-I/19/05/054
No: 13, KUMARAN NAGAR, V.K. ROAD,
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sajeeshsivan@gmail.com

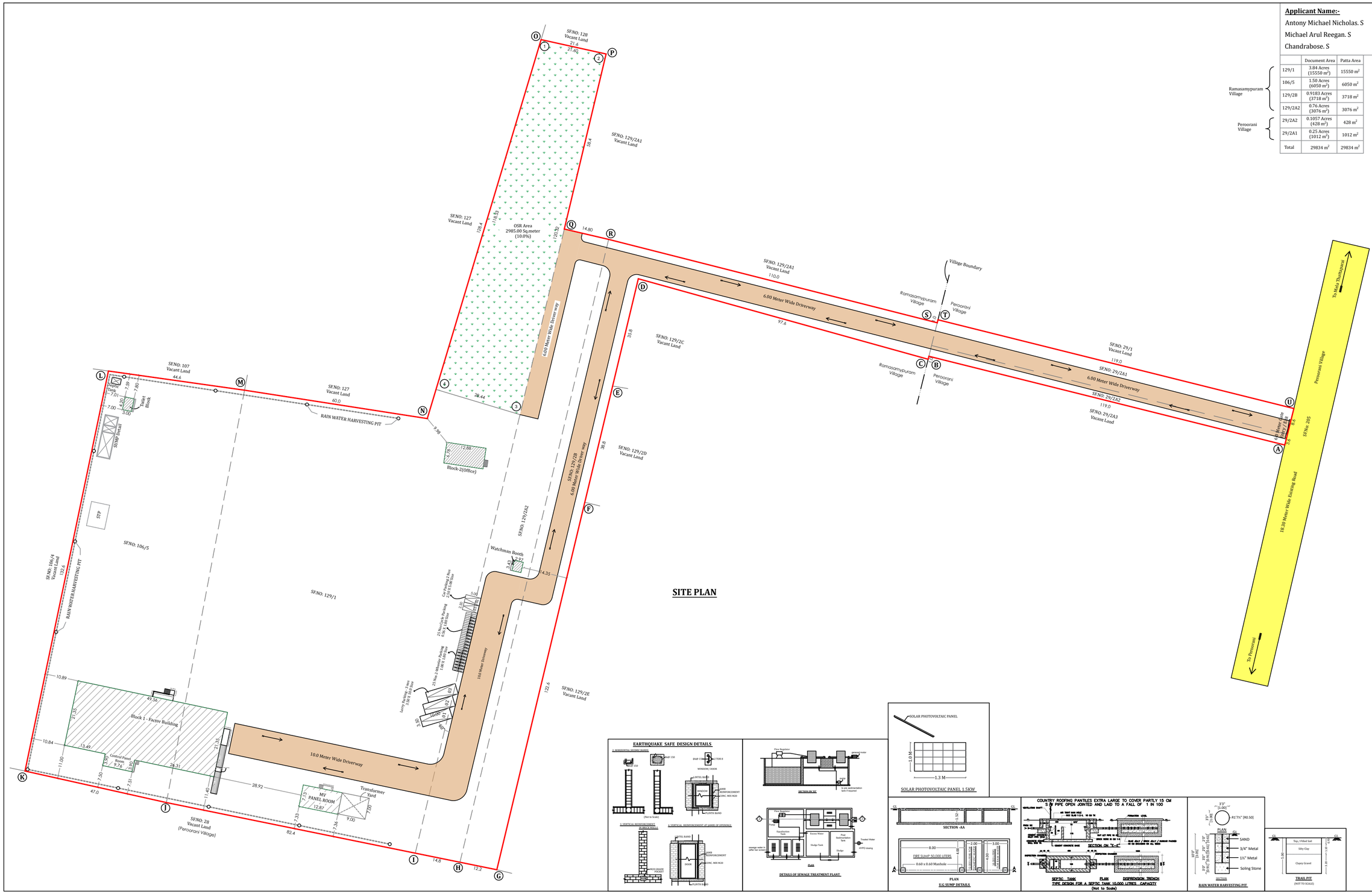
REGISTERED STRUCTURAL ENGINEER

S. RAJA
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sajeeshsivan@gmail.com

REGISTERED ENGINEER



SITE PLAN

Applicant Name:-

Antony Michael Nicholas. S

Michael Arul Reegan. S

Chandrabose. S

		Document Area	Patta Area
Ramasamypuram Village	129/1	3.84 Acres (15550 m²)	15550 m²
	106/5	1.50 Acres (6050 m²)	6050 m²
	129/2B	0.9183 Acres (3718 m²)	3718 m²
	129/2A2	0.76 Acres (3076 m²)	3076 m²
Perooranai Village	29/2A2	0.1057 Acres (428 m²)	428 m²
	29/2A1	0.25 Acres (1012 m²)	1012 m²
Total		29834 m²	29834 m²

SITE PLAN | Sheet No 01/02

Site Plan Showing the Proposed Construction G.I SHEET Roof Industrial building With 300 HP, Manufacture of Charcoal Briquettes (Orange Category) in S.FNo: 29/2A1, 29/2A2 in Perooranai Village & S.FNo: 106/5, 129/1, 129/2A2, 129/2B in Ramasamypuram Village, Thoothukudi Taluk, Thoothukudi District.

DOCUMENT AREA	29,834.00 SQ.Meter or 7.37 Acres
PATTA AREA	29,834.00 SQ.Meter or 7.37 Acres
SITE AREA	29,359.21 SQ.Meter or 7.25 Acres

SL NO	DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILD-UP AREA SQ.M
1.	Block 1 - Factory Building & Control Panel Room	1096.17	0.00	1096.17
2.	Block 2 - Office Building	87.33	0.00	87.33
3.	MV Panel Room	91.76	0.00	91.76
4.	Toilet Block	12.60	0.00	12.60
5.	Watchman Booth	10.19	0.00	10.19
	TOTAL AREA	1298.05	0.00	1298.05

CALCULATION:

PLOT COVERAGE (P.C) - 1298.05 / 29,359.21 x 100 = 4.42%

FLOOR SPACE INDEX (FSI) - 1298.05 / 29,359.21 = 0.044

O.S.R - 2,985.00 / 29,834.00 = 10.00%

SCALE 1:400

(All Measurements are in Meter)

COLOUR INDEX:

- SITE BOUNDARY
- EXISTING ROAD
- DRIVE WAY
- PROPOSED BUILDING
- OSR
- Village Boundary

PARKING DETAIL

DESCRIPTION	REQUIRED	PROVIDED
CYCLE PARKING	22 Nos	25 Nos
TWO WHEELER PARKING	22 Nos	25 Nos
CAR PARKING	1 Nos	02 Nos
LORRY PARKING	03 Nos	03 Nos

NOTE 1:

FIRE EXTINGUISHER — EMERGENCY ALARM

MACHINERY DETAILS:

SL NO	DESCRIPTION	Qty	HP Details
1	Hot air Generator	1	55 HP
2	Rotary Dryer	1	05 HP
3	Pulverizer	1	157 HP
4	Charcoal Briquettes Machine	1	20 HP
5	Belt Dryer	1	60 HP
	Total		300 HP

Sanitation Details:-

TOTAL No OF Workers - 10
Male - 5 & Female - 5

S.NO	SANITARY UNIT	REQUIRED MALE	REQUIRED FEMALE	PROVIDED MALE	PROVIDED FEMALE
1	Water Closet	1	1	2	1
2	AblutionTaps	1	1	2	1
3	Urinals	0	-	1	-
4	Wash Basin	1		1	
5	Drinking Water Fountains	1		1	
6	Emergency shower and eye wash fountain	1		1	

Office Use:-

TECHNICAL APPROVAL (SHEET NO: 1 OF 2)
ROC. No. SWP / BPA / 0199449 / 2024
SWP/ THOOTHUKUDI / BPA/ A.D / D.T.C.P NO: 25/2024

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EARTHQUAKE SAFE DESIGN DETAILS

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.