PP APPROVAL RECORD

Planning Permission

Pidaneri

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Commercial

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

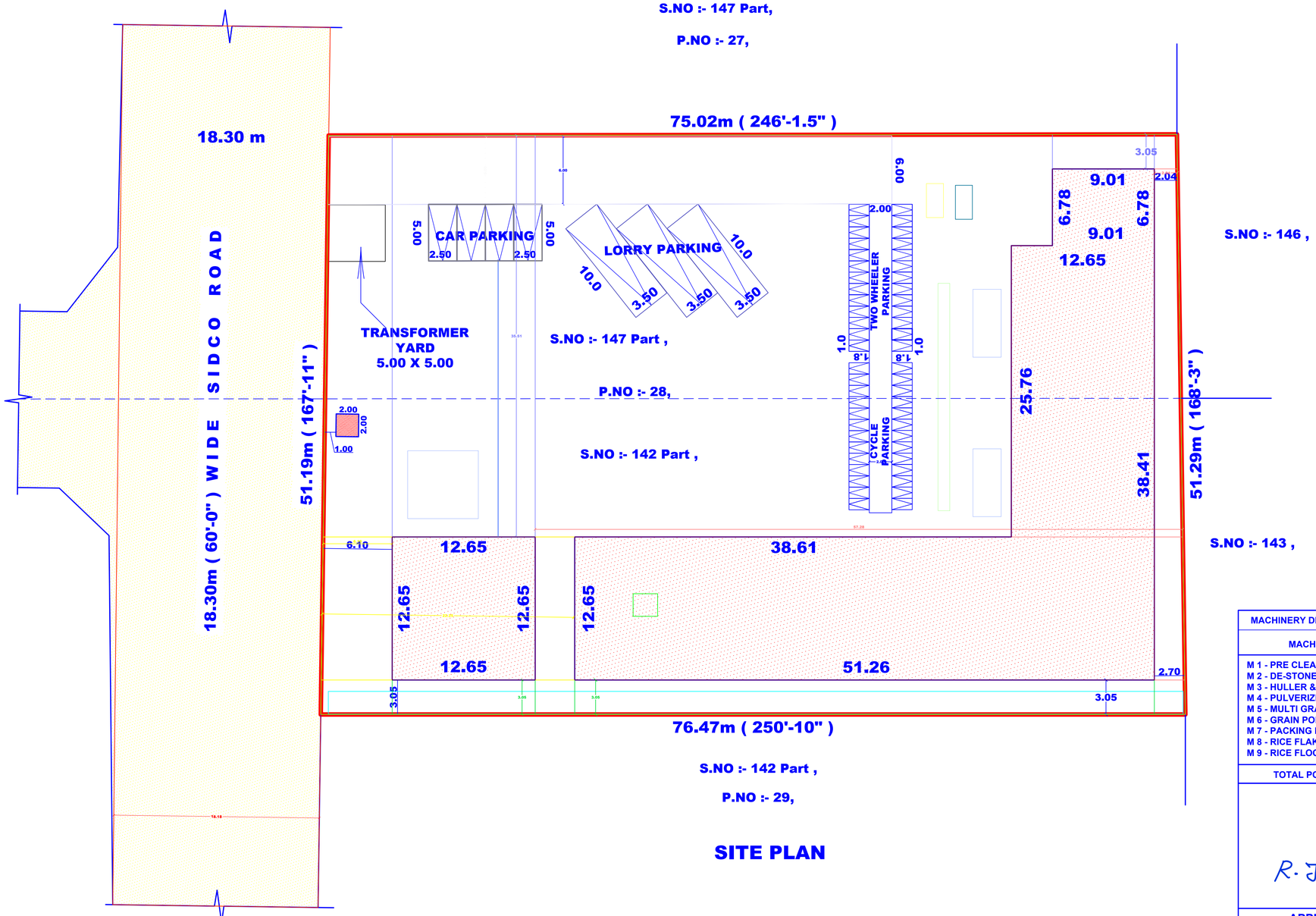
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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PLAN SHOWING THE PROPOSED INSTALATION OF 50.0 HP POWER AND PROPOSED CONSTRUCTION OF A INDUSTRIAL BUILDING FOR " AMSA AMMA AGRO FOOD PRODUCTS", IN PLOT NO :- DP NO 28 , APPROVED LAYOUT NO :- ம.வ / ம (தில்) எண் :- 11 / 2013 , SIDCO INDUSTRIAL ESTATE PIDANERI , SURVEY NOS :- 142 Part ,147 Part , PIDANERI VILLAGE AND PANCHAYATH, SATHANKULAM PANCHAYATH UNION AND TALUK, THOOTHUKUDI DISTRICT.

APPLICANT'S NAME :- Mrs KALAI SELVI. **W/O Mr. M. PRABAHARAN.** **(SCALE 1 : 100)**



SITE PLAN

REFERENCE :-

- SITE BOUNDARY
- EXISTING ROAD
- PROPOSED CONSTRUCTION

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AREA DETAILS :-	SqMt	SqFt
AS PER DOCUMENT	3889.02	41,861.06
SUPER IMPOSED AREA	3881.22	41,777.10

CONSTRUCTION AREA DETAILS :-

DESCRIPTION	F.S.I	NON F.S.I	TOTAL
INDUSTRY AREA	974.28	-	974.28
OFFICE AREA	160.02	-	160.02
TOILET AREA	61.08	-	61.08
TOTAL AREA	1195.38	-	1195.38

NUMBER OF WORKERS = 6 Nos

FLOOR SPACE INDEX :-

SUM OF ALL FLOOR AREA = 1,195.38 Sqm

SITE AREA = 3881.22 Sqm

FLOOR SPACE INDEX = SUM OF ALL FLOOR AREA / SITE AREA

= (1,195.38 / 3881.22) = 0.307

= 0.307 < 1.50

PLOT COVERAGE

MAXIMUM FLOOR AREA = 1,195.38 Sqm

SITE AREA = 3881.22 Sqm

PLOT COVERAGE = MAXIMUM FLOOR AREA X 100 / SITE AREA

= (1,195.38 / 3881.22) x 100 = 30.79

= 30.79 < 65

PARKING DETAILS :-	REQUIRED	PROVIDED
NO OF LORRY	2	3
NO OF CAR	2	4
NO OF TWO WHEELER	24	26
NO OF CYCLES	24	26

MACHINERY DETAILS :-

MACHINERY NAME	POWER	NOS	TOTAL
M 1 - PRE CLEANER	5.0 HP	1	5.00 HP
M 2 - DE-STONER	5.0 HP	1	5.00 HP
M 3 - HULLER & ASPIRATOR	7.5 HP	1	7.50 HP
M 4 - PULVERIZER	5.0 HP	1	5.00 HP
M 5 - MULTI GRAIN COLOR SORTER	5.0 HP	1	5.00 HP
M 6 - GRAIN POLISHER	2.0 HP	1	2.00 HP
M 7 - PACKING MACHINE	5.0 HP	1	5.00 HP
M 8 - RICE FLAKES MACHINE	7.5 HP	1	7.50 HP
M 9 - RICE FLOOR FRY MACHINE	5.0 HP	1	5.00 HP
TOTAL POWER			47.00 HP

R. Kalaiselvi

APPLICANT'S SIGN

P. KIRUBAHARN
REGISTERED ENGINEER
RE/Gr.III/TUT/MARCH 2019/003(TULPA)
CORP. REG. NO: 138/LS/2019/00007
68/A, TOOVEY PURAM 3rd STREET,
THOOTHUKUDI - 628003, CELL : 98431 63214

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

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/tools

Services we run for you
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The LandLens suite
/landlens/one

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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.