

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Building Plan

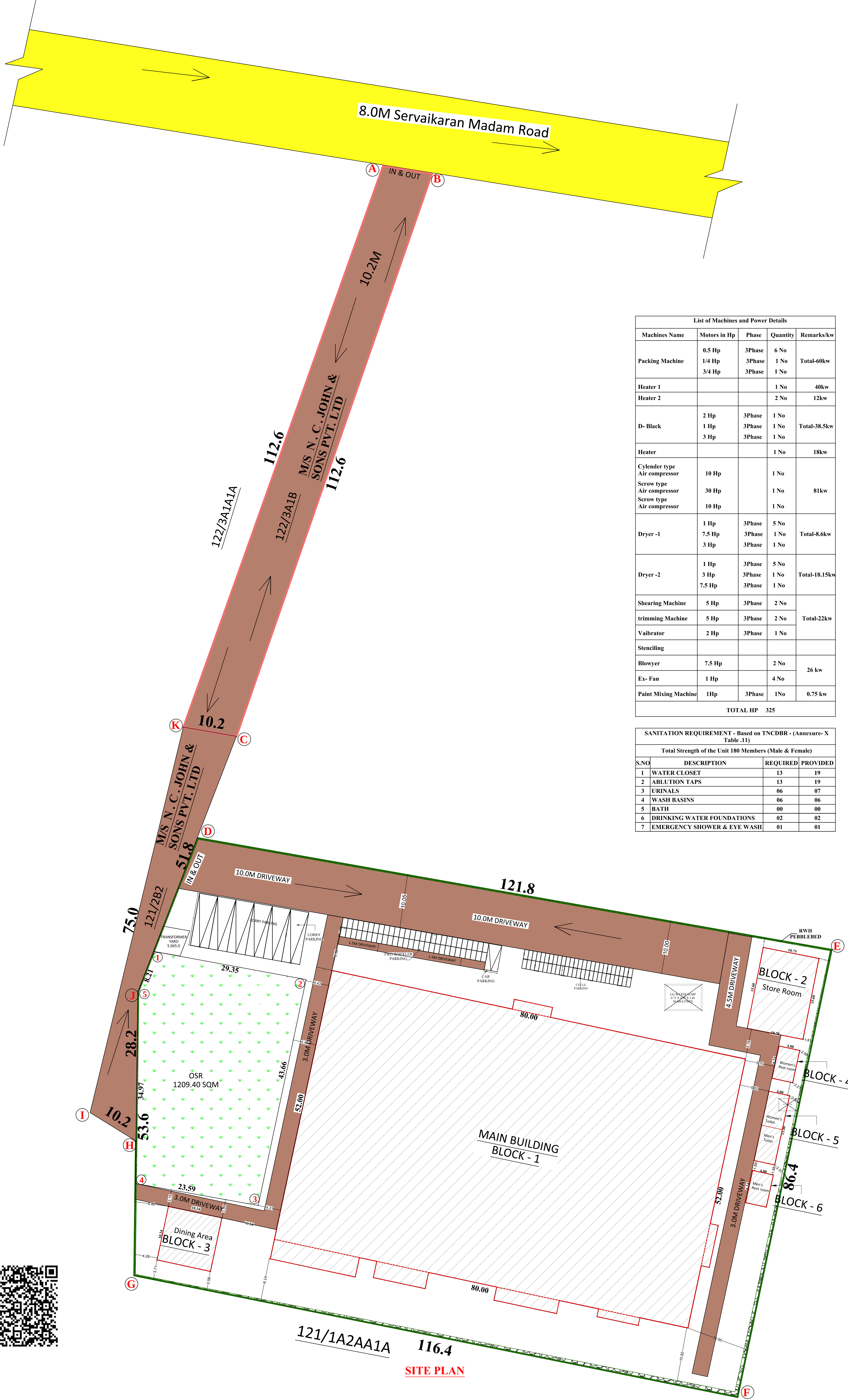
ISSUING AUTHORITY

DTCP

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

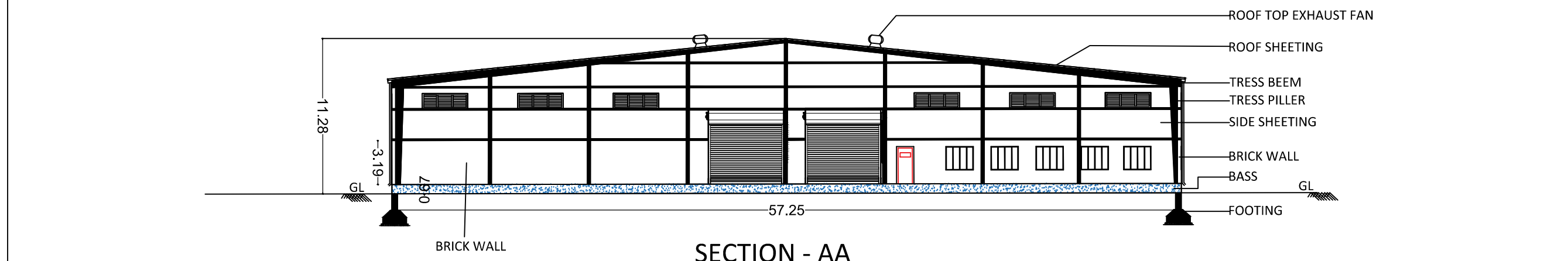
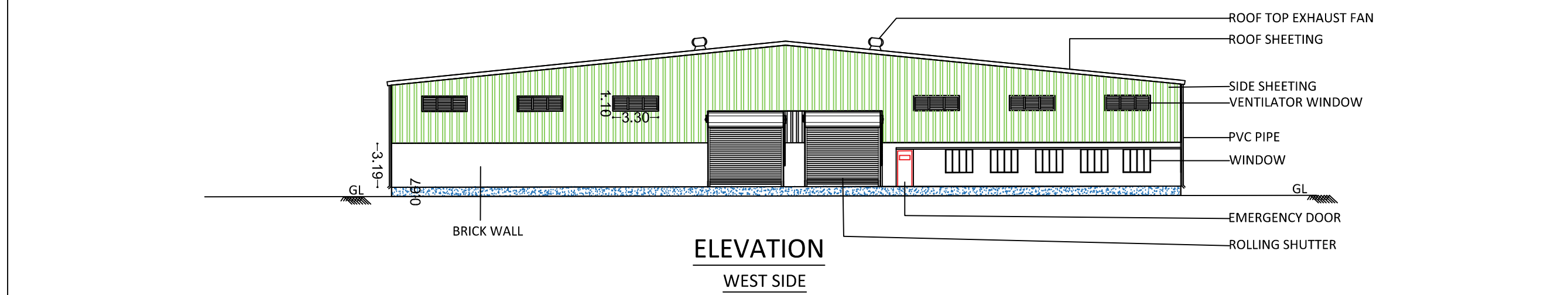
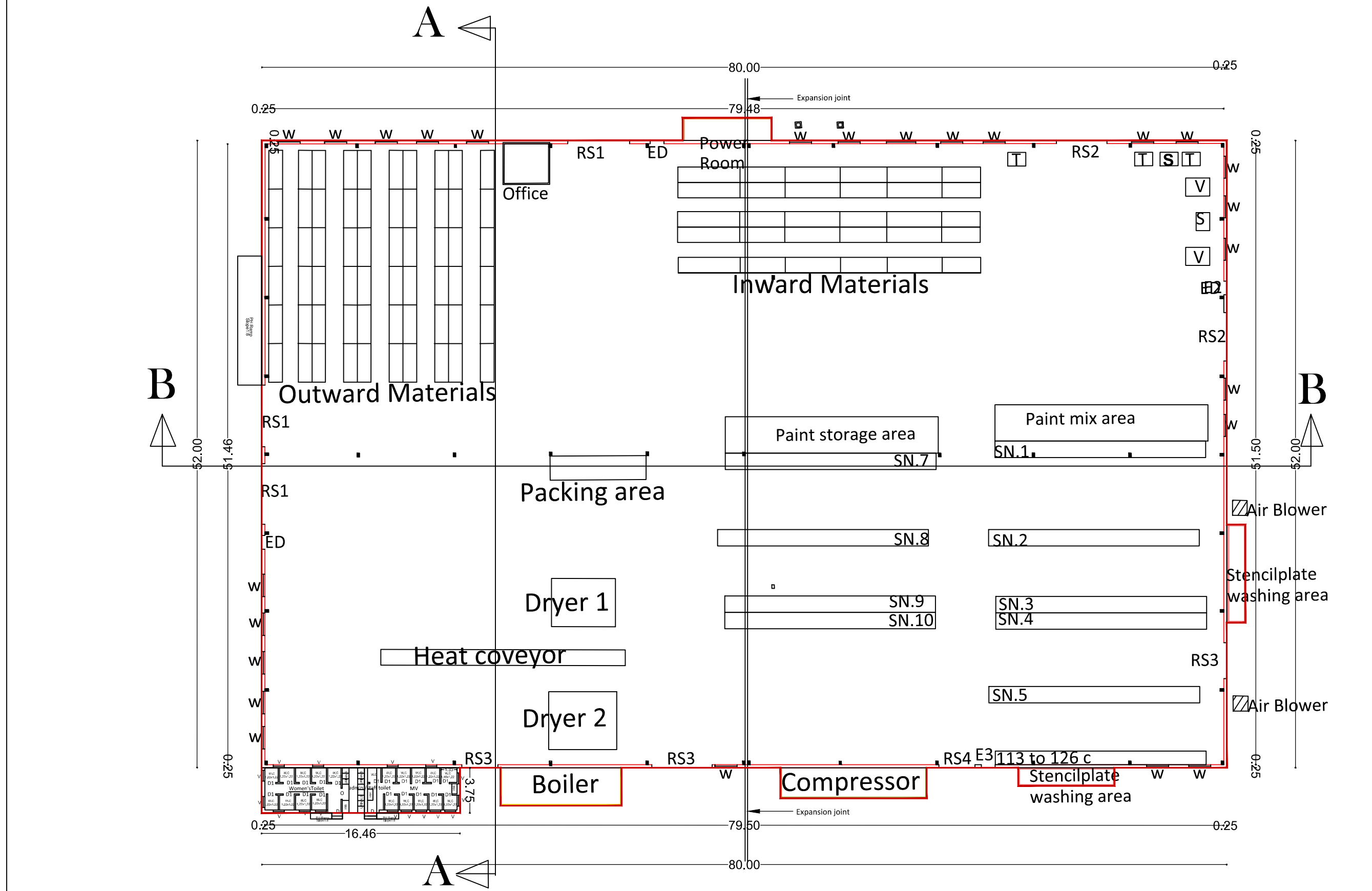
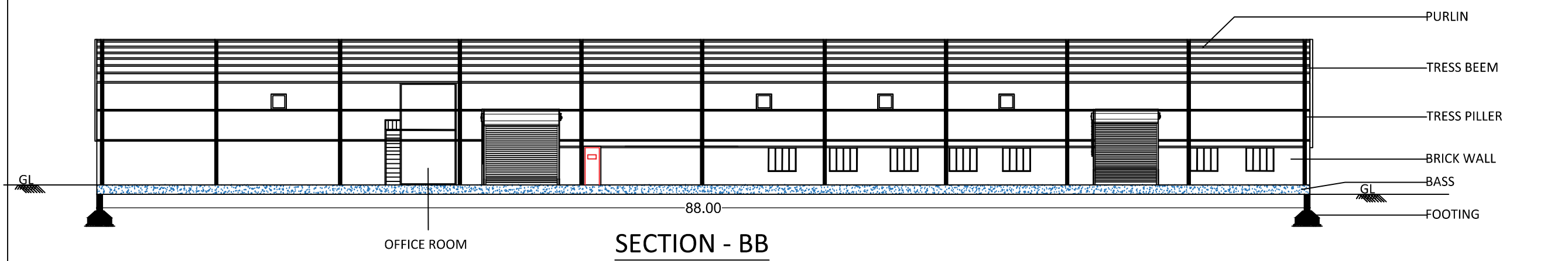
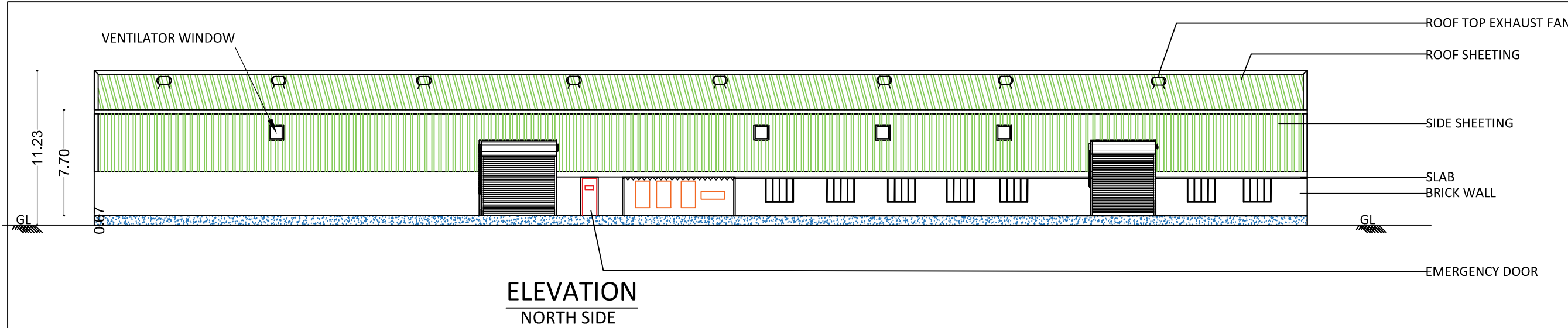
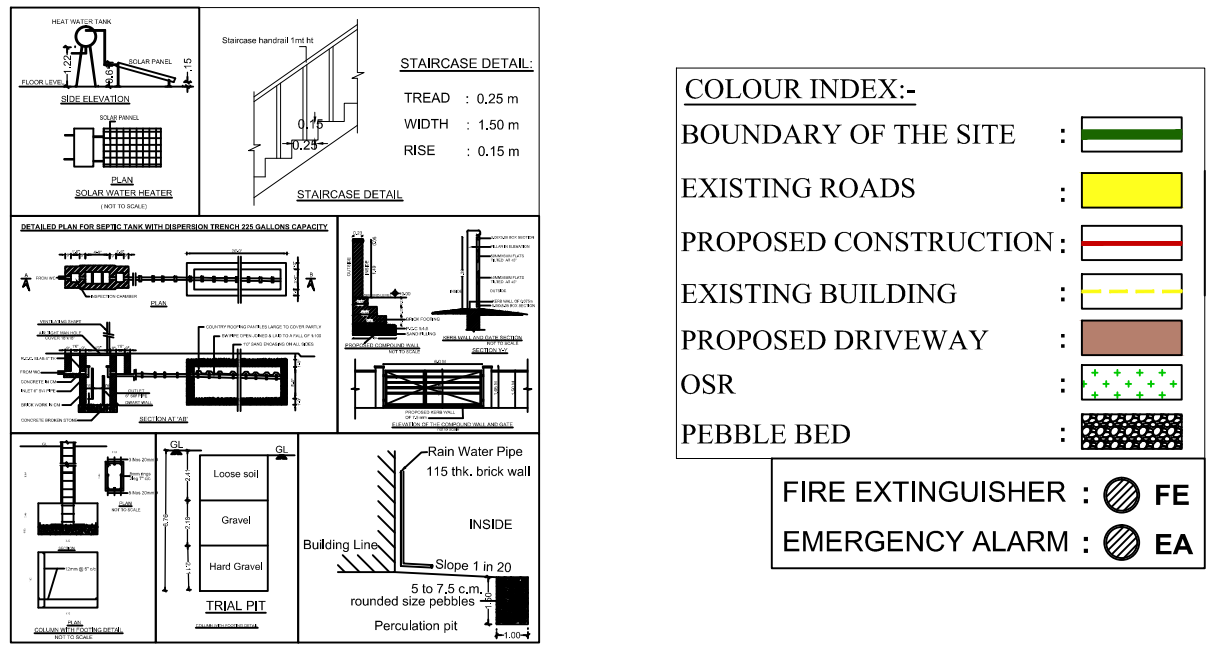
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



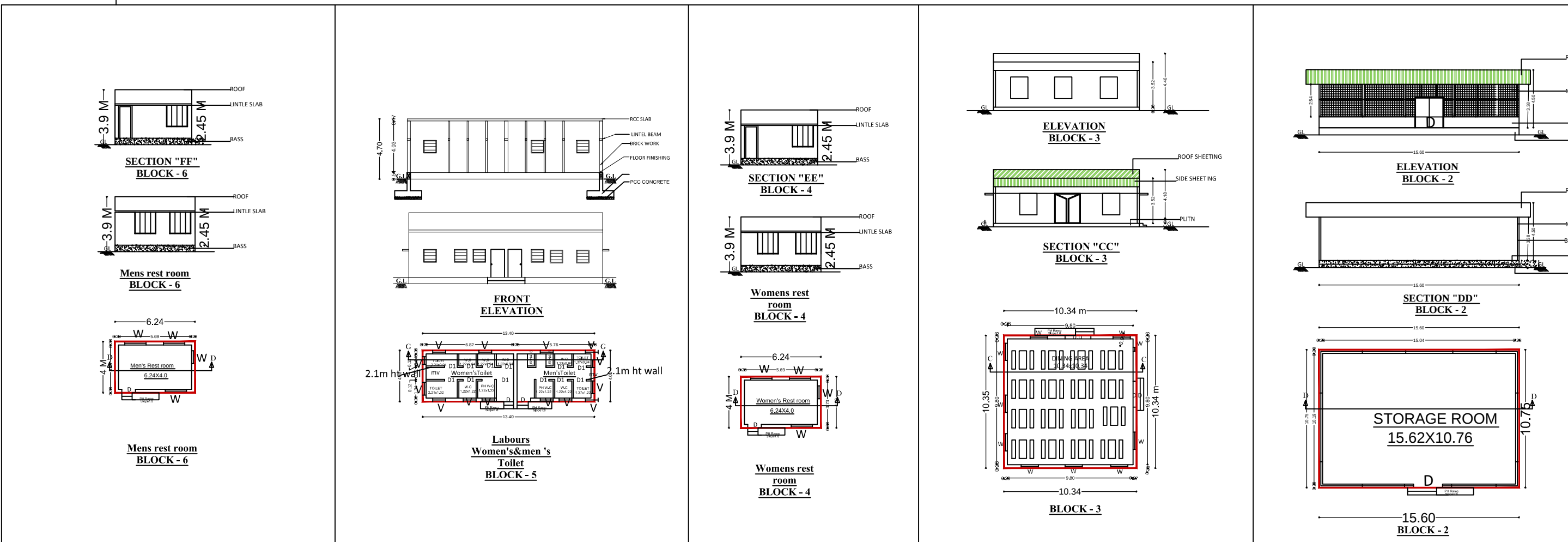


List of Machines and Power Details				
Machines Name	Motors in Hp	Phase	Quantity	Remarks/kw
Packing Machine	0.5 Hp	3Phase	6 No	Total-60kw
	1/4 Hp	3Phase	1 No	
	3/4 Hp	3Phase	1 No	
Heater 1			1 No	40kw
Heater 2			2 No	12kw
D- Black	2 Hp	3Phase	1 No	Total-38.5kw
	1 Hp	3Phase	1 No	
	3 Hp	3Phase	1 No	
Heater			1 No	18kw
Cylinder type Air compressor	10 Hp		1 No	
Screw type Air compressor	30 Hp		1 No	81kw
Screw type Air compressor	10 Hp		1 No	
Dryer -1	1 Hp	3Phase	5 No	Total-8.6kw
	7.5 Hp	3Phase	1 No	
	3 Hp	3Phase	1 No	
Dryer -2	1 Hp	3Phase	5 No	Total-18.15kw
	3 Hp	3Phase	1 No	
	7.5 Hp	3Phase	1 No	
Shearing Machine	5 Hp	3Phase	2 No	
trimming Machine	5 Hp	3Phase	2 No	Total-22kw
Vibrator	2 Hp	3Phase	1 No	
Stendling				
Blowyer	7.5 Hp		2 No	26 kw
Ex- Fan	1 Hp		4 No	
Paint Mixing Machine	1Hp	3Phase	1No	0.75 kw
TOTAL HP				325

SANITATION REQUIREMENT - Based on TSCDBR - (Annexure-X Table-11)			
Total Strength of the Unit 180 Members (Male & Female)			
S.NO	DESCRIPTION	REQUIRED	PROVIDED
1	WATER CLOSET	13	19
2	ABLUTION TAPS	13	19
3	URINALS	06	07
4	WASH BASINS	06	06
5	BATH	00	00
6	DRINKING WATER FOUNDATIONS	02	02
7	EMERGENCY SHOWER & EYE WASH	01	01



BLOCK - 1



PLAN SHOWING THE EXISTING INDUSTRIAL BUILDING WITH MANUFACTURING OF COIR ITEMS (WHITE CATEGORY)
S.F.NO's:- 281/1A1,122/3A1B,121/2B3, SERVAIKKARAN MADAM VILLAGE, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.
Local Body Details : Servaikaranmadam Rural Pachayat

<u>APPLICANTS:-</u>		
<u>M/S N . C . JOHN & SONS PVT. LTD</u>		
<u>SCALE :- 1:100</u>		
ONLINEAPPLICATIONNO:SWP/BPA/0758757/2026		

S.F.NO.281/1A1-10100.0SQ.M-PATTA NO.1832
NEW S.F.NO.122/3A1B-1099.0SQ.M-NEW PATTA NO.1831
NEW S.F.NO.121/2B3-764.0SQ.M -PATTA NO.1784

AREA STATEMENT:-	IN SQM	IN ACRES
SITE EXTENT AS PER DOCUMENT	11963.00	2.956
AREA OF SITE AS PER PATTA	11963.00	2.956

PROPOSED BUILDING AREA DETAILS :-					
S.NO	BLOCK & FLOOR DETAILS	NET FSI AREA	NON FSI AREA	BUILT-UP AREA IN SQM	BUILT-UP AREA IN SQFT
1	BLOCK-1	4322.63	-	4322.63	46,528.78
2	BLOCK-2	167.70	-	167.70	1,805.12
3	BLOCK-3	106.92	-	106.92	1,150.88
4	BLOCK-4	24.96	-	24.96	268.66
5	BLOCK-5	53.60	-	53.60	576.95
6	BLOCK-6	24.96	-	24.96	268.66
TOTAL FLOOR AREA		4700.77	-	4700.77	50,599.08

FSI AREA DETAILS:-
FLOOR SPACE INDEX (FSI) = 4700.77
(AS PER PATTA / DOCUMENT) 11963.0 = 0.392 < 2.0

OSR AREA DETAILS:-
OSR REQUIRED : 1196.30 SQ.M (10.00%)
OSR PROVIDED : 1209.40 SQ.M (10.10%)

PARKING DESCRIPTIONS	REQUIRED	PROVIDED
TOTAL LORRY (3.5x10.0)	06 NO'S	06 NO'S
TOTAL CAR (2.5x5.0)	01 NO'S	01 NO'S
TOTAL T.W (1.0x1.8)	56 NO'S	56 NO'S
TOTAL CYCLE (0.56x1.8)	56 NO'S	56 NO'S

JOINERY DETAILS:-		SIZE (IN METER)
SYMBOL	JOINERY DETAILS	
RS	ROLLING SHUTTER	4.88 X 3.55
D1	TOILET DOOR	0.76 X 2.44
D3	DOOR	1.22 X 2.44
D.D	DOUBLE DOOR	1.83 X 2.44
W2	WINDOW	1.22 X 1.52
W4	WINDOW	1.22 X 1.52
V1	VENTILATOR	0.61 X 0.91

BUILDING HEIGHT:-
MAXIMUM HEIGHT OF THE BUILDING = 10.25 METER

TOTAL NO. OF LABOUR'S = 180 No's
MACHINERY H.P DETAILS = 325 H.P

B.P / D.T.C.P. No.306 / 2026

M. BERKMANSLEENAS PRABHAKAR, MARCH
Regn.No:CA/2016/79504

REGISTERED ENGINEER

P. VALI, B.E.
REGISTERED STRUCTURAL ENGINEER,
REG.NO. BE 020204 (RM-1)
12ND, SECOND FLOOR, NUNDAYANAM,
CHENNAI - 60004.

REGISTERED
STRUCTURAL ENGINEER

G. SIVA SUBRAMANYAM, B.E.
REGISTERED CONSTRUCTION ENGINEER
COMBATOR LPA/ICE/1037/2024
A212 MARTINS NANDAVANAM,
FATHIMA NAGAR, COIMBATORE - 641 029.

REGISTERED
CONSTRUCTION ENGINEER

For N.C. JOHN & SONS P. LTD.

A. K. John
Authorised Signatory

APPLICANT'S

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

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

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

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.

