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.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

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

APPLICANTS:-

M/S N . C . JOHN & SONS PVT. LTD

SCALE :- 1:100

ONLINEAPPLICATIONNO:SWP/BPA/0758757/2026

N W E S

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
4	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) (AS PER PATTA / DOCUMENT) - 4700.77 / 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:-

SYMBOL	JOINERY DETAILS	SIZE (IN METER)
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, M.ARCH
Regn.No:CA/2016/79504

REGISTERED ENGINEER

P. VADIVEL BLE
REGISTERED STRUCTURAL ENGINEER,
REG.NO. SE 032834 (GR-I)
139/2, SECOND FLOOR, MUNGAMBAKKAM,
CHENNAI - 600034.

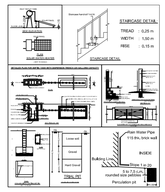
:EGISTERED STRUCTURAL ENGINEER

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

REGISTERED CONSTRUCTION ENGINEER

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

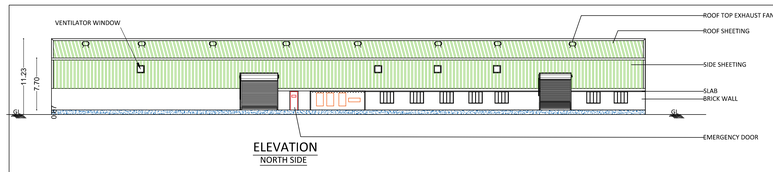
APPLICANT'S

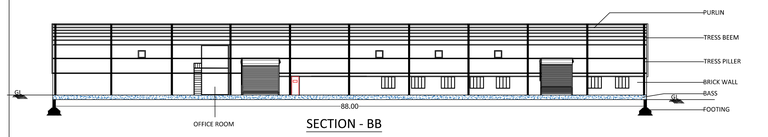


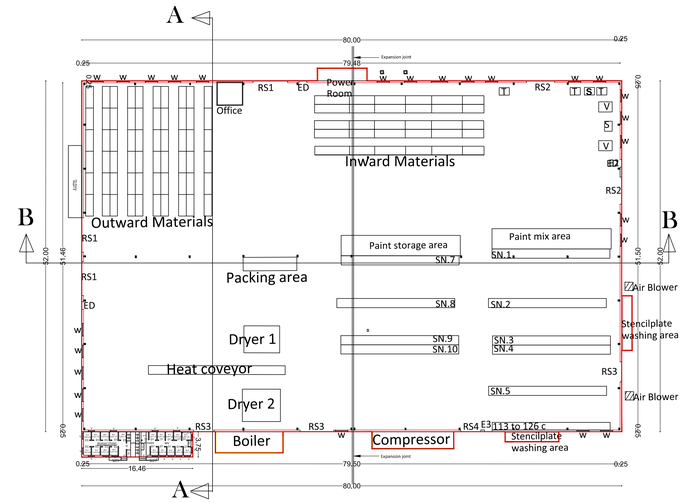
COLOUR INDEX:-

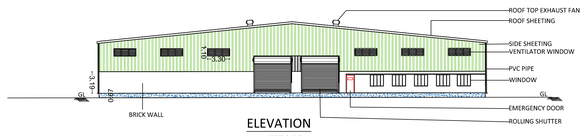
BOUNDARY OF THE SITE	:
EXISTING ROADS	:
PROPOSED CONSTRUCTION	:
EXISTING BUILDING	:
PROPOSED DRIVEWAY	:
OSR	:
PEBBLE BED	:

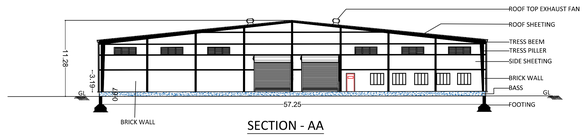
FIRE EXTINGUISHER : FE
EMERGENCY ALARM : EA







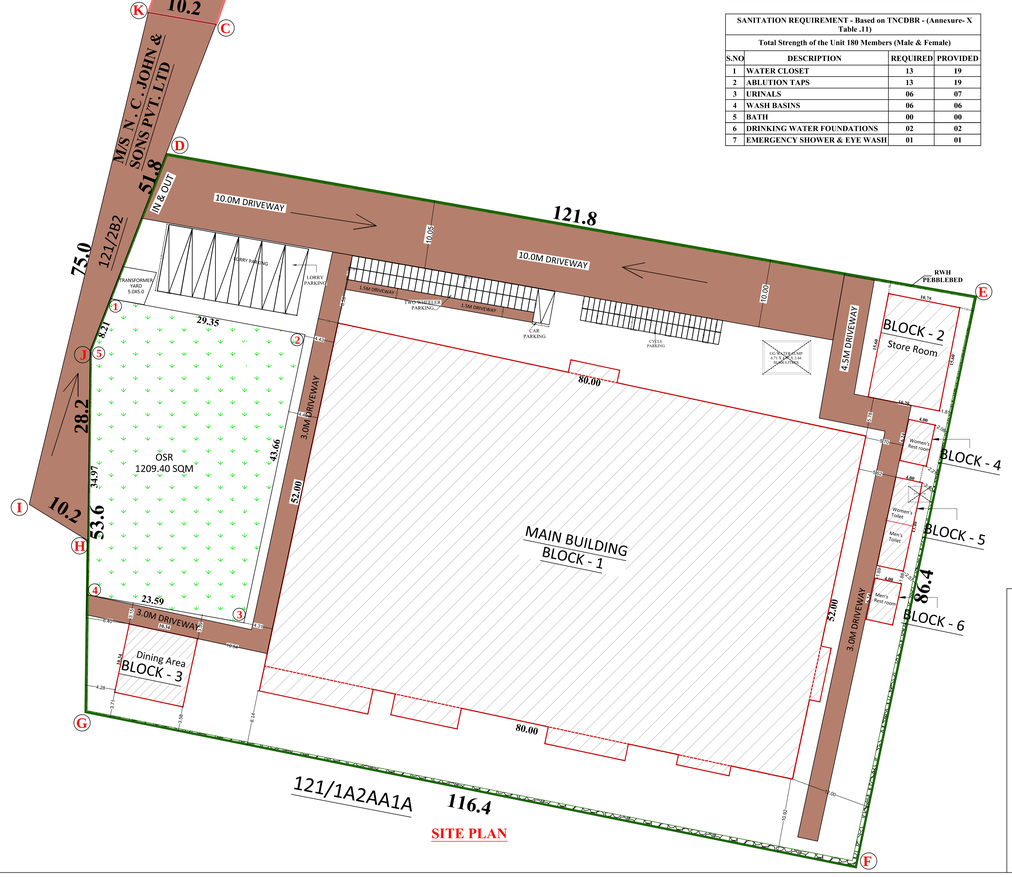


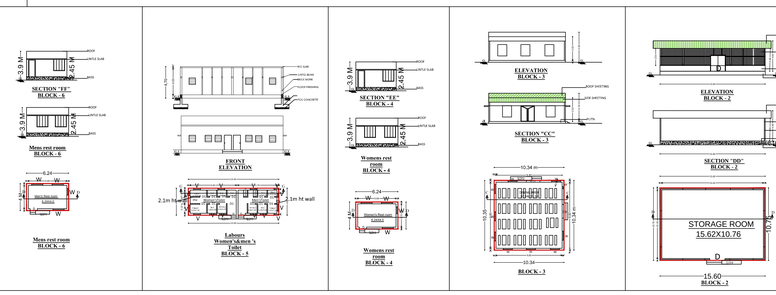


BLOCK - 1

List of Machines and Power Details				
Machines Name	Motors in Hp	Phase	Quantity	Remarks/kw
Packing Machine	0.5 Hp 1/4 Hp 3/4 Hp	3Phase 3Phase 3Phase	6 No 1 No 1 No	Total-60kw
Heater 1			1 No	40kw
Heater 2			2 No	12kw
D- Black	2 Hp 1 Hp 3 Hp	3Phase 3Phase 3Phase	1 No 1 No 1 No	Total-38.5kw
Heater			1 No	18kw
Cylender type Air compressor Screw type Air compressor Screw type Air compressor	10 Hp 30 Hp 10 Hp		1 No 1 No 1 No	81kw
Dryer -1	1 Hp 7.5 Hp 3 Hp	3Phase 3Phase 3Phase	5 No 1 No 1 No	Total-8.6kw
Dryer -2	1 Hp 3 Hp 7.5 Hp	3Phase 3Phase 3Phase	5 No 1 No 1 No	Total-18.15kw
Shearing Machine	5 Hp	3Phase	2 No	
trimming Machine	5 Hp	3Phase	2 No	Total-22kw
Vaibrator	2 Hp	3Phase	1 No	
Stenciling				
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 TNCDBR - (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





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

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.