PP APPROVAL RECORD

Planning Permission

Survey 148/7A2 and 4 more

Pudur Pandiyapuram

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.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
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hello@verified.realestate

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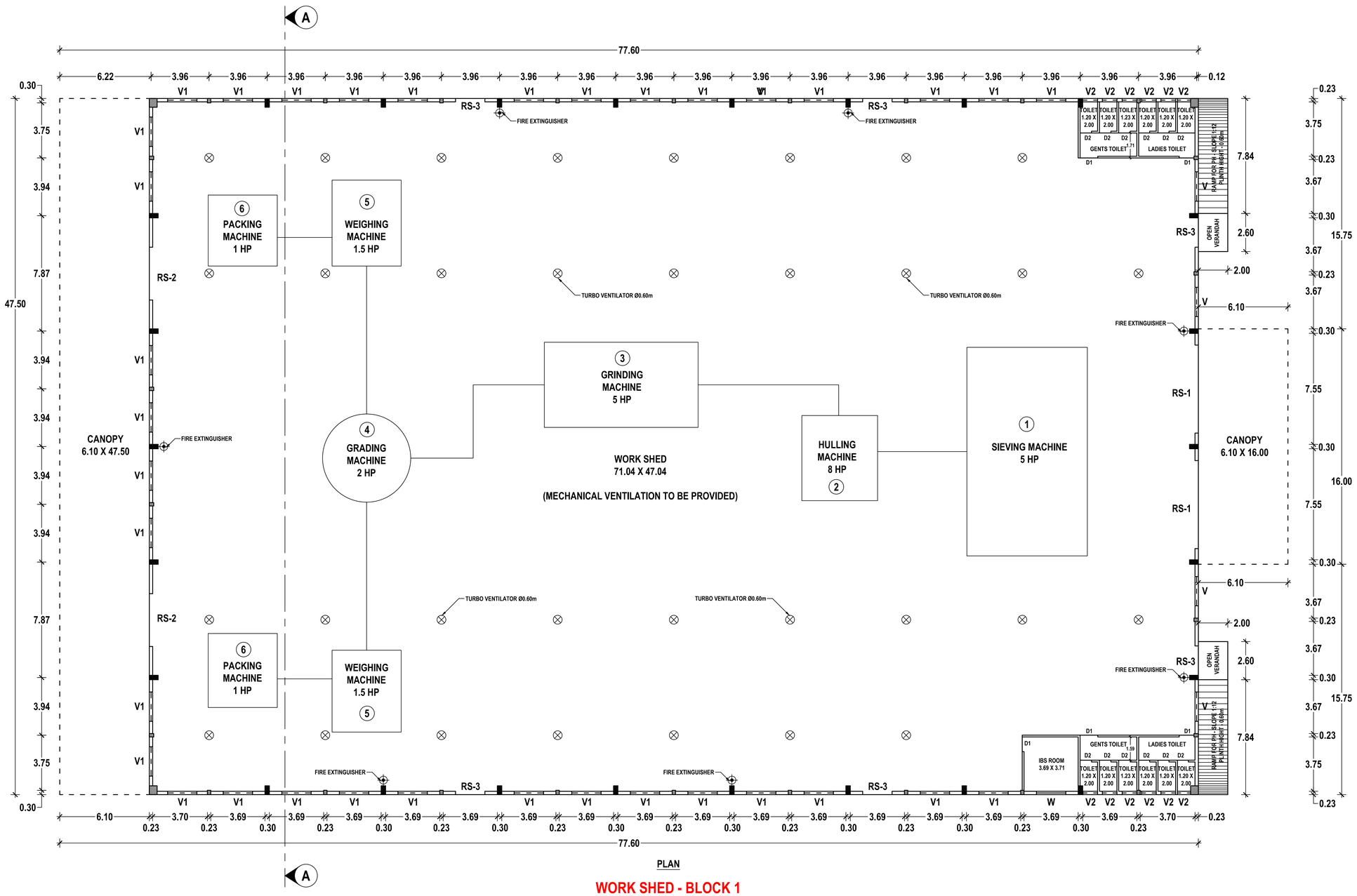
PLAN SHOWING THE PROPOSED CONSTRUCTION OF AN INDUSTRIAL BUILDING FOR DECORTICATING OF DRY PULSES (GREEN CATEGORY - ANNEXURE VI - 6) USING 25 H.P ELECTRICAL POWER IN SURVEY NOS. 148/7A2, 148/7B2, 148/8 & 150/1 AT PUTHIYAMPUTHUR ROAD, PUDUR PANDIAPURAM VILLAGE AND PANCHAYAT, OTTAPIDARAM PANCHAYAT UNION, THOOTHUKUDI LOCAL PLANNING AREA, OTTAPIDARAM TALUK, THOOTHUKUDI DISTRICT.

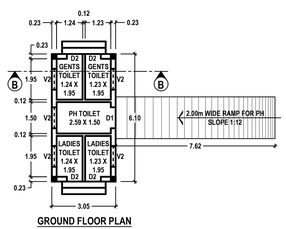
APPLICANT NAME: Mrs. R. SRI DEVI

OFFICE USE:



PLAN

WORK SHED - BLOCK 1

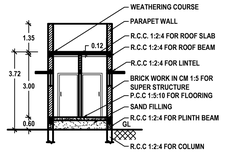


GROUND FLOOR PLAN

TERRACE FLOOR PLAN

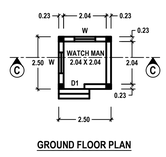


EAST SIDE ELEVATION

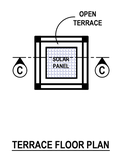


SECTION: B-B

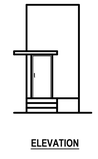
WORKER'S TOILET - BLOCK 7



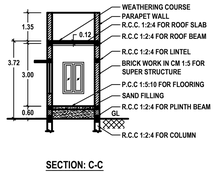
GROUND FLOOR PLAN



TERRACE FLOOR PLAN



ELEVATION



SECTION: C-C

WATCH MAN BOOTH - BLOCK 8

SHEET 1 OF 4

SCALE - 1:100

APPLICANT

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

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Reg: CBELPA-LPA/SE/GR-I/19/05/051
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E: skarun@kaarvens.com W: www.karvens.com
M: +91-9894215019, O: +91-8270005019

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Consulting Engineer, Registered Engineer Gr. I,
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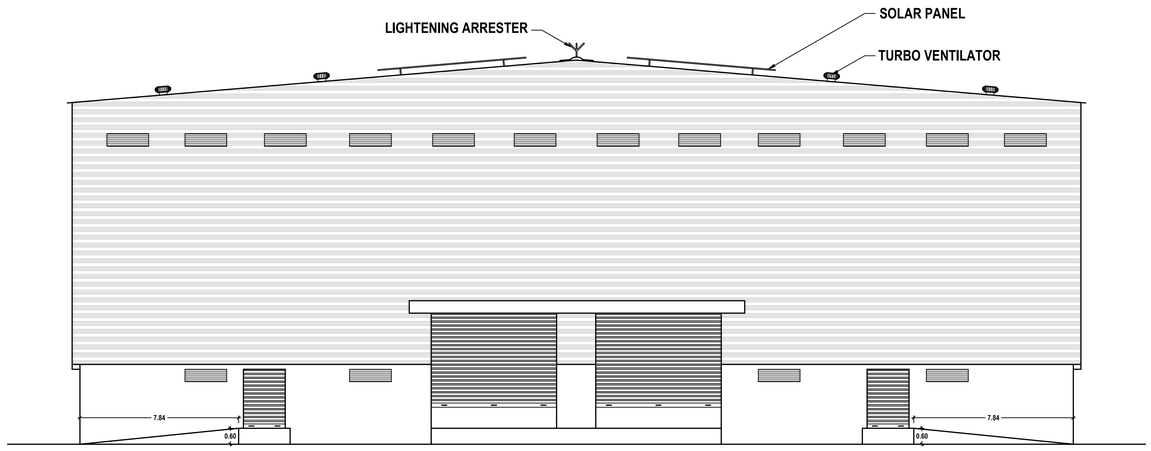
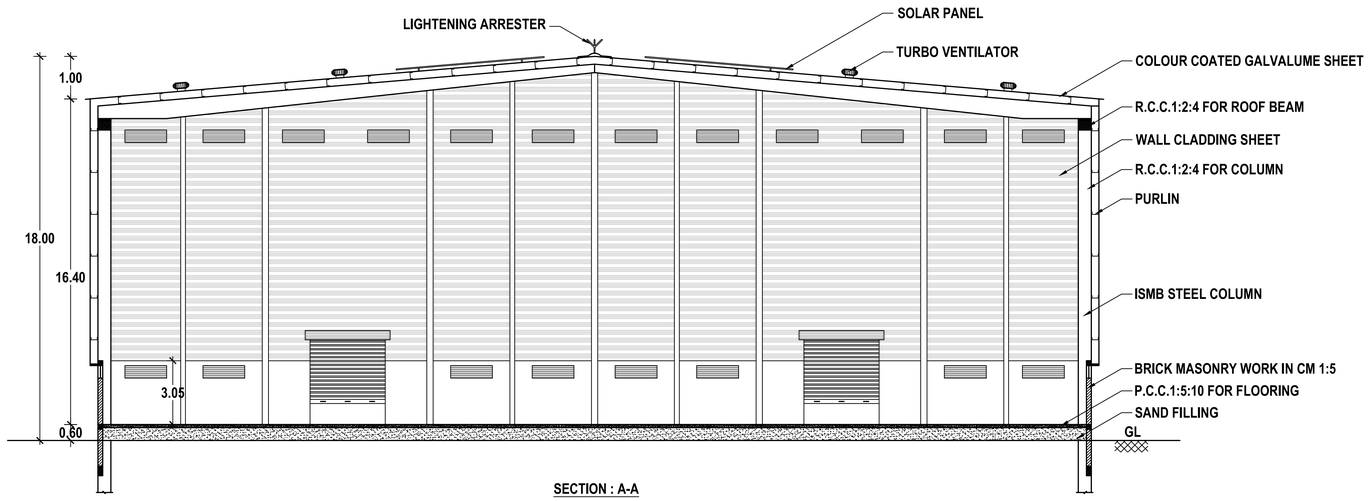
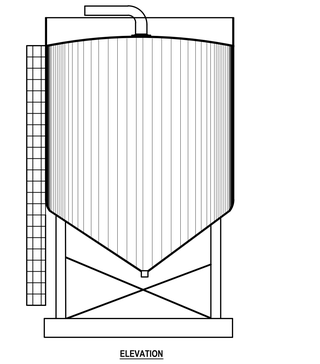


EAST SIDE ELEVATION

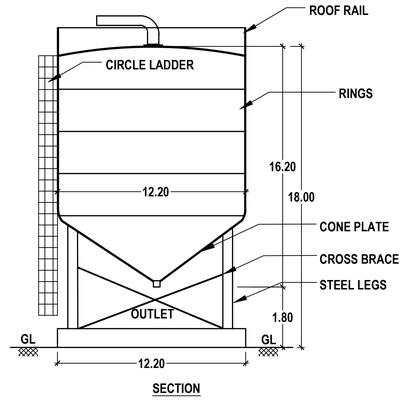


SECTION : A-A

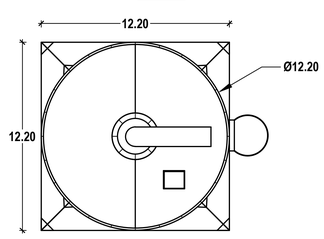
WORK SHED - BLOCK 1



ELEVATION

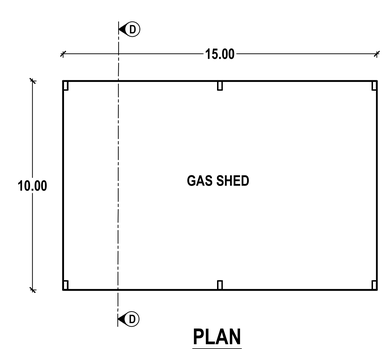


SECTION

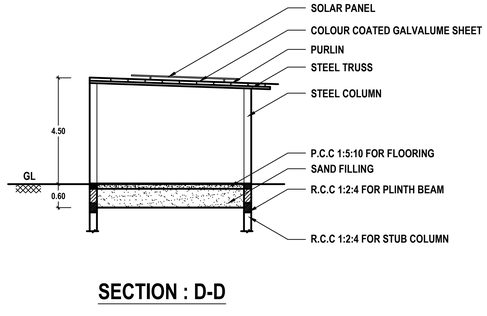


PLAN

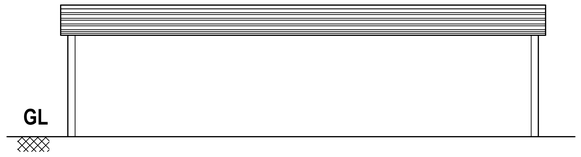
BLOCK NO. 3, 4 & 5
(SILO 1, 2 & 3 - TYPICAL)



PLAN

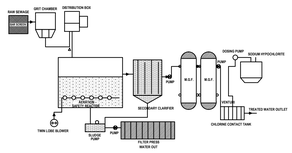


SECTION : D-D

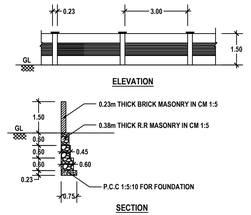


ELEVATION

GAS SHED - BLOCK 2



EFFLUENT TREATMENT PLANT



SECTION
COMPOUND WALL

SHEET 2 OF 4

SCALE - 1:100

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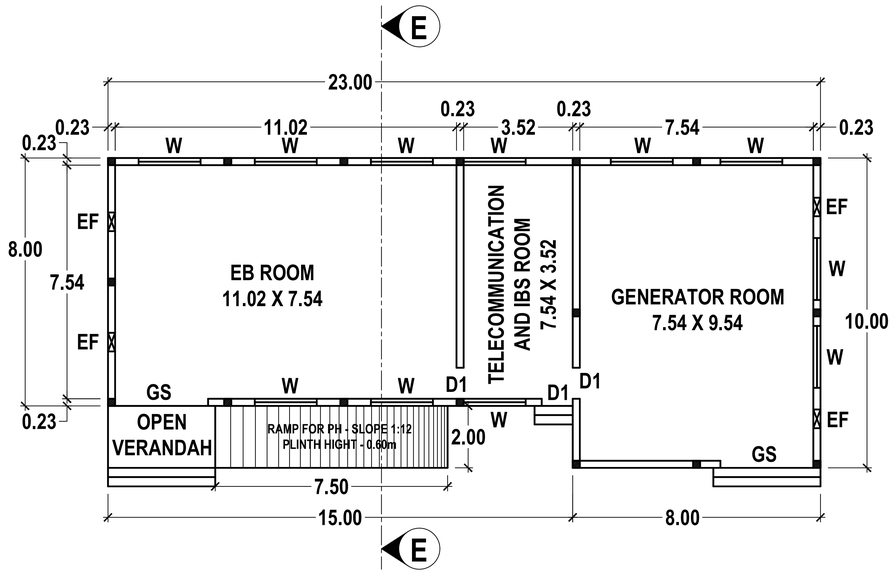
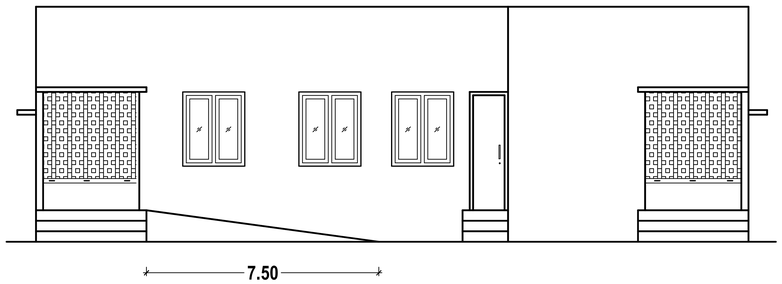
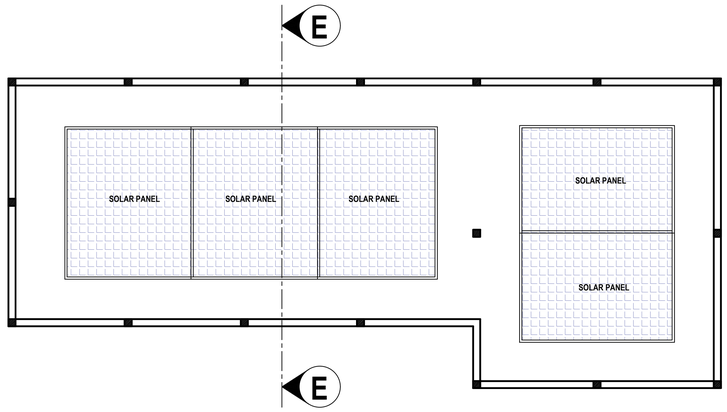


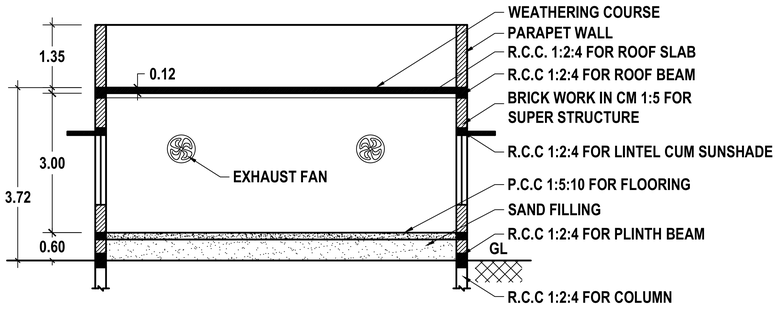
GROUND FLOOR PLAN



ELEVATION

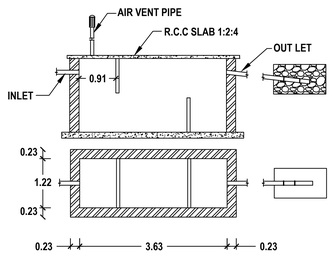


TERRACE FLOOR PLAN

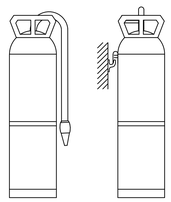


SECTION: E-E

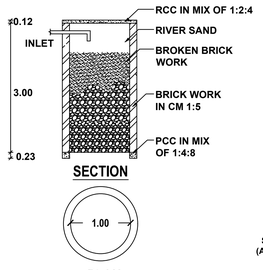
EB AND GENERATOR ROOM - BLOCK 6

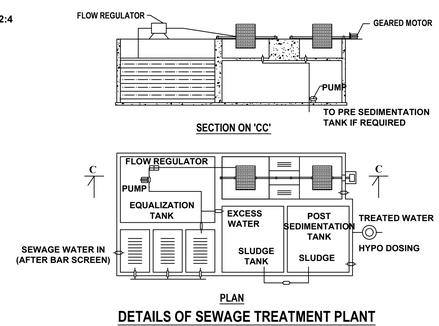


SEPTIC TANK & TRENCH

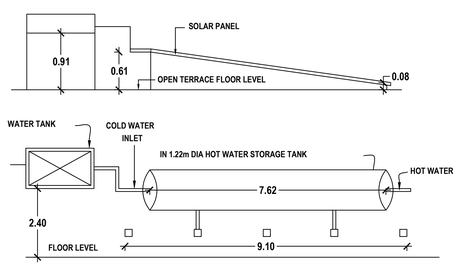


FIRE EXTINGUISHER

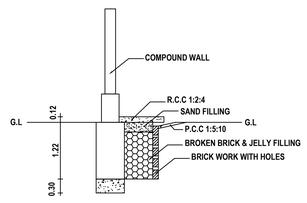




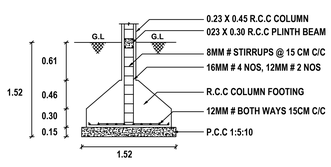
DETAILS OF SEWAGE TREATMENT PLANT



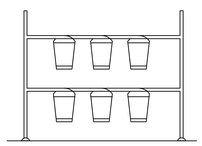
DETAILS OF SOLAR WATER HEATING SYSTEM



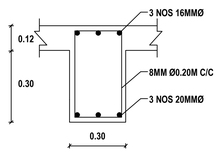
PLINTH BOUNDARY PERCOLATION PIT



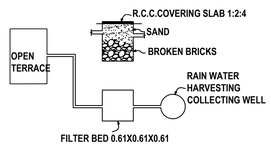
COLUMN FOOTING DETAILS



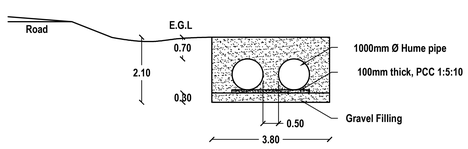
SAND BUCKETS



ROOF BEAM DETAILS



DETAILS OF RAIN WATER HARVESTING SYSTEM



CULVERT SECTION AS PER HIGHWAY PERMISSION

SHEET 3 OF 4

SCALE - 1:100

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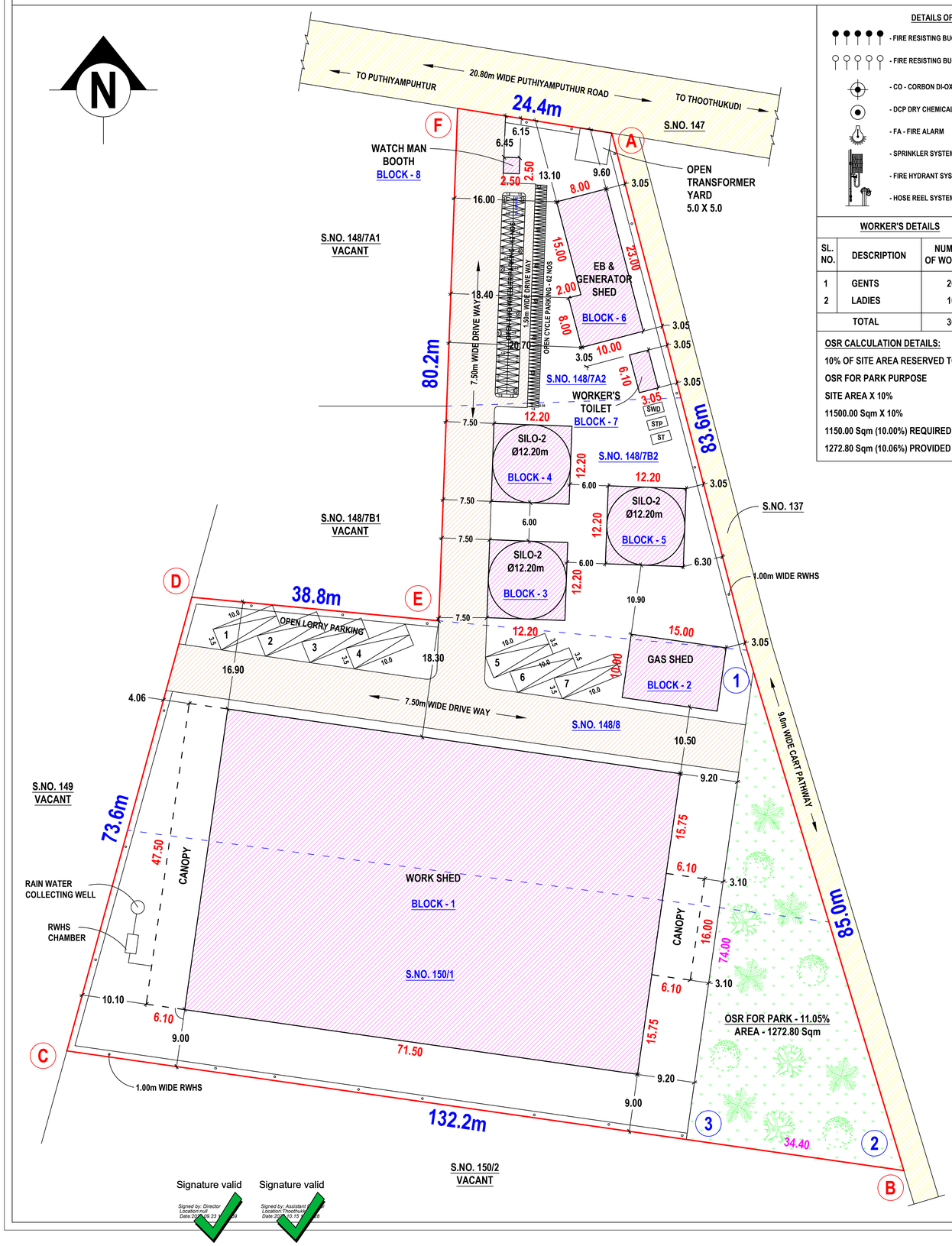
REGISTERED CONSTRUCTION ENGINEER

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF AN INDUSTRIAL BUILDING FOR DECORTICATING OF DRY PULSES (GREEN CATEGORY - ANNEXURE VI - 6) USING 25 H.P ELECTRICAL POWER IN SURVEY NOS. 148/7A2, 148/7B2, 148/8 & 150/1 AT PUTHIYAMPUTHUR ROAD, PUDUR PANDIAPURAM VILLAGE AND PANCHAYAT, OTTAPIDARAM PANCHAYAT UNION, THOOTHUKUDI LOCAL PLANNING AREA, OTTAPIDARAM TALUK, THOOTHUKUDI DISTRICT.

APPLICANT NAME: Mrs. R. SRI DEVI



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 - CORBON 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		

WORKER'S DETAILS

SL. NO.	DESCRIPTION	NUMBER OF WORKERS
1	GENTS	20
2	LADIES	10
TOTAL		30

OSR CALCULATION DETAILS:

10% OF SITE AREA RESERVED TO OSR FOR PARK PURPOSE

SITE AREA X 10%

11500.00 Sqm X 10%

1150.00 Sqm (10.00%) REQUIRED

1272.80 Sqm (10.06%) PROVIDED

ELECTRICAL POWER DETAILS

SL. NO.	DESCRIPTION	POWER (in HP)
1	SIEVING MACHINE	5
2	HULLING MACHINE	8
3	GRINDING MACHINE	5
4	GRADING MACHINE	2
5	WEIGHING MACHINE	3
6	PACKING MACHINE	2
TOTAL		25

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
D1	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
RS1	ROLLING SHUTTER	6.00 X 4.80
RS2	ROLLING SHUTTER	3.60 X 4.80
RS3	ROLLING SHUTTER	2.00 X 2.40
W	WINDOW	1.00 X 1.50
V1	VENTILATOR	2.00 X 1.00
V2	VENTILATOR	1.00 X 0.60
EF	EXHAUST FAN	0.60 X 0.60

SITE AREA DETAILS:

AS PER DEED	----- 11500.00 Sqm
AS PER TSLR	----- 11500.00 Sqm
AS AT SITE	----- 11500.00 Sqm

STALL SIZE FOR PARKING

1 TWO WHEELER SPACE	- 1.00m X 1.80m
1 CYCLE SPACE	- 0.56m X 1.80m
1 LORRY SPACE	- 3.50m X 10.00m

SITE AREA DETAILS AS PER SALE DEED & PATTA

S. NO.	DOCUMENT NUMBER & YEAR	PATTA NUMBER	TOWN SURVEY NUMBER	AREA in Sqm	
				AS PER DEED	AS PER PATTA
1	2743/2016		148/7A2	1400.00	1400.00
			148/7B2	1650.00	1650.00
2	3341/2016	1562	148/8	3900.00	3900.00
3	3286/2016		150/1	4550.00	4550.00
TOTAL				11500.00	11500.00

BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in	
			Sqm	Sq. Ft
WORK SHED - BLOCK 1	3783.60	- - - - -	3783.60	40726.67
GAS SHED - BLOCK 2	150.00	- - - - -	150.00	1614.60
SILO 1 - BLOCK 3	148.84	- - - - -	148.84	1602.11
SILO 2 - BLOCK 4	148.84	- - - - -	148.84	1602.11
SILO 3 - BLOCK 5	148.84	- - - - -	148.84	1602.11
EB AND GENERATOR ROOM - BLOCK 6	200.00	- - - - -	200.00	2152.80
WORKER'S TOILET - BLOCK 7	- - - - -	18.61	18.61	200.32
WATCHMAN BOOTH - BLOCK 8	- - - - -	6.25	6.25	67.28
TOTAL	4580.12	24.86	4604.98	49568.00

FSI = TOTAL AREA OF ALL FLOORS / PLOT AREA = 4580.12 / 11500.00 = 0.398 < 2.00

PARKING DETAILS FOR INDUSTRIAL BUILDING

1 LORRY SPACE EVERY 750 Sqm OF WORK SHOP FLOOR AREA

1 TWO WHEELER SPACE AND 1 CYCLE SPACE FOR EVERY 75.00 Sqm OF WORK SHOP FLOOR AREA

PARKING CALCULATION DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
WORK SHED, GAS SHED, SILO-1, SILO-2, SILO-3, EB AND GENEARTOR ROOM	FSI AREA / 750 = 4580.12 / 750 = 7	7 LORRIES	7 LORRIES
	FSI AREA / 75 = 4580.12 / 75 = 62	62 TWO WHEELERS	62 TWO WHEELERS
	FSI AREA / 75 = 4580.12 / 75 = 62	62 CYCLES	62 CYCLES

SANITATION REQUIREMENTS FOR INDUSTRIAL BUILDING

SANITARY DETAILS	MALE - 20 NOS		FEMALE - 10 NOS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	2	8	2	9
ABLUTION TAP	2	8	2	9
URINALS	2	8	-	-
WASH BASIN	2	8	2	9
DRINKING WATER	1	4	1	4
EMERGENCY SHOWER	1	2	1	2

REFERENCE

DESCRIPTION	COLOUR
SITE BOUNDARY	
PROPOSED BUILDING	
OPEN SPACE	
EXISTING BUILDING	
DRIVE WAY	
EXISTING ROAD	
OSR FOR PARK - 11.06% (1272.80 Sqm)	

CERTIFICATE

1. CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDE "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.
2. BATH ROOM AND WASH BASIN WATER IS CONNECTED TO PERCOLATION PIT FOR GROUND WATER RECHARGE.
3. SOLAR WATER HEATING SYSTEM IS PROVIDED IN THIS BUILDING CONSTRUCTION AS PER PLAN.

OFFICE USE:

NOTE:

1. ALL DIMENSIONS ARE IN METER.
2. CCTV CAMERA TO BE PROVIDED.
3. CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.
4. PH PARKING 10% TO BE PROVIDED.

SHEET 4 OF 4

SCALE - 1:500

APPLICANT

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

REGISTERED GEO-TECH ENGINEER

S. SURESH KUMAR, B.E.,M.I.E.,F.I.V.,
Chartered Engineer, Approved Valuer,
Consulting Engineer, Registered Engineer Gr. I,
RE/Gr. I/TKDTCP/AUG/004/2024,
District Panel Engineer Class IA,
Licensed Builder and Surveyor,
28, 1st Floor, Tooveypuram 5th Street,
Thoothukudi - 628 003.

REGISTERED ENGINEER

Er.S.K.Arun Kamaraj M.E.(Struct.),MBA,MIE.,
Chartered Structural Engineer,
Reg: CBELPA-LPA/SE/GR-I/19/05/051
KAARVENS Structural Consultancy,
41, BR Nagar, 3rd Street, Kothari layout,
Ramanathapuram, Coimbatore - 641005.
E: skarun@kaarvens.com W: www.karvens.com
M: +91-9894215019, O: +91-8270005019

REGISTERED STRUCTURAL ENGINEER

S. SURESH KUMAR, B.E.,M.I.E.,F.I.V.,
Chartered Engineer, Approved Valuer,
Registered Construction Engineer,
RCE/TKDTCP/AUG/001/2024,
District Panel Engineer Class IA,
Licensed Builder and Surveyor,
28, 1st Floor, Tooveypuram 5th Street,
Thoothukudi - 628 003.

REGISTERED CONSTRUCTION ENGINEER

Signature valid
Signed by: Director
Location: Tirunelveli
Date: 2024.10.19 23:

Signature valid
Signed by: Assistant
Location: Thoothu
Date: 2024.10.15

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.