

PP

APPROVAL RECORD

Planning Permission

Tiruchirappalli 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.

SITE PLAN SHOWING THE INDUSTRIAL BUILDING FOR "M.S.VICHOOR BITU CHEMICALS" IN S.F.NO- 544/4,5 AND 6B, THATHAMANGALAM VILLAGE AND PANCHAYAT, MANACHANALLUR TALUK, TIRUCHIRAPPALLI DISTRICT - 621112.

SHEET NO:- 01 / 03

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUCHIRAPPALLI DISTRICT
(TIRUCHIRAPPALLI NON PLANNING AREA)

File No. : SWP/BPA/0531141/2025

DESCRIPTION	ARES	SQM
PLOT AREA AS PER DOCUMENT	126.50	12650.00
PLOT AREA AS PER PATTA	126.50	12650.00
SUPER IMPOSED PLOT BOUNDARY	126.4312	12643.12
O.S.R	12.7013	1270.13
NET PLOT AREA	113.7987	11379.87

DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL
BLOCK-1 (Existing building)			
TYRE CHIPS PLANT			
BITUMEN STORAGE SHED			
COMPRESSOR ROOM	2302.01	-	2302.01
BLOCK-2 (Proposed building)			
OFFICE AND REST ROOM	117.04	-	117.04
GROUND FLOOR AREA	117.04	-	117.04
FIRST FLOOR AREA	117.04	-	117.04
SECOND FLOOR AREA	117.04	-	117.04
BLOCK-3 (Existing building)			
SECURITY ROOM	25.02	-	25.02
BLOCK-4 (Existing building)			
MECHANICAL SHED	23.71	-	23.71
BLOCK-5 (Existing building)			
BITUMEN FILLING SHED	64.00	-	64.00
PROPOSED BLOCK-6			
PYROLYSIS OIL PLANT	468.77	-	468.77
TOTAL AREA	3234.63	-	3234.63
VACANT AREA	9408.49	-	9408.49

PLOT COVERAGE	=	Exg. Building Area in GF + Pro. Building Area in GF
	=	2531.78+468.77 X 100 = 23.73%
FLOOR AREA RATIO	=	Exg. Building in FSI Area + Pro. Building in FSI Area
	=	2765.86+468.77 = 3234.63
	=	3234.63 / 12643.12 = 0.256

	REQUIRED	PROVIDED
CAR PARKING	= office floor area in SQM	
	= 351.12 = 3.51	4
TWO WHEELER PARKING	= workshop floor area in SQM	
	= 2883.51 = 58	58
CYCLE PARKING	= workshop floor area in SQM	
	= 2883.51 = 58	58
LORRY PARKING	= workshop floor area in SQM	
	= 2883.51 = 6	6

COLOUR INDEX	
SITE BOUNDARY	-
EXISTING ROAD	-
PROPOSED BUILDING	-
EXISTING BUILDING	-
DRIVE WAY	-

ALL DIMENSIONS ARE IN METER.
SCALE - 1:100.

APPLICANT:-

Er. KARUNAGIRI S.C.E
Registered Engineer Grade III
REG-40/TPL/MP/2025/13
No.6, Nalla Street, Vengaloor,
Tiruchirappalli - 620 002

Registered Engineer

Structural Engineer

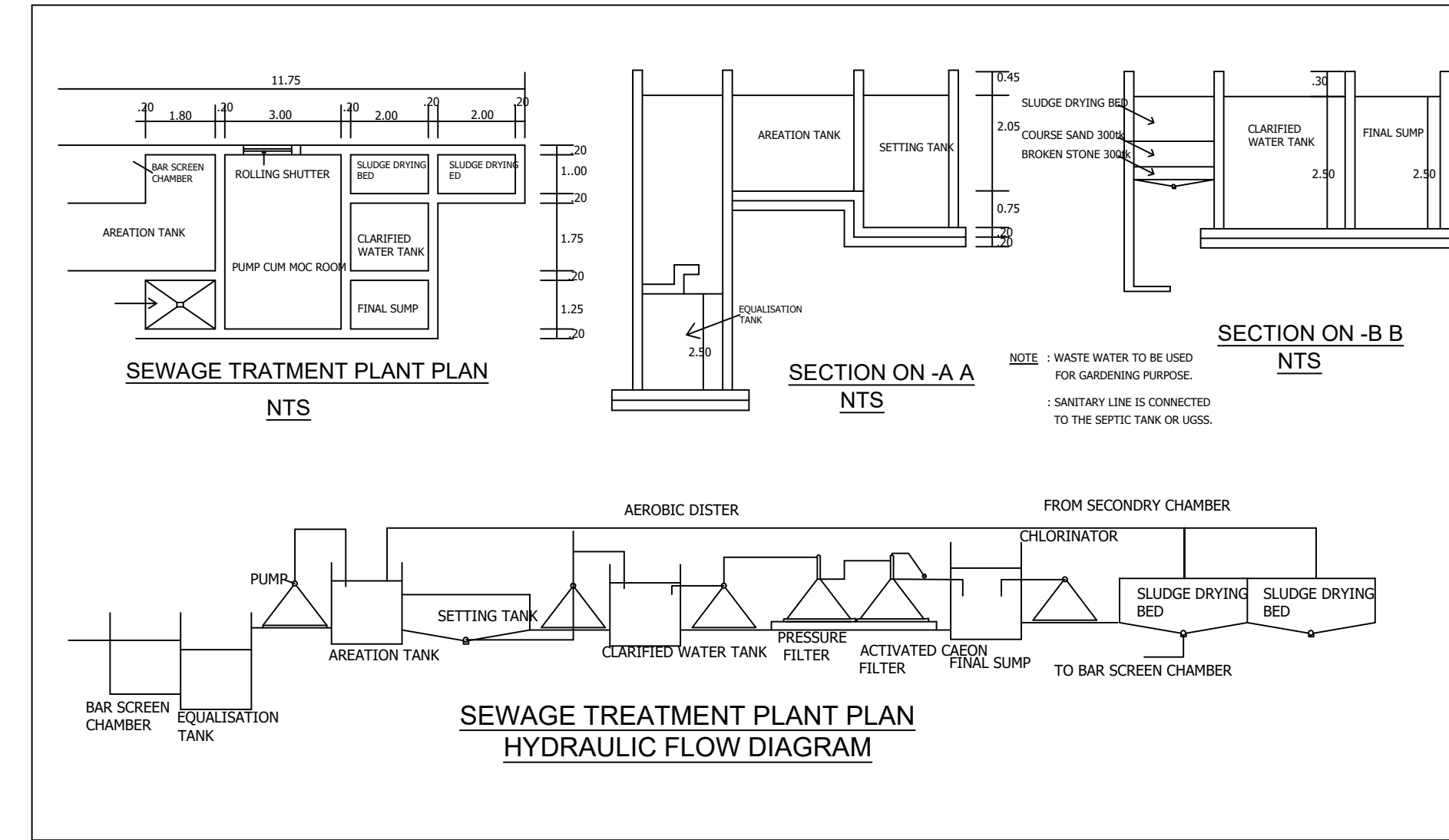
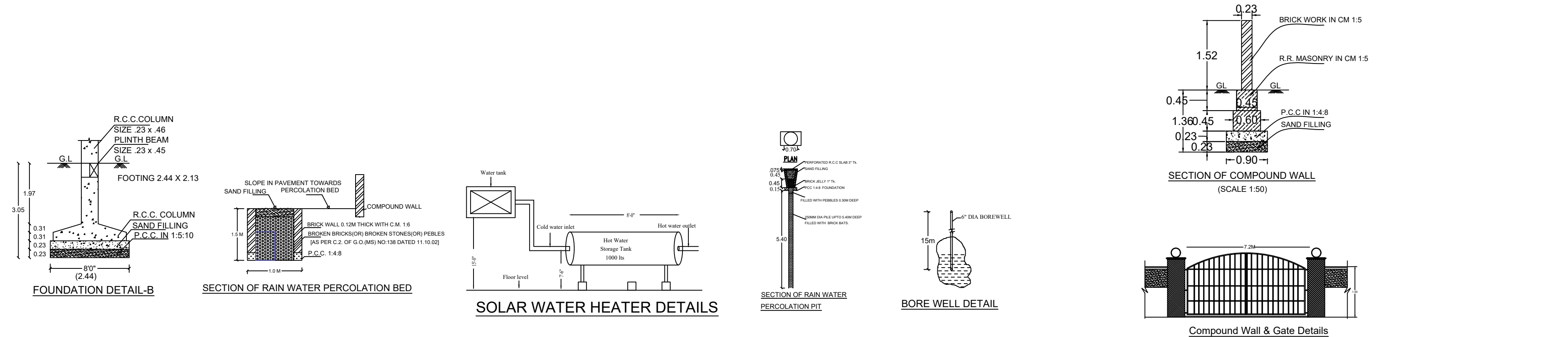
Construction Engineer

Geotechnical Engineer

BUILDING PERMISSION NO.B/P/JD DTCP(TD)NO: 45/2026

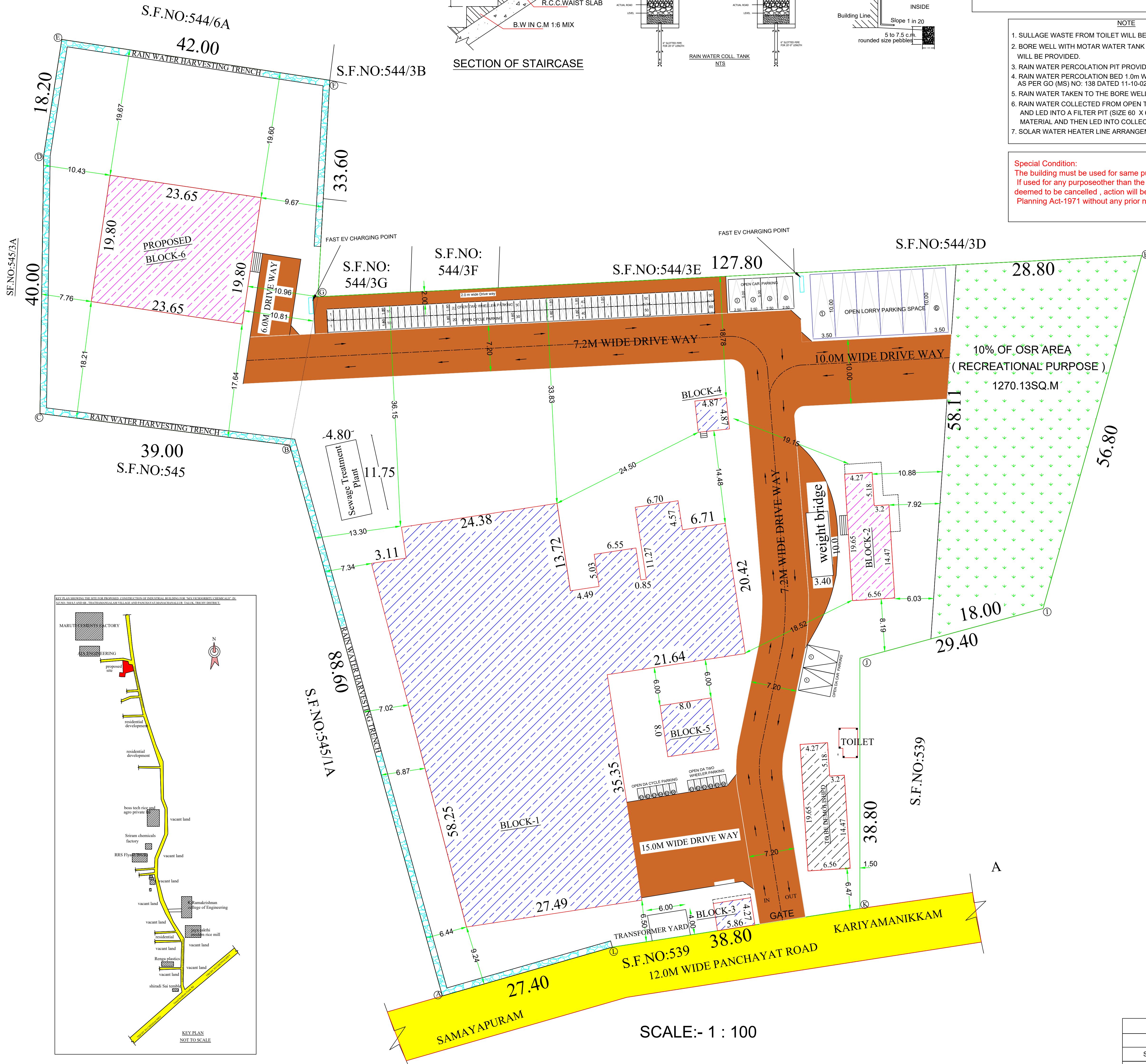
this planning permission is valid for a period of 8 years from the date of e-sign

e-signed
Joint District /Member Secretary
District Town and Country Planning Office
Tiruchirappalli district



- NOTE**
- SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO STP.
 - BORE WELL WITH MOTOR WATER TANK AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
 - RAIN WATER PERCOLATION PIT PROVIDED @ 1/30 Sqm of PLINTH AREA @ 6 M C/C
 - RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-10-02.
 - RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
 - RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 60 X 80 X 80 CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
 - SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.

Special Condition:
The building must be used for same purpose for which the approval has been obtained. If used for any purpose other than the approved use, the planning permission will be deemed to be cancelled, action will be initiated under 56 and 57 of Town and Country Planning Act-1971 without any prior notice and will be considered as unauthorized construction.



SCHEDULE OF MACHINERIES			
EXISTING	NOS	E/H/P	H. P
1 BITUMEN PUMPING MOTOR	1	10	10.0
2 BITUMEN PUMPING MOTOR	2	7.5	15.0
3 COLLOID MILL	1	5	5.0
4 FURNACE OIL CAT MIXER	1	7.5	7.50
5 OIL PUMPING MOTOR	1	7.5	7.50
6 ID FAN	1	3	3.0
7 F D FAN	1	3	3.0
8 HYDRAULIC M/C	1	3	3.0
9 SCREW COMPRESSOR	1	10	10.0
10 BITUMEN FILLING M/C	1	1	1.0
11 WATER SUMP MOTOR	1	2	2.0
12 BORE MOTOR (SITE PLAN)	1	5	5.0
TYRE CHIPS PLANT			
13 HOT CRANE	1	26	26
14 ZILO	1	10	10
15 SHREDDAR	1	100	100
16 RASPER R4000	1	300	300
17 RASPER R2000	1	200	200
BITUMEN STORAGE SHED			
18 BITUMEN PUMPING MOTOR	3	10	30
19 OIL PUMPING MOTOR	3	2	6
COMPRESSOR ROOM			
20 COMPRESSOR	1	10	10
EXISTING TOTAL			441.50 HP
PROPOSED PYROLYSIS OIL PLANT			
	NOS	E/H/P	H. P
1 CARBON POWDER COLLECTION SYSTEM	2	15	30
2 CONTIOUS PYROLYSIS OIL PLANT NO:1	2	20	40
3 RUBBER CHIPS IN FEED SYSTEM	2	10	20
4 CONDENSOR SYSTEM	2	10	20
5 COOLING TOWER	2	10	20
PROPOSED TOTAL			130.00 HP

REFERENCE	METRE
MD - MAIN DOOR	1.52 x 2.44
SD - SLIDING DOOR	1.00 x 2.13
D - FLUSH DOOR	1.00 x 2.44
D1 - FLUSH DOOR	0.76 x 2.44
D2 - FLUSH DOOR	1.29 x 2.13
D3 - FLUSH DOOR	0.81 x 2.13
D4 - FLUSH DOOR	0.76 x 2.13
D5 - FLUSH DOOR	1.22 x 2.44
W - GLAZED WINDOW	1.52 X 1.52
V - VENTILATOR	0.91 x 1.00
V1 - VENTILATOR	0.72 x 0.91

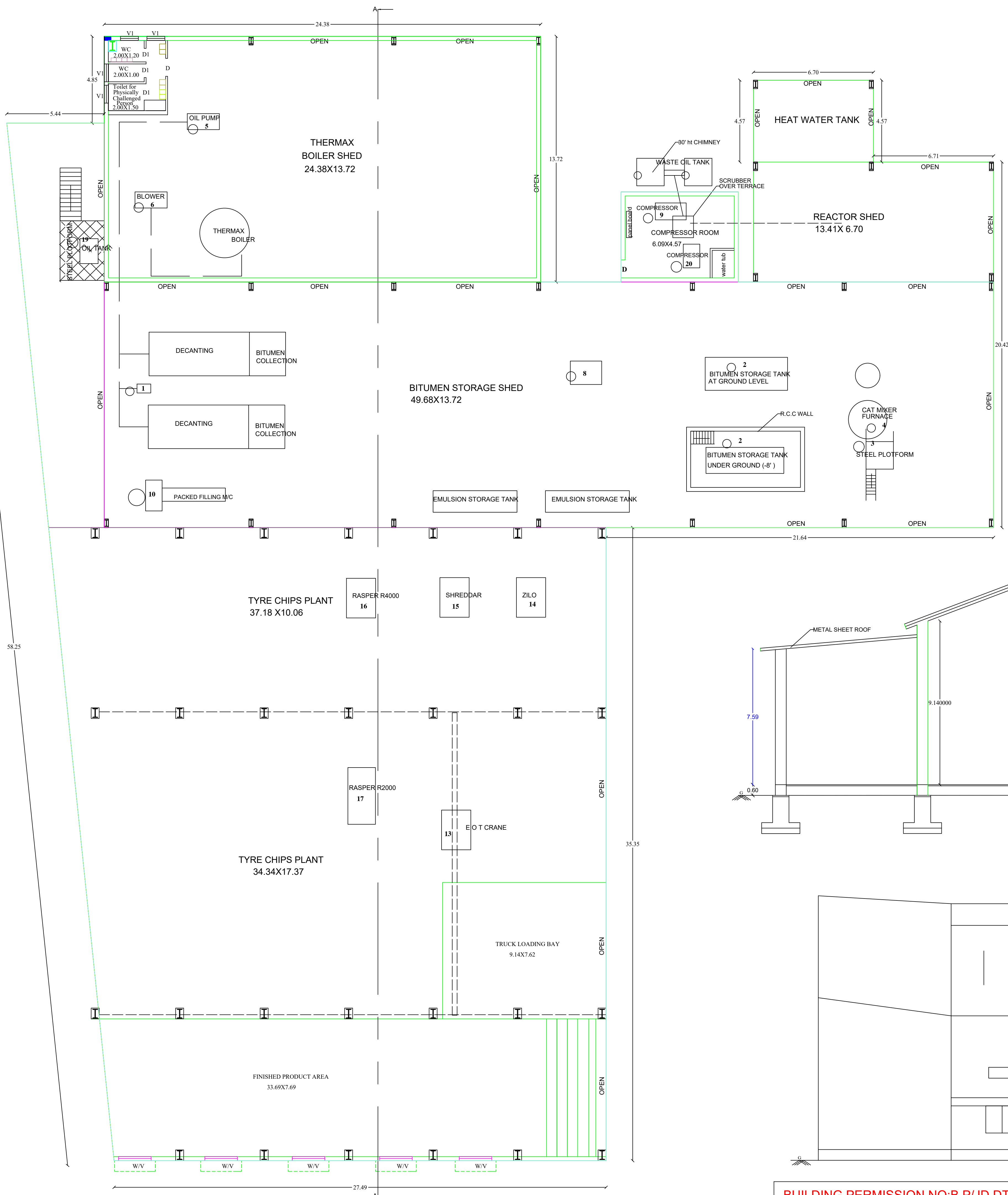
AREA OF THE SITE	
S.F. No.	ARES
S.F. NO: 544/4	41.50
S.F. NO: 544/5	61.50
S.F. NO: 544/6B	23.50
Total Site Area	126.50

SITE PLAN → N

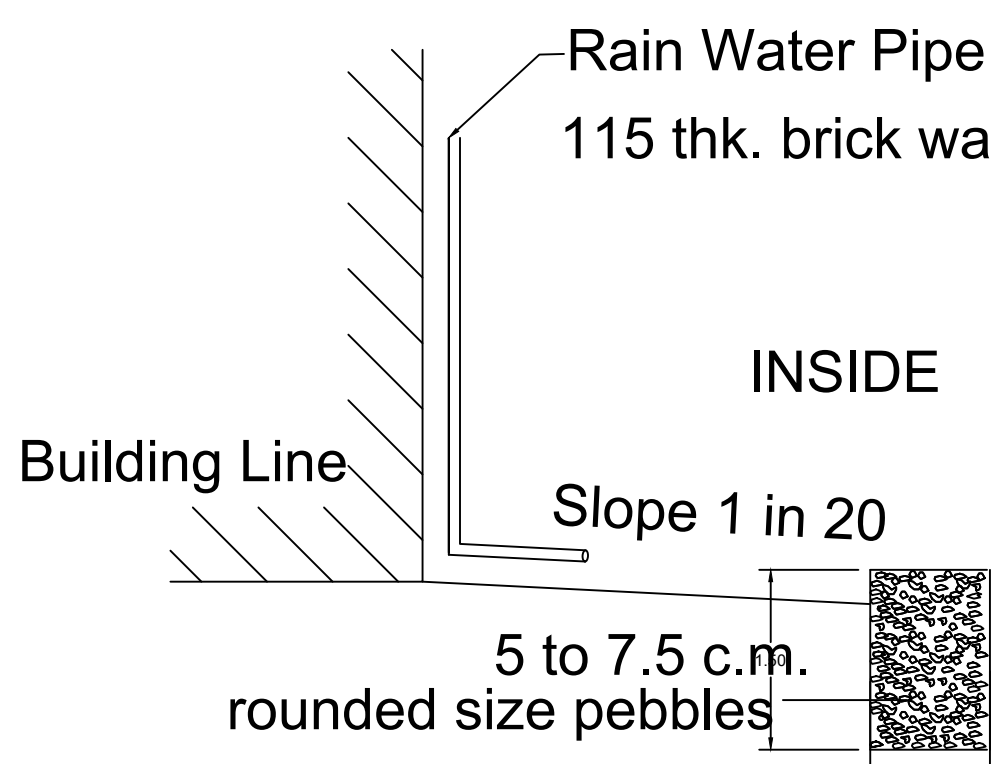
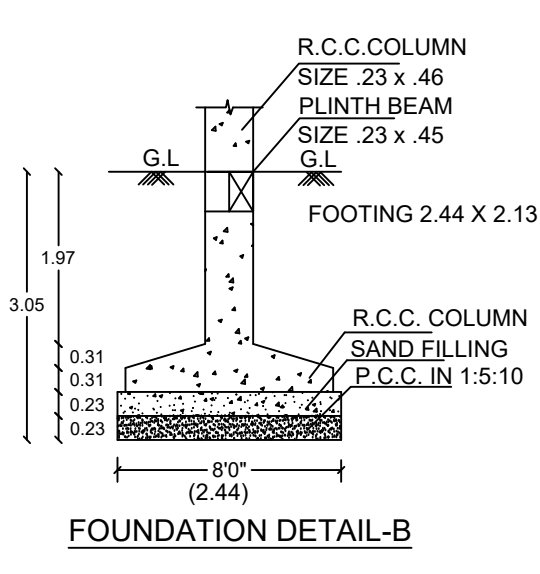


PLAN SHOWING THE EXISTING BLOCK - 1 INDUSTRIAL BUILDING FOR “M/S.VICHOORBITU CHEMICALS” IN S.F.NO- 544/4,5 AND 6B , THATHAMANGALAM VILLAGE AND PANCHAYAT,MANACHANALLUR TALUK, TIRUCHIRAPPALLI DISTRICT - 621112.

SCALE:- 1 : 100

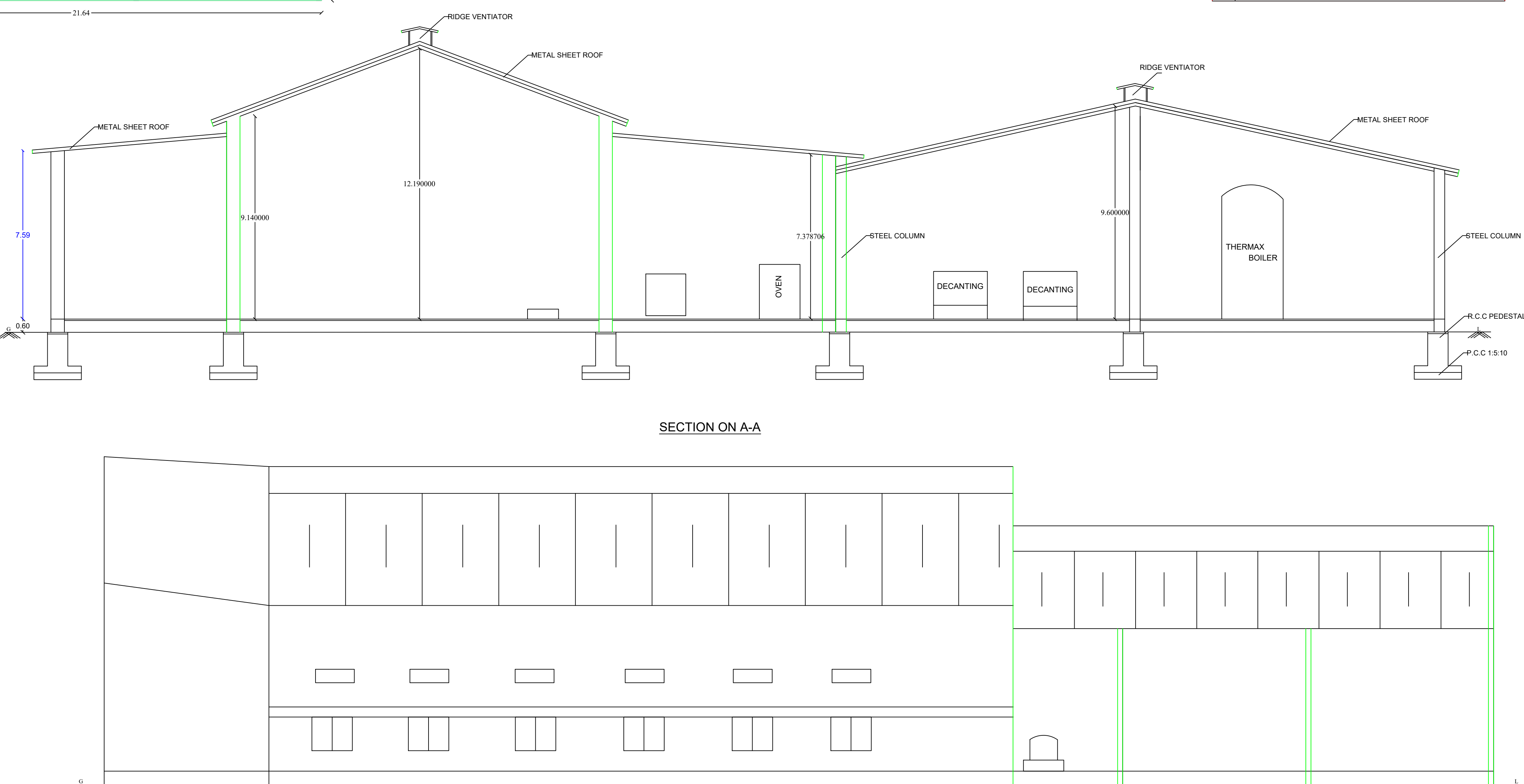


GROUND FLOOR PLAN
EXISTING BLOCK-1



SCHEDULE OF JOINERIES:		
REFERENCE		METRE
MD - MAIN DOOR	1.52 x 2.44	
SD - SLIDING DOOR	1.00 x 2.13	
D - FLUSH DOOR	1.00 x 2.44	
D1 - FLUSH DOOR	0.76 x 2.44	
D2 - FLUSH DOOR	1.28 x 2.13	
D3 - FLUSH DOOR	0.91 x 2.13	
D4 - FLUSH DOOR	0.76 x 2.13	
D5 - FLUSH DOOR	1.22 x 2.44	
W - GLAZED WINDOW	1.52 x 1.52	
V - VENTILATOR	0.91 x 1.00	
V1 - VENTILATOR	0.72 x 0.91	

SCHEDULE OF MACHINERIES			
EXISTING		NOS	E/H/P
1	BITUMEN PUMPING MOTOR	1	10 10.0
2	BITUMEN PUMPING MOTOR	2	7.5 15.0
3	COLLOID MILL	1	5 5.0
4	FURNACE OIL CAT MIXER	1	7.5 7.50
5	OIL PUMPING MOTOR	1	7.5 7.50
6	ID FAN	1	3 3.0
7	F D FAN	1	3 3.0
8	HYDRAULIC M/C	1	3 3.0
9	SCREW COMPRESSOR	1	10 10.0
10	BITUMEN FILLING M/C	1	1 1.0
11	WATER SUMP MOTOR	1	2 2.0
12	BORE MOTOR (SITE PLAN)	1	5 5.0
TYRE CHIPS PLANT			
13	EOT CRANE	1	26 26
14	ZILO	1	10 10
15	SHREDDER	1	100 100
16	RASPER R-4000	1	300 300
17	RASPER R2000	1	200 200
BITUMEN STORAGE SHED			
18	BITUMEN PUMPING MOTOR	3	10 30
19	OIL PUMPING MOTOR	3	2 6
COMPRESSOR ROOM			
20	COMPRESSOR	1	10 10
EXISTING TOTAL		441.50	HP
PROPOSED PYROLYSIS OIL PLANT			
		NOS	E/H/P
1	CARBON POWDER COLLECTION SYSTEM	2	15 30
2	CONTINUOUS PYROLYSIS OIL PLANT NO: 1	2	20 40
3	RUBBER CHIPS IN FEED SYSTEM	2	10 20
4	CONDENSOR SYSTEM	2	10 20
5	COOLING TOWER	2	10 20
PROPOSED TOTAL		130.00	HP



ELEVATION

BUILDING PERMISSION NO.B.P/JD DTCP(TD)NO: 45/2026
this planning permission is valid for a period of 8 years from the date of e-sign
e-signed
Joint District /Member Secretary
District Town and Country Planning office
Tiruchirappalli district

APPROVAL AUTHORITY

SHEET NO:- 02 / 03

DESCRIPTION	ARES	SQ.M
PLOT AREA AS PER DOCUMENT	126.50	12650.00
PLOT AREA AS PER PATTA	126.50	12650.00
SUPER IMPOSED PLOT BOUNDARY	126.4312	12643.12
O.S.R	12.7013	1270.13
NET PLOT AREA	113.7987	11379.87
PROPOSED BUILTUP AREA		
DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)
BLOCK-1 (Existing building)		
TYRE CHIPS PLANT	2302.01	-
BITUMEN STORAGE SHED		
COMPRESSOR ROOM		
BLOCK-2 (Proposed building)		
OFFICE AND REST ROOM	117.04	-
GROUND FLOOR AREA	117.04	-
FIRST FLOOR AREA	117.04	-
SECOND FLOOR AREA	117.04	-
BLOCK-3 (Existing building)		
SECURITY ROOM	25.02	-
BLOCK-4 (Existing building)		
MECHANICAL SHED	23.71	-
BLOCK-5 (Existing building)		
BITUMEN FILLING SHED	64.00	-
PROPOSED BLOCK-6		
PYROLYSIS OIL PLANT	466.77	-
TOTAL AREA	3234.63	-
VACANT AREA	9408.49	-

PLOT COVERAGE	=	Exs. Building Area in GF + Pro. Building Area in GF
	=	2531.78+466.77 x 100 = 23.73%
FLOOR AREA RATIO	=	Exg. Building in FSI Area + Pro. Building in FSI Area
	=	2765.66+466.77 = 3234.63
	=	12643.12 = 0.256

	REQUIRED	PROVIDED
CAR PARKING = office floor area in SQM		
100		
= 351.12 = 3.51	4	4 (1+3)
TWO WHEELER PARKING = workshop floor area in SQM		
50		
= 2883.51 = 58	58	66 (60+6)
CYCLE PARKING = workshop floor area in SQM		
50		
= 2883.51 = 58	58	66 (60+6)
LORRY PARKING = workshop floor area in SQM		
500		
= 2883.51 = 6	6	6

COLOUR INDEX	
SITE BOUNDARY	-
ROAD	-
PROPOSED BUILDING	-
EXISTING BUILDING	-

ALL DIMENSIONS ARE IN METER.
SCALE - 1:100

APPLICANT:-	
Registered Engineer	Structural Engineer
Construction Engineer	Geotechnical Engineer

Diagram illustrating the elevation of a structure, labeled "SECTION ON A-B". The structure features a gabled roof with a "METAL SHEET ROOF". The main body is supported by "STEEL COLUMN"s, which are mounted on "R.C.C. PEDESTAL"s. The structure is labeled "CONTIGUOUS PYROLYSIS ON PLANT NO. 1". Dimensions are indicated: a total height of 9.12, a height to the eave of 9.02, and a base width of 0.60. The drawing also shows a "P.C.C. 1:5:10" base layer.

[illegible]

Figure 1: Sectional view of a typical floor slab. The diagram shows a cross-section of a floor slab with various layers and dimensions. The total height of the slab is 0.12m. The top layer is a 0.01m thick carpet wall. Below that is a 0.01m thick concrete roof beam. The main slab thickness is 0.09m. The bottom layer is a 0.01m thick concrete floor finish. The slab is supported by a 0.3m thick brick wall. The floor finish is made of 150mm thick ceramic tiles. The slab is labeled 'SAND FILLING' and 'BILIRAM'. The dimensions are: 0.12m (total height), 0.01m (carpet wall), 0.01m (concrete roof beam), 0.09m (main slab), 0.01m (concrete floor finish), 0.3m (brick wall), 0.3m (floor finish), 0.3m (ceramic tiles), 0.3m (sand filling), 0.3m (biliram).

SECTION ON D-D

Diagram showing a cross-section of the building structure. Key dimensions and components are labeled:

- Overall height: 5.21
- Height from ground to roof level: 0.89
- Height from ground to floor level: 3.98
- Ground level: 0.00
- Roof level: 0.89
- Structure components: METAL SHEET ROOF, RCC LINTEL, INCC 1:1.5 MIX, BRICK WORK, FLOOR FINISH, INCC 1:1.5

Technical drawing of a security booth layout. The drawing shows a rectangular booth with a total width of 5.86 and a total height of 4.27. The booth is divided into two sections: a left section labeled "1.82X3.81" and a right section labeled "3.35X3.81". The left section has a width of 1.82 and a height of 3.81. The right section has a width of 3.35 and a height of 3.81. The booth is surrounded by a wall with a thickness of 0.23. The booth is labeled "SECURITY BOOTH" in the center. The drawing includes dimensions for the booth's width (5.86), height (4.27), and section widths (1.82, 3.35). It also shows dimensions for the booth's depth (3.81) and the distance between the sections (1.22). The drawing is labeled "D5" and "W" at the bottom.

Figure 1 is a sectional view of a three-story building. The building is shown in cross-section, revealing its internal structure and floor levels. The total height of the building is 11.02 meters, divided into three equal stories of 3.05 meters each. The building is situated on a sand filling base. The left side of the building is labeled '11.02' and the right side is labeled '11.02'. The floor levels are indicated by horizontal lines and labels: '11.02' at the top, '3.05' for each floor, and '0.91' for the ground level. The building is divided into three main sections: a central core and two side wings. The central core is labeled '11.02' and the side wings are labeled '11.02'. The building is shown in a perspective view, with the front facade and the side wing visible. The building is labeled with various structural components: '11.02' for the total height, '3.05' for the floor height, '0.91' for the ground level, 'SAND FILLING' for the base, and '11.02' for the side wing. The building is shown in a perspective view, with the front facade and the side wing visible. The building is labeled with various structural components: '11.02' for the total height, '3.05' for the floor height, '0.91' for the ground level, 'SAND FILLING' for the base, and '11.02' for the side wing.

The diagram illustrates the process flow of the pyrolysis plant, starting from the feed input and moving through various stages of processing and collection. The flow is as follows:

- Feed Input:** The process begins with a feed input, labeled "Feed for Pyrolysis (bagged)" with a weight of "2.00X1.50".
- Carbon Powder Collection System:** The feed is processed in a "CARBON POWDER COLLECTION SYSTEM" (labeled 1).
- Condenser System:** The output from the carbon powder collection system moves to a "CONDENSOR SYSTEM" (labeled 4).
- Rubber Chips in Feed System:** The output from the condenser system moves to a "RUBBER CHIPS IN FEED SYSTEM" (labeled 3).
- Pyrolysis Oil Plant:** The output from the rubber chips in feed system moves to the "PYROLYSIS OIL PLANT" (labeled 17.14X34.35).
- Condenser System:** The output from the pyrolysis oil plant moves to another "CONDENSOR SYSTEM" (labeled 4).
- Carbon Powder Collection System:** The output from the condenser system moves to a "CARBON POWDER COLLECTION SYSTEM" (labeled 1).
- Continuous Pyrolysis Oil Plant:** The output from the carbon powder collection system moves to a "CONTINUOUS PYROLYSIS OIL PLANT NO. 2" (labeled 2).
- Continuous Pyrolysis Oil Plant:** The output from the continuous pyrolysis oil plant moves to a "CONTINUOUS PYROLYSIS OIL PLANT NO. 1" (labeled 2).
- Open:** The final output from the continuous pyrolysis oil plant is labeled "OPEN".

Figure 1 is a detailed floor plan of the first floor of a building. The plan is rectangular with a total width of 6.10 and a total depth of 19.65. The layout includes several rooms and corridors:

- Top Section:** Contains a 'TOILET 0.50X1.16' and a staircase. Dimensions include 1.50, 0.23, 1.50, 1.50, 1.00, 1.18, 2.29, and 1.50.
- Left Section:** Features a 'BANK' area with a staircase and a 'MD' (Main Door) area. Dimensions include 1.50, 0.23, 8.92, 0.23, and 19.65.
- Central Section:** Occupied by the 'OFFICE 6.10X3.73' and 'REST ROOM 6.10X10.05'. A horizontal corridor separates them. Dimensions include 3.81, 0.23, 19.65, and 10.05.
- Right Section:** Includes a staircase and a 'C' (Corridor) area. Dimensions include 0.23, 3.73, 0.23, and 10.06.
- Bottom Section:** Features a 'MD' (Main Door) area. Dimensions include 0.23, 0.73, 6.10, and 0.73.

The plan also shows various windows (W), doors (D), and stairs (S) throughout the building.

[illegible]

Architectural floor plan of the first floor. The plan shows a central 'LUNCH / REST ROOM' (6.10X4.81) with a staircase and a toilet area. Dimensions are provided for various sections, including a 3.18X5.18 area and a 6.10X4.81 area. The plan also indicates a 1.50m wide corridor and a 1.50m wide staircase. The overall dimensions of the building are 14.4m by 19.65m.

PLOT COVERAGE	=	$\frac{\text{Exg. Building Area in GF} + \text{Pro. Building Area in GF}}{\text{Total Plot Area}}$
	=	$\frac{2531.78+468.77}{12643.12} \times 100 = 23.73\%$
FLOOR AREA RATIO	=	$\frac{\text{Exg. Building in FSI Area} + \text{Pro. Building in FSI Area}}{\text{Total Plot Area}}$
	=	$\frac{2765.86+468.77}{12643.12} = \frac{3234.63}{12643.12} = 0.256$

<u>COLOUR INDEX</u>	
SITE BOUNDARY	- 
ROAD	- 
PROPOSED BUILDING	- 
EXISTING BUILDING	- 

ALL DIMENSIONS ARE IN METER.
SCALE - 1:100.

Er. K. ARUNAGIRI DCE
Registered Engineer Grade II
RE/Gr-II/TPA/APR 2025/13
No.5, Nada Street, Vanganeri,
Tirupur-6. Call: 94434 56676.


T.S. BASUR Reg. Consultant Engineer
 RBC/OTCP/Trichy/Ep-2024-258
THIRU ASSOCIATES
 15B, First Street, Annababudan, 6 Pudu
 Trichy-620 012, Cell:99940 1772


John A. Rasmussen, P.E.
Professional-Engineered Engineer,
13150 NE 13th St., Portland, Oregon 97230
Phone: 503-281-0000, Fax: 503-281-0001
E-mail: jras@rasco.com

this planning permission is valid for a period of 8 years from the date of e-sign

e-signed
Joint District /Member Secretary
District Town and Country Planning office
Tiruchirappali district

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

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



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.

