Verified RealEstate™

REFERENCE
128/24-25

ISSUED
25 January 2025

PP APPROVAL RECORD

Planning Permission

Tirunelveli 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.

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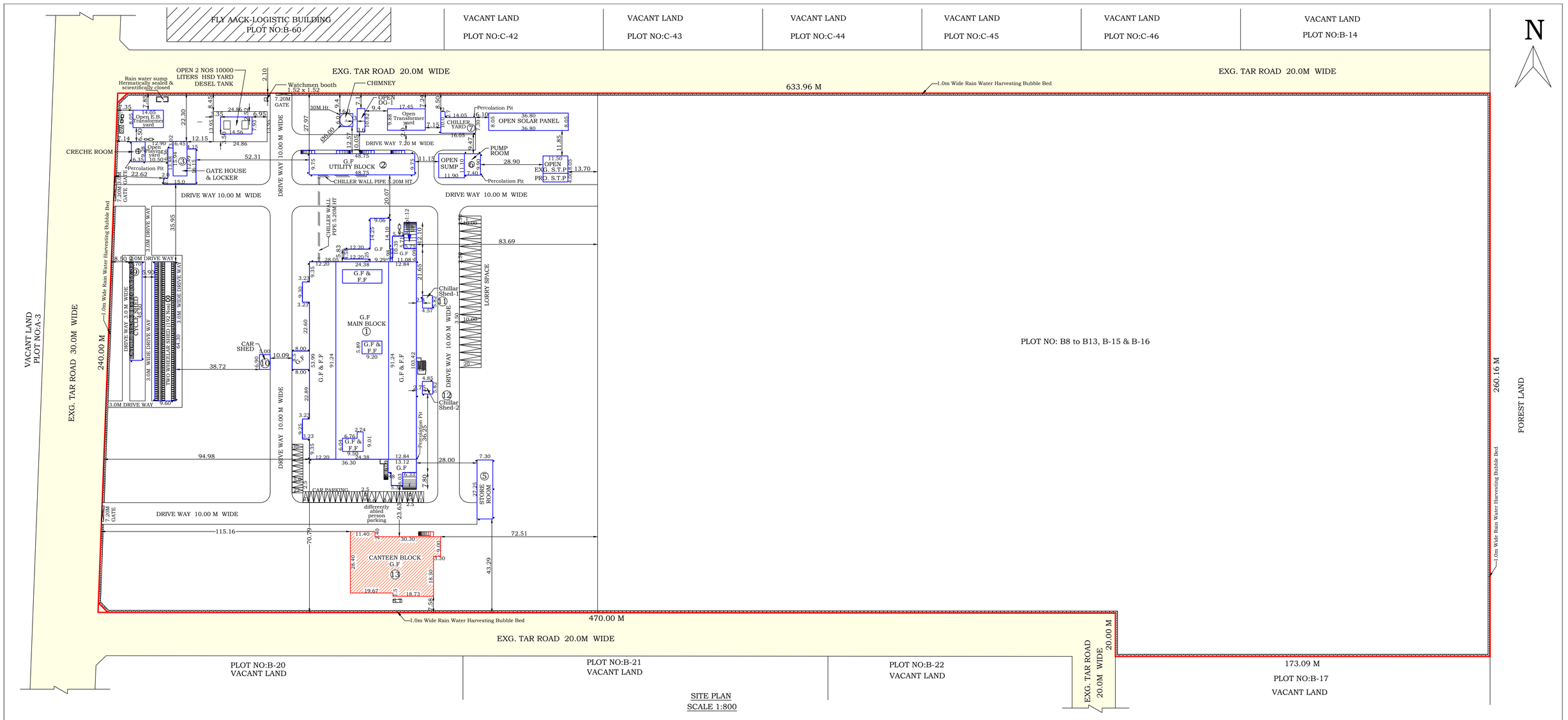
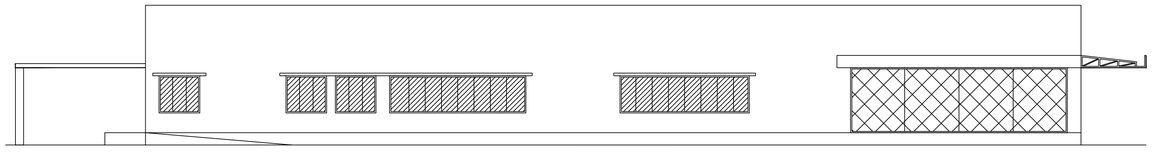
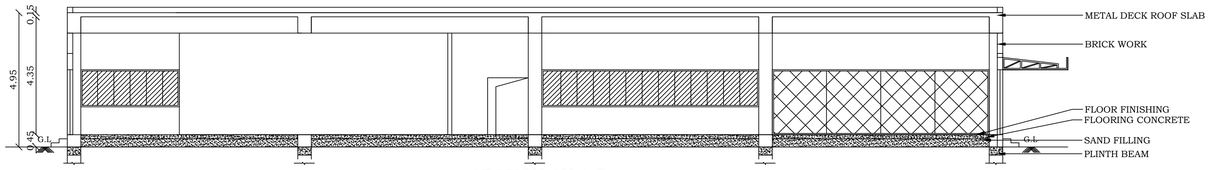
DIGITALLY VERIFIED RECORD



SITE PLAN
SCALE 1:800



ELEVATION
CANTEEN BLOCK
SCALE 1:100



SECTION ON A-B
CANTEEN BLOCK
SCALE 1:100

OLD APPROVED PLAN DETAIL:

1. **Technical Concurrence issued in ROC No:5226/2022/TCP6, dated:10.05.2022**
2. **Joint Director, Tirunelveli District Town and Country Planning Office in ROC No:561/2021/TVL3, dated:31.05.2022**
3. **President, Gangaikondan Village Panchayat Vide Pro No:86/22-23, dated:21.11.2022**

	BUILDING DETAIL		as per Approved plan area	F.S.I Area in sq.mt EXISTING	F.S.I Area in sq.mt PROPOSED	NON F.S.I Area in sq.mt	Buildup Area in sq.mt
1.	MAIN BLOCK	GROUND FLOOR	5087.45	5087.45	---	---	5087.45
		FIRST FLOOR	2617.58	2617.58	---	---	2617.58
2.	UTILITY BLOCK-GROUND FLOOR		475.31	475.31	---	---	475.31
3.	GATE HOUSE & LOCKER-GROUND FLOOR		238.63	238.63	---	---	238.63
4.	CRECHE-GROUND FLOOR		58.93	58.93	---	---	58.93
5.	STORE ROOM-GROUND FLOOR		198.93	198.93	---	---	198.93
6.	PUMP ROOM-GROUND FLOOR		73.26	73.26	---	---	73.26
7.	CHILLER YARD - GROUND FLOOR		121.23	122.57	---	---	122.57
8.	TWO WHEELAR SHED - GROUND FLOOR		617.28	617.28	---	---	617.28
9.	CYCLE SHED-GROUND FLOOR		259.35	259.35	---	---	259.35
10.	CAR SHED-GROUND FLOOR		34.50	34.50	---	---	34.50
11.	CHILLER SHED - GROUND FLOOR-1		26.60	26.60	---	---	26.60
12.	CHILLER SHED - GROUND FLOOR-2		28.23	28.23	---	---	28.23
13.	CANTEEN BLOCK - GROUND FLOOR		---	---	1083.56	---	1083.56
	TOTAL AREA		9837.28	9838.62	1083.56	---	10922.18
				10922.18			

FLOOR SPACE INDEX

$$F.S.I. = \frac{\text{FLOOR AREA}}{\text{SITE AREA}}$$

$$F.S.I. = \frac{10922.18}{156572.86}$$

$$= 0.0697$$

0.07 < 1.50

PARKING CALCULATION

WORKSHOP AREA:-
EVERY 50Sq.mt of WORKSHOP AREA= 1TWOWHEELER &1CYCLE
ADD EVERY 500 SQ.MT = 1 LORRY SPACE
WORKSHOP AREA = 7423.19
7423.19/ 50 = 148.46 say 149 Two wheeler & 149 cycle space
7423.19/ 500 = 14.846 sq.mt say 15 Nos of Lorry space
OFFICE AREA:-
EVERY 100 Sq.mt = 1 CAR SPACE FOR OFFICE AREA
OFFICE AREA = 2414.09 SQ.MT
= 2414.09 /100 = 24.14 sq.mt say 25 car space
REQUIRED PARKING:-
149 Two wheeler, 149 Cycle, 15 Lorry & 25 Car Space
AVAILABLE PARKING
192 Two wheeler, Cycle 259.35 sq.mt, 20 Lorry & 30 CAR SPACE including differently abled person parking
HENCE OK

REVISED PLAN SHOWING PROPOSED CANTEEN BLOCK BUILDING IN THE EXISTING FACTORY BUILDING WITH INSTALLATION OF 3003.40HP FOR M/S.BOSCH LIMITED IN PLOT NO:B-8 to B13, B-15, B-16, S.NO:1724part, SIPCOT INDUSTRIAL GROWTH CENTRE, APPROVED LAYOUT L.P/D.T.C.P NO:54/2013, REVISED SITE APPROVAL NO: L.P/D.T.C.P NO:6/2015, GANGAIKONDAN VILLAGE, GANGAIKONDAN PANCHAYAT, MANUR PANCHAYAT UNION, TIRUNELVELI TALUK, TIRUNELVELI DISTRICT.

S.NO	DOCUMENT AREA in SQ.MT	PATTA AREA in SQ.MT	Superimposedplot AREA in SQ.MT
1724part	156572.86 (38.69 Acres)	1402350.00	156733.00

AREA TAKEN BY CONSIDERATION AS PER DOCUMENT AREA in SQ.MT 156572.86 (38.69 Acres)

COLOUR		AREA DETAILS		SQ.MT	SQ.FT
		SITE AREA		156572.86	1685336.00
EXISTING	1.	MAIN BLOCK	GROUND FLOOR	5087.45	54761.00
			FIRST FLOOR	2617.58	28176.00
	2.	UTILITY BLOCK-G.F		475.31	5116.00
	3.	GATE HOUSE & LOCKER-G.F		238.63	2569.00
	4.	CRECHE-GROUND FLOOR		58.93	634.00
	5.	STORE ROOM-G.F		198.93	2141.00
	6.	PUMP ROOM-GROUND FLOOR		73.26	789.00
	7.	CHILLER YARD - G.F.		122.57	1319.00
	8.	TWO WHEELAR SHED - G.F.		617.28	6644.00
	9.	CYCLE SHED-GROUND FLOOR		259.35	2792.00
	10.	CAR SHED-GROUND FLOOR		34.50	371.00
	11.	CHILLER SHED - G.F.-1		26.60	286.00
	12.	CHILLER SHED - G.F.-2		28.23	304.00
		OPEN CHILLER WALL PIPE AREA		37.64	405.00
PROPOSED	13.	CANTEEN BLOCK - G.FLOOR		1083.56	11663.00
		OPEN SPACE		148269.60	1595556.00
		EXISTING ROAD			

JOINERIES:-

D	DOOR	1.80 X 2.10
D1	DOOR	1.50 X 2.10
D2	DOOR	1.20 X 2.10
D3	DOOR	0.76 X 2.10
GW	GLAZED WINDOW	8.00 X 2.10
GW1	GLAZED WINDOW	5.00 X 2.10
GW2	GLAZED WINDOW	1.50 X 2.10
W	WINDOW	8.00 X 1.37
W1	WINDOW	7.62 X 1.37
W2	WINDOW	5.03 X 1.37
W3	WINDOW	4.77 X 1.37
W4	WINDOW	3.63 X 1.37
W5	WINDOW	1.50 X 1.37
V	WINDOW	1.20 X 0.61
V1	WINDOW	0.91 X 0.61

SWP/BPA/199175/2024/TCP6
B.P.DTCP.NO.358/2024

Er. P. DURAI MUTHU B.E.,PGDCSVM.Sc.,(PV)
Registered Engineer Grade - I
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STRUCTURAL ENGINEER:

APPLICANT:

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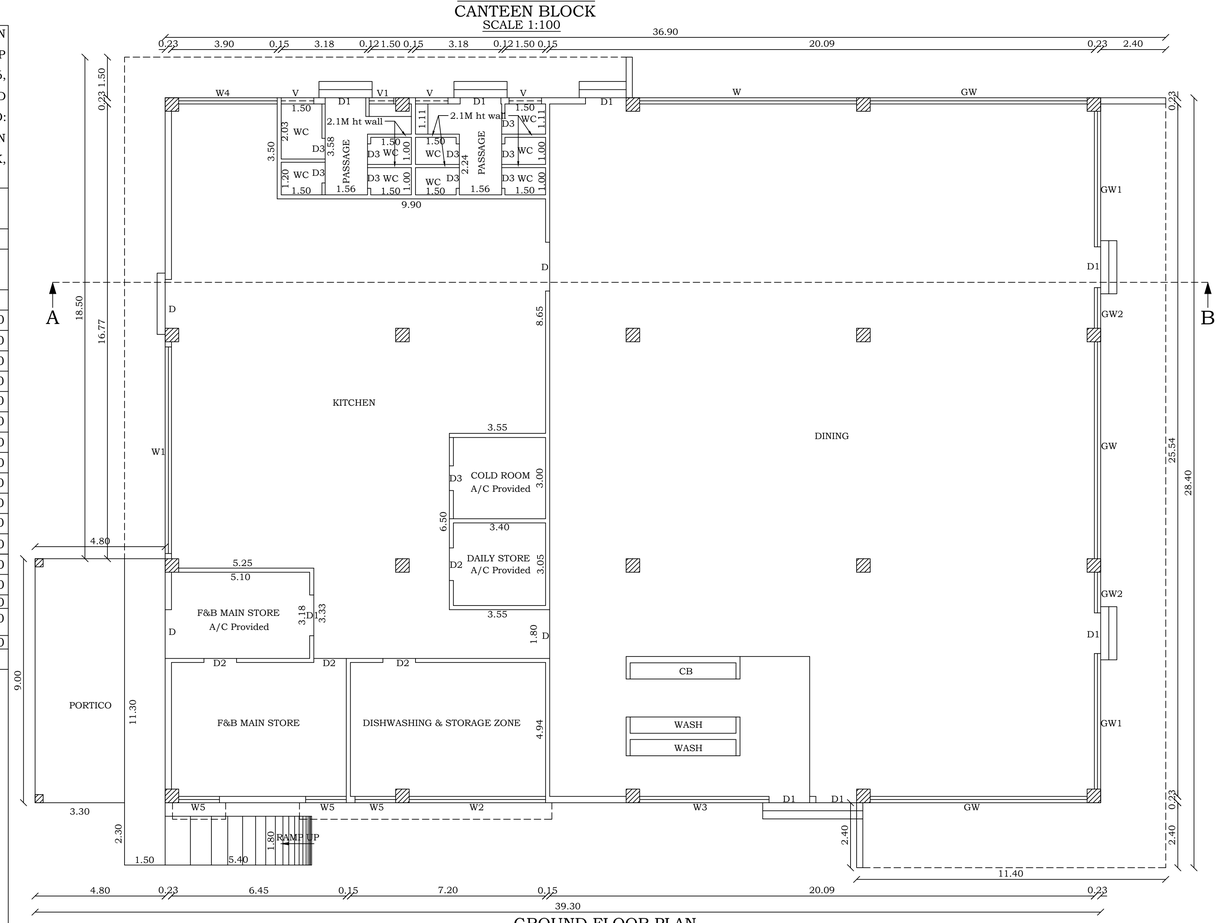

GROUND FLOOR PLAN
CANTEEN BLOCK
SCALE 1:100

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

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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

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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.