Verified RealEstate™

REFERENCE
SWP/BPA/295348/2024

ISSUED
02 August 2024

PP APPROVAL RECORD

Planning Permission

Tirunelveli

Tirunelveli 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

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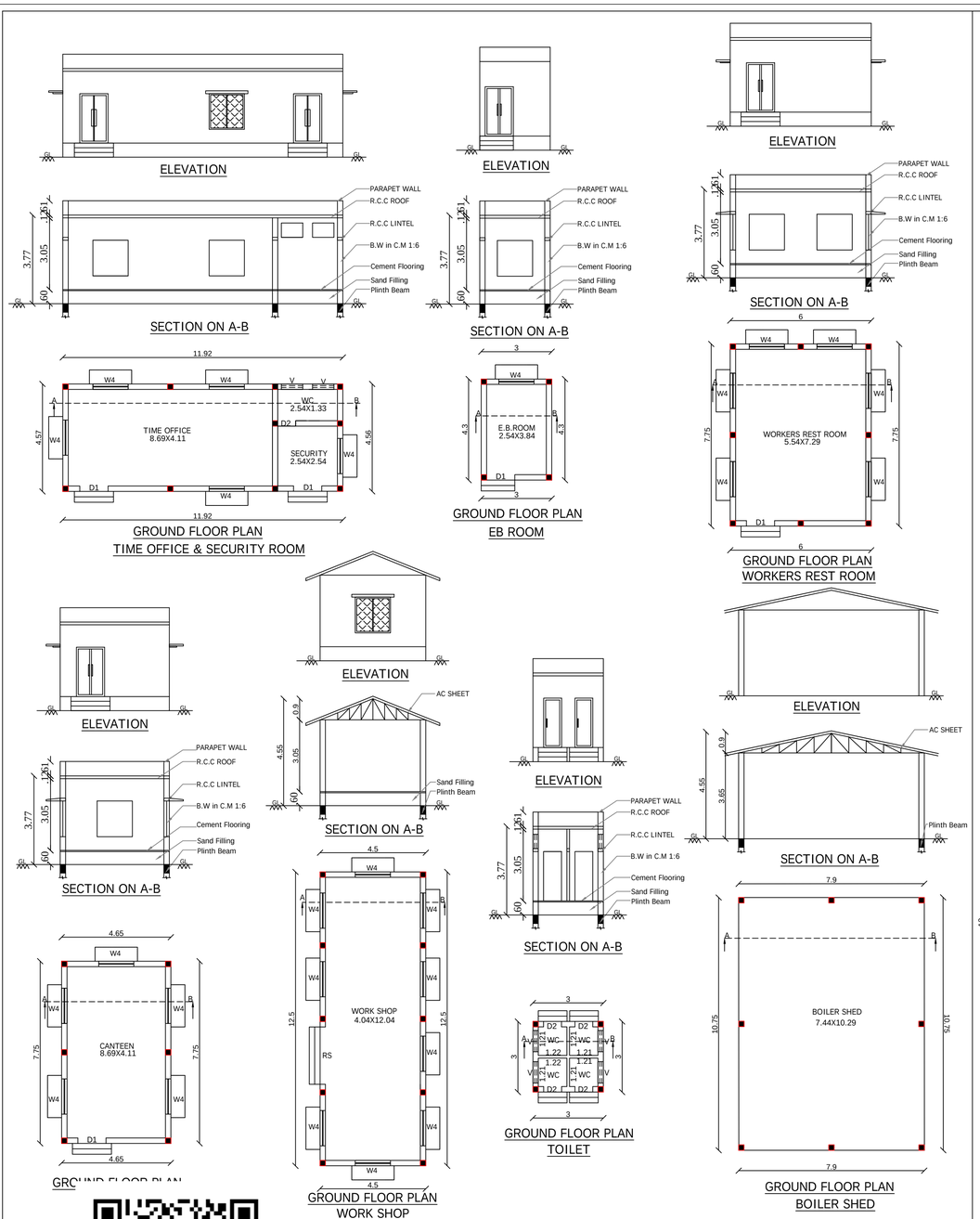
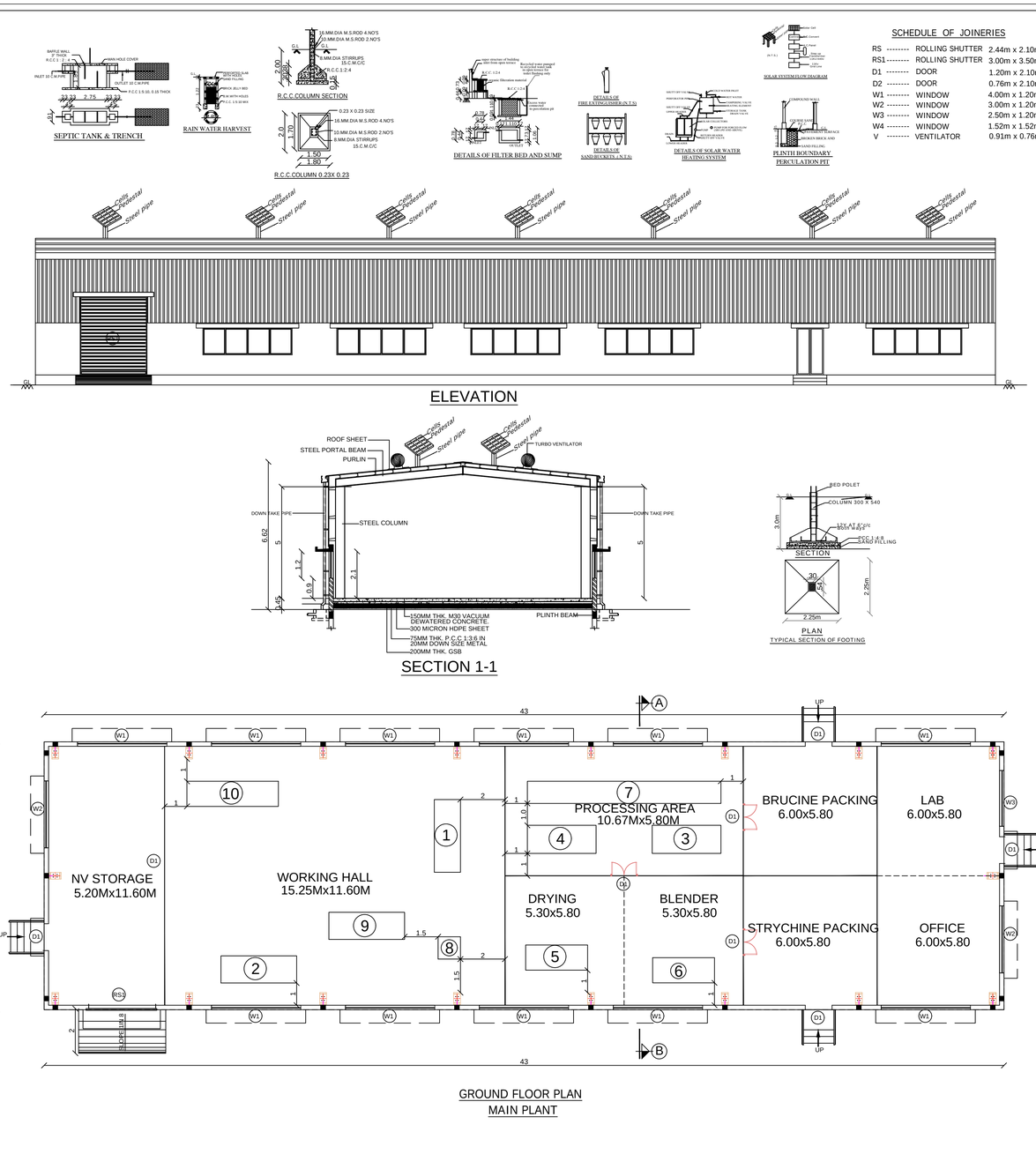
DIGITALLY VERIFIED RECORD





SCHEDULE OF JOINERIES

RS	--------	ROLLING SHUTTER	2.44m x 2.10m
RS1	--------	ROLLING SHUTTER	3.00m x 3.50m
D1	--------	DOOR	1.20m x 2.10m
D2	--------	DOOR	0.76m x 2.10m
W1	--------	WINDOW	4.00m x 1.20m
W2	--------	WINDOW	3.00m x 1.20m
W3	--------	WINDOW	2.50m x 1.20m
W4	--------	WINDOW	1.52m x 1.52m
V	--------	VENTILATOR	0.91m x 0.76m

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRY BUILDING FOR M/s MEGHA AGRO INTERNATIONAL IN PLOT NO:B-19,APPROVED LAYOUT NO: L.P./TVL/DTCP.No.S.W.P./45/2023 (REVISED LAYOUT NO:L.P/DTCP:54/2013) (REVISED LAYOUT NO:L.P/DTCP:47/2010) OF GANGAIKONDAN SIPCOT INDUSTRIAL GROWTH CENTER, S.NO:1724pt OF GANGAIKONDAN VILLAGE & PANCHAYAT, MANUR PANCHAYAT UNION, TIRUNELVELI TALUK / DISTRICT.

ALL DIMENSIONS ARE IN METER SCALE 1:100 & 200

AREA STATEMENTS	SQ.M	SQ.FT
SITE AREA (AS PER DOCUMENT 4.09 ACRE)	16551.50	178160.40
TIME OFFICE & SECURITY ROOM	54.47	586.31
EB ROOM	12.90	138.85
WORKERS REST ROOM	46.50	500.53
CANTEEN	36.04	387.93
WORK SHOP	56.25	605.47
TOILET	9.00	96.88
BOILER SHED	84.92	914.08
MAIN PLANT	516.00	5554.22

MACHINERY DETAILS

S.NO.	MACHINERY NAME	HP
1.	CONVEYOR MOTOR	18.0
2.	CAUSTIC & EXTRACTION PUMP MOTOR	15.0
3.	BASKET CENTRIFUGE MOTOR	15.0
4.	SPARKLER FILTER MOTOR	4.0
5.	FLUID DRYER MOTOR	10.0
6.	BLENDER MOTOR	12.5
7.	PROCESSING TANK MOTOR	25.0
8.	MD COLLECTION TANK (SOLVENT) MOTOR	6.0
9.	PUMP TANK MOTOR	26.5
10.	N.V GRINDER MOTOR	120.0
11.	OTHERS	10.0
	TOTAL	262.0 H.P
	NO OF WORKERS : 20 Nos	

BK DESIGN PVT LTD.
STRUCTURAL FIRM
Er. C. BALAKRISHNAN M.E(Struc)
Registered Structural Engineer
Reg. No. CS/SE/L/M/1/1/1/1/1/1/1/1/005
Chartered Structural Engineer
Reg. No. CS/SE/L/M/361
Diploma Panel Engineer, Class-1A
R.O.C. No. 1/171/2022
No. 6, UBA Complex, Opp. Muthuramman Temple,
South Bazar, Palayamkottai. Mob. 9787008789

STRUCTURAL ENGINEER

APPLICANT

Er. P. K. THAMEEMUL ANSARI M.E.,
Reg. No. : RE/Gr.II/TVL/March/2019/006
35 / 13-2, Fathima Complex, Ambai Road,
Melapalayam, (Sub-Registrar Office Building)
Tirunelveli - 627 005. Cell : 9486237454.

REG.ENGINEER

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRY BUILDING FOR M/s MEGHA AGRO INTERNATIONAL IN PLOT NO:B-19,APPROVED LAYOUT NO: L.P./TVL/DTCP.No.S.W.P./45/2023 (REVISED LAYOUT NO:L.P/DTCP:54/2013) (REVISED LAYOUT NO:L.P/DTCP:47/2010) OF GANGAIKONDAN SIPCOT INDUSTRIAL GROWTH CENTER, S.NO:1724pt OF GANGAIKONDAN VILLAGE & PANCHAYAT, MANUR PANCHAYAT UNION, TIRUNELVELI TALUK / DISTRICT.

ALL DIMENSIONS ARE IN METER SCALE 1:100 & 200

AREA STATEMENTS	SQ.M	SQ.FT
SITE AREA (AS PER DOCUMENT 4.09 ACRE)	16551.50	178160.40

PROPOSED BUILDING AREA DETAILS

BLOCK DETAILS	FSI Sq.m	Non-FSI Sq.m	Total Area Sq.m	Total Area Sq.ft
BLOCK - 1 TIME OFFICE & SECURITY ROOM	54.47	-	54.47	586.31
BLOCK-2 EB ROOM	12.90	-	12.90	138.85
BLOCK-3 WORKERS REST ROOM	46.50	-	46.50	500.53
BLOCK-4 CANTEEN	36.04		36.04	387.93
BLOCK-5 WORKSHOP	56.25		56.25	605.47
BLOCK-6 TOILET	9.00		9.00	96.88
BLOCK-7 BOILER SHED	84.92		84.92	914.08
BLOCK-8 MAIN PLANT	516.00		516.00	5554.22
TOTAL AREA	816.08	-	816.08	8784.28

ONLINE APPLICATION NO: SWP/BPA/295348/2024

SWP/BPA/TVL NO:77/2024

COLOR CODE REFERENCE

SITE	------
PRO.BUILDING	------
DRIVE WAY	------
ROAD	------

MACHINERY DETAILS

S.NO.	MACHINERY NAME	HP
1.	CONVEYOR MOTOR	18.0
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8.	MD COLLECTION TANK (SOLVENT) MOTOR	6.0
9.	PUMP TANK MOTOR	26.5
10.	N.V GRINDER MOTOR	120.0
11.	OTHERS	10.0
	TOTAL	262.0 H.P.
	NO OF WORKERS : 20 Nos	

FLOOR SPACE INDEX

F.S.I = 816.08 / 16551.50 = 0.049 < 1.5

PARKING CALCULATION

1 LORRY SPACE FOR EVERY 500 SQ.M

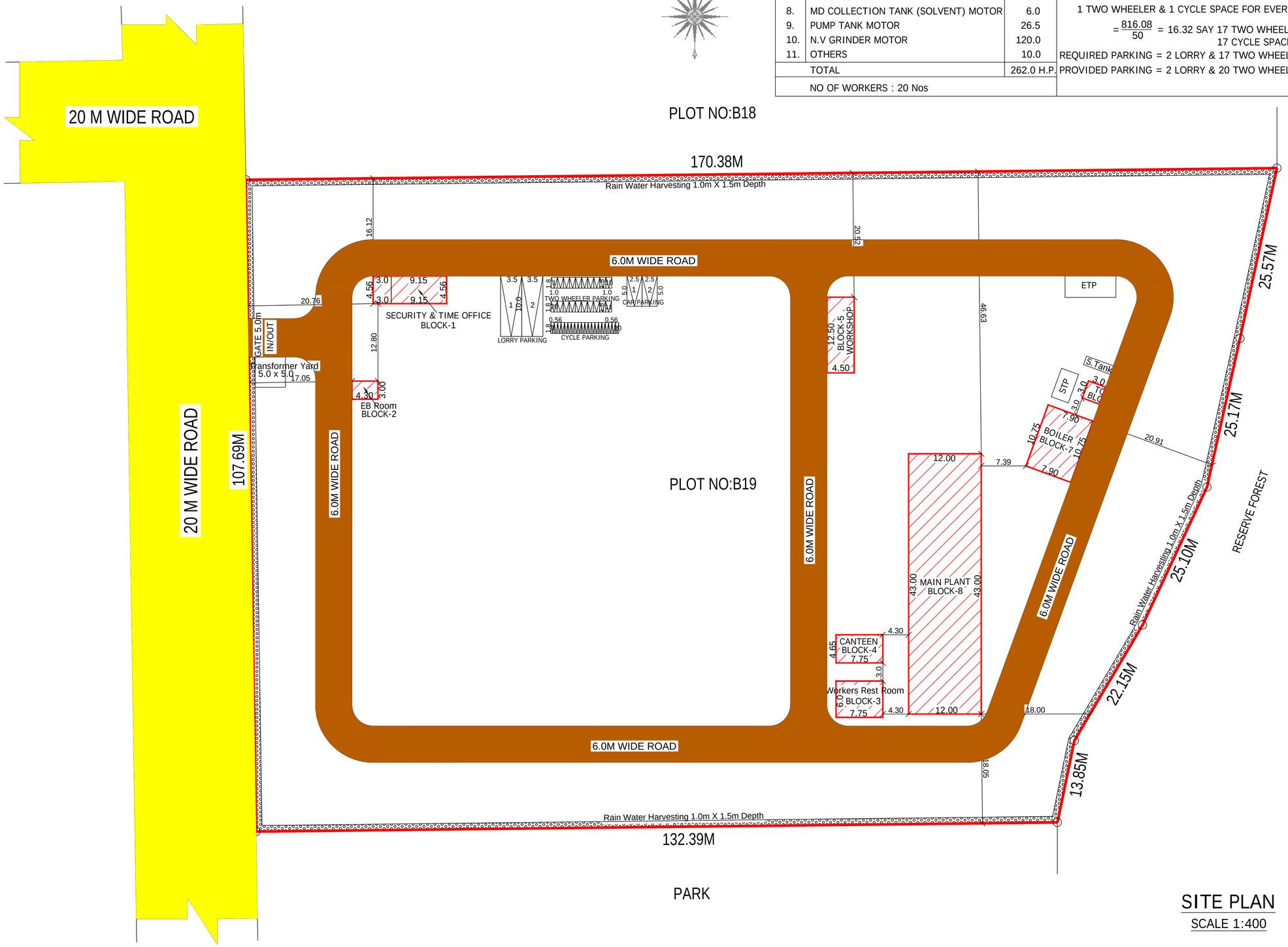
= 816.08 / 500 = 1.63 SAY 2 LORRY SPACE REQUIRED

1 TWO WHEELER & 1 CYCLE SPACE FOR EVERY 50 SQ.M

= 816.08 / 50 = 16.32 SAY 17 TWO WHEELER & 17 CYCLE SPACE REQUIRED

REQUIRED PARKING = 2 LORRY & 17 TWO WHEELER & CYCLE

PROVIDED PARKING = 2 LORRY & 20 TWO WHEELER & CYCLE



SITE PLAN

SCALE 1:400

BK DESIGN PVT LTD. STRUCTURAL FIRM
Er. C. BALAKRISHNAN ME(Struc)
Registered Structural Engineer
Reg. No. RGE/Gr-I/TVL/March/2019/003
Chartered Structural Engineer
Reg. No. CE/ISE/LM/291
District Panel Engineer, Class-IA
R.O.C. No. 1/171/2022
No. 5, USA Complex, Opp. Mutharamman Temple, South Bazar, Palayamkottai. Mob. 9787006789

STRUCTURAL ENGINEER

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Er. P. K. THAMEEMUL ANSARI B.E.,
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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.