

PP

APPROVAL RECORD

Planning Permission

Tirunelveli district, Tamil Nadu

APPROVAL TYPE

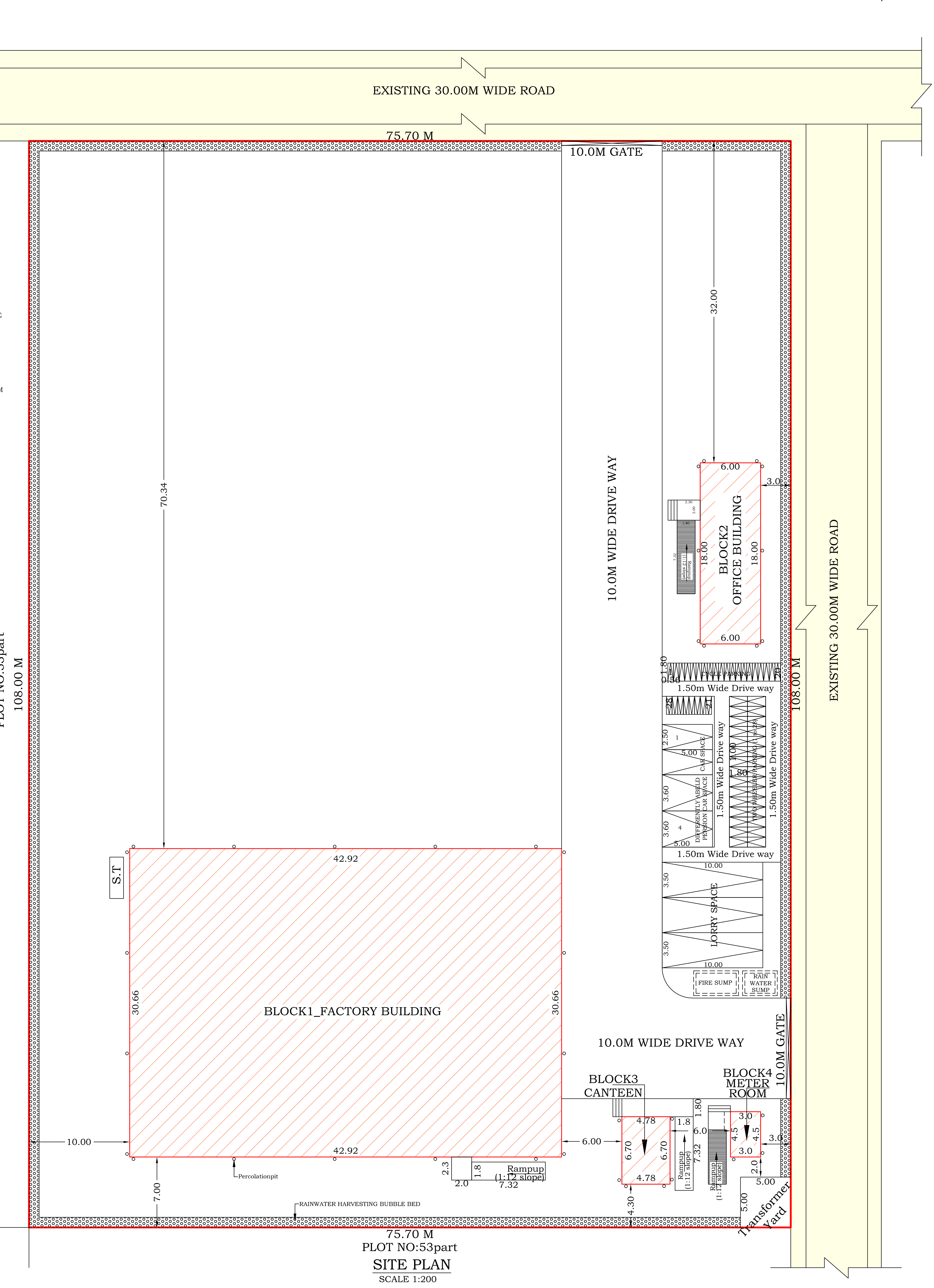
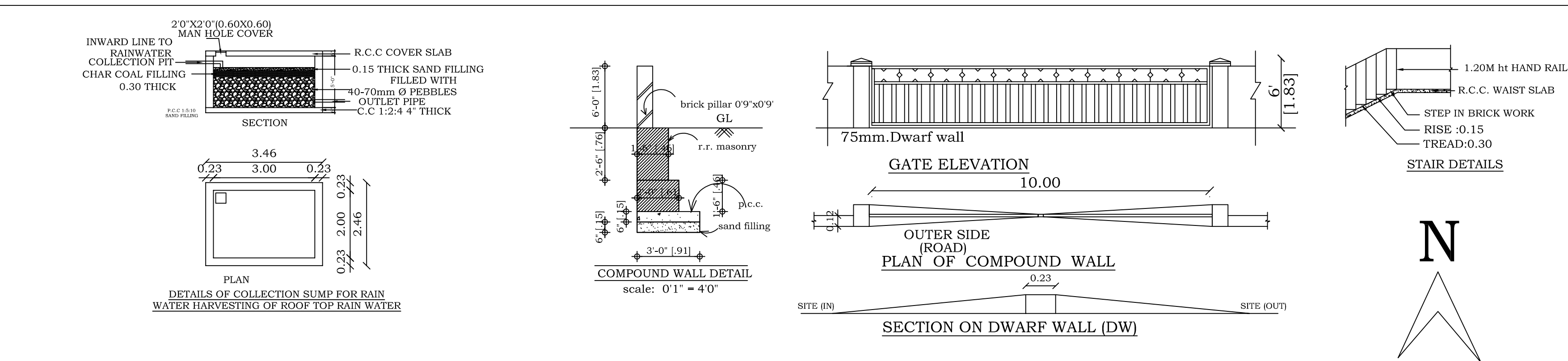
Building Plan

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.



PLAN SHOWING THE PROPOSED CONSTRUCTION OF COIR MAKING FACTORY BUILDING WITH INSTALLATION OF 100HP FOR M/S.WONDERPEAT EXPORTS IN PLOT NO.53/1, S.NO:R459, R480, SPECIAL ECONOMIC ZONE, APPROVED LAYOUT ...P/D.T.C.P NO:80/2010, RAJAKKALMANGALAM PART 1 VILLAGE, NANGUNGERI TALUK, TIRUNELVELI DISTRICT.				
COLOUR	AREA DETAILS	SQ.MT	SQ.FT	
	SITE AREA	8093.71	87120.00	
	BLOCK1_FACTORY BUILDING G.F	1315.93	14165.00	
	BLOCK2_OFFICE BUILDING G.F	108.00	1163.00	
	BLOCK3_CANTEN BUILDING G.F	32.03	345.00	
	BLOCK4_METER ROOM G.F	13.50	145.00	
	OPEN SPACE	6723.01	72366.00	
	EXISTING ROAD			
FLOOR SPACE INDEX & FLOOR AREA RATIO:				
F.S.I. = FLOOR AREA		SITE AREA		
F.S.I. = $\frac{1469.46}{8093.71}$		= 0.182		
0.182 < 1.50				
PARKING CALCULATION				
WORKSHOP AREA:-				
Workshop Area = 1315.93				
every 75 Sq.mt of Workshop = 1 Two wheeler & 1 Cycle				
add every 750 sq.mt = 1 LORRY SPACE				
$\frac{1315.93}{75} = 17.55$ say 18 Two wheeler & 18 cycle				
$\frac{1361.46}{750} = 1.75$ sq.mt say 2 Lorry space				
OFFICE AREA:-				
OFFICE AREA = 108				
EVERY 100 Sq.mt = 1 CAR SPACE				
$\frac{108}{100} = 1.08$ say 2 CAR SPACE				
REQUIRED PARKING				
18 TWO WHEELER, 18 CYCLE, 2 LORRY & 2 CAR SPACE				
AVAILABLE PARKING				
30 TWO WHEELER, 28 CYCLE, 3 LORRY & 4 CAR SPACE				
Including differently abled person parking				
HENCE OK				
MACHINERY DETAIL				
SL.NO	DESCRIPTION	QTY	EACH HP	TOTAL HP
1	COOLING TOWER	1	10.00	10.00
2	SIEVING SYSTEM	1	20.00	20.00
3	BLOCK MACHINE	1	25.00	25.00
4	GROW BAG	2	30.00	60.00
5	CONVEYOR	1	15.00	15.00
			TOTAL	100.00
TOTAL NUMBER OF LABOURS = 12 NOS				
SANITATION REQUIREMENTS				
SL. NO	SANITARY UNIT	GENTS	LADIES	REQUIRED AVAILABLE
1.	WATER CLOSET	1	---	1 1
2.	ABLUTION TAP	1	---	1 1
3.	URINALS	1	---	1 1
4.	WASHING TAPS-WT			1 1
5.	DRINKING WATER FOUNTAIN - DW			1 1
6.	BATH PREFERABLY SHOWERS			---
7.	EMERGENCY SHOWER AND EYE WASH FOUNTAIN.			---
JOINERIES				
RS	ROLLING SHUTTER		4.88 X 6.00	
RS1	ROLLING SHUTTER		3.35 X 2.10	
SD	SLIDING DOOD		2.00 X 2.10	
D	DOOR		1.52 X 2.10	
D1	DOOR		1.00 X 2.10	
D2	DOOR		0.76 X 2.10	
W	WINDOW		2.44 X 1.80	
W1	WINDOW		1.83 X 1.37	
W2	WINDOW		1.22 X 1.37	
V	VENTILATOR		2.44 X 0.61	
R.V	ROOF VENTILATOR		3.00 X 1.00	
 V. PIRAI SUDUM PERUMAL DCE EE, Registered Construction Engineer Reg. No. RCE/TN/18/1/2019 88/10, ASBN Complex, Market Road, Palayamkottai - 2. Mobile: 94427 95334		 V.K. Ashok Kumar, B.E., MCA, IAS, Ph.D., Chartered Accountant, Regd. No. R22/TN/274/Account/0025/0919 PAPERAS & COMPANY, CHARTERD PAPERAS, A.B.R.N. Complex, Market Road, Palayamkottai, Tirunelveli - 627 002.		
CONSTRUCTION ENGINEER		STRUCTURAL ENGINEER:		
 For WONDERPEAT EXPORTS R. S. SATHYA Registered Engineer Grade II		 R. S. SATHYA (M.Tech) B.E. PRODUCTION (M) Registered Engineer Grade II Reg. (G-II) No. 1911/100 ABIRSEA CONSULTANT 88/10, ASBN Complex, Market Road, Palayamkottai - 2. Mobile: 98451 19101 E-mail: endrasathya@gmail.com		
APPLICANT		ENGINEER:		
OFFICE USE:				

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.

