PP APPROVAL RECORD

Planning Permission

Tirunelveli district, Tamil Nadu

APPROVAL TYPE
Building Plan

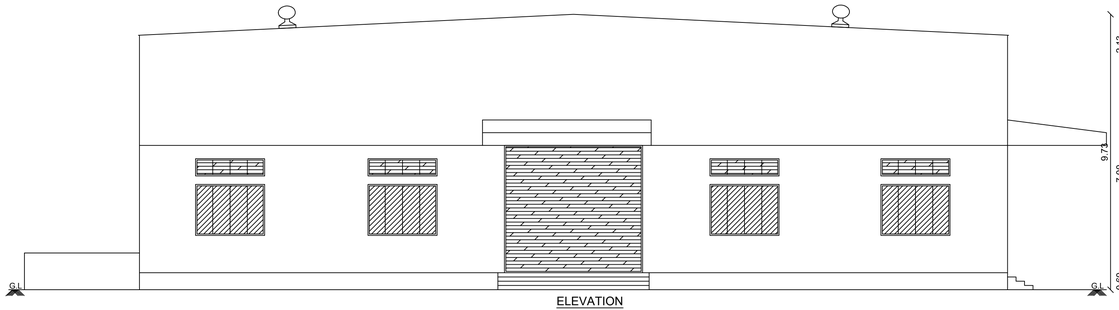
ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

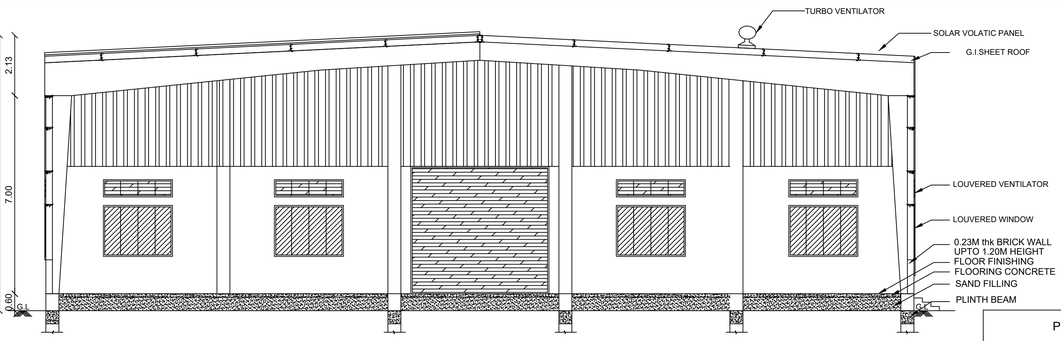
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

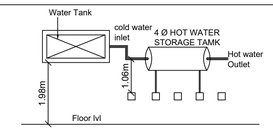
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+91 9996 12 9996
verified.realestate



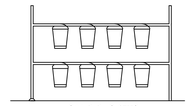
ELEVATION
BLOCK5_FACTORY BUILDING



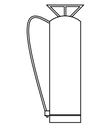
SECTION ON A-A
BLOCK5_FACTORY BUILDING



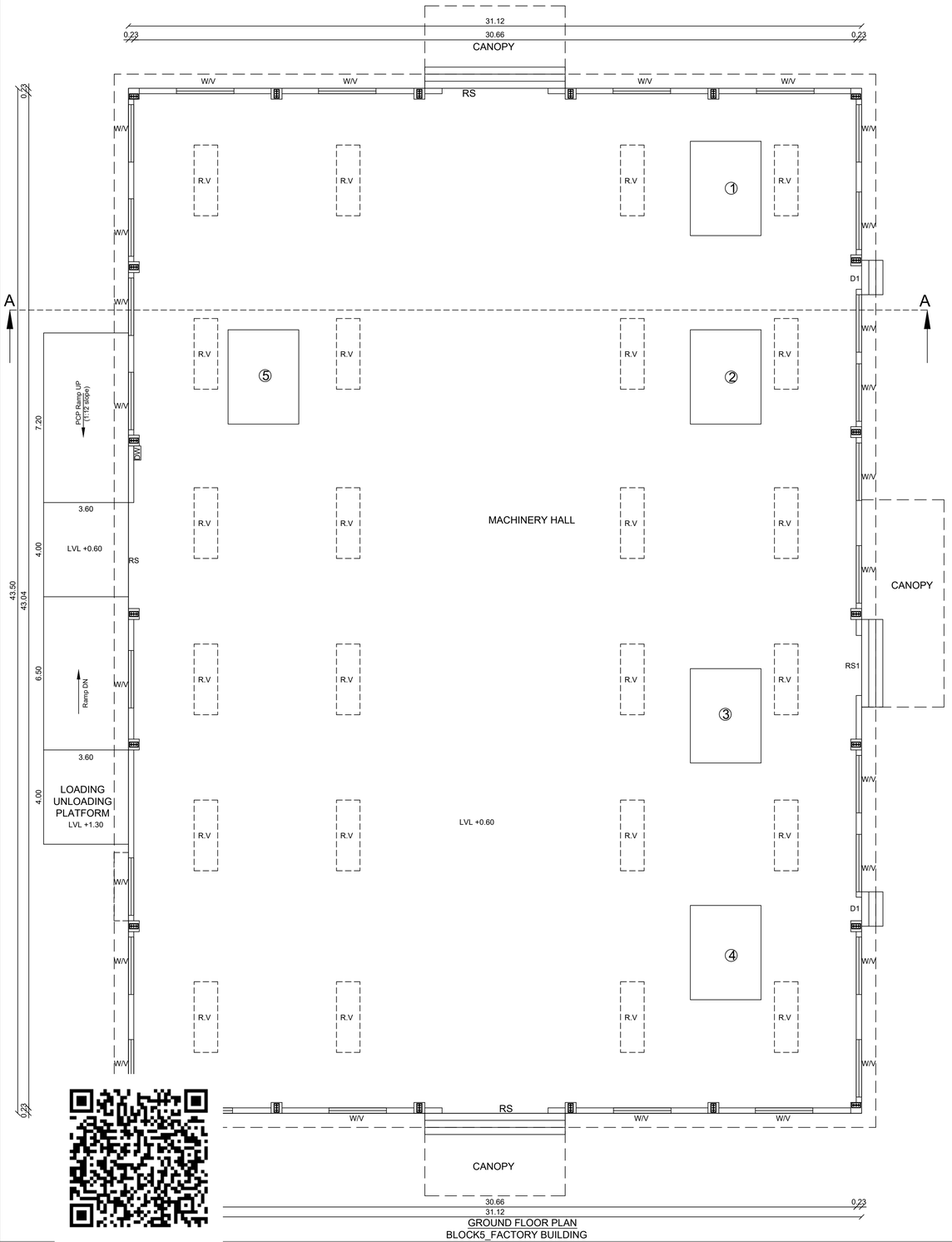
SOLAR HOT WATER SYSTEM (SWHS) DETAIL



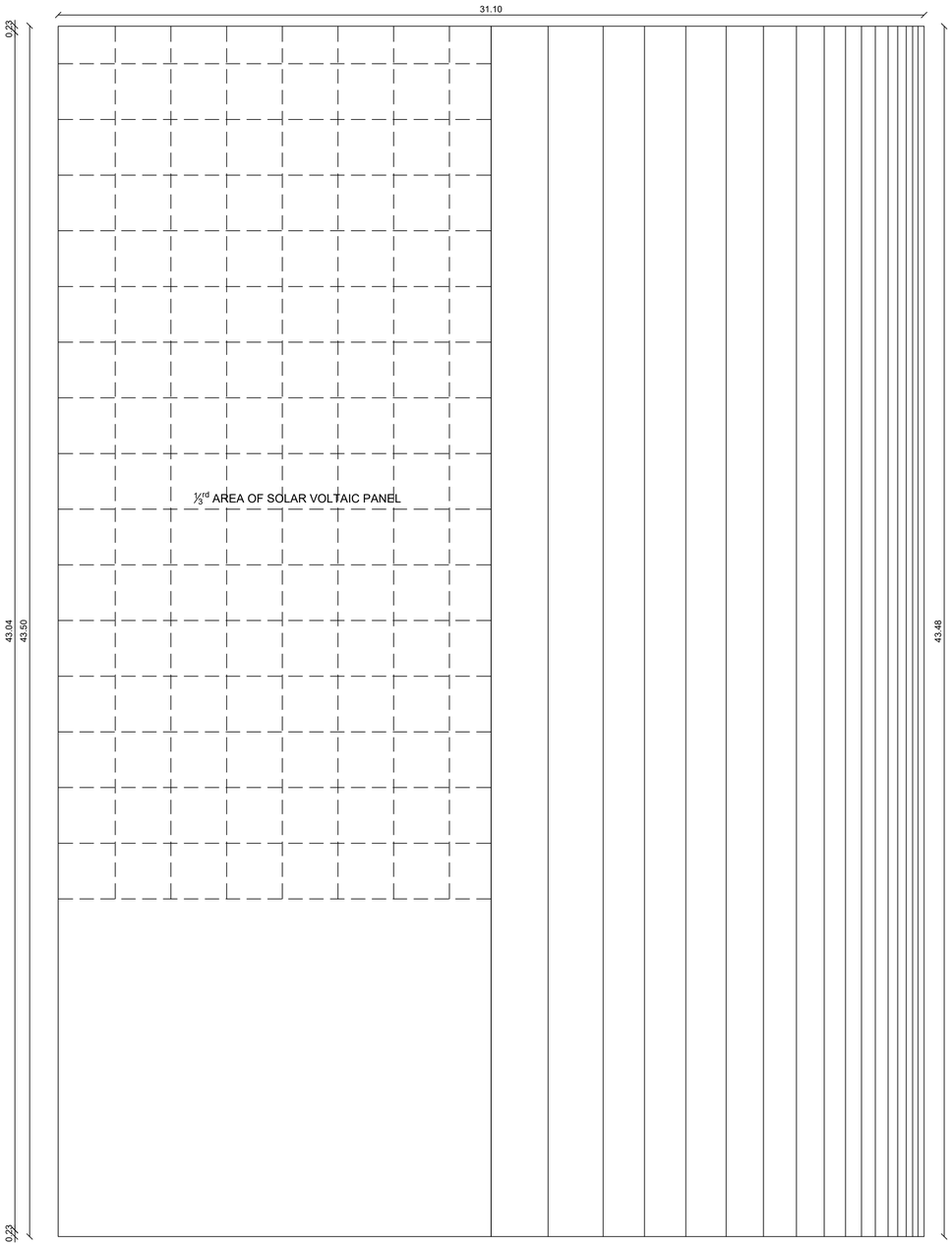
SAND BUCKETS
(NOT TO SCALE)



FIRE EXTINGUSHIER
(NOT TO SCALE)



GROUND FLOOR PLAN
BLOCK5_FACTORY BUILDING



BLOCK5_FACTORY-ROOF PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BLOCK5_FACTORY BUILDING WITH INSTALLATION OF 100HP IN COIR MAKING FACTORY FOR M/S.WONDERPEAT EXPORTS IN PLOT NO:53/1, S.NO:R459, R480, SPECIAL ECONOMIC ZONE, APPROVED LAYOUT L.P/D.T.C.P NO:80/2010, RAJAKKALMANGALAM PART I VILLAGE, RAJAKKALMANGALAM PANCHAYAT, NANGUNERI TALUK, TIRUNELVELI DISTRICT.

I. APPROVED DETAIL:

1. நகர் ஊரமைப்பு துணை இயக்குநர், திருநெல்வேலி அவர்களின் கடிதம் ந.க.எண்:SWP/BPA/0544623/2025, நாள்:21.07.2025.

2. இராஜாக்கள்மங்கலம் ஊராட்சி தலைவர் அவர்களின் கடிதம்ந.க.எண்5, நாள்:11.05.2026.

AREA DETAILS	SQ.MT	SQ.FT
BLOCK1_OFFICE BUILDING-GROUND FLOOR	1426.24	15352.00

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	AVAIABLE
1.	WATER CLOSET	1	---	1	6
2.	ABLUTION TAP	1	---	1	6
3.	URINALS	1	---	---	3
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	4.50 X 4.50
RS1	ROLLING SHUTTER	2.55 X 4.50
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	1.52 X 1.37
W3	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.,BE.,
Registered Construction Engineer
Reg. No. RCE / TVLR / 10 / 2019
68/10, ASRN Complex, Market Road,
Palayamkottai - 2. Mobile : 94427 96534

CONSTRUCTION ENGINEER

V.K.Ashok Kumaraswel, B.E.,M.E.,A.I.V.,Ph.D.,
Civil & Structural Engineer
Registered Structural Engineer Grade I
Reg No. RSE/Gr-I/TVL/January/2020/019
ANGELA CONSULTANT
6-B/10, A.S.R.N. Complex, Market Road,
Palayamkottai, Tirunelveli - 627 002.

STRUCTURAL ENGINEER:

APPLICANT

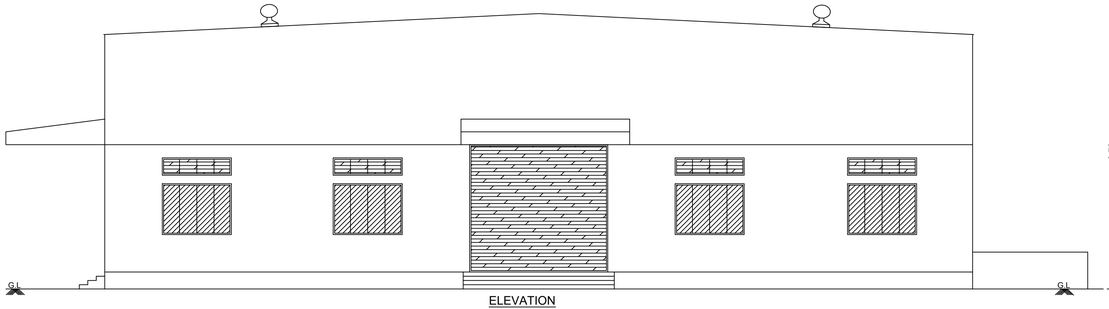
Er. P. DURAIMUTHU B.E.,PGDQSV,M.Sc.,(RV)
Registered Engineer Grade - I
RE / Gr-I / March / 2015 / 009
ANGELA CONSULTANT
68/10, ASRN Complex, Market Road,
Palayamkottai - 2. Mobile: 98421 72100
E-mail:erduraimuthu@gmail.com

ENGINEER:

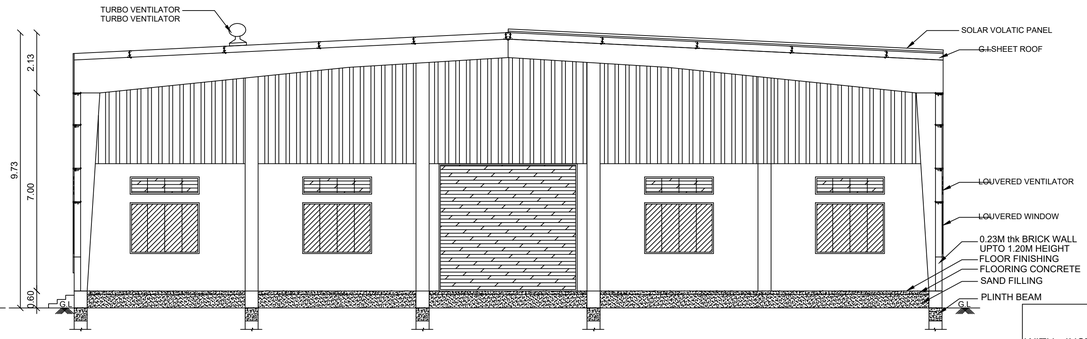
OFFICE USE:

B.P / TVLD / NO: 131 / 2026

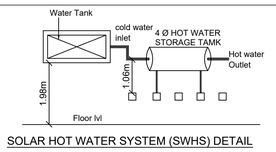
On Line Application No:SWP/BPA/941010/2026



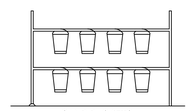
ELEVATION
BLOCK1_FACTORY BUILDING



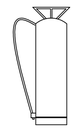
SECTION ON A-A
BLOCK1_FACTORY BUILDING



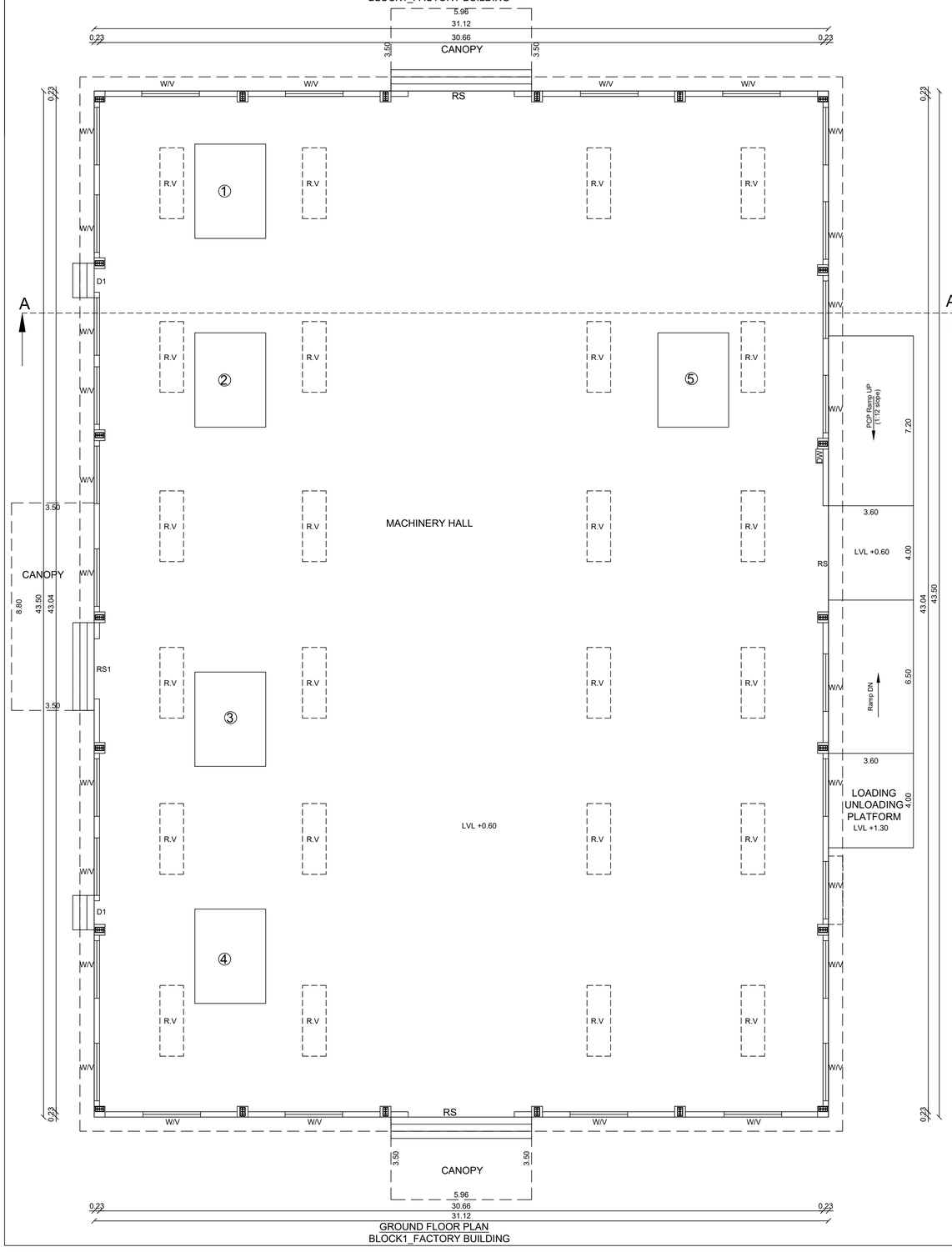
SOLAR HOT WATER SYSTEM (SWHS) DETAIL



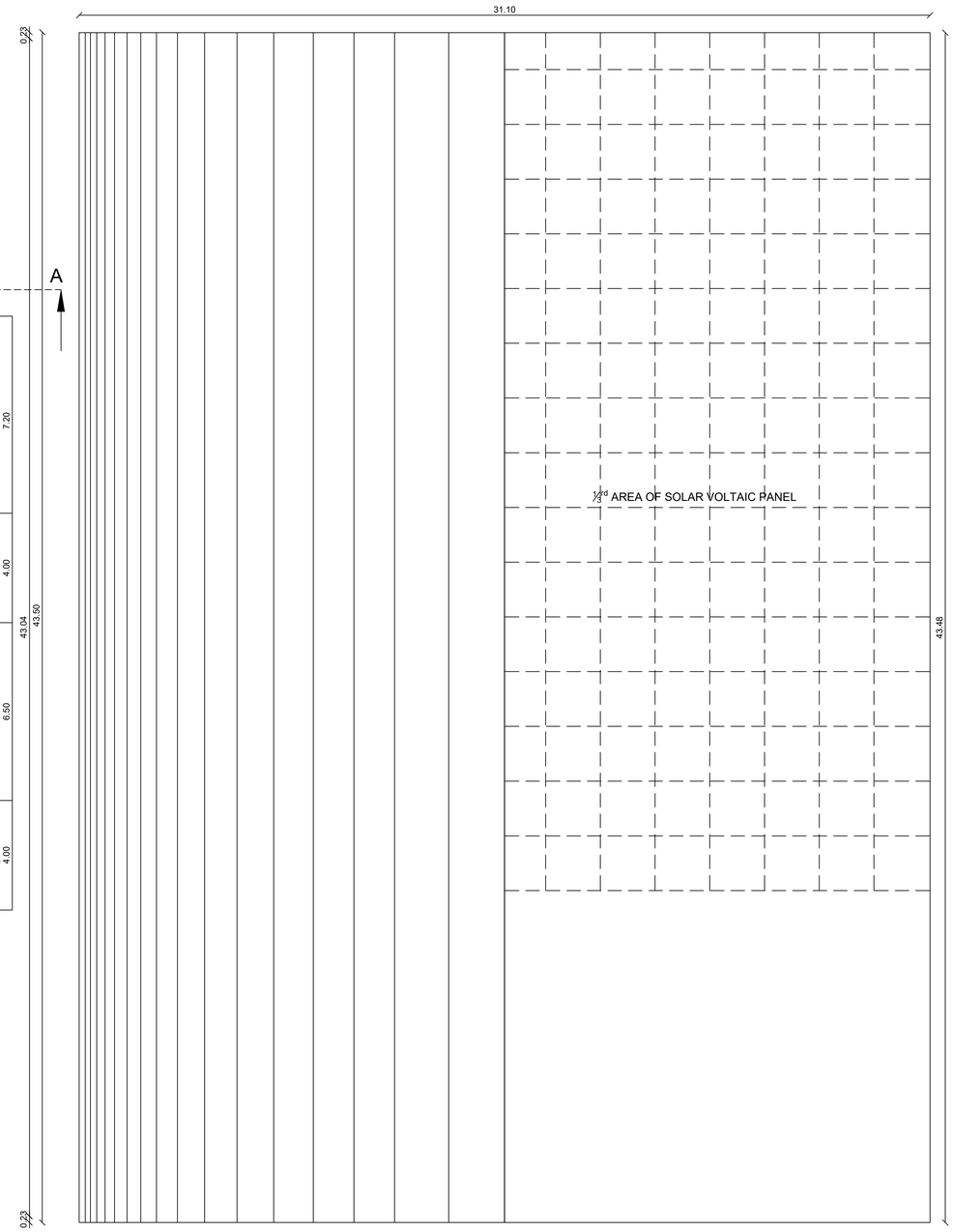
SAND BUCKETS
(NOT TO SCALE)



FIRE EXTINGUSHIER
(NOT TO SCALE)



GROUND FLOOR PLAN
BLOCK1_FACTORY BUILDING



BLOCK1_FACTORY-ROOF PLAN

REVISED PLAN SHOWING THE BLOCK1_FACTORY BUILDING WITH INSTALLATION OF 100HP IN COIR MAKING FACTORY FOR M/S.WONDERPEAT EXPORTS IN PLOT NO:53/1, S.NO:R459, R480, SPECIAL ECONOMIC ZONE, APPROVED LAYOUT L.P/D.T.C.P NO:80/2010, RAJAKKALMANGALAM PART I VILLAGE, RAJAKKALMANGALAM PANCHAYAT, NANGUNERI TALUK, TIRUNELVELI DISTRICT.

I. APPROVED DETAIL:

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AREA DETAILS	SQ.MT	SQ.FT
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TOTAL NUMBER OF LABOURS = 12 NOS

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SL. NO	SANITARY UNIT	GENTS	LADIES	REQUIRED	AVAIABLE
1.	WATER CLOSET	1	---	1	6
2.	ABLUTION TAP	1	---	1	6
3.	URINALS	1	---	---	3
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	4.50 X 4.50
RS1	ROLLING SHUTTER	2.55 X 4.50
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	1.52 X 1.37
W3	WINDOW	1.22 X 1.37
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R.V	ROOF VENTILATOR	3.00 X 1.00

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Palayamkottai - 2. Mobile : 94427 96534

CONSTRUCTION ENGINEER

V.K.Ashok Kumaravel, B.E.,M.E.,A.I.V.,Ph.D.,
Civil & Structural Engineer
Registered Structural Engineer Grade I
Reg No. RSE/Gr-I/TVL/January/2020/019
ANGELA CONSULTANT
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Palayamkottai, Tirunelveli - 627 002.

STRUCTURAL ENGINEER:

APPLICANT

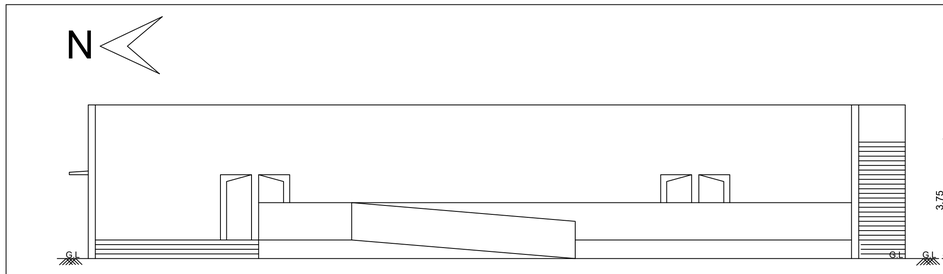
Er. P. DURAIMUTHU B.E.,PGDQSV,M.Sc.,(RV)
Registered Engineer Grade - I
RE I Gr-I / March / 2019 / 009
ANGELA CONSULTANT
68f10, ASRN Complex, Market Road,
Palayamkottai - 2. Mobile: 95421 72100
E-mail:erduraimuthu@gmail.com

ENGINEER:

OFFICE USE:

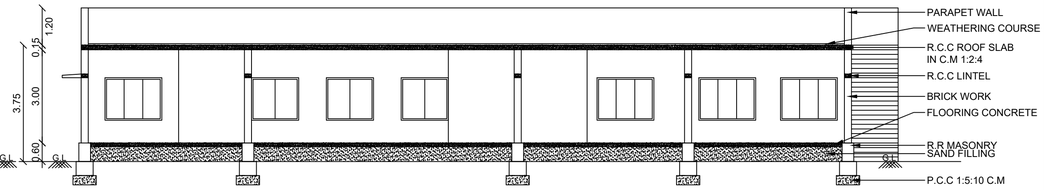
B.P / TVLD / NO: 131 / 2026

On Line Application No:SWP/BPA/941010/2026



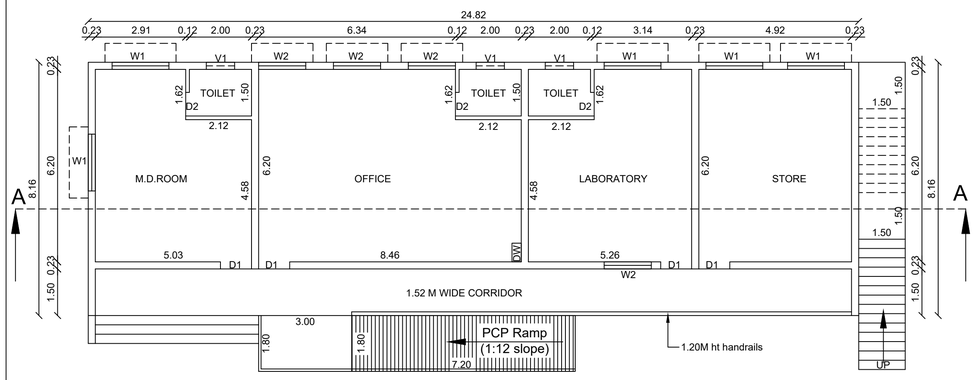
ELEVATION

BLOCK2_OFFICE BUILDING



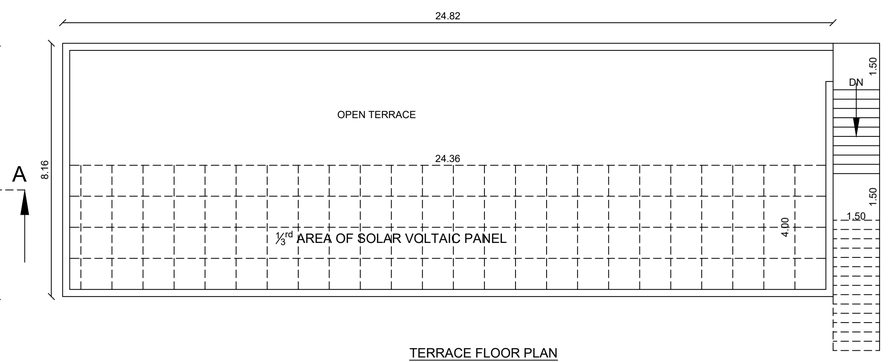
SECTION A-A

BLOCK2_OFFICE BUILDING



GROUND FLOOR PLAN

BLOCK2_OFFICE BUILDING



TERRACE FLOOR PLAN

BLOCK2_OFFICE BUILDING

REVISED PLAN SHOWING THE BLOCK2_OFFICE BUILDING, BLOCK3_CANTEEN cum POWER ROOM BUILDING & PROPOSED CONSTRUCTION OF BLOCK6_LADIES TOILET BUILDING IN COIR MAKING FACTORY FOR M/S.WONDERPEAT EXPORTS IN PLOT NO:53/1, S.NO:R459, R480, SPECIAL ECONOMIC ZONE, APPROVED LAYOUT L.P/D.T.C.P NO:80/2010, RAJAKKALMANGALAM PART I VILLAGE, RAJAKKALMANGALAM PANCHAYAT, NANGUNERI TALUK, TIRUNELVELI DISTRICT.

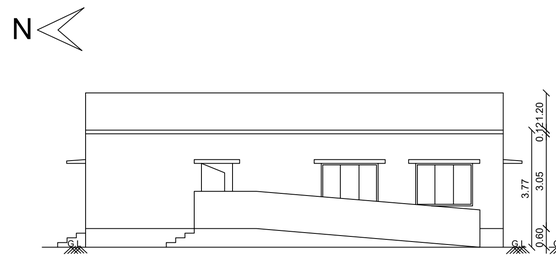
I. APPROVED DETAIL:

1. நகர் ஊரமைப்பு துணை இயக்குநர், திருநெல்வேலி அவர்களின் கடிதம் ந.க.எண்:SWP/BPA/0544623/2025, நாள்:21.07.2025.
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AREA DETAILS	SQ.MT	SQ.FT
BLOCK2_OFFICE BUILDING-G.F	202.53	2180.00
BLOCK3_CANTEEN cum POWER ROOM-G.F	108.54	1168.00
BLOCK6_TOILET	43.77	471.00

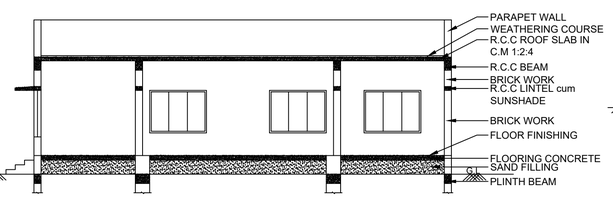
JOINERIES

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	1.52 X 1.37
W3	WINDOW	1.22 X 1.37
V	VENTILATOR	2.44 X 0.61
R.V	ROOF VENTILATOR	3.00 X 1.00



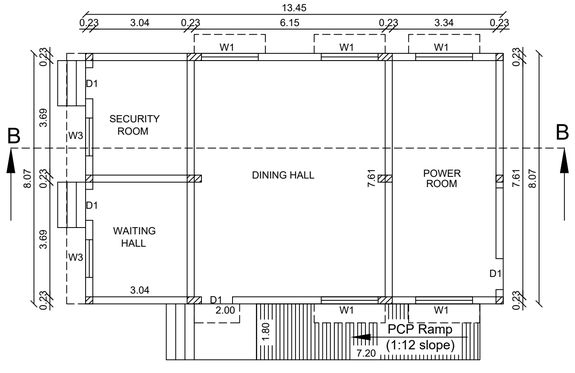
ELEVATION

BLOCK3_CANTEEN cum POWER ROOM



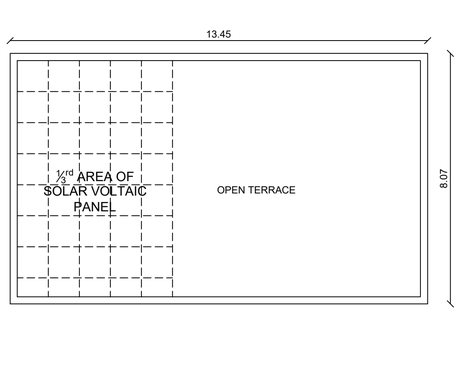
SECTION B-B

BLOCK3_CANTEEN cum POWER ROOM



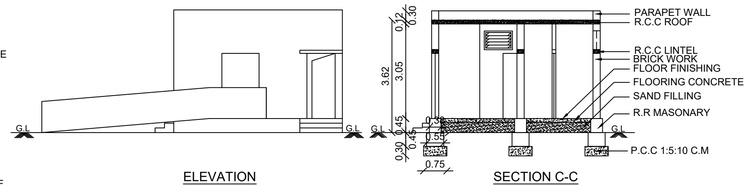
GROUND FLOOR PLAN

BLOCK3_CANTEEN cum POWER ROOM



ROOF PLAN

BLOCK3_CANTEEN cum POWER ROOM

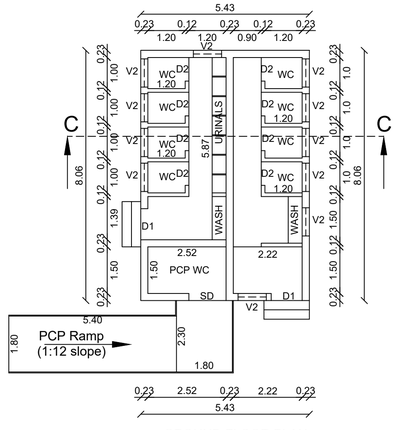


ELEVATION

BLOCK6_LADIES TOILET

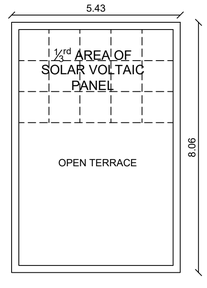
SECTION C-C

BLOCK6_LADIES TOILET



GROUND FLOOR PLAN

BLOCK6_LADIES TOILET



ROOF PLAN

BLOCK6_LADIES TOILET

V. Pirai Sudum Perumal
V. PIRAI SUDUM PERUMAL DCE.,BE.,
Registered Construction Engineer
Reg. No. RCE / TVLR / 10 / 2019
68/10, ASRN Complex, Market Road,
Palayamkottai - 2. Mobile : 94427 96534

CONSTRUCTION ENGINEER

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Civil & Structural Engineer
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ANGELA CONSULTANT
6-B/10, A.B.R.N. Complex, Market Road,
Palayamkottai, Tirunelveli - 627 002.

STRUCTURAL ENGINEER:

APPLICANT

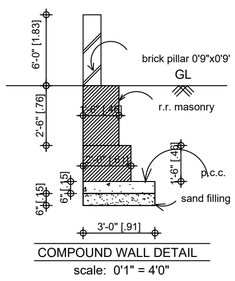
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E-mail:erduraimuthu@gmail.com

ENGINEER:

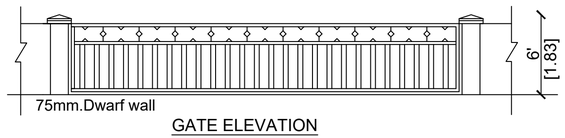
OFFICE USE:

B.P / TVLD / NO: 131 / 2026

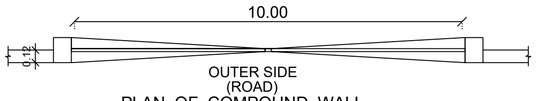
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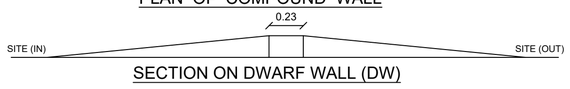
COMPOUND WALL DETAIL
scale: 0'1" = 4'0"



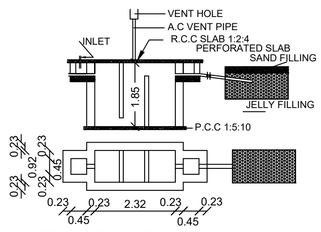
GATE ELEVATION



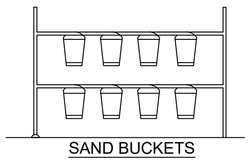
PLAN OF COMPOUND WALL



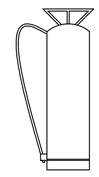
SECTION ON DWARF WALL (DW)



SEPTIC TANK DETAILS

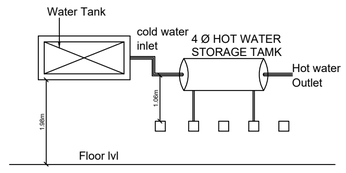


SAND BUCKETS
(NOT TO SCALE)



FIRE EXTINGUSHIER (N.T.S)

N



SOLAR HOT WATER SYSTEM (SWHS) DETAIL

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF COIR MAKING FACTORY WITH INSTALLATION OF 200HP FOR M/S.WONDERPEAT EXPORTS IN PLOT NO:53/1, S.NO:R459, R480, SPECIAL ECONOMIC ZONE, APPROVED LAYOUT L.P/D.T.C.P NO:80/2010, RAJAKKALMANGALAM PART I VILLAGE, RAJAKKALMANGALAM PANCHAYAT, NANGUNERI TALUK, TIRUNELVELI DISTRICT.

I. APPROVED DETAIL:

1. நகர் ஊரமைப்பு துணை இயக்குநர், திருநெல்வேலி அவர்களின் கடிதம் ந.க.எண்:SWP/BPA/0544623/2025, நாள்:21.07.2025.
2. இராஜாக்கள்மங்கலம் ஊராட்சி தலைவர் அவர்களின் கடிதம்:ந.க.எண5, நாள்:11.05.2026.

COLOUR	AREA DETAILS	SQ.MT	SQ.FT
	SITE AREA	8094.00	87124.00

FLOOR DETAIL	Exg. Appd. plan Area In sq.mt		Revised,Proposed area In sq.mt		Buildup Area In sq.mt
	F.S.I. AREA	Non F.S.I Area	F.S.I. AREA	Non F.S.I Area	
BLOCK1_FACTORY-G.F	1315.93	---	1426.24	---	1426.24
BLOCK2_OFFICE -G.F	108.00	---	202.53	---	202.53
BLOCK3_CANTEEN cum POWER ROOM-G.F	32.03	---	108.54	---	108.54
BLOCK4_METER ROOM-G.F	13.50	---	---	---	---
BLOCK5_FACTORY-G.F	---	---	1426.24		1426.24
BLOCK6_TOILET	---	---	43.77	---	43.77
TOTAL AREA	1469.46	---	3207.32	---	3207.32

FLOOR SPACE INDEX & FLOOR AREA RATIO:

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

$$\text{F.S.I.} = \frac{3207.32}{8094.00} = 0.396$$

$$0.396 < 2.0$$

PARKING CALCULATION

WORKSHOP AREA:-

TOTAL Workshop Area = 2852.48
every 75 Sq.mt of Workshop = 1 Two wheeler &1Cycle
and every 750 sq.mt = 1 LORRY SPACE
2852.48/75 = 38.03 say 39 Two wheeler & 39 cycle
2852.48/750 = 3.80 sq.mt say 4 Lorry space

OFFICE AREA:-

OFFICE AREA = 202.53
EVERY 100 Sq.mt = 1 CAR SPACE
202.53/100 = 2.02 say 3 CAR SPACE

REQUIRED PARKING

39 TWO WHEELER, 39 CYCLE, 4 LORRY & 3 CAR SPACE

AVAILABLE PARKING

50 TWO WHEELER, 50 CYCLE, 9 LORRY & 5 CAR SPACE
Including differently abled person parking
HENCE OK

MACHINERY DETAIL

Sl.No	DESCRIPTION	QTY	EACH HP	TOTAL HP
1	COOLING TOWER	2	10.00	20.00
2	SIEVING SYSTEM	2	20.00	40.00
3	BLOCK MACHINE	2	25.00	50.00
4	GROW BAG	2	30.00	60.00
5	CONVEYOR	2	15.00	30.00
			EXISTING HP	200.00

TOTAL NUMBER OF LABOURS = 12 NOS

V. PIRAI SUDUM PERUMAL DCE.,B.E.,
Registered Construction Engineer
Reg. No. RCE / TVLR / 10 / 2019
68/10, ASRN Complex, Market Road,
Palayamkottai - 2. Mobile : 94427 96534

CONSTRUCTION ENGINEER

V.K.Ashok Kumaravel, B.E.,M.E.,A.I.V.,Ph.D.,
Civil & Structural Engineer
Registered Structural Engineer Grade I
Reg No. RSE/Gr-I/TVL/January/2020/019
ANGELA CONSULTANT
6-B/10, A.S.R.N. Complex, Market Road,
Palayamkottai, Tirunelveli - 627 002.

STRUCTURAL ENGINEER:

APPLICANT

Er. P. DURAIMUTHU B.E.,PGDQSV,M.Sc.,(RV)
Registered Engineer Grade - I
RE / Gr-I / March / 2019 / 009
ANGELA CONSULTANT
68/10, ASRN Complex, Market Road,
Palayamkottai - 2. Mobile: 98421 72100
E-mail:erduraimuthu@gmail.com

ENGINEER:

OFFICE USE:

B.P / TVLD / NO: 131 / 2026

On Line Application No:SWP/BPA/941010/2026

EXISTING 30.00M WIDE ROAD
75.70M
3M GATE
A
B
C
D
6.0M WIDE DRIVE WAY
8.06
11.56
CANOPY
8.80
3.50
43.50
BLOCK5_FACTORY BUILDING
31.12
5.96
6.65
TWO WHEELER PARKING
CYCLE PARKING 39-50
CYCLE PARKING 26-38
CYCLE PARKING 13-25
CYCLE PARKING 1-12
10.89
7.39
14.49
3.00
8.16
BLOCK2
OFFICE BUILDING
24.82
PCP Ramp (1:12 slope)
7.20
1.80
3.00
6.0M WIDE DRIVE WAY
PLOT NO:53part
108.00M
7.20
PCP Ramp UP
(1:12 slope)
4.00
6.50
RAMP DN
4.00
LOADING
UNLOADING
PLATFORM
3.60
10.00
9
1
3.50
27.20
10.0M WIDE DRIVE WAY
10.0M DRIVE WAY
32.05
10.0M GATE
EXISTING 30.00M WIDE ROAD
10.15
BLOCK1_FACTORY BUILDING
10.93
10.94
BLOCK3_CANTEEN
cum POWER ROOM
8.07
13.45
2.0
1.8
7.43
11.95
3.05
1.55
1.50
5.05
2.77
EB PANEL
BED
TRANSFORMER
YARD
5.15
5.00
1.86
DG BED
3.68
1.05
BLOCK6
TOILET
8.06
5.42
SUMP
3.62
0.89
0.36
5 CAR PARKING
2.50
4 CAR PARKING
2.5
5.00
SEPTIC
PIT
CANOPY
7.00
8.80
6.0M WIDE DRIVE WAY
75.70M
PLOT NO:53part

SITE PLAN
SCALE 1:200

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.