Verified RealEstate™

REFERENCE
1

ISSUED
07 October 2024

PP APPROVAL RECORD

Planning Permission

Tirupathur 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.

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

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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE REVISED AND ADDITIONAL CONSTRUCTION OF GROUND, FIRST FLOOR RCC ROOF AND GROUND FLOOR GALVANIZED SHEET ROOF BUILDING FOR 'KURINJI PHARMA' PRODUCTION FACTORY IN THATHAVALLI VILLAGE SURVEY NUMBER : 133/6B2B, 133/6B3, 133/6B4A & 133/8 IN JALAGAMPARAI ROAD,TIRUPATHUR PANCHAYAT UNION, TIRUPATTUR TALUK & DIST.

NAME OF THE PROPRIETOR Thiru.G. KARIKALAN S/o. GOPAL

SCALE - 1:100 ALL DIMENSIONING ARE IN METERS

CATEGORY OF INDUSTRY - GREEN - 3002 - TNPCB
Ayurvedic and homeopathic Medicines (without boiler)

JOINERY DETAILS

ROLLING SHUTTER	RS	2.30 X 2.50	ROLLING SHUTTER	RS2	1.80 X 2.50
ROLLING SHUTTER	RS1	2.10 X 2.50	STEEL DOOR	SD	1.50 X 2.50
DOOR	D	1.50 X 2.10	DOOR	D1	1.20 X 2.10
DOOR	D1	0.80 X 2.10	VENTILATOR	V	1.00 X 0.75
DOOR - VENTILATOR	D2/V	0.80 X 2.10 - 0.90 X 0.60			
WINDOW - VENTILATOR	W/V	2.10 X 1.60 - 2.10 X 0.75			
WINDOW - VENTILATOR	W1/V	1.20 X 1.50 - 1.20 X 0.75			
FIXED GLASS	FG	1.20 X 2.50 - AS PER DIMENSIONING REQUIRED			

MACHINERY AND POWER DETAILS

01. Air Circulating Pulverizer	01 NO.	30.00 H.P.
02. Vibro Shifter	01 NO.	00.50 H.P.
03. Juice Expeller	01 NO.	10.00 H.P.
04. Tablet Punching Machine	01 NO.	03.00 H.P.
05. Electric Tray Drier	01 NO.	05.00 H.P.
06. Induction Cap Sealing	01 NO.	01.00 H.P.
07. Ribbon Blender	01 NO.	03.00 H.P.
08. Mass Mixer	01 NO.	02.00 H.P.
09. Batch Coder	01 NO.	01.00 H.P.
10. Granulator	01 NO.	01.00 H.P.
11. Powder Packing Machine	01 NO.	01.00 H.P.
Others Purpose		01.50 H.P.
TOTAL =		59.00 H.P.

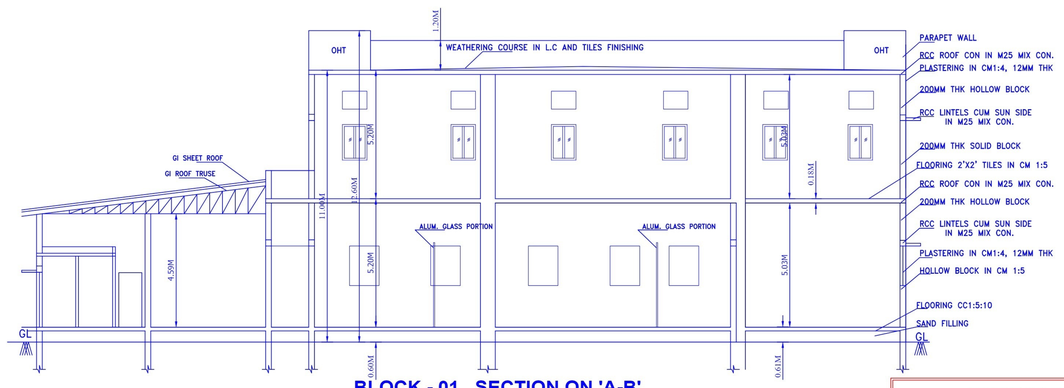
TOTAL HORSE POWER DETAILS : 59.00 HP

BLOCK - 01 SHEET NO:1/2

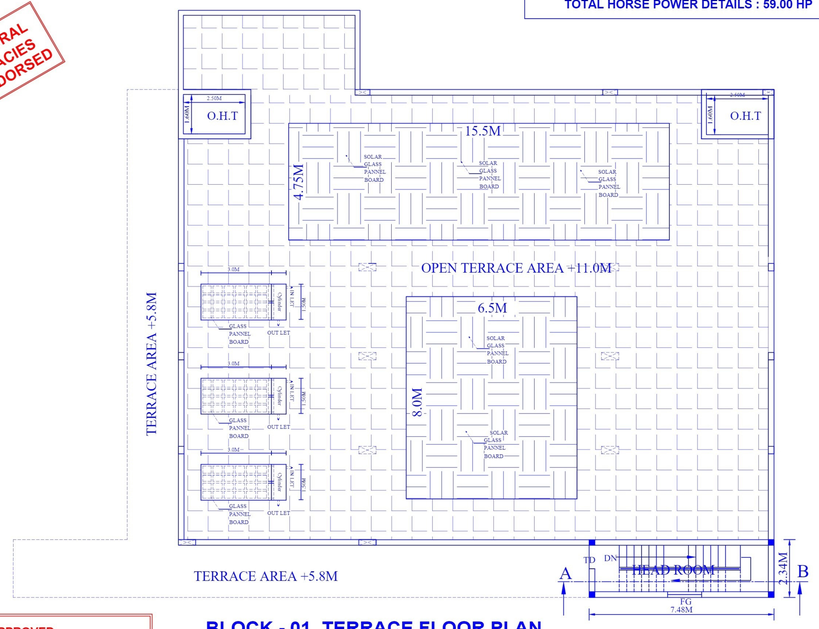
SWP/DTCP/TIRUPATTUR/BP No.10/2024
(SWP - ONLINE APPROVAL)
(E.Signed)

BLOCK - 01 ELEVATION

STRUCTURAL ADEQUACIES NOT ENDORSED



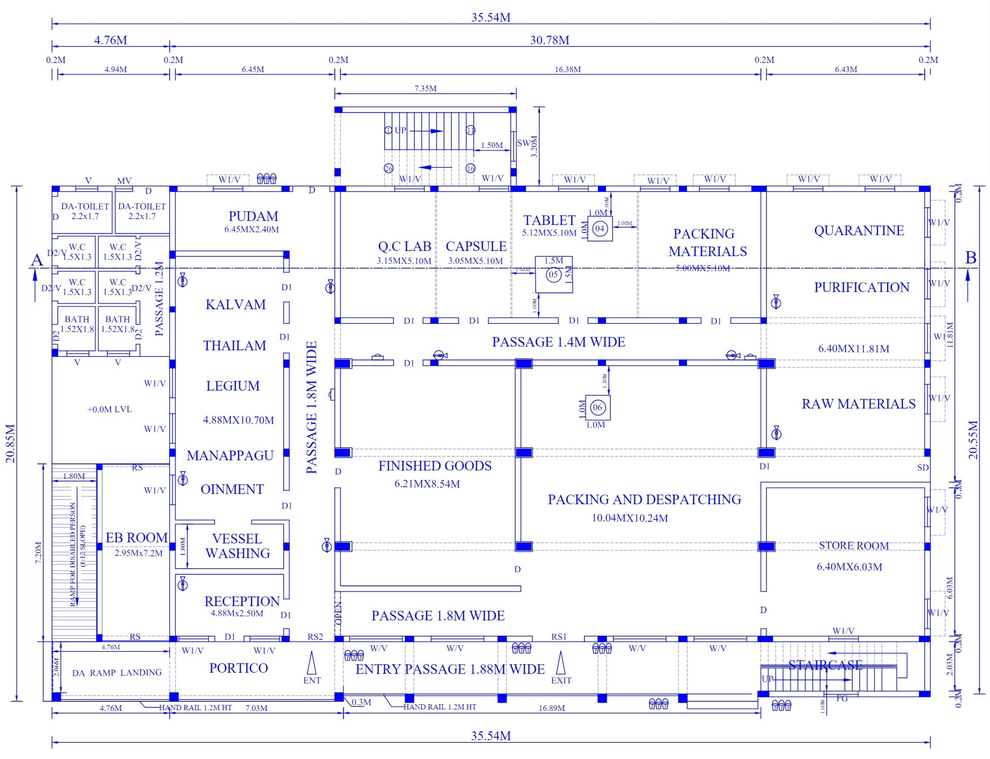
BLOCK - 01 SECTION ON 'A-B'



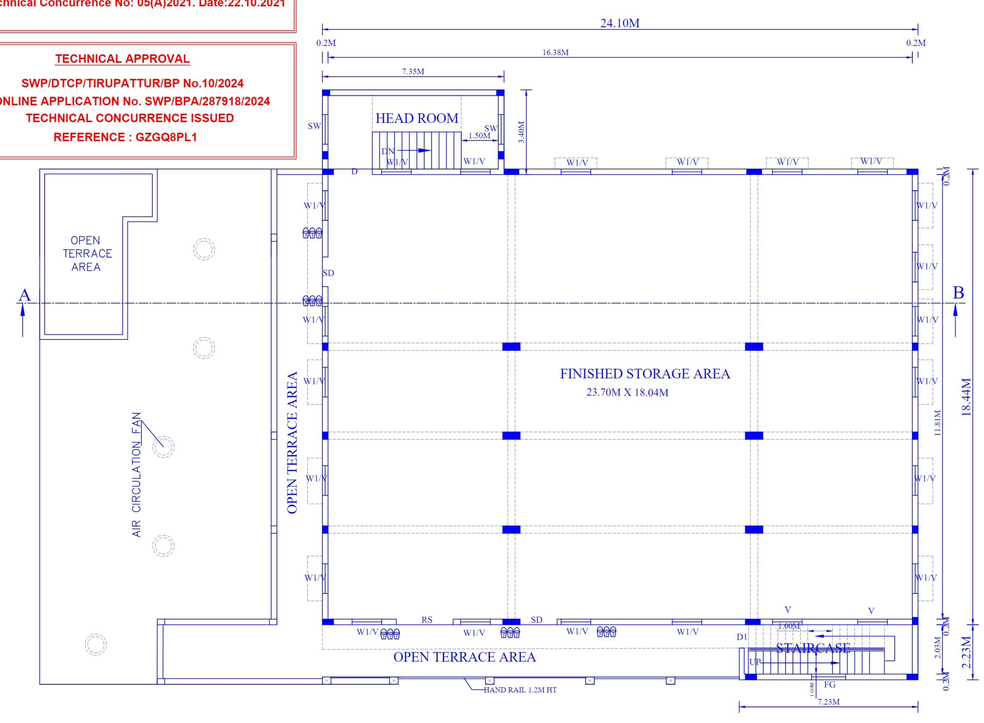
BLOCK - 01 TERRACE FLOOR PLAN

EXISTING SITE APPROVED
SITE BOUNDARY SHOWN AS 'A to F'
File No.890/2021/TP-2
Teachnical Concurrence No: 05(A)2021. Date:22.10.2021

TECHNICAL APPROVAL
SWP/DTCP/TIRUPATTUR/BP No.10/2024
ONLINE APPLICATION No. SWP/BPA/287918/2024
TECHNICAL CONCURRENCE ISSUED
REFERENCE : GZGQ8PL1



BLOCK - 01 GROUND FLOOR PLAN



BLOCK - 01 FIRST FLOOR PLAN

AREA STATEMENT DETAILS

DOCUMENT AREA	: 5388.50 SQM
PLR/FMB AREA	: 5388.00 SQM
SUPER IMPOSED PLOT AREA	: 5388.00 SQM

SL NO	DESCRIPTION	FSI (SQ.M) GROUND FLOOR	FSI (SQ.M) FIRST FLOOR	NON - FSI (SQ.M) GROUND FLOOR	NON - FSI (SQ.M) FIRST FLOOR
	EXISTING APPROVED (Vide Approval No : 890/2021/TP2, Date : 22.10.2021 Concurrence No: 05(A)2021, Date : 22.10.2021)				
01	BLOCK No : 01 - BUILDING	632.53	38.14	-	16.90 (Head Room Area)
	SECURITY ROOM	11.20	-	-	
	ADDITIONAL PROPOSED APPROVAL				
02	BLOCK No : 01 - BUILDING PROPOSED ADDITIONAL CONSTRUCTION	124.88	444.40	-	42.50 (Head Room Area)
03	BLOCK No : 02 - BUILDING PROPOSED ADDITIONAL CONSTRUCTION	632.53	-	-	12.83 (Head Room Area)
04	O.H.T AND SUMP ROOM	59.80	59.80	-	-
	TOTAL AREA	1460.94	542.34		72.23

TOTAL BUILDUP AREA => 1460.94 + 542.34 + 72.23 => 2075.51 SQM
22,340.50 SQFT

(F.S.I) FLOOR SPACE INDEX DETAILS	
EXISTING F.S.I AREA = 681.87 F.S.I = 681.87 / 5388.0 = 0.1265 < 2 F.S.I = 0.1265	ADDITIONAL F.S.I AREA = 1321.41 F.S.I = 1321.41 / 5388.0 = 0.2452 < 2 F.S.I = 0.2452
TOTAL F.S.I => 0.1265 + 0.2452 => 0.3717	

PLOT COVERAGE AREA => $\frac{\text{PLOT COVERAGE AREA}}{\text{GROUND FLOOR AREA}}$ => $\frac{1460.94}{5388.00}$ = 27.11%

OPEN SPACE RESERVATION (O.S.R) DETAILS

PARTICULARS	REQUIRED	PROVIDED
OPEN SPACE RESERVATION AREA (O.S.R)	540.00 SQM (10.00%)	540.0 SQ.MT TO BE MAINTAIN

NUMBER OF WORKERS DETAIL

DESCRIPTION	MALE	FEMALE	TOTAL
FACTORY WORKERS	25	25	50

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

(FE) Fire Extinguisher	-	SAND BUCKETS	-
(FA) Fire Alarm	-	MECHANICAL VENTILATION	- M/V

FIRE CERTIFICATE:
NECESSARY FIRE EXTINGUISHERS WILL BE PROVIDED WITH THE PERMISSION FROM THE FIRE SERVICE.

REFERENCE:
FOR BATH AND WASH SEPARATE PIPELINE IS TO BE PROVIDED AND DIRECTLY CONNECTED TO THE RECHARGE PIT FOR RECYCLING PURPOSE.

OWNER'S SIGNATURE

G. KARIKALAN

Er. M. KUMARESAN, B.Tech.,AMIE.,
Registered Structural Engineer, G-II (DTCP)
ABC ENGINEERING
Tirupattur Dt. 635 601.
Register No. SE/G-II/NOV/2020/003
Cell: 94434 90028 / 7 / 6

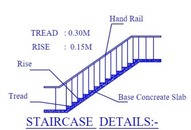
REGISTERED STRUCTURAL ENGINEER

Er. M. KUMARESAN, B.Tech.,AMIE.
Registered Engineer, Grade-II (DTCP)
ABC ENGINEERING
Tirupattur Dt. 635 601
Register No. RE/G-II/Jun/2024/001
Cell: 94434 90028 / 7 /6

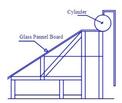
REGISTERED ENGINEER

SPECIAL CONDITION

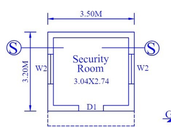
The building must use for same purpose for which the approval obtained. if used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 of Town and Country Planning act -1971 without prior notice, considered as unauthorized construction.



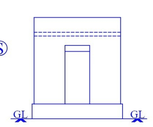
STAIRCASE DETAILS:-



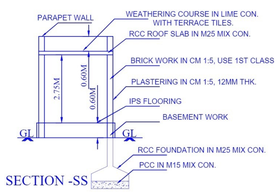
SOLAR WATER SYSTEM DETAILS:



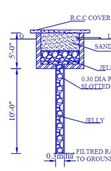
PLAN



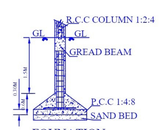
ELEVATION



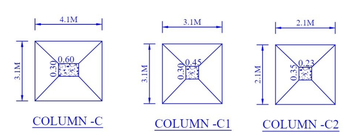
SECTION -SS



RAIN WATER HARVESTING TANK:-

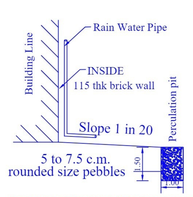


FOUNATION



COLUMN -C COLUMN -C1 COLUMN -C2

FOUNDATION & COLUMN DETAILS



RAIN WATER HARVESTING SYSTEM

PLANING PERMISSION IS GIVEN VIA THE SINGLE WINDOW PORTAL WIDE APPLICATION NO. SWP / BPA / 287918 / 2024 - 15.07.24
DCR NUMBER : DCR72024YCTXJ
SCRUTINY REFERENCE No : GZGQ8PL1
DRAWING APPLICATION No : 675574 - 2024 - PR DATE : 07.07.2024

PLAN SHOWING THE REVISED AND ADDITIONAL CONSTRUCTION OF GROUND, FIRST FLOOR RCC ROOF AND GROUND FLOOR GALVANIZED SHEET ROOF

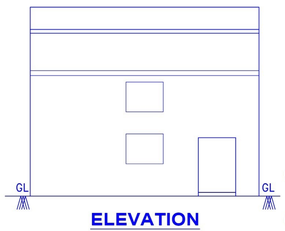
BUILDING FOR 'KURINJI PHARMA' PRODUCTION FACTORY IN THATHAVALLI VILLAGE SURVEY NUMBER : 133/6B2B, 133/6B3, 133/6B4A & 133/8 IN

JALAGAMPARAI ROAD,TIRUPATHUR PANCHAYAT UNION, TIRUPATTUR TALUK AND DIST.

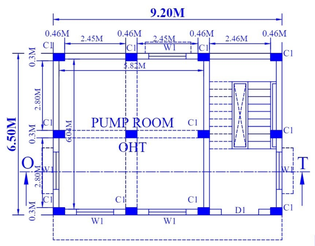
NAME OF THE PROPRIETOR Thiru.G. KARIKALAN S/o. GOPAL

SHEET NO:2/2
SCALE - 1:100
ALL DIMENSIONING ARE IN METERS

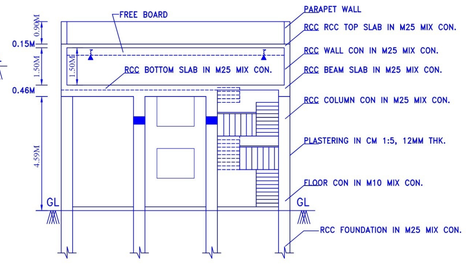
CATEGORY OF INDUSTRY - GREEN - 3002 - TNPCB
Ayurvedic and homeopathic Medicines (without boiler)



ELEVATION



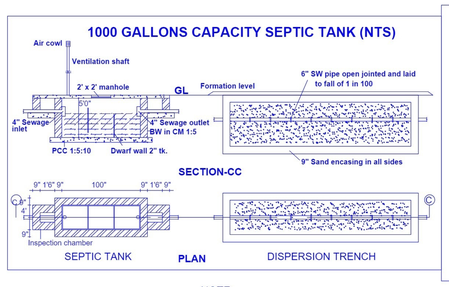
PLAN

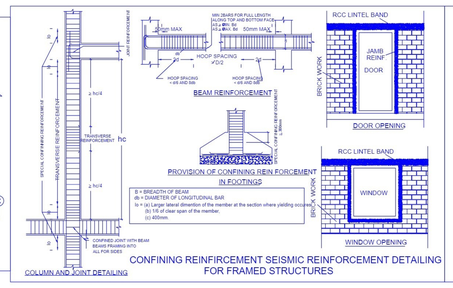


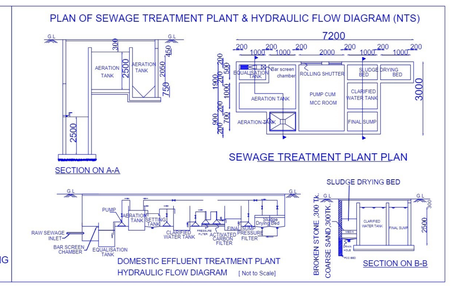
SECTION ON 'O-T'

PUMP ROOM AND OHT DETAILS

STRUCTURAL ADEQUACIES NOT ENDORSED





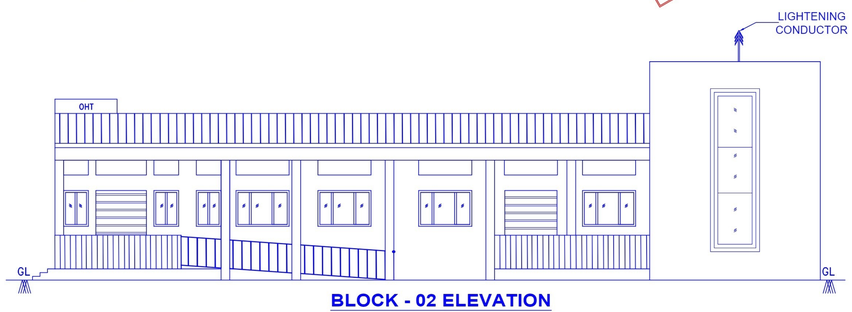


NOTE:

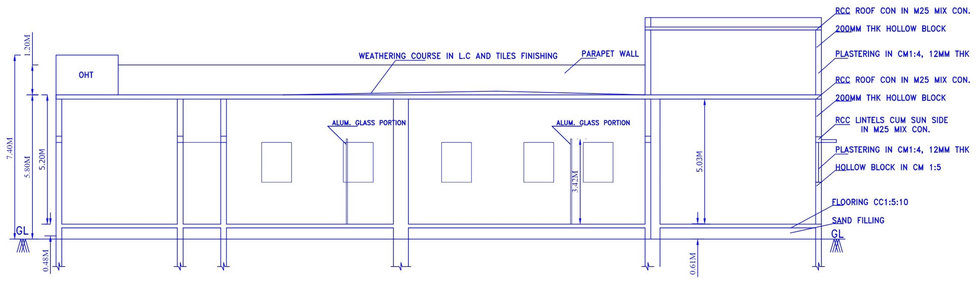
01. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
02. BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY
03. RAIN WATER PERCOLATION PIT PROVIDED @1/30 SQM OF PLINTH AREA @ 5.0M C/C
04. RAIN WATER PERCOLATION BED 1.0M WILL BE PROVIDED THE BUILDING
05. RAIN WATER TAKEN TO THE BORE WELL THROUGH 150 MM DIA PIPES.
06. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE - 60 CM X 60 CM X 60 CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
07. SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.

JOINERY DETAILS

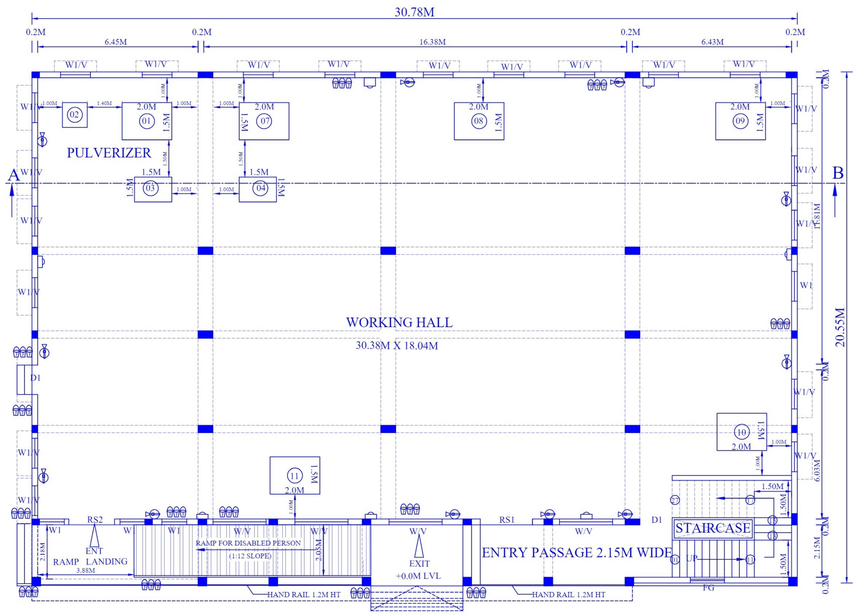
ROLLING SHUTTER	RS	2.30 X 2.50	ROLLING SHUTTER	RS2	1.80 X 2.50	WINDOW - VENTILATOR	W/V	2.10 X 1.60 - 2.10 X 0.75
ROLLING SHUTTER	RS1	2.10 X 2.50	STEEL DOOR	SD	1.50 X 2.50	WINDOW - VENTILATOR	W1/V	1.20 X 1.50 - 1.20 X 0.75
DOOR	D	1.50 X 2.10	DOOR	D1	1.20 X 2.10			
DOOR	D1	0.80 X 2.10	VENTILATOR	V	1.00 X 0.75	DOOR - VENTILATOR	D2/V	0.80 X 2.10 - 0.90 X 0.60
FIXED GLASS HEAD ROOM	FG	1.20 X 2.50 - AS PER DIMENSIONING REQUIRED						



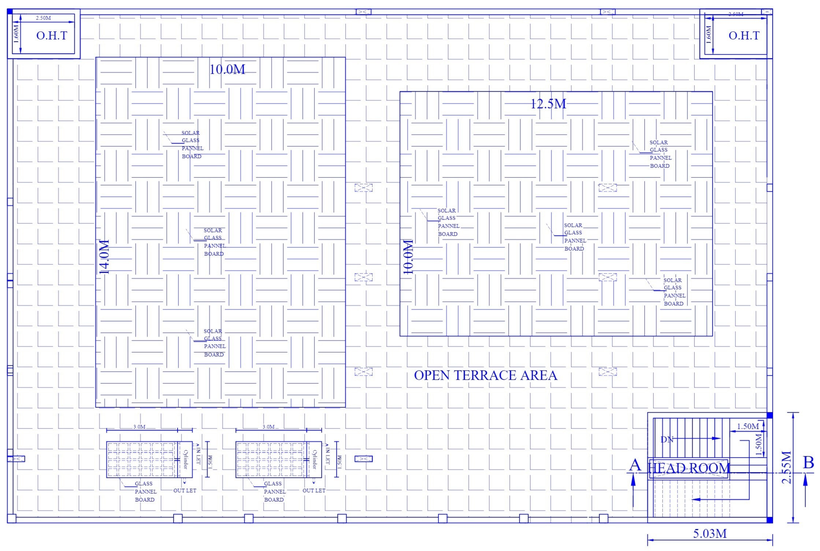
BLOCK - 02 ELEVATION



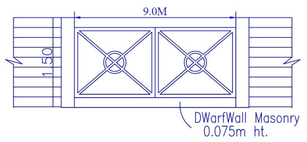
BLOCK - 02 SECTION ON 'A-B'



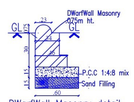
BLOCK - 02 GROUND FLOOR PLAN



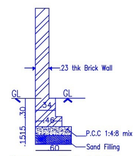
BLOCK - 02 TERRACE FLOOR PLAN



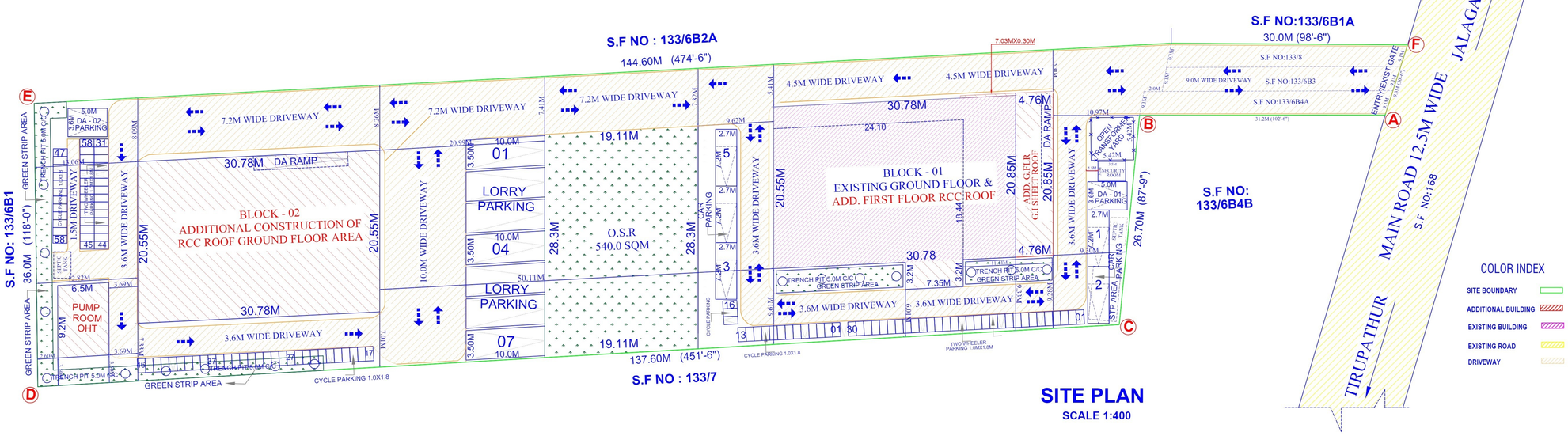
Gate Detail



DWarfWall Masonry detail



CompoundWall detail



SITE PLAN
SCALE 1:400

COLOR INDEX
- SITE BOUNDARY
- ADDITIONAL BUILDING
- EXISTING BUILDING
- EXISTING ROAD
- DRIVEWAY

BLOCK - 02 & SITE PLAN

EXISTING SITE APPROVED
SITE BOUNDARY SHOWN AS 'A to F'
File No.890/2021/TP-2
Teachnical Concurrence No: 05(A)2021. Date:22.10.2021

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TOTAL BUILDUP AREA => 1460.94 + 542.34 + 72.23 => 2075.51 SQM
22,340.50 SQFT

(F.S.I) FLOOR SPACE INDEX DETAILS	
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PARTICULARS	REQUIRED	PROVIDED
OPEN SPACE RESERVATION AREA (O.S.R)	540.00 SQM (10.00%)	540.00 SQ.MT TO BE MAINTAIN

PARKING AS PER SWP SYSTEM

TYPE OF PARKING	REQUIRED	PROVIDED
LORRY = WORKING HALL AREA / 500 = (1908.76) /500	3.82	07
TWO WHEELERS = WORKING HALL AREA /50 = (1908.76) /50	38.20	58
CYCLES = WORKING HALL AREA /50 = (1908.76) /50	38.20	58
CAR = OFFICE AREA /100 = (21.16X2) / 75	0.56	07

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

FIRE CERTIFICATE:
NECESSARY FIRE EXTINGUISHERS WILL BE PROVIDED WITH THE PERMISSION FROM THE FIRE SERVICE.

REFERENCE:
FOR BATH AND WASH SEPARATE PIPELINE IS TO BE PROVIDED AND DIRECTLY CONNECTED TO THE RECHARGE PIT FOR RECYCLING PURPOSE.

All machinery, Power and Manpower details are in Sheet - 1

(FE) Fire Extinguisher - SAND BUCKETS -
(FA) Fire Alarm - MECHANICAL VENTILATION - M/V

OWNER'S SIGNATURE

G. KARIKALAN

Er. M. KUMARESAN, B.Tech.,AMIE.
Registered Structural Engineer, G-II (DTCP)
ABC ENGINEERING
Tirupattur Dt. 635 601.
Register No. SE/G-II/NOV/2020/003
Cell: 94434 90028 / 7 /6

REGISTERED STRUCTURAL ENGINEER

Er. M. KUMARESAN, B.Tech.,AMIE.
Registered Engineer, Grade-II (DTCP)
ABC ENGINEERING
Tirupattur Dt. 635 601
Register No. RE/G-II/Jun/2024/001
Cell: 94434 90028 / 7 /6

REGISTERED ENGINEER

SPECIAL CONDITION

The building must use for same purpose for which the approval obtained. if used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 of Town and Country Planning act -1971 without prior notice, considered as unauthorized construction.

PLANING PERMISSION IS GIVEN VIA THE SINGLE WINDOW PORTAL WIDE APPLICATION NO. SWP / BPA / 287918 / 2024 - 15.07.24
DCR NUMBER : DCR72024YCTXJ
SCRUTINY REFERENCE No : GZGQ8PL1
DRAWING APPLICATION No : 675574 - 2024 - PR DATE : 07.07.2024

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

hello@verified.realestate · +91 9996 12 9996

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.