Verified RealEstate™

REFERENCE
SWP/BPA/011742/2025

ISSUED
04 September 2023

PP APPROVAL RECORD

Planning Permission

Theni

Tiruvannamalai 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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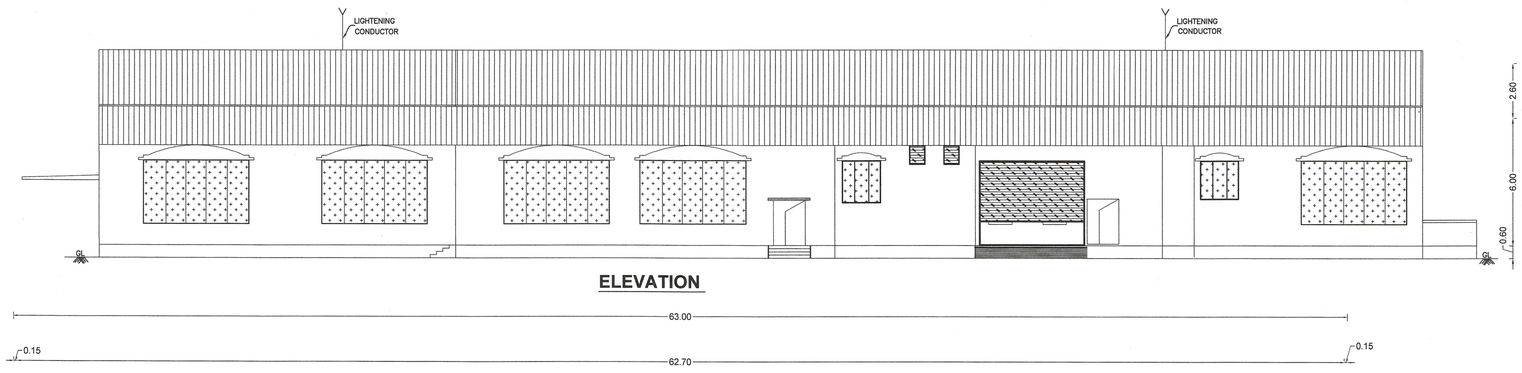
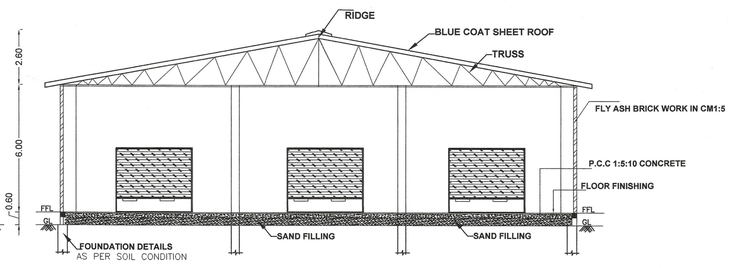
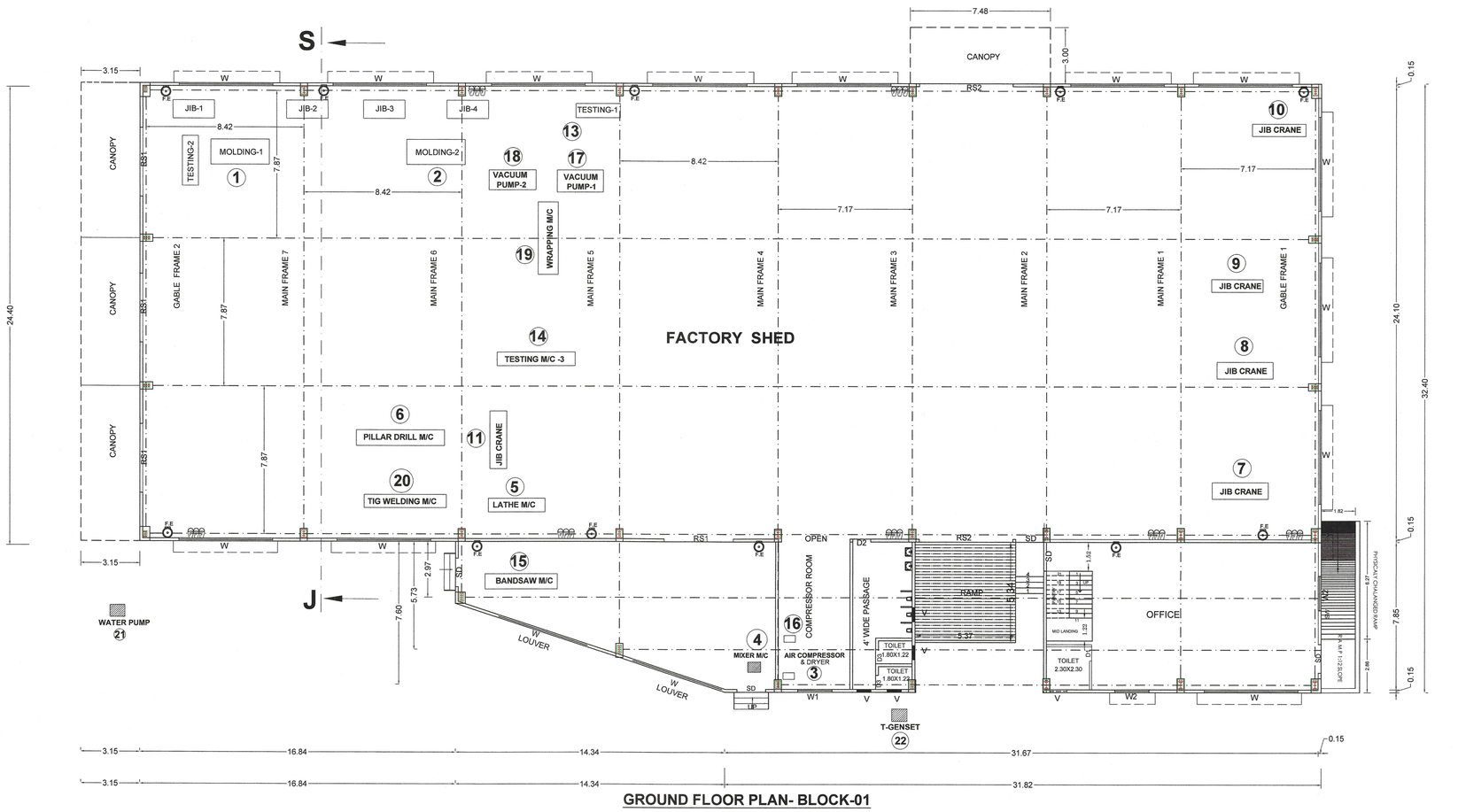
DIGITALLY VERIFIED RECORD



ELEVATION





GROUND FLOOR PLAN- BLOCK-01

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A FACTORY BUILDING WITH INSTALLTION OF MACHINERIES 701 KVA FOR " M/s. SIMPLAST INDIA PRIVATE LIMITED" IN PLOT NO: 10, APPROVED LAYOUT SIPCOT INDUSTRIAL COMPLEX, PHASE-I, IN S.F.NO: 74/2part & 75,AT MANGAL VILLAGE, PANCHAYATH, ANUKKAVUR PANCHAYATH UNION, VEMBAKKAM TALUK, THIRUVANNAMALAI DISTRICT.

(SCALE:1:100)

AREA STATEMENT:-

S.F.NO: 74/2PART : 1.66 ACRES

S.F.NO: 75 : 2.08 ACRES

TOTAL AREA : 3.74ACRES = 15134.75

FLOOR NAME	Total Buildup Area SQ.M	Non-FSI Area SQ.M	Net FSI Area SQ.M
BLOCK-01			
GROUND FLOOR AREA	1972.08	---------	1972.08
MEZZANINE FLOOR AREA	120.66	---------	120.66
BLOCK-02 GAS STORAGE AREA	100.00	---------	100.00
PROPOSED SECURTIY	6.25	6.25	-------
TOTAL AREA	**2198.99**	**6.25**	**2192.74**

OPEN AREA OF THE SITE - 13056.42

FLOOR SPACE INDEX

FLOOR AREA RATIO = $\frac{2192.74}{15134.75}$ = 0.14 < 2.00

LORRY PARKING:

Total construction area = 2072.08 Sq.m
500 sq.m = 1 Lorry space
= 2072.08/500 = 4.14 no. SAY - 5nos.
Required Lorry space parking = 5nos.
Provided Lorry space parking = 7nos

CAR PARKING

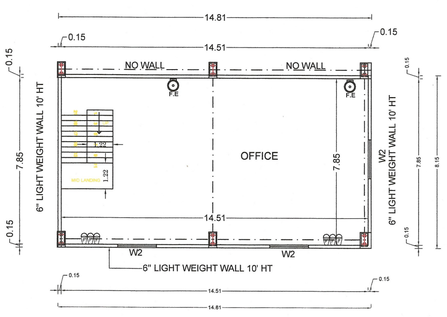
Office area = 120.66 Sq.m
100 sq.m = 1 car space
= 120.66/100 = 1.20 no. SAY - 2nos.
Required Car space parking = 2 nos.
Provided Disable car space parking = 4nos. car space.

TWO WHEELER PARKING:

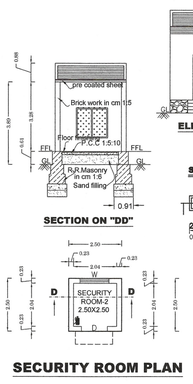
Total construction area = 2072.08Sq.m
50 sq.m = 1 TWO WHEELER space
= 2072.08/50 = 41.44 nos. SAY - 42nos.
Required Two wheeler space parking = 42nos.
Provided Two wheeler space parking = 45nos.

CYCLE PARKING:

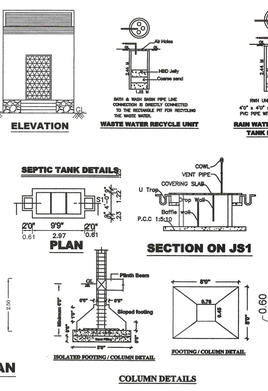
= 2072.08/50 = 41.44 SQM. SAY = 42SQM
Required Cycle space parking = 42Nos
Provided Cycle space parking = 54Nos

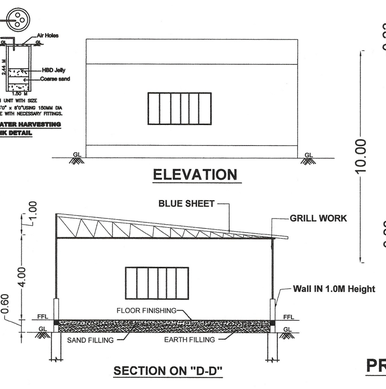


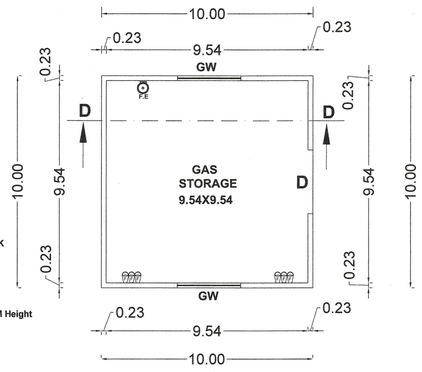
MEZZANINE FLOOR PLAN- BLOCK-01



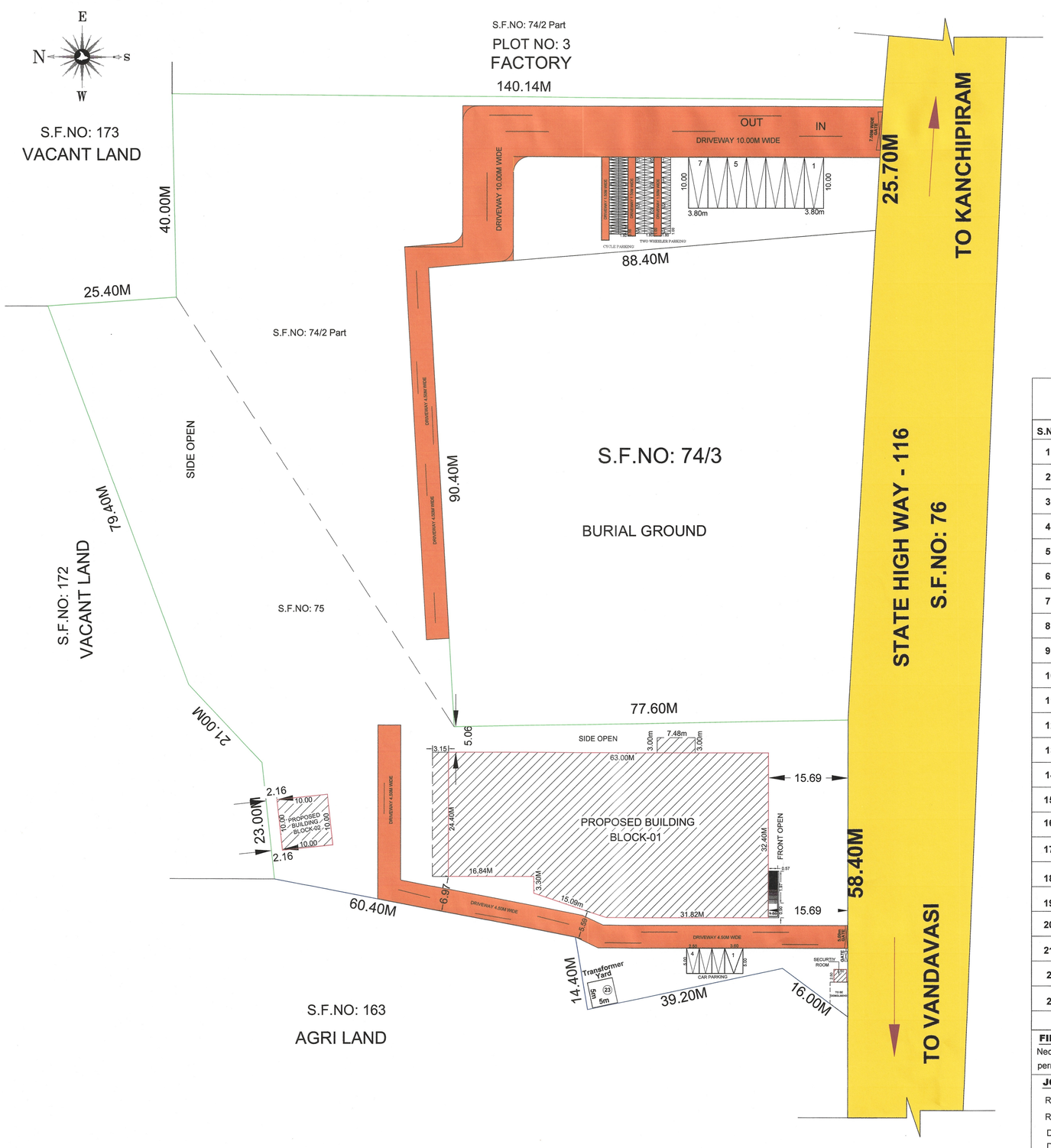
SECURITY ROOM PLAN







PROPOSED GAS STORAGE PLAN- BLOCK-02



SECTION ON "J-S"

DETAILS CONNECTED LOAD

S.NO	DESCRIPTION	KVA
1	ROTO MOLDING M/C-1	34.00
2	ROTO MOLDING M/C-2	35.00
3	AIR COMPRESSOR & DRYER	35.15
4	MIXER M/C	5.00
5	LATHE M/C	2.00
6	PILLAR DRILL M/C	2.00
7	JIB WITH HOIST (CRANE)-1	1.17
8	JIB WITH HOIST (CRANE)-2	1.17
9	JIB WITH HOIST (CRANE)-3	1.17
10	JIB WITH HOIST (CRANE)-4	1.17
11	JIB WITH HOIST (CRANE)-5	1.17
12	TESTING MACHINE -1	4.00
13	TESTING MACHINE -2	4.00
14	TESTING MACHINE -3	4.00
15	BAND SAW MACHINE	4.00
16	LIGHTING, FANS, AIR - CONDITIONERS , COOLERS	25.00
17	VACUUM PUMP -1	2.00
18	VACUUM PUMP -2	2.00
19	WRAPPING M/C	3.00
20	TIGWELDING M/C & WELDING SET	15.00
21	WATER PUMP	4.00
22	D.G.SET	200
23	TRANSFORMER	315
	TOTAL	701 KVA

FIRE CERTIFICATE:

Necessary Fire Extinguishers is provided with the permission from the fire Service

JOINERY DETAILS

		M
R.S1	ROLLING SHUTTER	3.66 X 3.05
R.S2	ROLLING SHUTTER	5.00 X 3.05
D	DOOR	1.22 X 2.13
D1	DOOR	0.76 X 2.13
SD	DOOR	1.52 X 2.13
W	WINDOWS	5.00 X 3.00
W1	WINDOWS	1.83 X 3.00
V1	VENTILATOR	0.76 X 0.76

F.E FIRE EXTINGUISHER

SAND BUCKETS

FIRE HYDRAND

CERTIFICATE:-

1. THERE IS NO PUBLIC BUILDING WITH IN THE RADIUS OF 300'0" FROM THE INSTALLATION BUILDING.
2. ALL THE DOORS AND WINDOWS ARE OPEN OUT WARDS ONLY.
3. NUMBER OF PERSONS WORKING AT A SHIFT = 50 Persons.

COLOUR INDEX

PLOT BOUNDARY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN
PROPOSED DRIVE WAY SHOWN IN
EXISTING ROAD SHOWN IN

NOTE :

ALL DIMENSION ARE IN METER

ONLINE APPLICATION : SWP/BPA/0011742/2023

BP/AD - DTCP (TVM) : 44/2023

For Simplast India Pvt. Ltd.
Authorised Signatory

APPLICANT SIGNATURE

Er. J. MALATHY, M.E(GEOTECH).
Govt. Registered Geo Tech Engineer,
Reg. No : GTA/21/08/001 (DTCP)
No. 6B, Phase - III, Vasantham Nagar Extn.,
VALLALAR, VELLORE - 632 009
Mobile 87782 20956, 95004 8283

GEO-TECH ENGINEER SIGNATURE

Er. P. RADHA, M.E.,(Strs) M.I.E.,C.Engg
Govt. Registered Structural Engineer, Grade - I,
Regd. No : SE/GR-I/22/05/029(DTCP)
No. 6B, Phase - III, Vasantham Nagar Extn.,
Vallalar, Vellore - 632 009.
Mobile No 8778220956, 9500482883

STRUCTURAL ENGINEER SIGNATURE

Er. V. JAISANKAR, D.C.E.,
Registered Engineer
Grade-III (RE) With Vellore DTCP
Reg. No. RE/Gr-III/[illegible]/026 Dt.05.04.2019
No. 8, Ma. Pa. Sara[illegible] Nagar, Kagithapattadai.
Vellore - 632 012.Cell : 94434 03524

REGISTERED ENGINEER SIGNATURE

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.