

PP

APPROVAL RECORD

Planning Permission

Vilupuram district, Tamil Nadu

APPROVAL TYPE

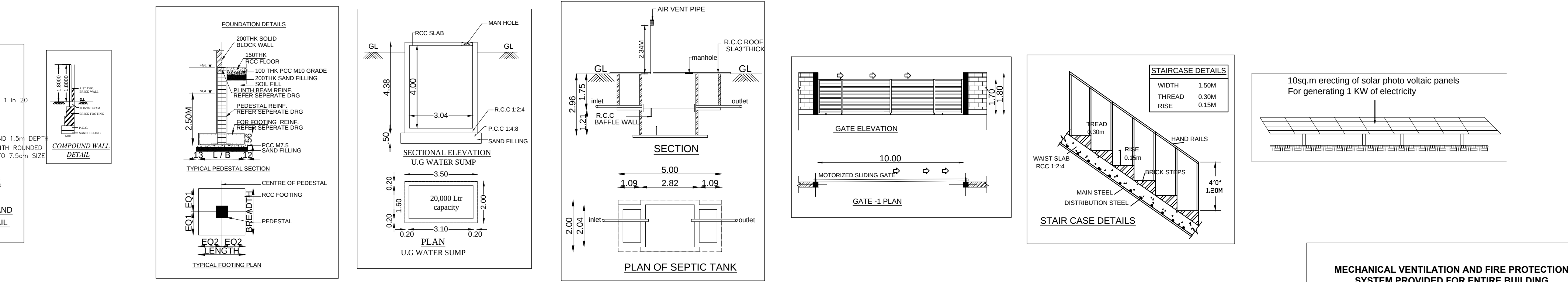
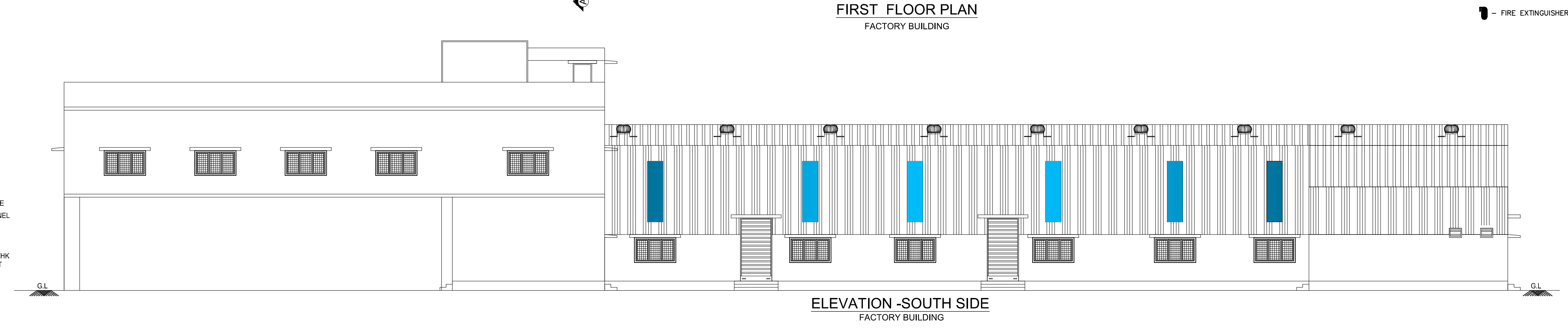
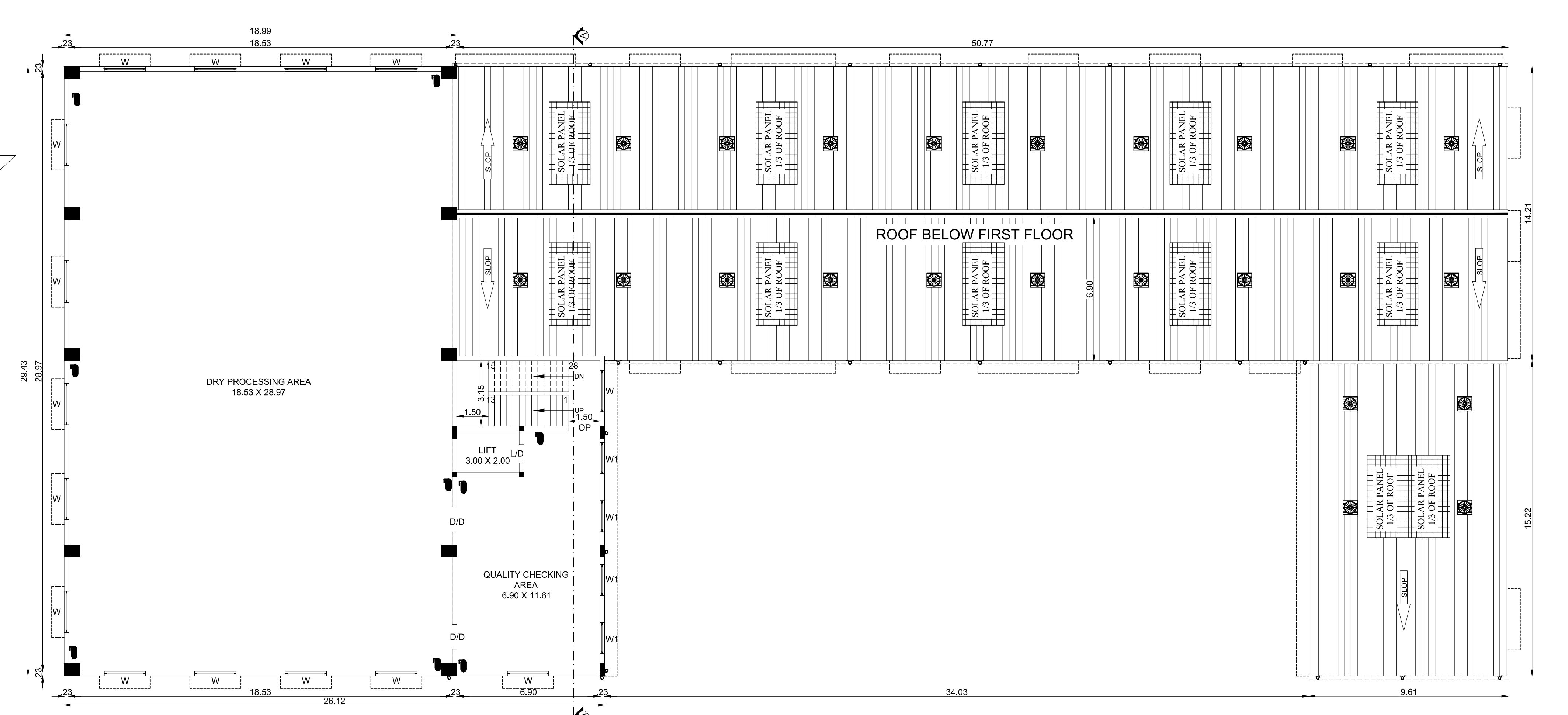
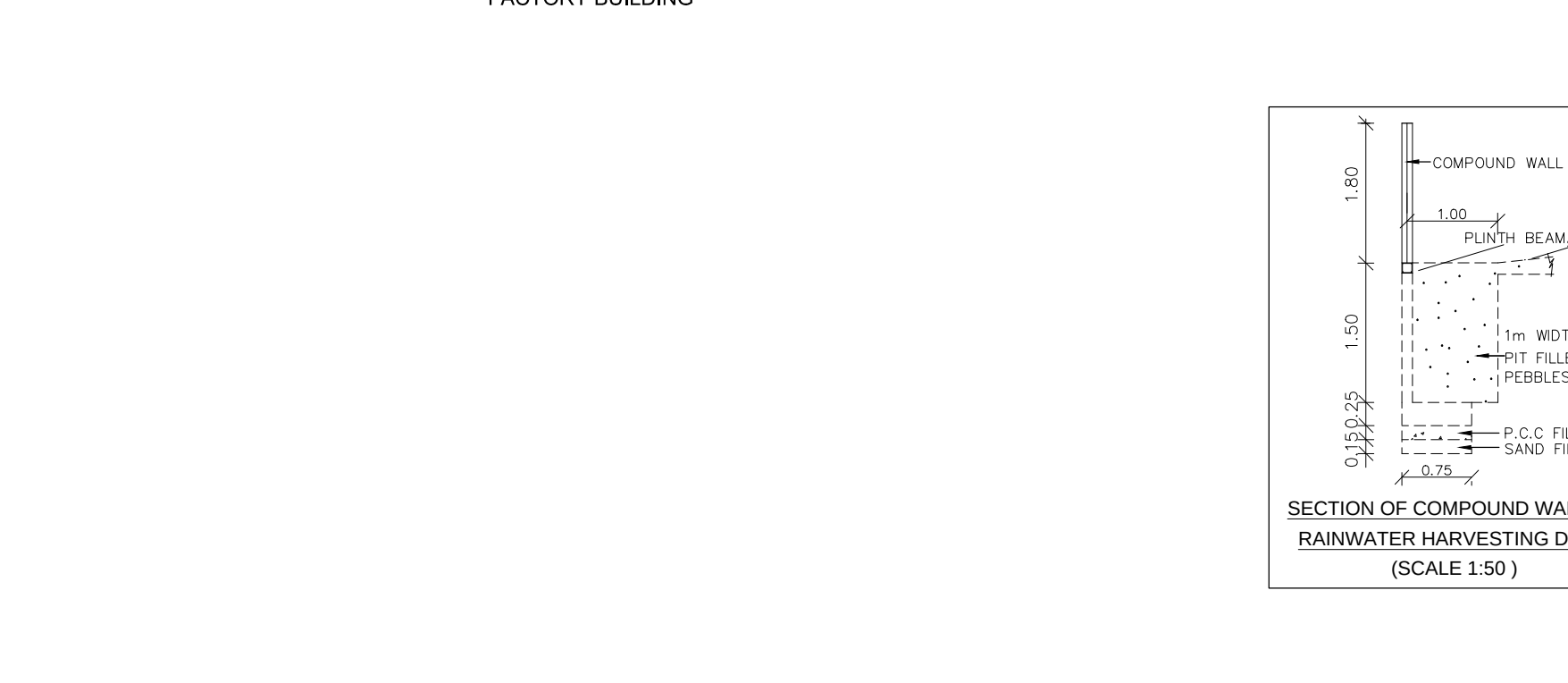
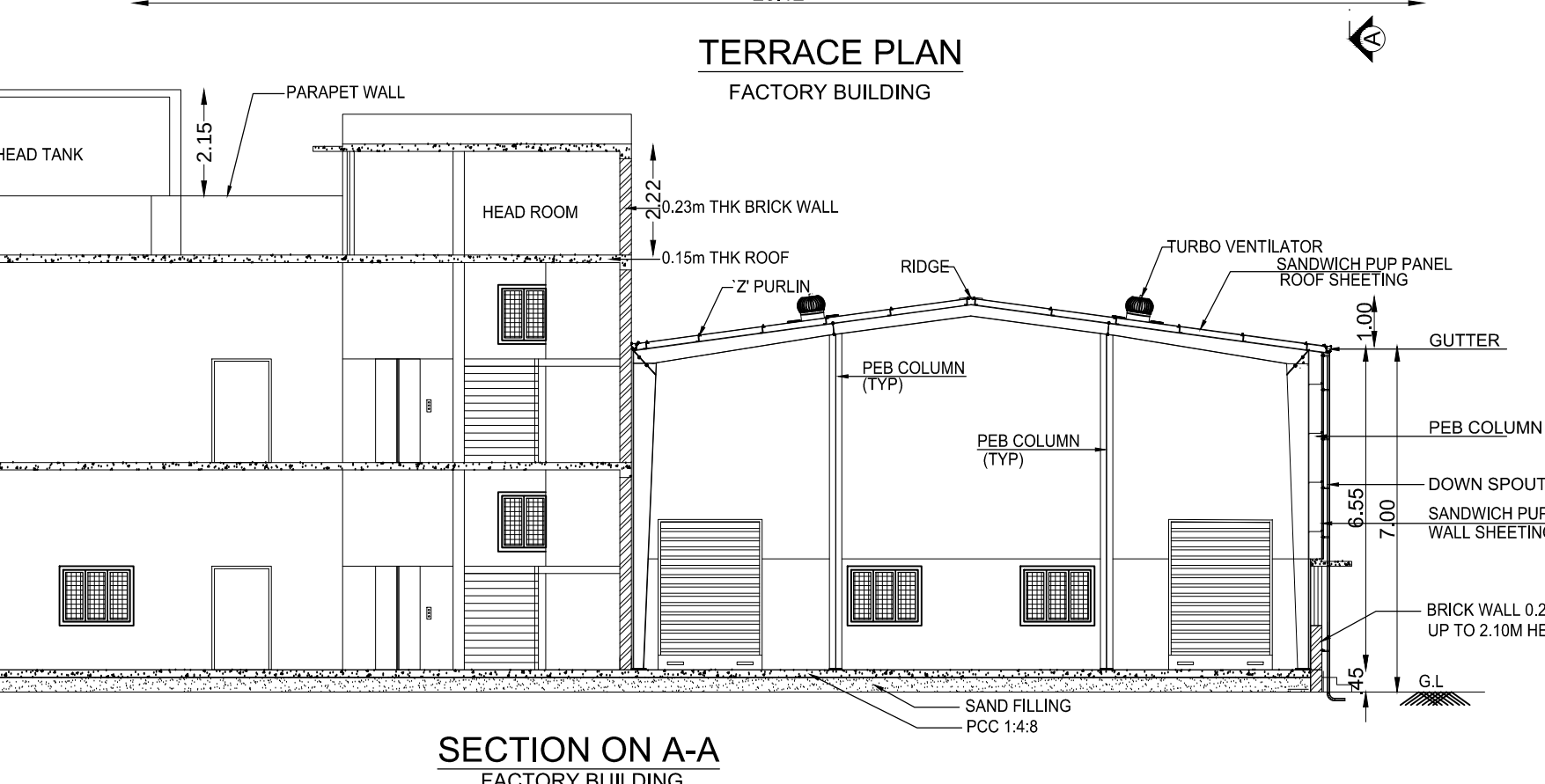
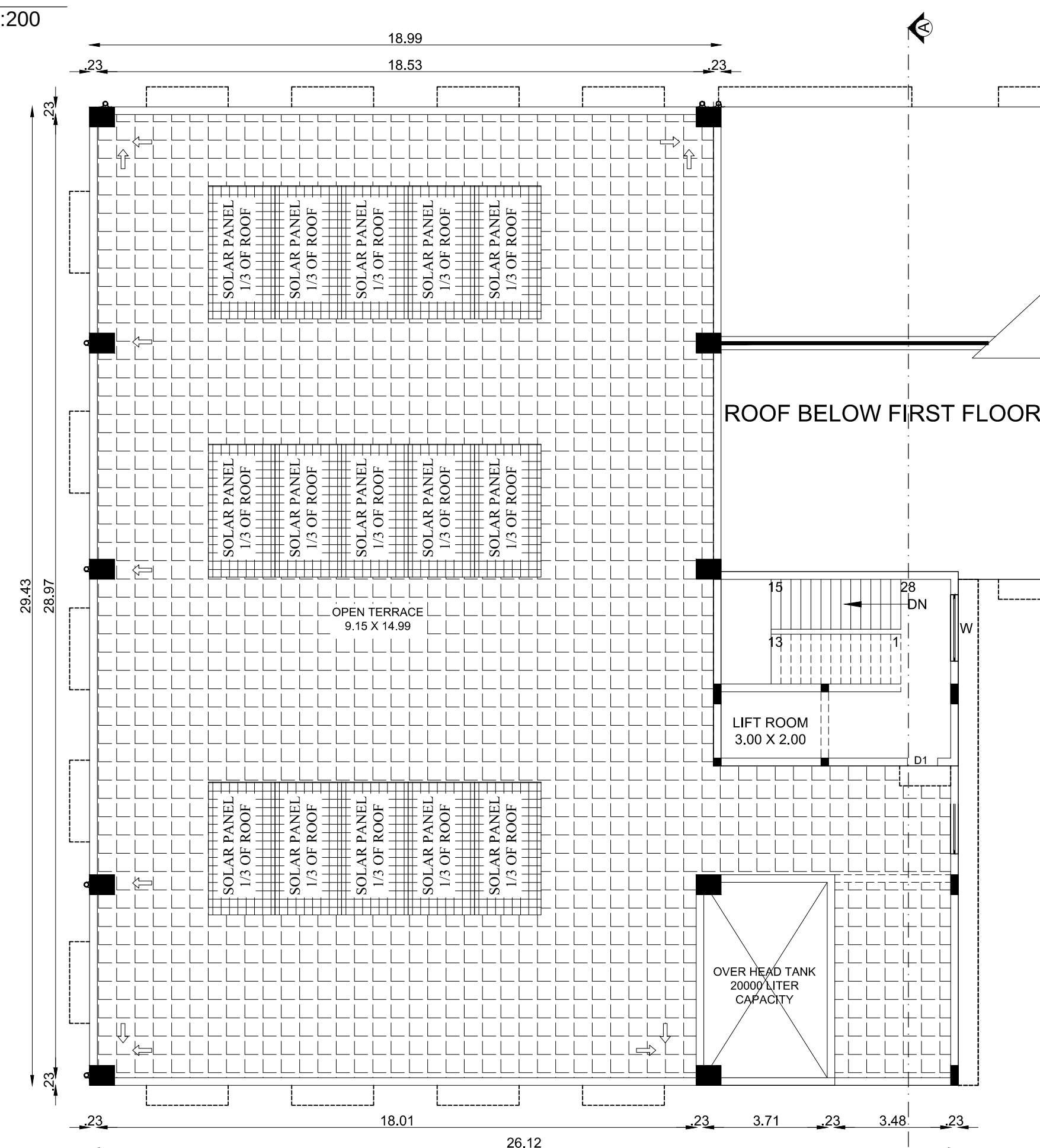
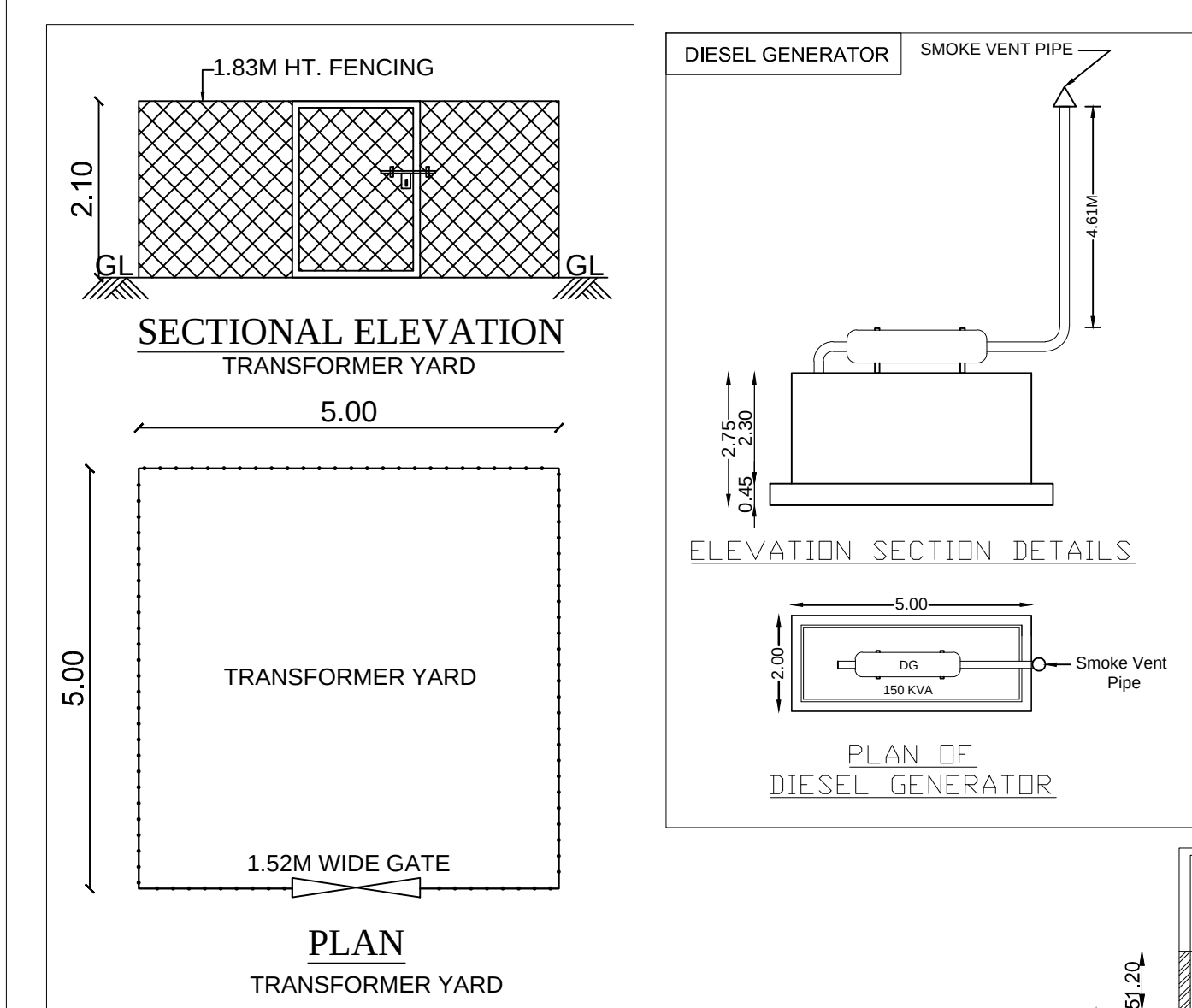
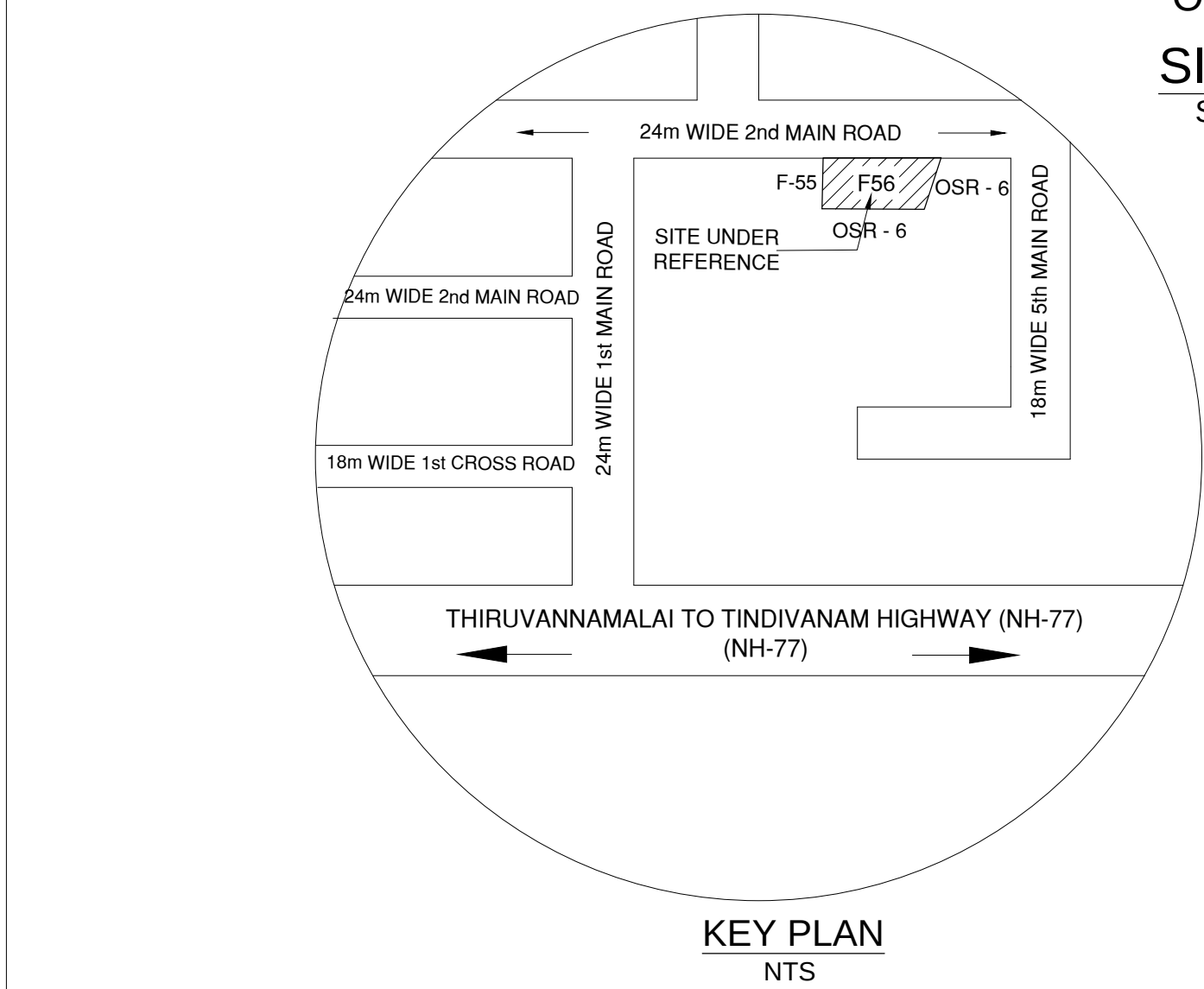
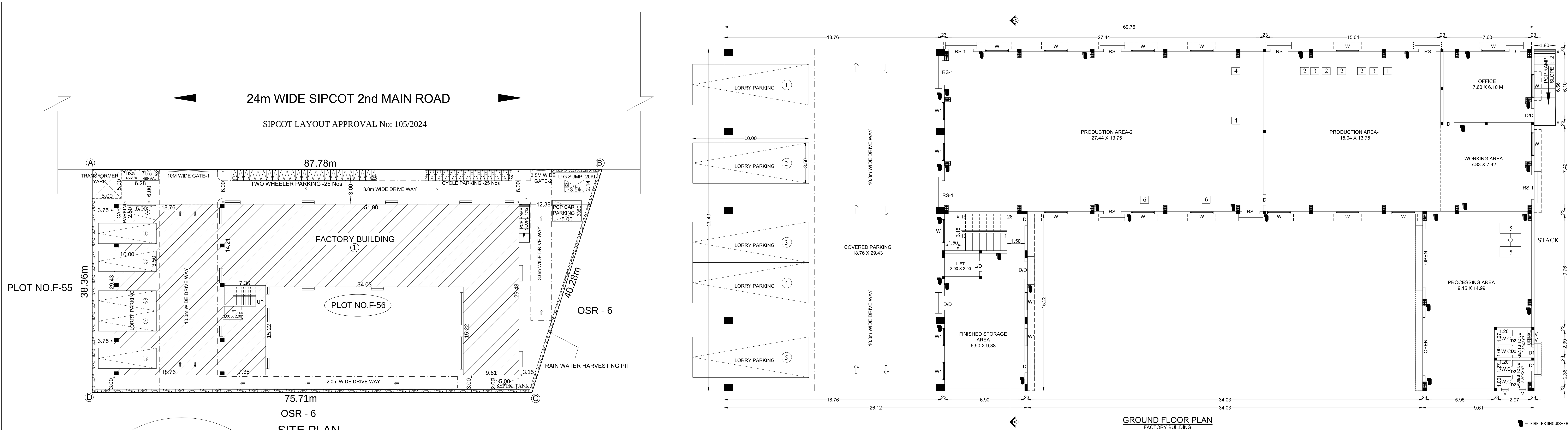
Building Plan

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 PROPOSED INDUSTRIAL BUILDING CONSTRUCTION OF MANUFACTURING OF VERMICELLI (PASTA) (TNPCB -Industries classified as "ORANGE") AT PLOT NO.F-56 SIPCOT INDUSTRIAL PARK, TINDIVANAM SURVEY NO:205/2A1(pt), 205/2B2(pt), 205/1A1C(pt) & 205/1A1A(pt) OF KOLLAR VILLAGE, TINDIVANAM TALUK, VILLUPURAM DISTRICT

APPLICANT NAME:
M/s.HEERAS SEMIYA FACTORY PRIVATE LIMITED

TITLE:
FACTORY BUILDING - GROUND, FIRST & TERRACE FLOOR PLAN, SECTION ON A-A, ELEVATION, SITE PLAN & KEY PLAN.

SIPCOT LAYOUT APPROVAL L.P/A.D.T.C.P (VD) No:105/2024
(This Revised Layout L.P/A.D.T.C.P (VD) No:20/2022)

SCALE: SITE PLAN-1:200 & FLOOR PLAN 1: 100

AREA STATEMENT (Sq.m)						
TOTAL PLOT EXTENT			3:156.55 Sq.mt (0.78Acre)			
S.NO	BLOCK NAME	FLOOR NAME	FSI (Sq.m)	NON-FSI (Sq.m)	TOTAL BUILDUP AREA (Sq.m)	BUILDING HEIGHT (m)
1	FACTORY BUILDING	GROUND FLOOR (COVERED PARKING)	552.02	---	1,535.00	8.85
		GROUND FLOOR (FACTORY AREA)	982.98	---		
		FIRST FLOOR	668.94	---	668.94	
		HEAD ROOM	---	42.98	42.98	
TOTAL			2,203.94	42.98	2,246.92	

F.S.I CALCULATION:-
F.S.I = TOTAL FSI AREA / TOTAL PLOT AREA = 2,203.94 / 3,156.55 = 0.711 < 2.0

MANUFACTURING DETAILS:-
Manufacture of Vermicelli (Pasta)

HORSE POWER DETAIL:-
TOTAL H.P = 105.50 HP
DG STANDBY = 150.00 KVA

WORKER DETAIL:-
TOTAL NUMBER OF WORKERS = 35Nos (30M + 5F)

PARKING CALCULATION:-		
PARKING	REQUIRED	PROVIDED
LORRY PARKING	3 Nos	5 Nos
CAR PARKING	1 Nos	1 Nos + 1PCP
TWO WHEELER PARKING	23 Nos	25 Nos
CYCLE PARKING	23 Nos	25 Nos

PROPOSED MACHINERY DETAILS			
S.NO	DESCRIPTION	NOS	TOTAL HP
1	MIXER MC	1	7.50
2	EXTRUDER	4	10.00
3	FEEDER	2	1.00
4	CUTTING MC	2	1.00
5	AVIYAL DRUM	2	---
6	AIR DRYER	2	26.00
7	SUMP MOTOR	1	2.00
TOTAL HP =			105.50HP

JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	1.52 X 3.05 M
RS-1	ROLLING SHUTTER	2.10 X 3.05 M
D/D	DOOR	1.50 X 2.10 M
D	DOOR	1.00 X 2.10 M
D1	DOOR	0.91 X 2.10 M
D2	TOILET DOOR	0.76 X 2.10 M
W	WINDOW	2.00 X 1.20 M
W1	WINDOW	2.00 X 1.20 M
V	VENTILATOR	0.60 X 0.45 M
LD	COLOUR REFERENCE	1.00 X 2.00 M

APPROACH ROAD
SITE BOUNDARY

PROPOSED BUILDING
DRIVE WAY

For Heeras Semiya Factory Private Limited
Authorized Signatory
OWNER / OCCUPIER

STRUCTURAL ENGINEER Gr-1
REGISTERED ENGINEER Gr-1

District Town And Country Planning Office
Villupuram District

Online Application No: SWP/BPA/0457818/2025
BUILDING APPROVAL :
B.P/A.D.T.C.P.(V.D) No:04/2025
Industrial Building Approval Issued.



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.

