PP APPROVAL RECORD

# Planning Permission

Vilupuram 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™
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Chennai 600 097, India

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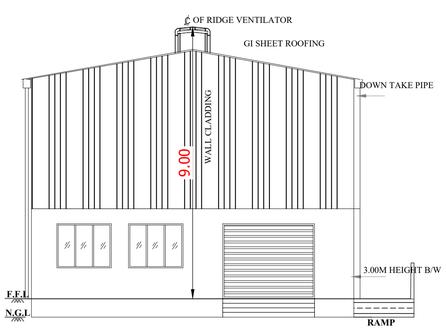
# PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING"LIGHT ENGINEERING AND FABRICATION WITH PAINT" (HAVING G.I.SHEET ROOFING) AT PLOT NO:11 IN S.NO.70/136 (PART), SIDCO INDUSTRIAL ESTATE [DTCP APPROVED LAYOUT - L.P/A.D.T.C.P(V.D)NO:217/2023] PATTANAM VILLAGE AND PANCHAYAT, TINDIVANAM TALUK, VILLUPURAM DISTRICT.

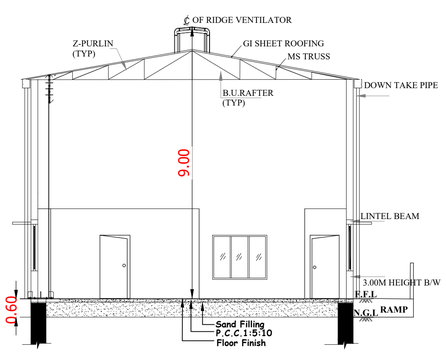
**APPLICANT : Mr.V. KIERSON BABU PROPRIETOR OF A ONE PHARRMA.,**

SHEET:2/2
Scale = 1:100
Size : A0

ALL DIMENSIONS ARE IN "METER"

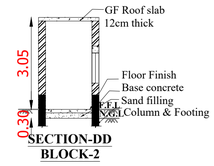



ELEVATION- WEST FACING (BLOCK-1)




SECTION - AA ( BLOCK 1)



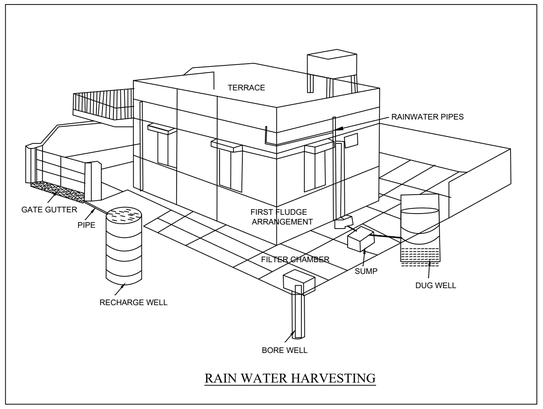




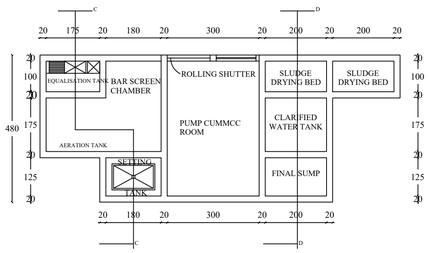
Industry category : GREEN (66)

| S No | Machine Name | HP |
|---|---|---|
| 1 | PU Foaming Machine | 15 |
| 2 | Press System | 5 |
| 3 | Hydraulic Shearing Machine | 10 |
| 4 | CNC Press Brake Machine | 15 |
| 5 | Welding Machine | 2 |
| 6 | Drilling Machine | 1 |
| | Total HP | 48 |

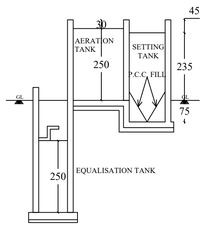
WORKERS: (09M +02F =11 NOS)



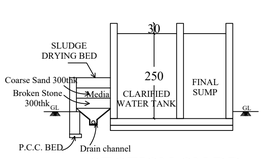

RAIN WATER HARVESTING



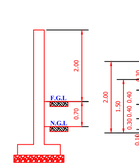

SEWAGE TREATMENT PLANT PLAN

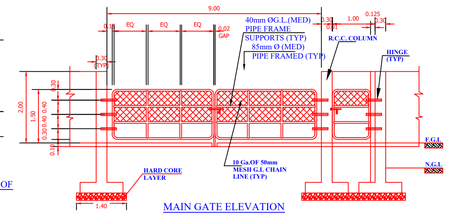



SECTION ON CC

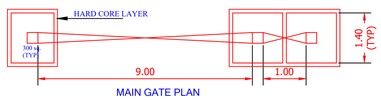


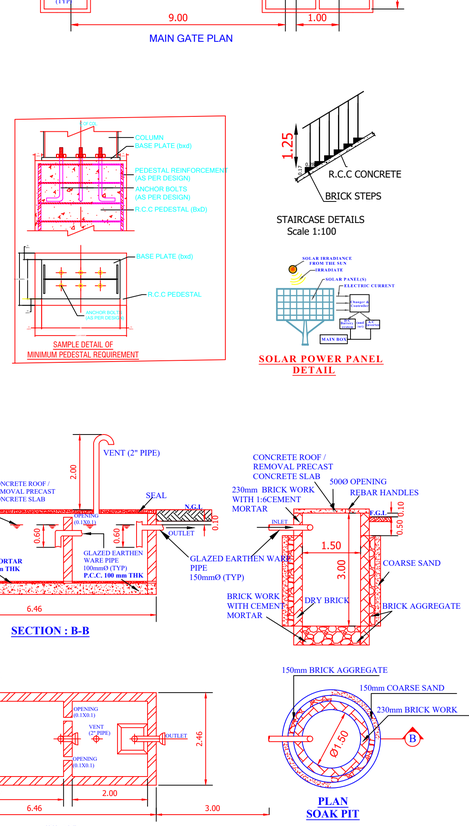

SECTION ON DD



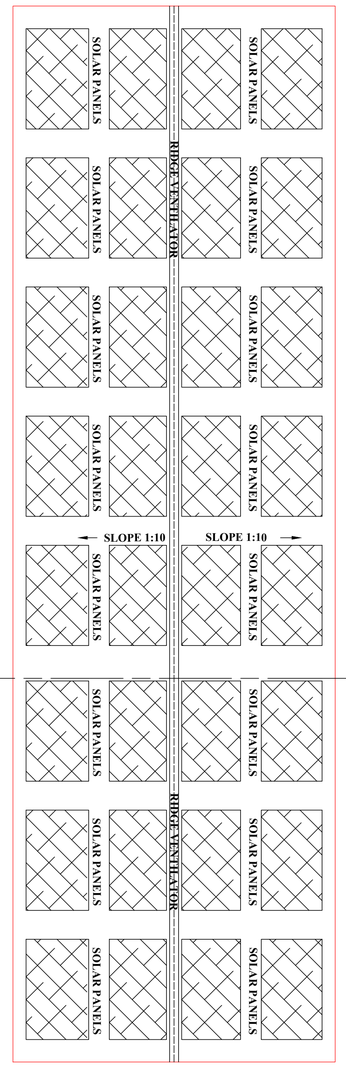




MAIN GATE ELEVATION

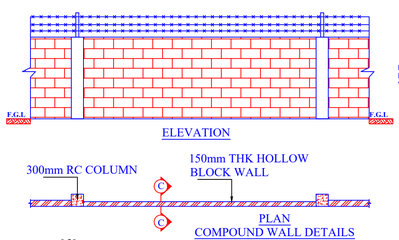


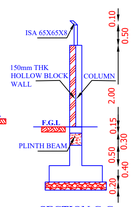




MAIN BUILDING (BLOCK-1)
GROUND FLOOR PLAN




MAIN BUILDING (BLOCK-1)
ROOF PLAN





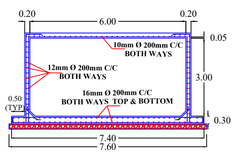


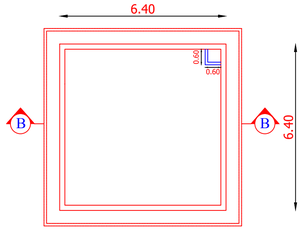




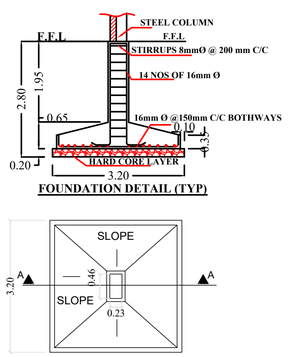





REINFORCEMENT DETAIL FOR SUMP UNDER GROUND RAW WATER SEWAGE SUMP CAPACITY - 108 M³



















## JOINERY DETAILS

| | | | | |
|---|---|---|---|---|
| R.S | - | ROLLING SHUTTER | : | 3.00 X 2.44 |
| D1 | - | DOOR | : | 0.90 X 2.13 |
| D2 | - | DOOR | : | 0.75 X 2.13 |
| W | - | WINDOW | : | 1.80 X 2.00 |
| V | - | VENTILATIOR | : | 1.80 X 2.00 |
| V1 | - | VENTILATIOR | : | 0.65 X 0.90 |
| FE | - | FIRE EXTINGUSHER | | △ |
| FA | - | FIRE ALARAM | | ▽ |
| SB | - | SAND BUCKET | | ▽▽▽ |
| W/V | - | WINDOW @ SILL LEVEL & VENTILATOR @ ROOF LEVEL | | |

## AREA DETAILS

Site Area as per Document: 0.291Acre / 1176.13 Sq.m
Site Area as per FMB : 0.291Acre / 1176.13 Sq.m

BLOCK - 1: MAIN BUILDING

| FLOOR AREA DETAILS | FSI Area (Sq.m) | NON FSI Area (Sq.m) | Total buildup Area |
|---|---|---|---|
| GROUND FLOOR AREA | 375.02 | - | 375.02 |

BLOCK - 2: SECURITY ROOM

| FLOOR AREA DETAILS | FSI Area (Sq.m) | NON FSI Area (Sq.m) | Total buildup Area |
|---|---|---|---|
| GROUND FLOOR AREA | - | 4.00 | 4.00 |

**TOTAL FSI AREA = 375.02 Sq.m / 4036.71 Sq.ft**
**TOTAL BUILDUP AREA = 379.02 Sq.m / 4079.77 Sq.ft**

**FSI = 375.02/1176.13 = 0.31 <2**
**PC = (379.02/1176.13)X100 = 32.22%**

## SPECIFICATION

FOUNDATION AND BASEMENT FILLING WITH RIVER SAND. FOUNDATION CONCRETE WITH PLAIN CEMENT CONCRETE 1:4:8. USING 40MM SIZE STONE JELLY. COLUMN FOOTING, SLOPED PORTION, COLUMN, GRADE BEAM, LINTEL CUM SUNSHADE,T AND L BEAMS, ROOF, GATE PILLARS, CULVERT DECK SLAB ETC.WITH REINFORCED CEMENT CONCRETE 1:1.5:3 USING 20MM SIZE STONE JELLY WITH ADEQUATE REINFORCEMENT. BRICK WORK WITH CEMENT MORTAR 1:5, USING 1ST CLASS BRICKS. PLASTERING WITH CEMENT MORTAR 1:5, 12MM THICK AND OVER CONCRETE AND CEILING PLASTERING WITH CEMENT MORTAR 1:3, 12MM THICK . FLOOR BASE WITH P.C.C 1:4:8 AND FLOOR FINISH WITH P.C.C 1:1.5:3. COLOR WASHING WITH TWO COATS OF CEMENT PAINT INCLUDING ONE BASE COAT . SYNTHETIC ENAMEL PAINTING 2-COATS WITH 1-PRIMING COAT FOR ALL STEEL AND WOOD WORKS. WEATHERING COURSE WITH BRICKBAT LIME CONCRETE OVER THE ROOF. BRICK PARTITION WITH CEMENT MORTAR 1:4 USING 1ST CLASS BRICKS.

For A ONE PHARRMA
Proprietor

**APPLICANT**

Er.M.GOWSALYA, B.E.,(Civil)
RE/GRII/VD/MARCH-2026/096
DTCP Villupuram District Office(VD)
No.2/298, Perumal Koil Thoppu Street,
Kotiyanur, Villupuram-605103.
Cell: 99807 75191

**REGISTERED ENGINEER**

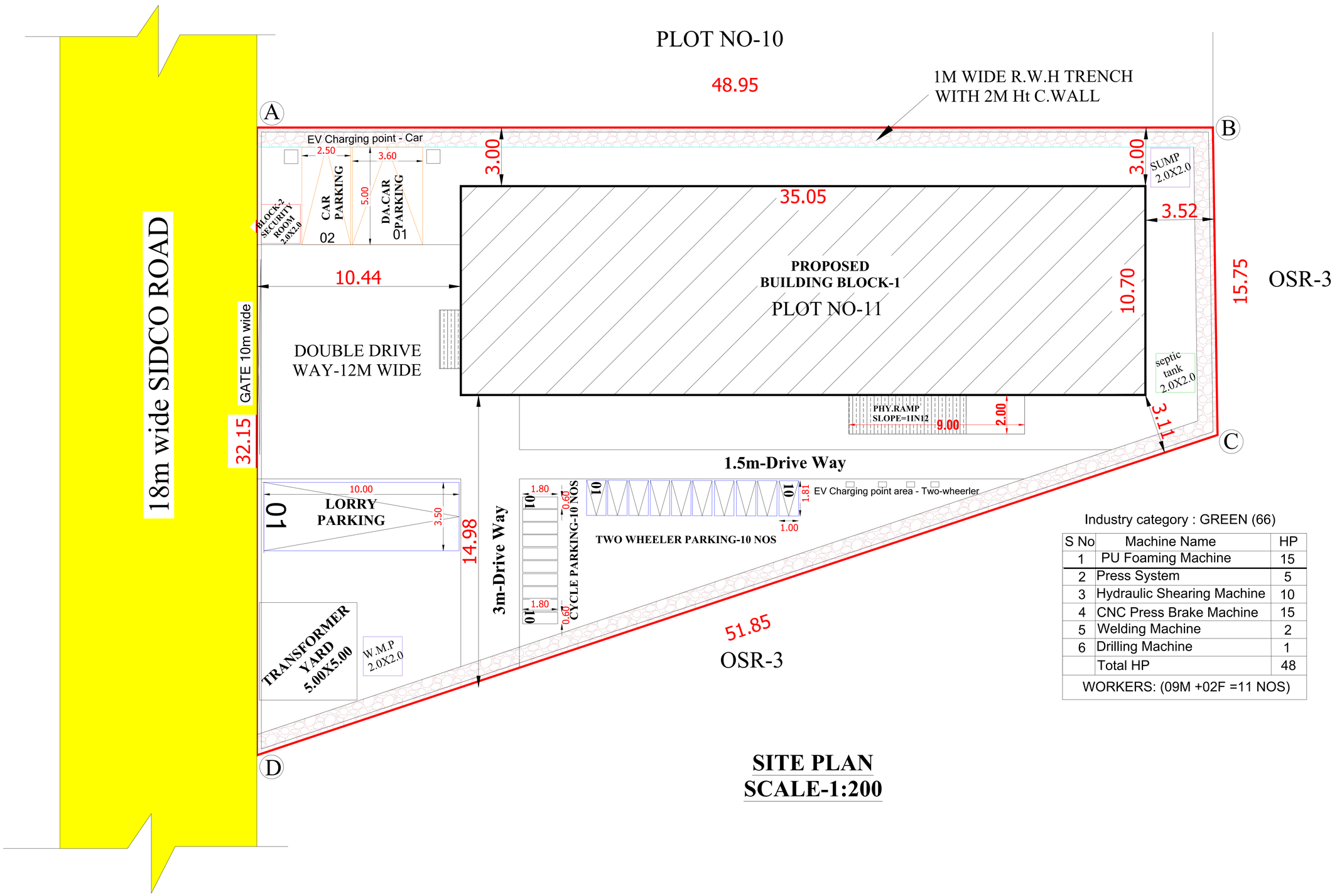
Er.M.FAGURUDEEN MOHAMED
B.E., M.Tech.(Strul) PG. D.OSV., MIE.FIV
Chartered Engineer
Structural Engineer Grade-1 (RSE)
Reg. No: RSE/GR-I/VD/AUGUST-2024/029
DTCP Villupuram Regional Office(VD)
Cell: 7010771257, 9150370364

**STRUCTURAL ENGINEER**

**APPROVAL**

**SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING"LIGHT ENGINEERING AND FABRICATION WITH PAINT" (HAVING G.I.SHEET ROOFING) AT PLOT NO:11 IN S.NO.70/136 (PART), SIDCO INDUSTRIAL ESTATE [DTCP APPROVED LAYOUT - L.P/A.D.T.C.P(V.D)NO:217/2023] PATTANAM VILLAGE AND PANCHAYAT, TINDIVANAM TALUK, VILLUPURAM DISTRICT.**

**APPLICANT : Mr.V. KIERSON BABU PROPRIETOR OF A ONE PHARRMA.,**




Industry category : GREEN (66)

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| 5 | Welding Machine | 2 |
| 6 | Drilling Machine | 1 |
| | Total HP | 48 |
| WORKERS: (09M +02F =11 NOS) | | |

**SITE PLAN**
**SCALE-1:200**

SHEET:1/2
Scale : 1:200
Size : A2

N W E S

ALL DIMENSIONS ARE IN "METER"

**AREA DETAILS**

Site Area as per Document: 0.291Acre / 1176.13 Sq.m
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BLOCK - 2: SECURITY ROOM

| FLOOR AREA DETAILS | FSI Area (Sq.m) | NON FSI Area (Sq.m) | Total buildup Area |
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**TOTAL FSI AREA = 375.02 Sq.m / 4036.71 Sq.ft**
**TOTAL BUILDUP AREA = 379.02 Sq.m / 4079.77 Sq.ft**

**FSI = 375.02/1176.13 = 0.31 <2**
**PC = (379.02/1176.13)X100 = 32.22%**

**PARKING DETAILS:**

| PARKING : | REQUIRED | PROVIDED |
|---|---|---|
| LORRY | - 00 NOS | 01 NOS |
| CYCLE SPACE | - 05 NOS | 10 NOS |
| TWO WHEELER | - 05 NOS | 10 NOS |
| CAR PARKING | - 00 NOS | 02 NOS (01 +01 DA) |

**PARKING CALCULATIONS:**

LORRY PARKING = 1 lorry space for every 750 sqm
375.02 /750 < 1
CAR PARKING =1 car space for every 150 sq.m of office floor area
(NO OFFICE BLOCK)

TWO WHEELER & CYCLE PARKING = 1 two wheeler space &1 cycle space for every 75sq.m of workshop floor area
375.02/75 = 05 = 05 NOS

COLOUR CODE
BOUNDARY -
PROPOSED BUILDING -
EXG.ROAD -
DRIVE WAY -

For A ONE PHARRMA
Proprietor
APPLICANT

Er.M.GOWSALYA, B.E.,(Civil)
RE/GRII/VD/MARCH-2026/096
DTCP Villupuram District Office(VD)
No.2/298, Perumal Koil Thoppu Street,
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Chartered Engineer
Structural Engineer Grade-1 (RSE)
Reg. No: RSE/GR-1/VD/AUGUST-2024/029
DTCP Villupuram Regional Office(VD)
Cell: 7010771257, 9150370364
STRUCTURAL ENGINEER

**District Town And Countrng Office, Villupuram District**

Online Application No: SWP/BPA/915297/2026

**BUILDING APPROVAL :**
**B.P/A.D.T.C.P.(V.D) No:36/2026**
Industrial Building Technical Approval Issued.

**SITE APPROVAL :**
**Site Bounded By "A to D"** APPROVAL

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**
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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.