Verified RealEstate™

REFERENCE
27/2024-2025

ISSUED
08 October 2024

PP APPROVAL RECORD

Planning Permission

Virudhunagar 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.

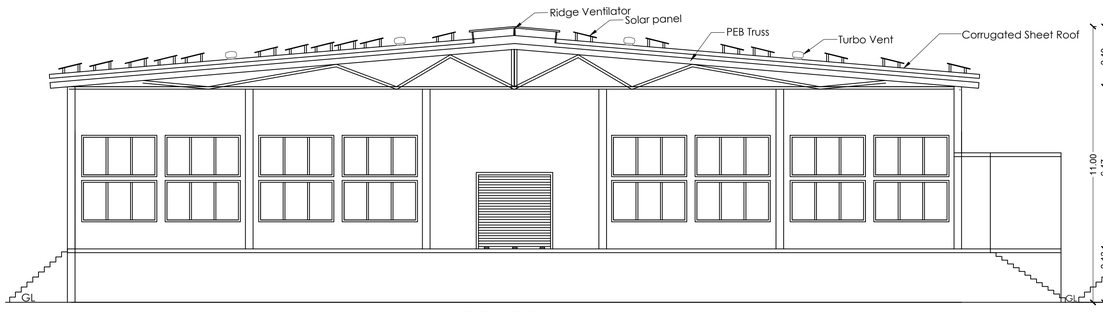
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

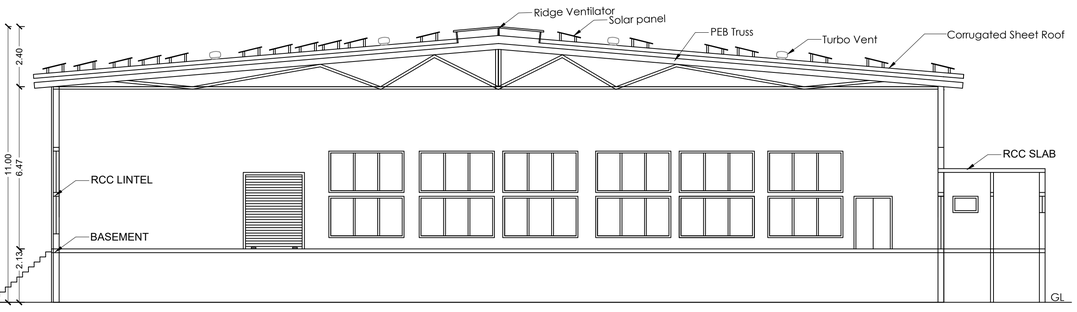
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF BLOCK-01 FACTORY BUILDING IN GUPTA PRINTERS FACTORY AT S.NO:140/1,140/2,140/3,140/4,140/5, 140/6,140/7,140/8, 141/9,141/11,150/1A,150/1B , THAIYILPATTI VILLAGE,VEMBAKOTTAI PANCHAYAT UNION,SIVAKASI TALUK,VIRUDHUNAGAR DISTRICT.

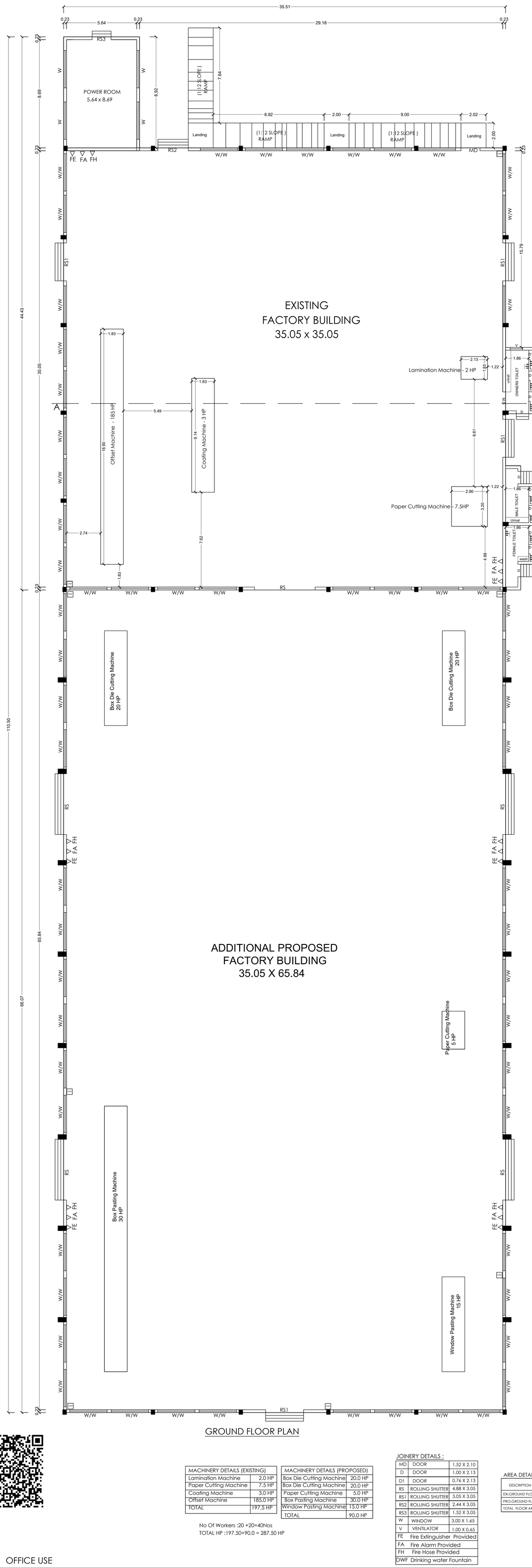
SCALE - 1:100



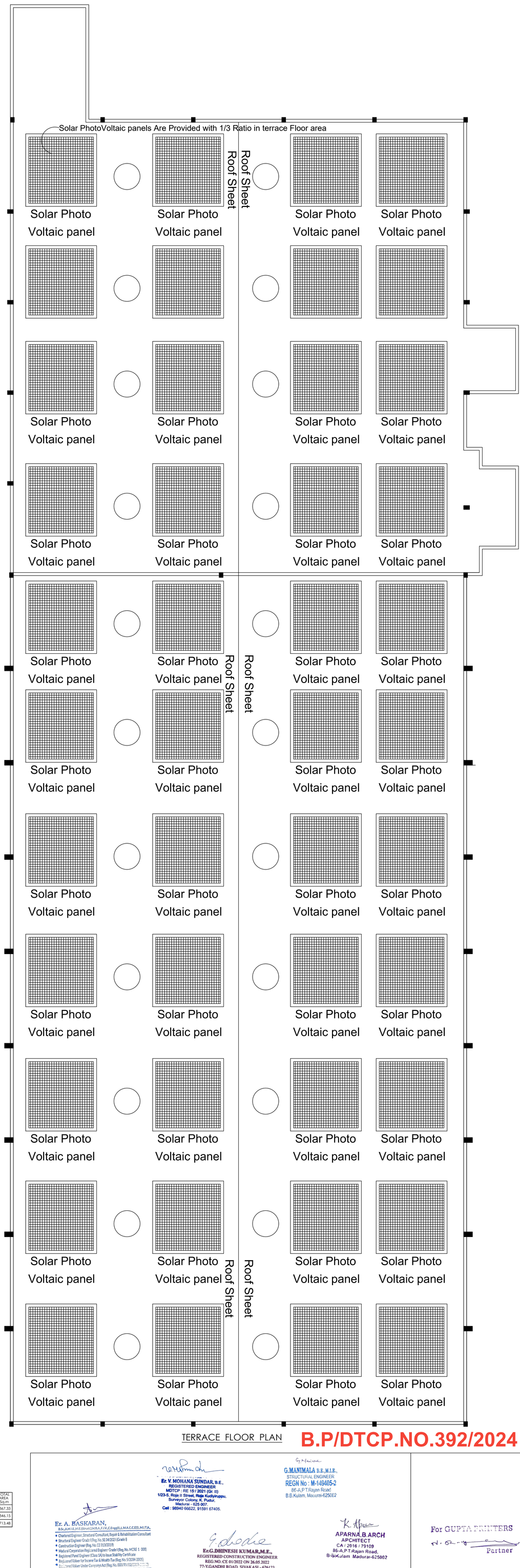
ELEVATION



SECTION ON 'AA'



GROUND FLOOR PLAN



TERRACE FLOOR PLAN

B.P/DTCP.NO.392/2024

MACHINERY DETAILS (EXISTING)	
Lamination Machine	2.0 HP
Paper Cutting Machine	7.5 HP
Coating Machine	3.0 HP
Offset Machine	185.0 HP
TOTAL	197.5 HP

MACHINERY DETAILS (PROPOSED)	
Box Die Cutting Machine	20.0 HP
Box Die Cutting Machine	20.0 HP
Paper Cutting Machine	5.0 HP
Box Pasting Machine	30.0 HP
Window Pasting Machine	15.0 HP
TOTAL	90.0 HP

No Of Workers :20 +20=40Nos
TOTAL HP :197.50+90.0 = 287.50 HP

JOINERY DETAILS :

MD	DOOR	1.52 X 2.10
D	DOOR	1.00 X 2.13
D1	DOOR	0.76 X 2.13
RS	ROLLING SHUTTER	4.88 X 3.05
RS1	ROLLING SHUTTER	3.05 X 3.05
RS2	ROLLING SHUTTER	2.44 X 3.05
RS3	ROLLING SHUTTER	1.52 X 3.05
W	WINDOW	3.00 X 1.65
V	VENTILATOR	1.00 X 0.65
FE	Fire Extinguisher Provided	
FA	Fire Alarm Provided	
FH	Fire Hose Provided	
DWF	Drinking water Fountain	

AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	TOTAL AREA Sq.m
EXI.GROUND FLOOR AREA	1367.33	------	1367.33
PRO.GROUND FLOOR AREA	2346.15	------	2346.15
TOTAL FLOOR AREA	3713.48	------	3713.48

Er. A. BASKARAN,
B.Sc.,A.M.I.E.,M.E.(Struct.),M.B.A.,F.I.V.,C.Engg(I),L.M.A.C.E.(I),M.I.T.A.
- Chartered Engineer, Structural Consultant, Repair & Rehabilitation Consultant
- Structural Engineer Grade I (Reg. No. SE 04/2021 (Grade I)
- Construction Engineer (Reg. No. CE 013/2019)
- Madurai Corporation Registered Engineer/ Grade I (Reg. No. MCSE 1 008)
- Registered Panel Engineer (Class 1A) to issue Stability Certificate
- Registered Valuer for Income Tax & Wealth Tax (Reg. No. 5/2004-2005)
- Registered Valuer Under Companys Act (Reg. No. IBBI/RV/02/2019/11178)

Mobile : 9994423498, 9578173326, 9788173326
Office : 55/1(61), Ward-I, Melalo Street, MADURAI - 625 001.
Cell : 9994423498, 9578173326 E-mail : kbaskaran54@yahoo.com

Er. V. MOHANA SUNDAR, B.E.,
REGISTERED ENGINEER
MOTCP : RE 157/ 2021 (Gr. II)
1/23-5, Roja II Street, Roja Kudiyiruppu,
Surveyor Colony, K. Pudur,
Madurai - 625 007.
Cell : 98940 66622, 91591 67405.

G.MANIMALA B.E., M.I.E.,
STRUCTURAL ENGINEER
REGN No : M-149405-2
86-A,P.T.Rajan Road
B.B.Kulam, Maurai-625002

Er.G.DHINESH KUMAR,M.E.,
REGISTERED CONSTRUCTION ENGINEER
REG.NO.:CE 01/2022 ON 26.05.2022
77-V.GANDHI ROAD, SIVAKASI - 626123
CELL - 9994423498, 7598173326

APARNA.B.ARCH
APCHITECT
CA / 2016 / 79109
86-A,P.T.Rajan Road,
B-BoKulam Madurai-625002

For GUPTA PRINTERS
Partner

OFFICE USE

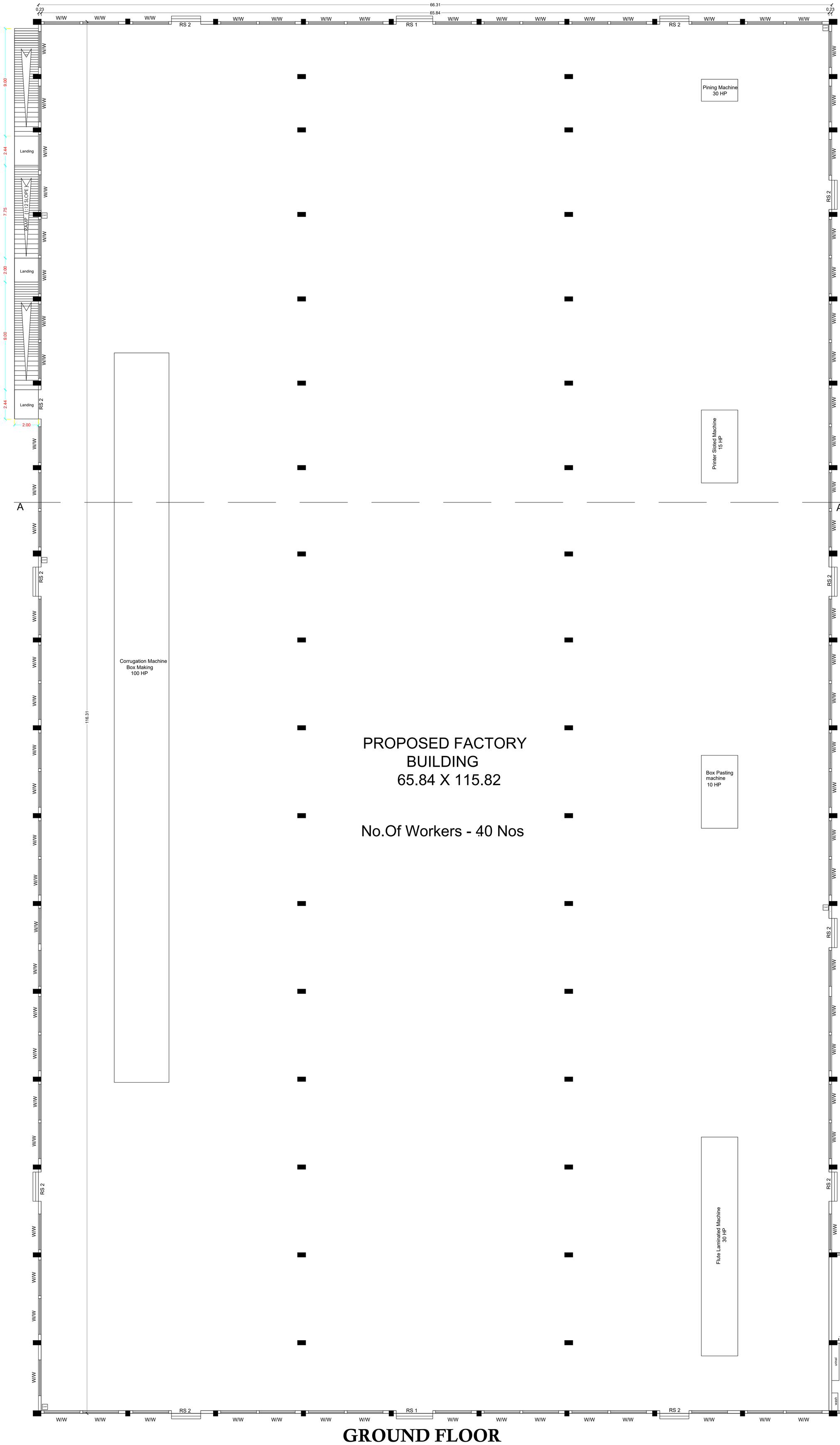
ENGINEERS

APPLICANT

PLAN SHOWING THE PROPOSED BLOCK-02 FACTORY BUILDING IN "GUPTA PRINTERS" FACTORY AT S.NO:140/1,140/2,140/3,140/4,140/5, 140/6,140/7,140/8,141/9,141/11,150/1A,150/1B AT THAIYILPATTI VILLAGE,VEMBAKOTTAI PANCHAYAT UNION,SIVAKASI TALUK, VIRUDHUNAGAR DISTRICT.

SHEET NO:02

SCALE - 1:100



JOINERY DETAILS :

D	DOOR	1.00 X 2.13
D1	DOOR	0.76 X 2.13
RS1	ROLLING SHUTTER	3.05 X 3.05
RS2	ROLLING SHUTTER	2.44 X 3.05
W	WINDOW	3.00 X 2.00
V	VENTILATOR	1.00 X 0.65
FE	Fire Extinguisher Provided	
FA	Fire Alarm Provided	
FH	Fire Hose Provided	
DWF	Drinking water Fountain	

MACHINERY DETAILS

Printer Sloted Machine	15 HP
Pining Machine	30 HP
Flute Laminated Machine	30 HP
Box Pasting Machine	10 HP
Corrugation Machine Box Machine	100 HP
Total	185 HP

No Of Workers : 40 Nos

AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	TOTAL AREA Sq.m
GROUND FLOOR AREA	7758.54	------	7758.54

For GUPTA PRINTERS

Partner

APPLICANT

B.P/DTCP.NO.392/2024

OFFICE USE

G.MANIMALA B.E.,M.I.E.,
STRUCTURAL ENGINEER
REGN No : M-149405-2
86-A,P.T.Rajan Road
B.B.Kulam, Madurai-625002

APARNA.B.ARCH
APCHITECT
CA / 2016 / 79109
86-A,P.T.Rajan Road,
B.B.Kulam Madurai-625002

Er.G.DHINESH KUMAR,M.E.,
REGISTERED CONSTRUCTION ENGINEER
REG NO. CE 01/2022 ON 26.05.2022
77-Y.GANDHI ROAD, SIVAKASI - 626123
CELL - 9994423498, 7598173326

Er. V. MOHANA SUNDAR, B.E.,
REGISTERED ENGINEER
MDTCP : RE 15/ 2021 (Gr. II)
1/23-5, Roja II Street, Roja Kudiyiruppu,
Surveyor Colony, K. Pudur,
Madurai - 625 007.
Cell : 98940 66622, 91591 67405.

Er. A. HASKARAN,
B.Sc.,M.I.E.(Ind.),M.R.A.I.,F.V.,C.Engg(I).,A.M.A.C.E.(I).,M.I.T.A.,
• Chartered Engineer, Structural Consultant, Repair & Rehabilitation Consultant
• Structural Engineer Grade I (Reg. No. SE/04/2021 (Grade I)
• Construction Engineer (Reg. No. CE/03/2019)
• Madurai Corporation Registered Engineer- Grade I (Reg. No. MCRE 1 008)
• Registered Panel Engineer (Class 1&II) in Issue Stability Certificate
• Registered Valuer for Income Tax & Wealth Tax (Reg. No. 5/2004-2005)
• Registered Valuer Under Companies Act (Reg. No. IBBI/RV/06/2019/11113)
M: [illegible] Ward, Madurai
Cell: [illegible]E-mail: hitechbuskar@gmail.com

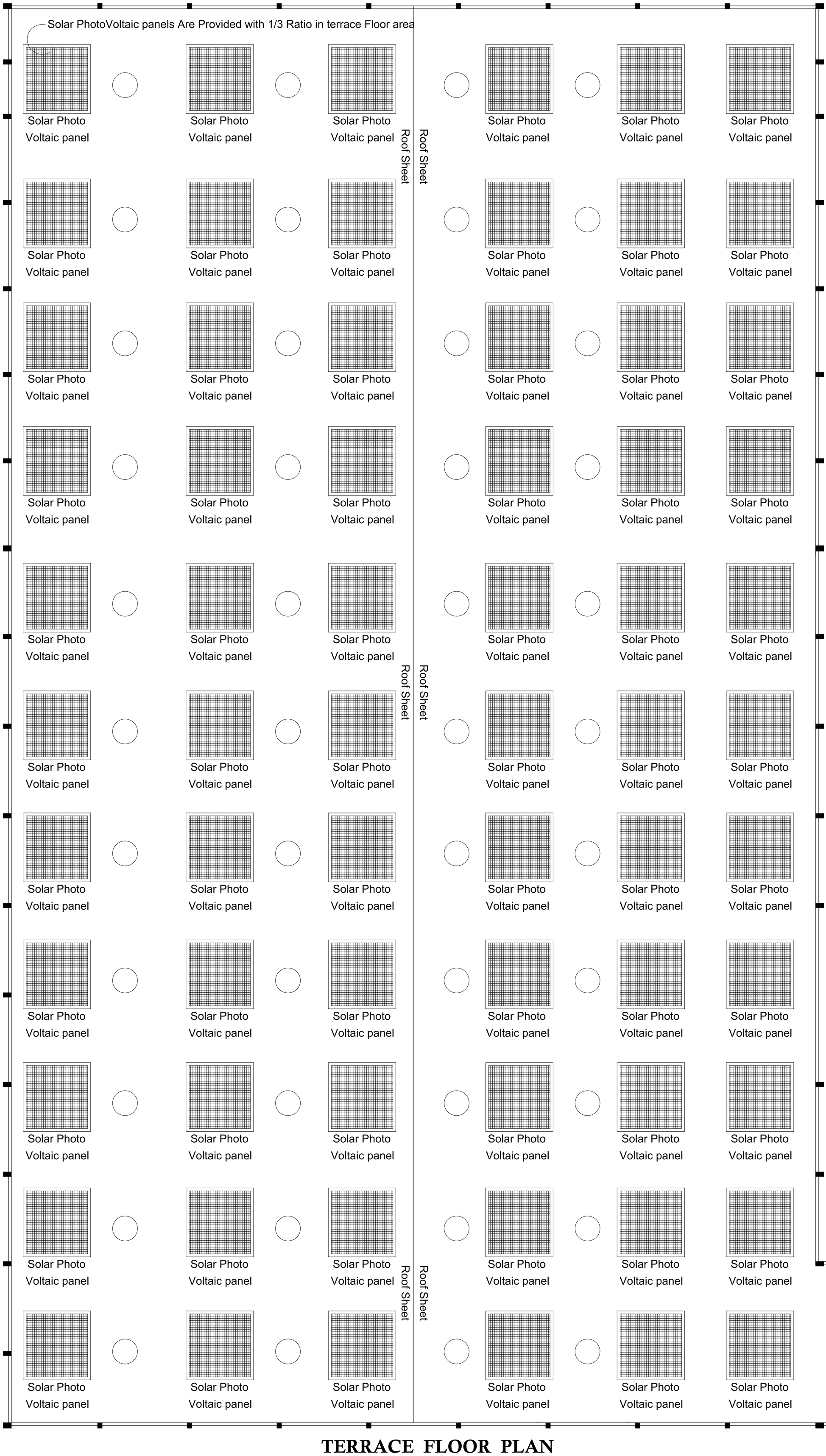
ENGINEERS

GROUND FLOOR

PLAN SHOWING THE PROPOSED BLOCK-02 FACTORY BUILDING IN "GUPTA PRINTERS" FACTORY AT S.NO:140/1,140/2,140/3,140/4,140/5, 140/6,140/7,140/8,141/9,141/11,150/1A,150/1B AT THAIYILPATTI VILLAGE,VEMBAKOTTAI PANCHAYAT UNION,SIVAKASI TALUK, VIRUDHUNAGAR DISTRICT.

SHEET NO:03

SCALE - 1:100



JOINERY DETAILS :

D	DOOR	1.00 X 2.13
D1	DOOR	0.76 X 2.13
RS1	ROLLING SHUTTER	3.05 X 3.05
RS2	ROLLING SHUTTER	2.44 X 3.05
W	WINDOW	3.00 X 2.00
V	VENTILATOR	1.00 X 0.65
FE	Fire Extinguisher Provided	
FA	Fire Alarm Provided	
FH	Fire Hose Provided	
DWF	Drinking water Fountain	

MACHINERY DETAILS

Printer Sloted Machine	15 HP
Pining Machine	30 HP
Flute Laminated Machine	30 HP
Box Pasting Machine	10 HP
Corrugation Machine Box Machine	100 HP
Total	185 HP

No Of Workers : 40 Nos

AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	TOTAL AREA Sq.m
GROUND FLOOR AREA	7758.54	------	7758.54

For GUPTA PRINTERS

Partner

APPLICANT

B.P/DTCP.NO.392/2024

OFFICE USE

Er.G.DHINESH KUMAR,M.E.,
REGISTERED CONSTRUCTION ENGINEER
REG.NO.:CE 01/2022 ON 26.05.2022
77-Y.GANDHI ROAD. SIVAKASI - 626123
CELL - 9994423498, 7598173326

Er. V. MOHANA SUNDAR, B.E.,
REGISTERED ENGINEER
MDTCP : RE 15 / 2021 (Gr. II)
1/23-5, Roja II Street, Roja Kudiyiruppu,
Surveyor Colony, K. Pudur,
Madurai - 625 007.
Cell : 98940 66622, 91591 67405.

G.MANIMALA B.E.,M.I.E.,
STRUCTURAL ENGINEER
REGN No : M-149405-2
86-A,P.T.Rajan Road
B.B.Kulam, Maqurai-625002

APARNA.B.ARCH
APCHITECT
CA / 2016 / 79109
86-A,P.T.Rajan Road,
B.B.Kulam Madurai-625002

Er. A. BASKARAN,
B.A.,M.I.E.(Ind.),M.R.A.I.,M.V.E.(Engg)I.,L.M.A.C.E.(I).,M.I.T.A.,
• Chartered Engineer, Structural Consultant, Repair & Rehabilitation Consultant
• Structural Engineer Grade I (Reg. No. SE 04/2021) (Grade I)
• Construction Engineer (Reg. No. CE 01/2021)
• Madurai Corporation Registered Engineer / Grade I (Reg. No. MCNE 1 - 000)
• Registered Flyood Engineer (Class 1A) to Issue Stability Certificate
• Registered Valuer for Income Tax & Wealth Tax (Reg. No. 5/10/04-2005)
• Registered Valuer Under Companys Act (Reg. No. IBBI/RV/02/2020/13...)
Ar... 151(Old No.4) Vasuki Middle Street, MADURAI-...
Cell : ...9731/97911 74940 E-mail: mbtechbaskar33@g...com

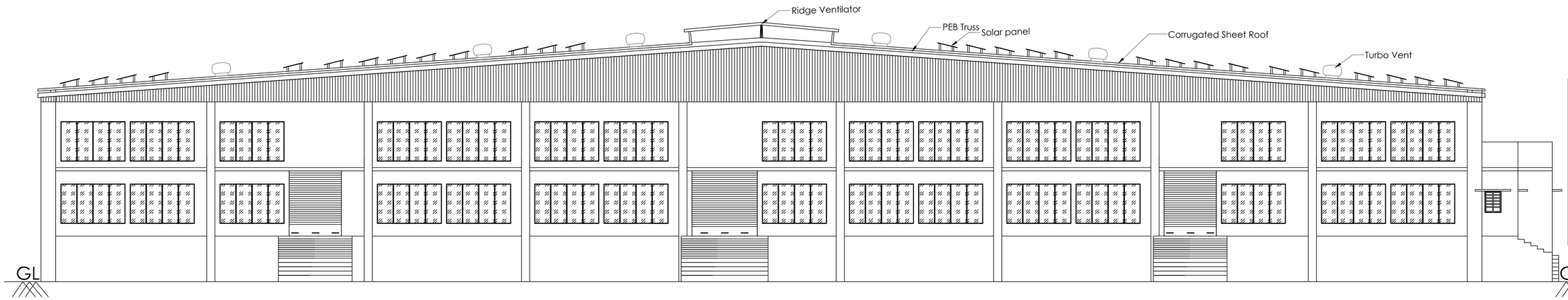
ENGINEERS

TERRACE FLOOR PLAN

SHEET NO:04

PLAN SHOWING THE PROPOSED BLOCK-02 FACTORY BUILDING IN "GUPTA PRINTERS" FACTORY AT S.NO:140/1,140/2,140/3,140/4, 140/5,140/6,140/7,140/8,141/9,141/11,150/1A,150/1B AT THAIYILPATTI VILLAGE,VEMBAKOTTAI PANCHAYAT UNION,SIVAKASI TALUK, VIRUDHUNAGAR DISTRICT.

SCALE - 1:100



ELEVATION

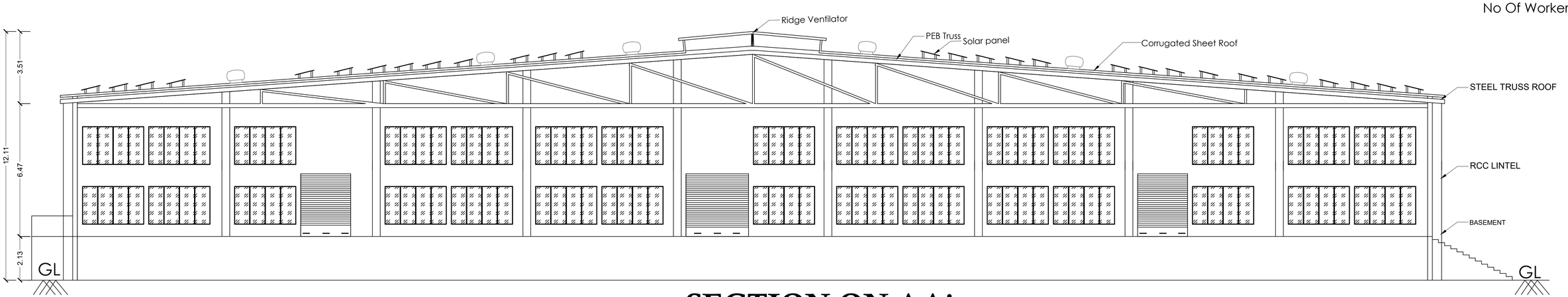
JOINERY DETAILS :

D	DOOR	1.00 X 2.13
D1	DOOR	0.76 X 2.13
RS1	ROLLING SHUTTER	3.05 X 3.05
RS2	ROLLING SHUTTER	2.44 X 3.05
W	WINDOW	3.00 X 1.85
V	VENTILATOR	1.00 X 0.65
FE	Fire Extinguisher Provided	
FA	Fire Alarm Provided	
FH	Fire Hose Provided	
DWF	Drinking water Fountain	

MACHINERY DETAILS

Printer Sloted Machine	15 HP
Pining Machine	30 HP
Flute Laminated Machine	30 HP
Box Pasting Machine	10 HP
Corrugation Machine Box Machine	100 HP
Total	185 HP

No Of Workers : 40 Nos



SECTION ON AA'

B.P/DTCP.NO.392/2024

AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	TOTAL AREA Sq.m
GROUND FLOOR AREA	7758.54	------	7758.54

OFFICE USE

ENGINEERS

Er.G.DHINESH KUMAR,M.E.,
REGISTERED CONSTRUCTION ENGINEER
REG.NO.:CE 01/2022 ON 26.05.2022
77-Y,GANDHI ROAD, SIVAKASI - 626123
CELL - 9994423498, 7598173326

APARNA.B.ARCH
APCHITECT
CA / 2016 / 79109
86-A,P.T.Rajan Road,
B.B.Kulam Madurai-625002

G.MANIMALA B.E.,M.I.E.,
STRUCTURAL ENGINEER
REGN No : M-149405-2
86-A,P.T.Rajan Road
B.B.Kulam, Maourai-625002

Er. V. MOHANA SUNDAR, B.E.,
REGISTERED ENGINEER
MDTCP : RE 15/ 2021 (Gr. II)
1/23-5, Roja II Street, Roja Kudiyiruppu,
Surveyor Colony, K. Pudur,
Madurai - 625 007.
Cell : 98940 66622, 91591 67405.

Er. A. BASKARAN,
B.Sc.,A.M.I.E.,M.E.(Struct.),M.B.A.,F.I.V.,C.Engg(I).,I.M.A.C.E(I).,M.I.T.A.,
- Chartered Engineer, Structural Consultant, Repair & Rehabilitation Consultant
- Structural Engineer Grade I (Reg. No. SE 04/2021 (Grade I)
- Construction Engineer (Reg. No. CE 013/2019)
- Madurai Corporation Registered Engineer Grade I (Reg. No. MCRE 1 008)
- Registered Panel Engineer (Class 1A) to Issue Stability Certificate
- Registered Valuer for Income Tax & Wealth Tax (Reg. No. 5/2006-2005)
- Registered Valuer Under Companys Act (Reg. No. IBBI/RV/02/2020/12878)

Mo[illegible] 151,Vasi Avanii Moola Street, MADURAI-[illegible]
Cell : [illegible]7717, 70121 74944 E-mail: hitechbaskar31@[illegible].com

APPLICANT

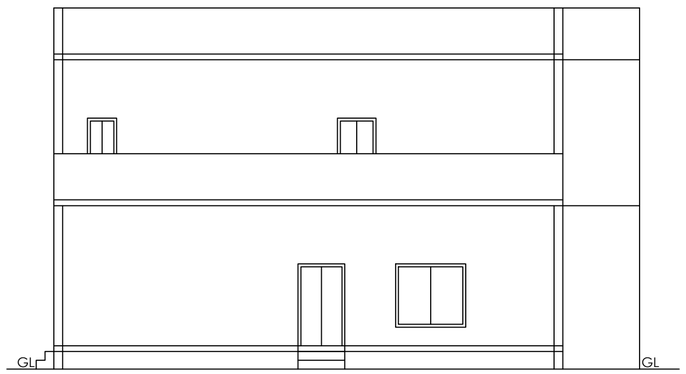
For GUPTA PRINTERS

Partner

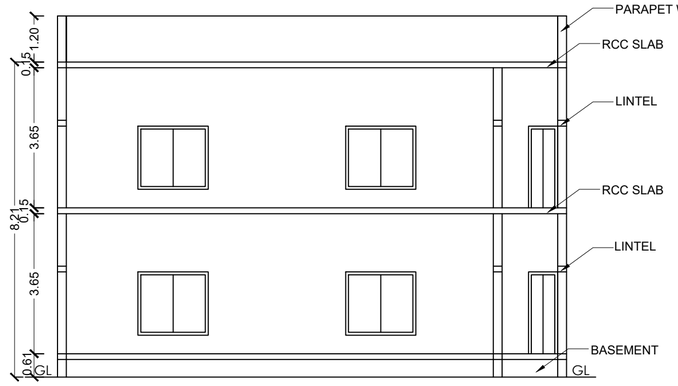
SHEET NO:05

PLAN SHOWING THE PROPOSED BLOCK-03 OFFICE BUILDING IN "GUPTA PRINTERS" FACTORY BUILDING AT S.NO:140/1,140/2,140/3,140/4,140/5, 140/6,140/7,140/8,141/9,141/11, 150/1A,150/1B AT THAIYILPATTI VILLAGE,VEMBAKOTTAI PANCHAYAT UNION,SIVAKASI TALUK, VIRUDHUNAGAR DISTRICT.

SCALE - 1:100

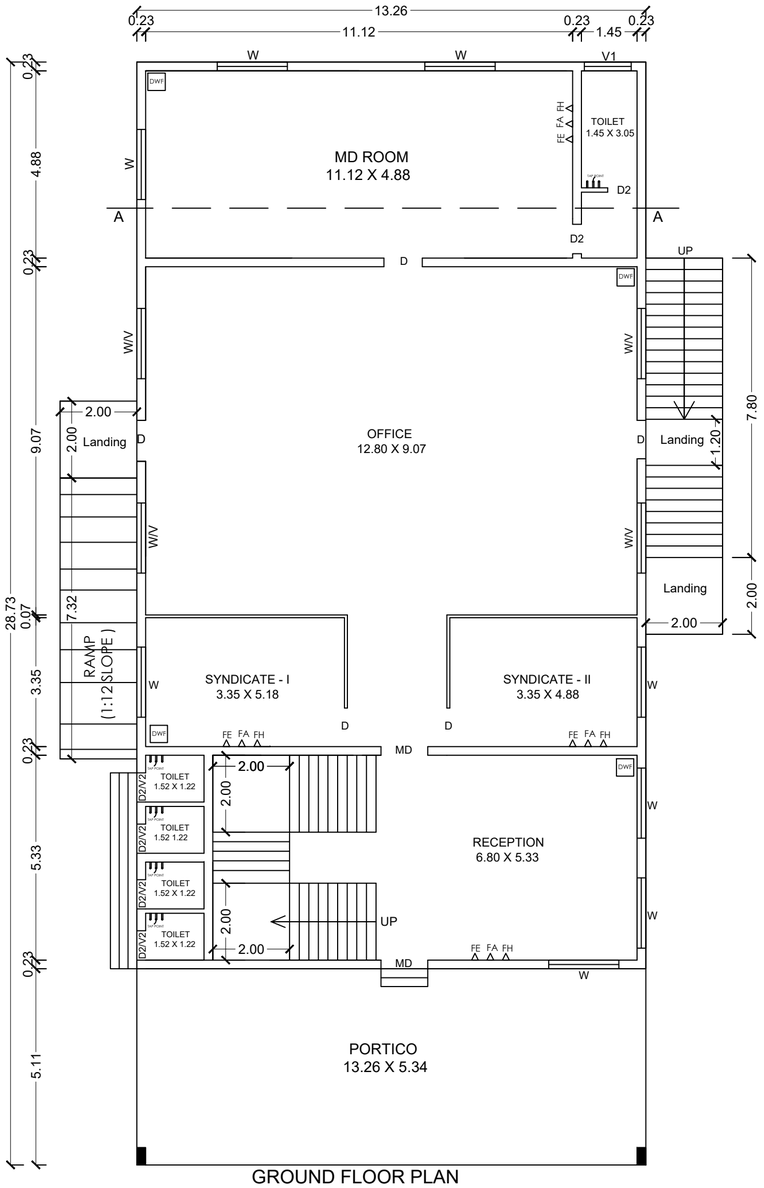


ELEVATION

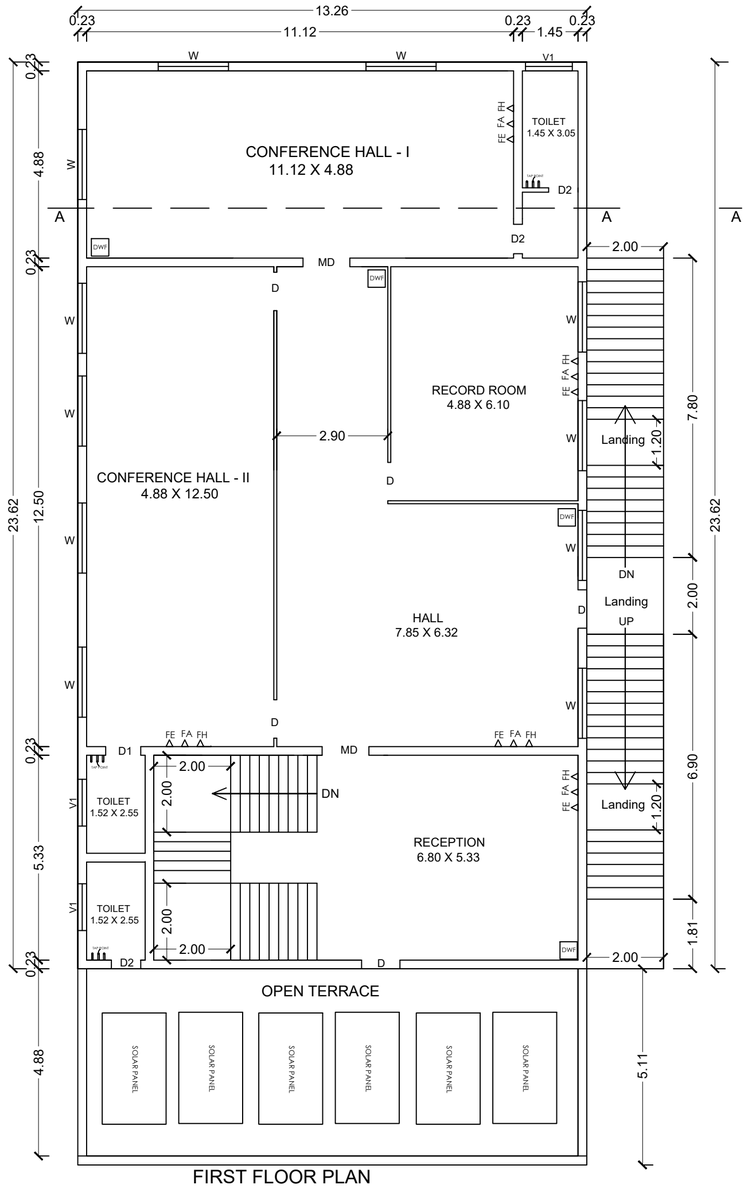


SECTION ON 'AA'

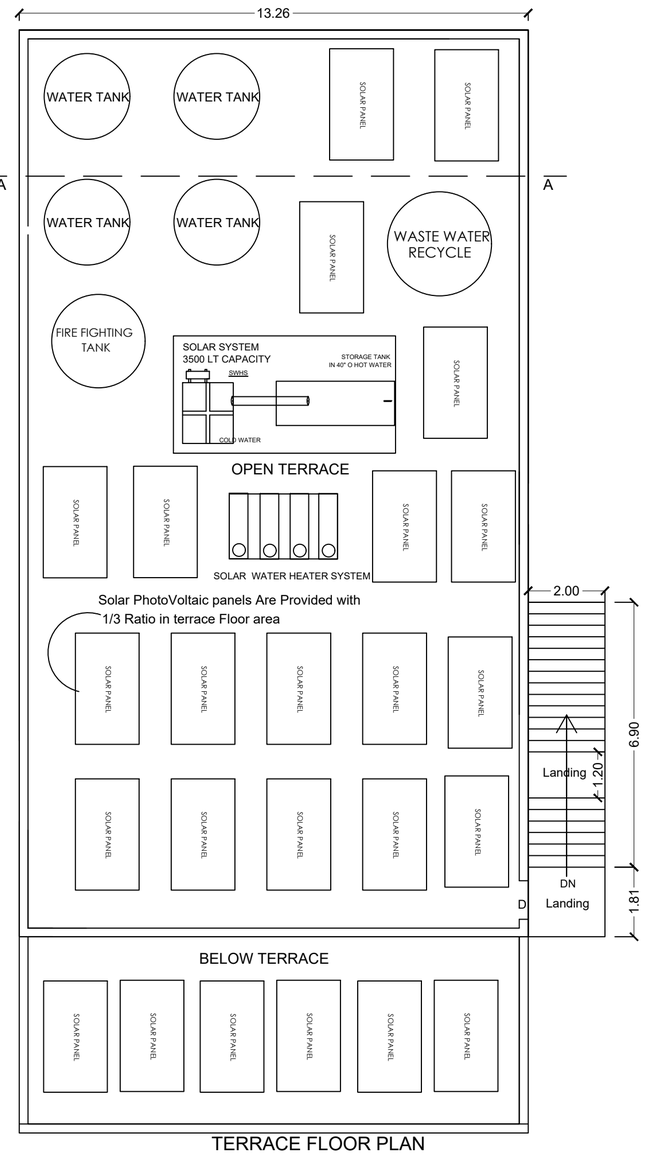
B.P/DTCP.NO.392/2024



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

JOINERY DETAILS :

MD	DOOR	1.22 X 2.10
D	DOOR	1.00 X 2.13
D1	DOOR	0.91 X 2.13
D2	DOOR	0.76 X 2.13
W	WINDOW	1.83 X 1.65
V	VENTILATOR	1.83 X 0.65
V1	VENTILATOR	1.22 X 0.65
V2	VENTILATOR	0.76 X 0.76
FE	Fire Extinguisher Provided	
FA	Fire Alarm Provided	
FH	Fire Hose Provided	
DWF	Drinking water Fountain	

AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	TOTAL AREA Sq.m
GROUND FLOOR AREA	400.56	------	400.56
FIRST FLOOR AREA	330.63	------	330.63
HEAD ROOM AREA	------	------	------
TOTAL FLOOR AREA	731.19	------	731.19

OFFICE USE

ENGINEERS

G.MANIMALA B.E. M.I.E.
STRUCTURAL ENGINEER
REGN No : M-149405-2
86-A,P.T.Rajan Road
B.B.Kulam, Mauranl-625002

Er. A. BASKARAN,
B.Sc.,A.M.I.E.,M.E.(Struct.),M.A.,F.I.V.,C.Engg(I).,M.A.C.C.E(I).,M.I.T.A.,
- Chartered Engineer, Structural Consultant, Repair & Rehabilitation Consultant
- Structural Engineer Grade I (Reg. No. SE/04/2021) (Grade I)
- Construction Engineer (Reg. No. CE/163/2019)
- Madurai Corporation (Reg.) and Engineer / Grade I (Reg. No. MCSE 1. 0001)
- Registered Panel Engineer (Class 1A) to issue Stability Certificate
- Registered Valuer for Income Tax & Wealth Tax (Reg. No. S/0204/2005)
- Registered Valuer Under Companies Act (Reg. No. IBBI/RV/02/2019/11113)

M: [illegible] 77717, 94421 74540 E-mail: bhbasskaran@gmail.com

APARNA.B.ARCH
APCHITECT
CA / 2016 / 79109
86-A,P.T.Rajan Road.
B.B.Kulam Madurai-625002

E.G.DHINESH KUMAR,M.E.,
REGISTERED CONSTRUCTION ENGINEER
REG.NO.:CE 01/2022 ON 26.05.2022
77-VIJAYAGHI ROAD, SIVAKASI – 626123
CELL - 9994423498, 7598173326

Er. V. MOHANA SUNDAR, B.E.,
REGISTERED ENGINEER
MDTCP : RE 15/ 2021 (Gr. II)
1/23-5, Raja II Street, Raja Kudiyiruppu,
Surveyor Colony, K. Pudur,
Madurai - 625 007.
Cell : 98840 66622, 91591 67405.

APPLICANT

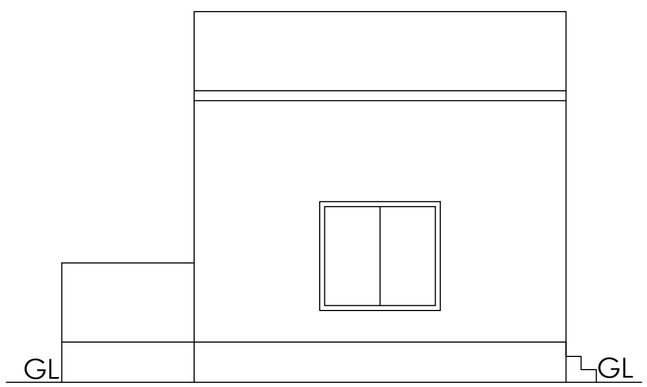
For GUPTA PRINTERS

Partner

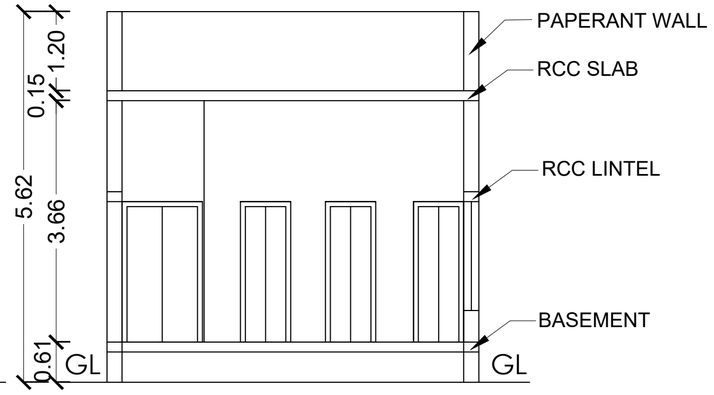
SHEET NO:06

PLAN SHOWING THE PROPOSED BLOCK-04 CANTEEN BUILDING IN "GUPTA PRINTERS" FACTORY BUILDING AT S.NO:140/1,140/2, 140/3,140/4,140/5,140/6,140/7,140/8,141/9, 141/11,150/1A,150/1B AT THAIYILPATTI VILLAGE,VEMBAKOTTAI PANCHAYAT UNION, SIVAKASI TALUK, VIRUDHUNAGAR DISTRICT.

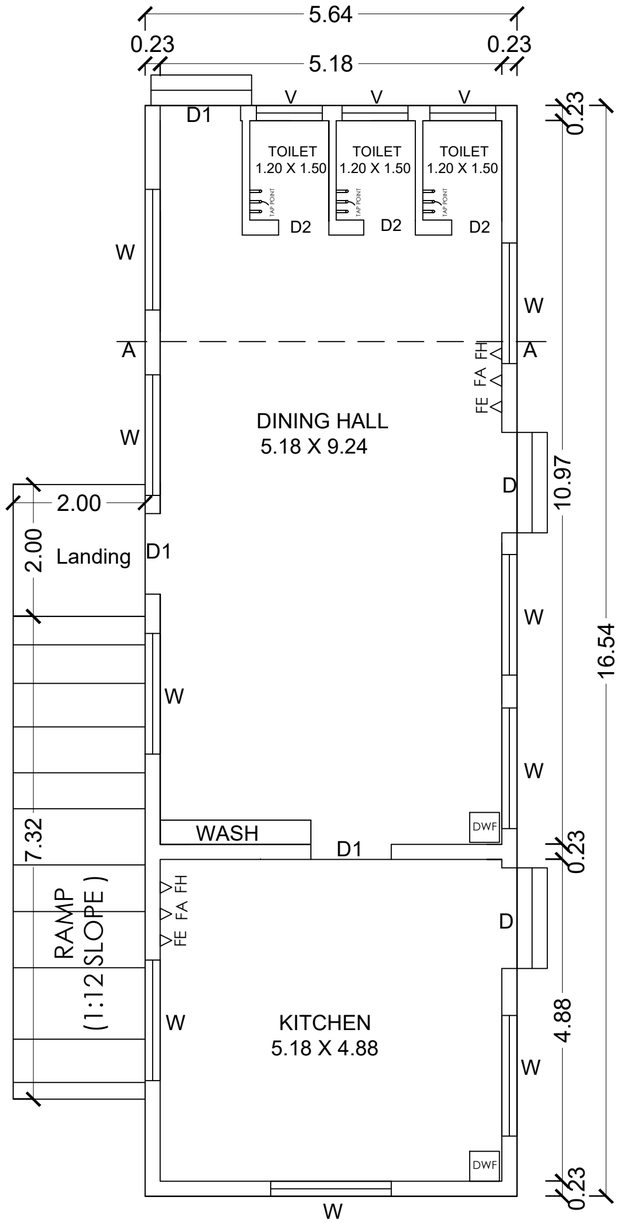
SCALE - 1:100



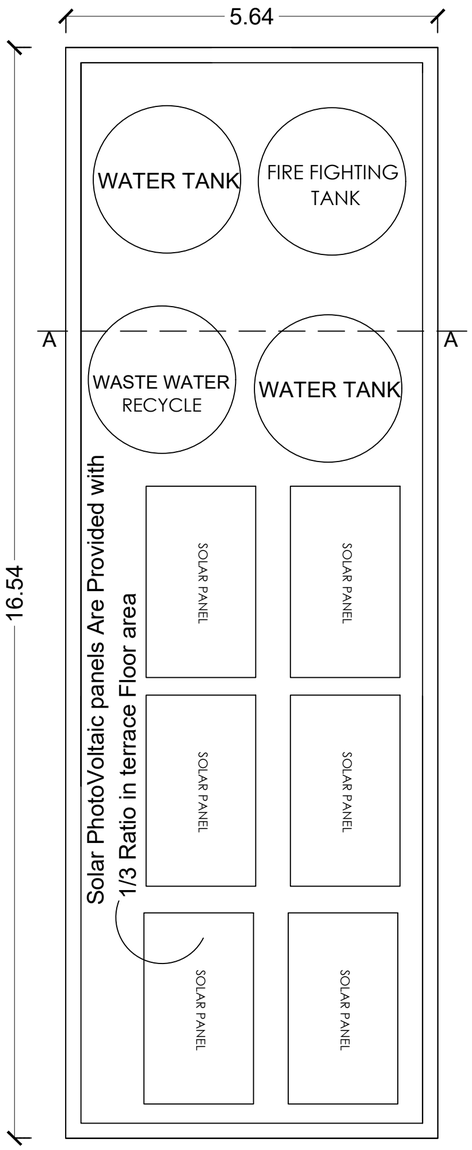
ELEVATION



SECTION ON 'AA'



CANTEEN PLAN



TERRACE FLOOR PLAN

JOINERY DETAILS :

D	DOOR	1.52 X 2.13
D1	DOOR	1.22 X 2.13
D2	DOOR	0.76 X 2.13
W	WINDOW	1.83 X 1.65
V	VENTILATOR	1.00 X 0.65
FE	Fire Extinguisher Provided	
FA	Fire Alarm Provided	
FH	Fire Hose Provided	
DWF	Drinking water Fountain	

AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	TOTAL AREA Sq.m
CANTEEN	93.29	------	93.29

B.P/DTCP.NO.392/2024

OFFICE USE

Er. A. BASKARAN,
B.Sc.,A.M.I.E.,M.E.(Struct.),M.R.A.,F.I.V.,C.Engg(I),L.M.A.C.C.E(I),M.I.T.A.,
- Chartered Engineer, Structural Consultant, Repair & Rehabilitation Consultant
- Structural Engineer Grade I (Reg. No. SE 04/2023 (Grade I)
- Construction Engineer (Reg. No. CE 013/2019)
- Madurai Corporation Registered Engineer Grade I (Reg. No. MCRE 1 008)
- Registered Panel Engineer (Class 1A) to Issue Stability Certificate
- Registered Valuer for Income Tax & Wealth Tax (Reg. No. 5/2004-2005)
- Registered Valuer Under Companies Act (Reg. No. IBBI/RV/02/2019/11178)

Mr. [illegible] 55 West Avani Moola Street, MADURAI [illegible]
Cell : [illegible] 77737, 9[illegible] 74544 E-mail: [illegible]@gmail.com

G.MANIMALA B.E.,M.I.E.,
STRUCTURAL ENGINEER
REGN No : M-149405-2
86-A,P.T.Rajan Road
B.B.Kulam, Madurai-625002

Er.G.DHINESH KUMAR,M.E.,
REGISTERED CONSTRUCTION ENGINEER
REG.NO.CE 01/2022 ON 26.05.2022
77-V,GANDHI ROAD, SIVAKASI - 626123
CELL - 9994423498, 7598173326

Er. V. MOHANA SUNDAR, B.E.,
REGISTERED ENGINEER
MDTCP : RE 15 / 2021 (Gr. II)
1/23-5, Raja II Street, Raja Kudiyiruppu,
Surveyor Colony, K. Pudur,
Madurai - 625 007.
Cell : 98940 66622, 91591 67405.

APARNA.B.ARCH
APCHITECT
CA / 2016 / 79109
86-A,P.T.Rajan Road,
B.B.Kulam Madurai-625002

For GUPTA PRINTERS

Partner

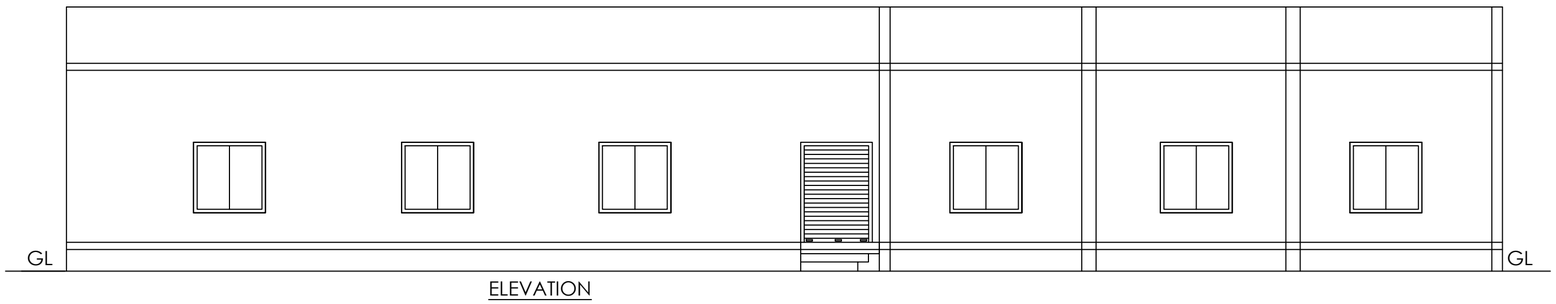
ENGINEERS

APPLICANT

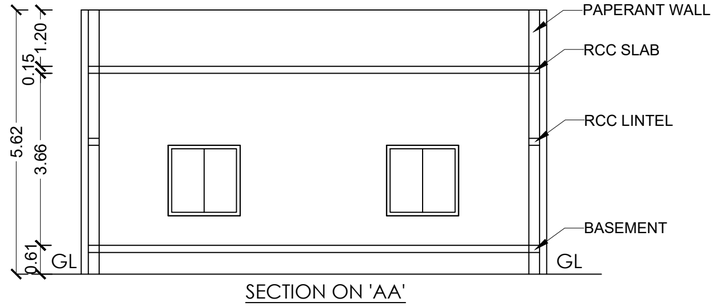
PLAN SHOWING THE PROPOSED BLOCK-05 (GENERATOR ROOM,POWER ROOM) BUILDING IN "GUPTA PRINTERS" FACTORY BUILDING AT S.NO:140/1,140/2, 140/3,140/4,140/5,140/6,140/7,140/8,141/9, 141/11,150/1A,150/1B AT THAIYILPATTI VILLAGE,VEMBAKOTTAI PANCHAYAT UNION,SIVAKASI TALUK, VIRUDHUNAGAR DISTRICT.

SHEET NO:07

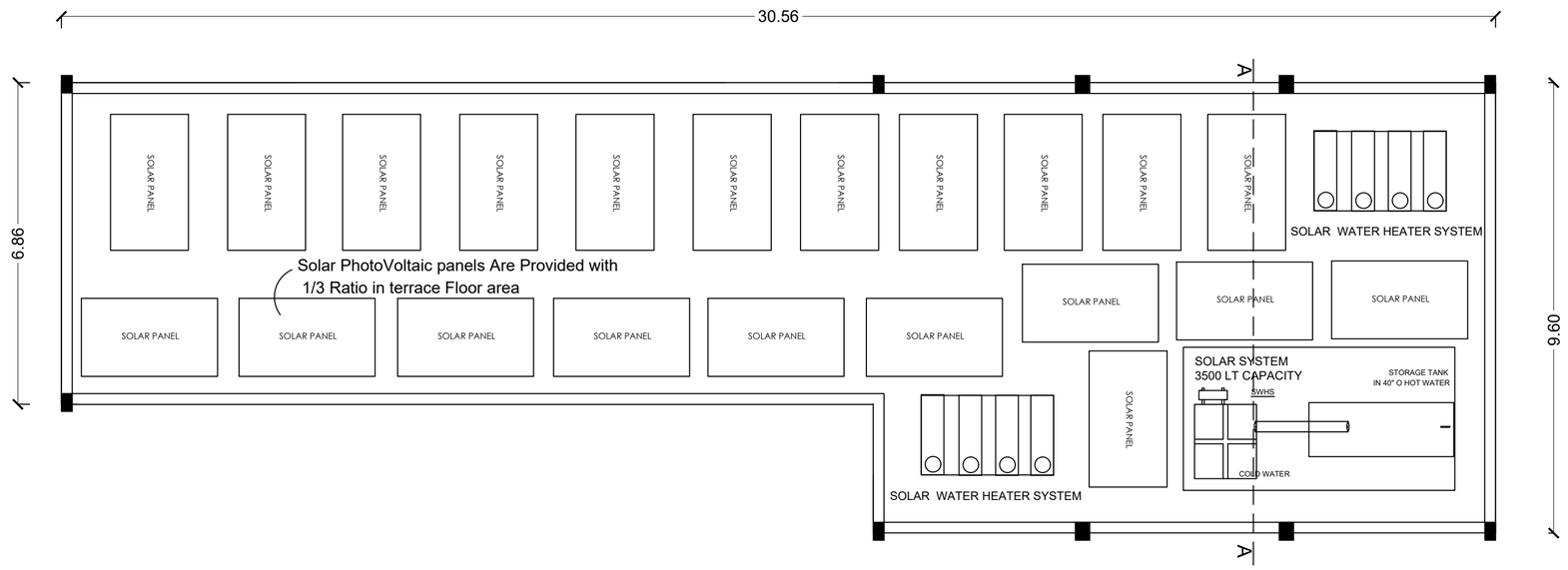
SCALE - 1:100



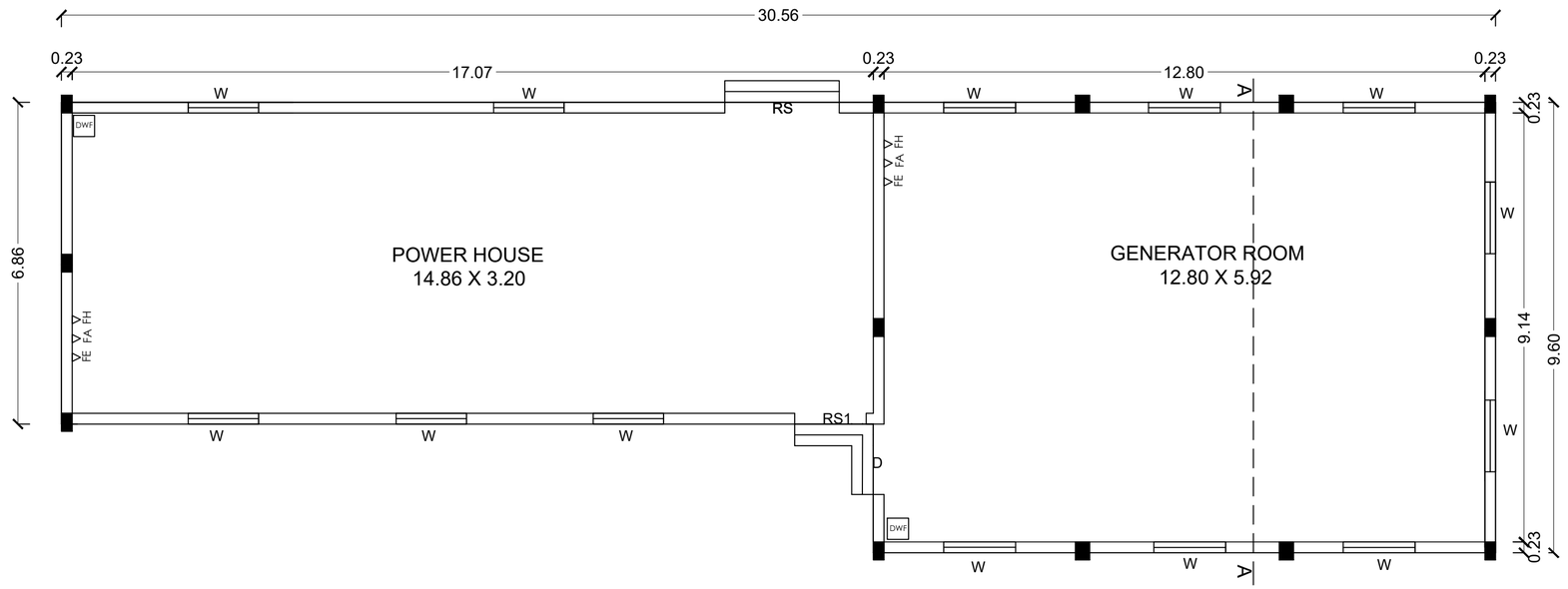
ELEVATION



SECTION ON 'AA'



TERRACE FLOOR PLAN



GROUND FLOOR PLAN

JOINERY DETAILS :

D	DOOR	1.50 X 2.13
RS	ROOLING SHUTTER	2.44 X 2.13
RS1	ROOLING SHUTTER	1.22 X 2.13
W	WINDOW	1.83 X 1.65
FE	Fire Extinguisher Provided	
FA	Fire Alarm Provided	
FH	Fire Hose Provided	
DWF	Drinking water Fountain	

AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	TOTAL AREA Sq.m
GROUND FLOOR AREA	245.94	------	245.94

B.P/DTCP.NO.392/2024

For GUPTA PRINTERS

Partner

APPLICANT

G.MANIMALA B.E., M.I.E.,
STRUCTURAL ENGINEER
REGN No : M-149405-2
86-A,P.T.Rajan Road
B.B.Kulam, Madurai-625002

APARNA.B.ARCH
APCHITECT
CA / 2016 / 79109
86-A,P.T.Rajan Road,
B.BaKulam Madurai-625002

Er.G.DHINESH KUMAR,M.E.,
REGISTERED CONSTRUCTION ENGINEER
REG.NO.:CE 01/2022 ON 26.05.2022
77-Y,GANDHI ROAD, SIVAKASI - 626123
CELL - 9994423498, 7598173326

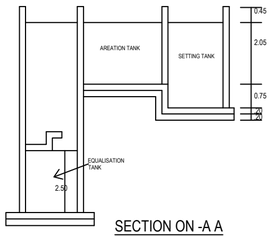
Er. A. RASKARAN,
B.Sc.,M.I.E.(Ind.),M.R.A.I.(V.C'mpgn),I.M.A.C.E.(B),M.I.T.A.,
- Chartered Engineer, Structural Consultant, Repair & Rehabilitation Consultant
- Structural Engineer Grade I (Reg. No. SE 04/2002) Grade II
- Construction Engineer (Reg. No. CE 01/2003)
- Madurai Corporation Regd. Licensed Engineer Grade I (Reg. No. MCSE 1 - 009)
- Registered Panel Engineer (Class 1A) to have Stability Certificate
- Registered Valuer for Income Tax & Wealth Tax (Reg. No. 5/2004-2005)
- Registered Valuer Under Companies Act (Reg. No. IBBI/RV/05/2019/11173)

No. 77-Y,Gandhi Road,Middle Street,SIVAKASI-626123
Cell : 94433 77717, 73737 41540 E-mail: leftechbuilder2166@gmail.com

Er. V. MOHANA SUNDAR, B.E.,
REGISTERED ENGINEER
MSTCP : RE 197 / 2021 (Gr. II)
1/23-5, Roja II Street, Roja Kudiyiruppu,
Surveyor Colony, K. Pudur,
Madurai - 625 007.
Cell : 98940 66522, 81591 67405.

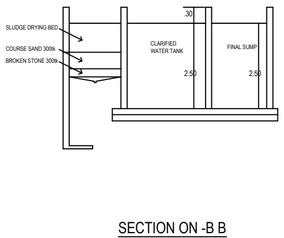
ENGINEERS

OFFICE USE



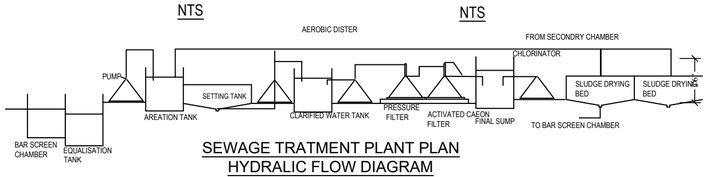
SECTION ON -A A

NTS



SECTION ON -B B

NTS

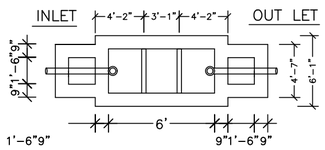


SEWAGE TRATMENT PLANT PLAN
HYDRALIC FLOW DIAGRAM

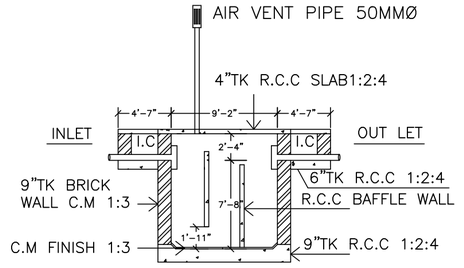
NTS

NOTE : WASTE WATER TO BE USED FOR GARDENING PURPOSE.

: SANITARY LINE IS CONNECTED TO THE SEPTIC TANK OR UGSS.

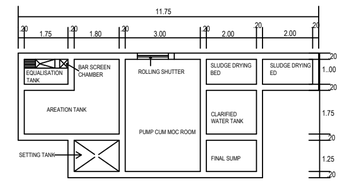


PLAN



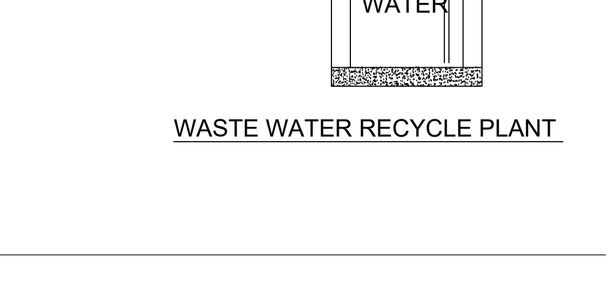
SECTION

SEPTIC TANK DETAILS

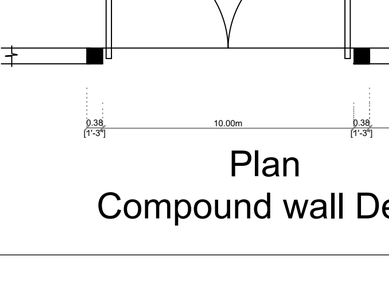


SEWAGE TRATMENT PLANT PLAN

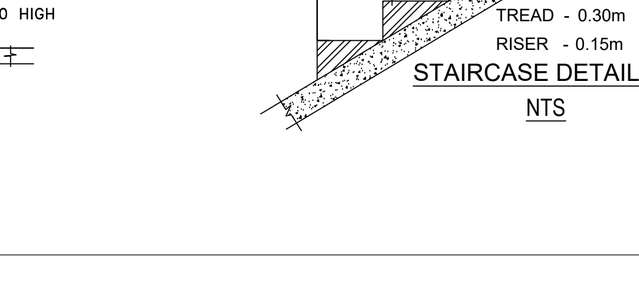
NTS



SOLAR SYSTEM

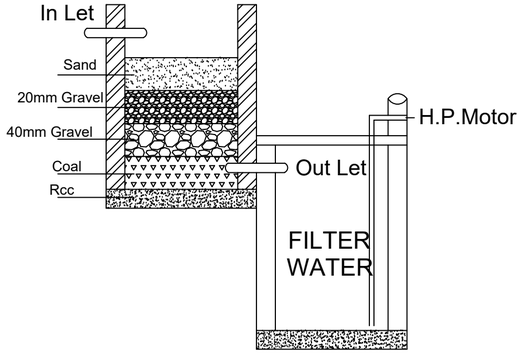


FOUNDATION DETAILS

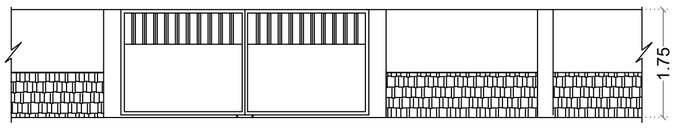


RAIN WATER COLL. TANK

NTS



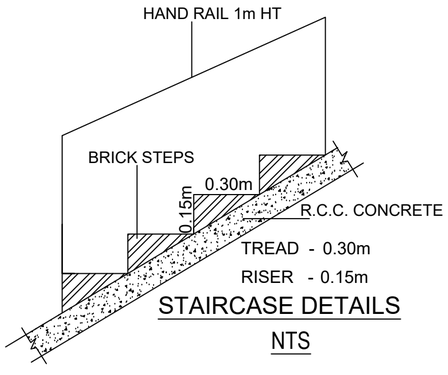
WASTE WATER RECYCLE PLANT



ELEVATION

Plan

Compound wall Detail



STAIRCASE DETAILS

NTS

SHEET NO:08

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF GUPTA PRINTERS FACTORY BUILDING IN S.NO: 140/1,140/2,140/3,140/4,140/5,140/6, 140/7,140/8, 141/9,141/11,150/1A,150/1B AT THAIYILPATTI VILLAGE,SIVAKASI TALUK, VIRUDHUNAGAR DISTRICT.

B.P/DTCP.NO.392/2024

OFFICE USE

For GUPTA PRINTERS

Partner

APPLICANT

APARNA.B.ARCH
APCHITECT
CA / 2016 / 79109
86-A,P.T.Rajan Road,
B.B.Kulam Madurai-625002

Er.G.DINESH KUMAR,M.E.,
REGISTERED CONSTRUCTION ENGINEER
REG.NO.:CE 01/2022 ON 26.05.2022
77-YGANDHI ROAD, SIVAKASI – 626123
CELL - 9994423498, 7598173326

G.MANIMALA B.E.,M.I.E.,
STRUCTURAL ENGINEER
REGN No : M-149405-2
86-A,P.T.Rajan Road
B.B.Kulam, Maurai-625002

Er. A. BASKARAN,
B.Sc.,A.M.I.E.,M.E.(Struct.),M.R.,A.P.I.W.,C.Engg(I).,L.M.A.C.C.(III),M.I.T.A.,
- Chartered Engineer, Structural Consultant, Repair & Rehabilitation Consultant
- Structural Engineer Grade I [Reg.No.SE 04/2023 I (Grade I)
- Construction Engineer (Reg.No. CE 013/2019)
- Madurai Corporation Registered Engineer/ Grade I (Reg. No. MCRE 1 008)
- Registered Panel Engineer (Class 1A) for Issue Stability Certificate
- Registered Valuer for Income Tax & Wealth Tax (Reg. No. 5/2004-2005)
- Registered Valuer Under Companys Act (Reg. No. IBBI/RV/02/2019/11[illegible]

M: [illegible]5, 15 Virat Ayand Moola Street, MADURAI-[illegible]
Cell: [illegible]7717, 94421 74546 E-mail: [illegible]@gmail.com

Er. V. MOHANA SUNDAR, B.E.,
REGISTERED ENGINEER
MDTCP : RE 15/ 2021 (Gr. II)
1/23-5, Roja II Street, Roja Kudiyiruppu,
Surveyor Colony, K. Pudur,
Madurai - 625 007.
Cell : 98940 66622, 91591 67405.

ENGINEERS

SITE PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF GUPTA PRINTERS FACTORY BUILDING IN S.NO: 140/1,140/2,140/3,140/4,140/5,140/6, 140/7,140/8,141/9,141/11,150/1A,150/1B AT THAIYILPATTI VILLAGE,VEMBAKOTTAI PANCHAYAT UNION,SIVAKASI TALUK, VIRUDHUNAGAR DISTRICT.

SCALE - 1:400

EXISTING GROUND FLOOR BUILDING
APPROVED VIDE VIRUDHUNAGAR DISTRICT
DTCP OFFICE: ந.க.எண்::636/2021/வி(ந)மா.
DATED:09/07/2021 ,APPROVAL NO:03/2021
AND BEARING VEMBAKOTTAI PANCHAYAT
UNION APPROVAL NO:ப.(மு.அ)
02/1842/2021 DATED 10/08/2021

	Men	Women	Total
Existing No Of Workers	12	08	20
Proposed No Of Workers	30	30	60
Total No Of Workers	42	38	80

Existing H.P :197.50 H.P
Proposed H.P : 275.00 H.P
Total H.P :472.50 H.P

MACHINERY DETAILS (EXISTING)	
Lamination Machine	2.0 HP
Paper Cutting Machine	7.5 HP
Coating Machine	3.0 HP
Offset Machine	185.0 HP
TOTAL	197.5 HP

MACHINERY DETAILS (PROPOSED)	
Box Die Cutting Machine	20.0 HP
Box Die Cutting Machine	20.0 HP
Paper Cutting Machine	5.0 HP
Box Pasting Machine	30.0 HP
Window Pasting Machine	15.0 HP
Printer Sloted Machine	15.0 HP
Pining Machine	30.0 HP
Flute Laminated Machine	30.0 HP
Box Pasting Machine	10.0 HP
Corrugation Machine Box Machine	100.0 HP
TOTAL	275.0 HP

AREA DETAILS	
Survey No	Area In Hec.Ares
140/1	0.24.50
140/2	0.26.00
140/3	0.40.50
140/4	0.13.00
140/5	0.27.50
140/6	0.46.00
140/7	0.33.00
140/8	0.44.50
141/9	1.19.50
141/11	0.41.50
150/1A	0.14.00
150/1B	0.17.00
TOTAL AREA	4.47.00

(11.045 Acres)

SHEET NO:09

S E W N

LEGEND
- SITE BOUNDARY
- EXISTING ROAD
- EXISTING BUILDING
- PROPOSED BUILDING
- DRIVE WAY
- PARKING
- O.S.R

AREA DETAILS:

SITE EXTENT = 44700.00 Sq.m 481150.80 Sq.ft 11.045 ACRES

DESCRIPTION	FSI AREA	NON FSI AREA	TOTAL AREA (Sq.m)
BLOCK-01 (FACTORY BUILDING)			
EXI.GROUND FLOOR AREA	1367.33	------	1367.33
PRO.GROUND FLOOR AREA	2346.15	------	2346.15
BLOCK-02 (FACTORY BUILDING)			
PRO.GROUND FLOOR AREA	7758.54	------	7758.54
BLOCK-03 (OFFICE)			
PRO.GROUND FLOOR AREA	400.56	------	400.56
PRO.FIRST FLOOR AREA	330.63	------	330.63
BLOCK-04 (CANTEEN)			
PRO.GROUND FLOOR AREA	93.29	------	93.29
BLOCK-05 (GENERATOR ROOM,POWER ROOM)			
PRO.GROUND FLOOR AREA	245.94	------	245.94
TOTAL BUILDUP AREA	12542.44	------	12542.44

MAXIMUM ONE FLOOR AREA = 12211.81 Sq.m

F.S.I = TOTAL FLOOR AREA / SITE EXTENT = 12542.44 Sq.m / 44700.00 Sq.m = 0.28

PLOT COVERAGE = MAX. ONE FLOOR AREA / SITE EXTENT X100
= 12211.81 Sq.m / 44700.00 Sq.m X 100 = 27.32 %

PARKING AREA DETAILS:

OFFICE AREA =731.19 Sq.m

CAR PARKING = 731.19 Sq.m / 100.00 Sq.m = 07 NOS REQUIRED

TWO WHEELER PARKING = 731.19 Sq.m / 50.00 Sq.m =15 NOS REQUIERED

CYCLE PARKING = 694.16 Sq.m / 50.00 Sq.m =15 NOS REQUIERED

FACTORY BUILDING AREA=3713.48 +7758.54 =11472.02 Sq.m

LORRY PARKING = 11472.02 Sq.m / 500.00 Sq.m = 23 NOS REQUIRED

TWO WHEELER PARKING = 11472.02 Sq.m / 50.00 Sq.m = 230 NOS REQUIRED

CYCLE PARKING = 11472.02 Sq.m / 50.00 Sq.m = 230 NOS REQUIRED

PARKING REQUIRED = 23 LORRY SPACE + 260 TWO WHEELERS SPACE + 16 CAR SPACE +245 CYCLE SPACE

PARKING PROVIDED = 24 LORRY SPACE +261 TWO WHEELERS SPACE+ 18 CAR SPACE +246 CYCLE SPACE
2 NOS PHYSICALLY DISABLED PERSON

OPEN SPACE RESERVATION
REQUIRED =TOTAL SITE X10%
= 44700.00 X 10%
= 4470.00 Sq.m
PROVIDED =4475.91 Sq.m (10.01%)

B.P/DTCP.NO.392/2024

For GUPTA PRINTERS
Partner
APPLICANT

G.MANIMALA B.E.,M.I.E.,
STRUCTURAL ENGINEER
REGN NO : M-149405-2
9E-A.P.T.Rajan Road
B.B.Kulam, Madurai-625002

Er.G.DHINESH KUMAR,M.E.,
REGISTERED CONSTRUCTION ENGINEER
REG NO: CE 01/2022 ON 26.05.2022
77-V.GANDHI ROAD, SIVAKASI - 626123
CELL : 9994423498, 7598173326

Er. A. BASKARAN,
B.E.,M.I.E.,F.I.E.(INDIA),M.E.,F.I.V.,C.E.(Engrs)I.L.A.,M.C.C.E.(I).,M.I.T.A.,
• Chartered Engineer, Structural Consultant, Repair & Rehabilitation Consultant
• Structural Engineer Grade I (Reg. No. SE/04/2001) (Grade I)
• Construction Engineer (Reg. No. CE/102/2019)
• Madurai Corporation Regd. Licensed Engineer / Grade I (Reg. No. MCSE 1 - 009)
• Registered Valuer for Income Tax & Wealth Tax (Reg. No. SI/2004/2005)
• Registered Valuer Under Concurrence Act (Reg. No. SBI/MV/A/2021/...)
Res: ..., 15 Vinoba Nagar(E) Mosiki Street, MADURAI-...
Cell: ..., e-mail: bhes2bs@rediffmail.com

APARNA.B.ARCH
ARCHITECT
CA / 2016 / 79109
9E-A.P.T.Rajan Road,
B-BKulam, Madurai-625002

Er.V. MOHANA SUNDAR, B.E.,
REGISTERED ENGINEER
MDTCP : RE 19 / 2021 (Sr. 3)
123-5, Raja II Street, Raja Kudiyiruppu,
Sunayco Colony, K. Pudur,
Madurai - 625 007.
Cell : 98940 66622, 91591 67405.

ENGINEERS

OFFICE USE

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.