

PP

APPROVAL RECORD

# Planning Permission

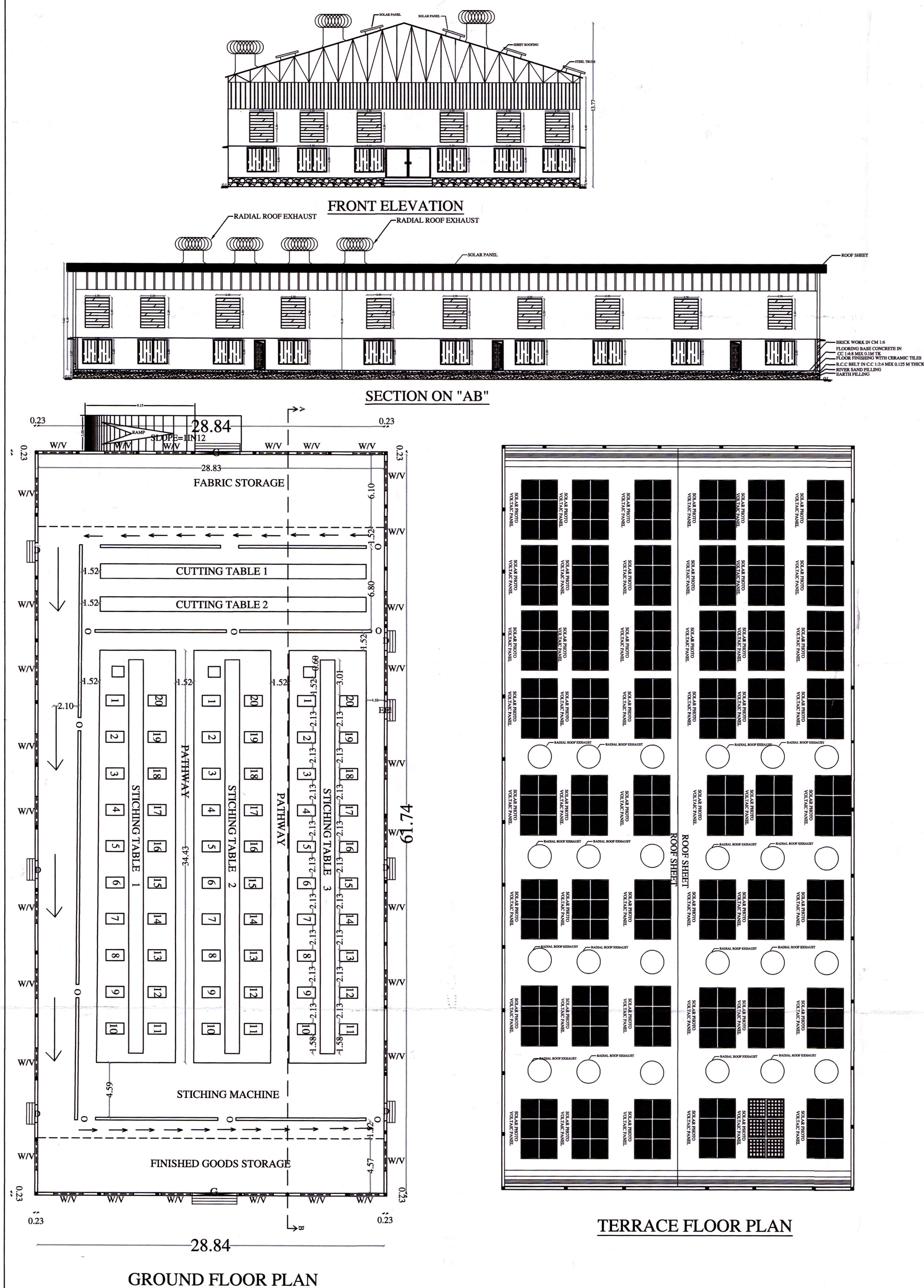
Virudhunagar  
Virudhunagar district, Tamil Nadu

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.



SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING(GREEN) "CREATIVE GARMENTS AND TEXTILES MILLS" IN GROUND FLOOR , IN SURVEY.No. 89/2,85/1,86/2B,86/1C2, AT VADAPATTI VILLAGE-626124 SIVAKASI UNION , VIRUDHUNAGAR DISTRICT.

SCALE = 1: 100 ALL DIMENSIONS ARE IN METER

NAME OF THE APPLICANT:-

TCT LINENS PVT LTD & Mr. A.RAMASAMY S/O Mr.ALWARSAMY

AREA DETAILS :-

AS PER FMB = 22396.26 Sq.m 240983.75 Sq.Ft  
AS PER DOCUMENT = 24280 Sq.m 261252.8 Sq.Ft  
SUPER IMPOSED = 24280 Sq.m 261252.8 Sq.Ft

| BLOCK   | DESCRIPTION                             | FSI AREA Sq.m | NON FSI AREA Sq.m | TOTAL   |
|---------|-----------------------------------------|---------------|-------------------|---------|
| BLOCK 1 | GROUND FLOOR AREA (INDUSTRIAL BUILDING) | 1822.46       | —                 | 1822.46 |
| BLOCK 2 | GROUND FLOOR AREA (OFFICE BUILDING)     | 98.95         | —                 | 98.95   |
|         | GROUND FLOOR AREA (TOILET BUILDING)     | 10.11         | —                 | 10.11   |
|         | POWER HOUSE                             | 51.88         | —                 | 51.88   |
|         | SECURITY ROOM                           | 3.04          | —                 | 3.04    |
|         | TOTAL                                   | 1986.44       | —                 | 1986.44 |

F.S.I =  $\frac{1986.44}{22396.26} = 0.088 < 2.0$   
PLOT COVERAGE =  $\frac{1986.44}{22396.26} \times 100 = 0.088 < 8.8\%$

| S.NO | DESCRIPTION(BLOCK-1) | QTY | HP                  | KW    |
|------|----------------------|-----|---------------------|-------|
| 1    | MACHINE              | 75  | 57                  | 42.46 |
| 2    | LIGHTING LOAD        | —   | 4                   | 3     |
|      | TOTAL (BLOCK-1)      |     | HP=61 (OR) KW=45.44 |       |

REFERENCE:-

O OPEN = 1.50X2.13  
G GATE = 5.00X3.00  
MD MAIN DOOR = 1.10X2.13  
D DOOR = 1.50X2.13  
D1 DOOR = 0.76X2.13  
W WINDOW = 2.44X2.00  
V VENTILATION= 2.00X2.50  
SD SLIDING DOOR = 0.91X2.13  
EE EMERGENCY EXIT = 1.50X2.13

OSR CALCULATIONS:-

Required OSR Area : 24280X10% = 2428 Sq.m

Provided OSR Area : 2702.42 Sq.m

PARKING CALCULATIONS

Total office Building Area = 151.25 Sq.m  
100 Sq.m = 1 Car Space  
151.25 = 1.5 Say 2 Nos  
Required Parking = 2 Car Space  
Provided Parking = 3 Car Space  
Building Area = 1822.46Sq.m  
500 Sq.m = 1 Lorry Space  
1822.46 = 3.6 SAY 4 Nos  
Required Parking = 4 Lorry Space  
Provided Parking = 5 Lorry Space  
50 Sq.m = 1 Two wheeler Space  
1822.46 = 36.45 SAY 37 Nos  
50 = 37 Two wheeler Space  
Required Parking = 43 Two wheeler Space  
Provided Parking = 1 Cycle Space  
1822.46 = 36.45 SAY 37 Nos  
50 = 37 Cycle Space  
Required Parking = 37 Cycle Space  
Provided Parking = 40 Cycle Space

NO OF WORKERS:- MALE=75 , FEMALE= 35

LEGEND

SITE BOUNDARY  
EXISTING ROAD  
PROPOSED BUILDING  
DRIVE WAY  
BUILDUP AREA  
OSR AREA

**For TCT Linens Private Limited**  
Director  
APPLICANT

**STRUCTURAL ENGINEER**

**For TCT Linens Private Limited**  
Director  
APPLICANT

**ENGINEER**

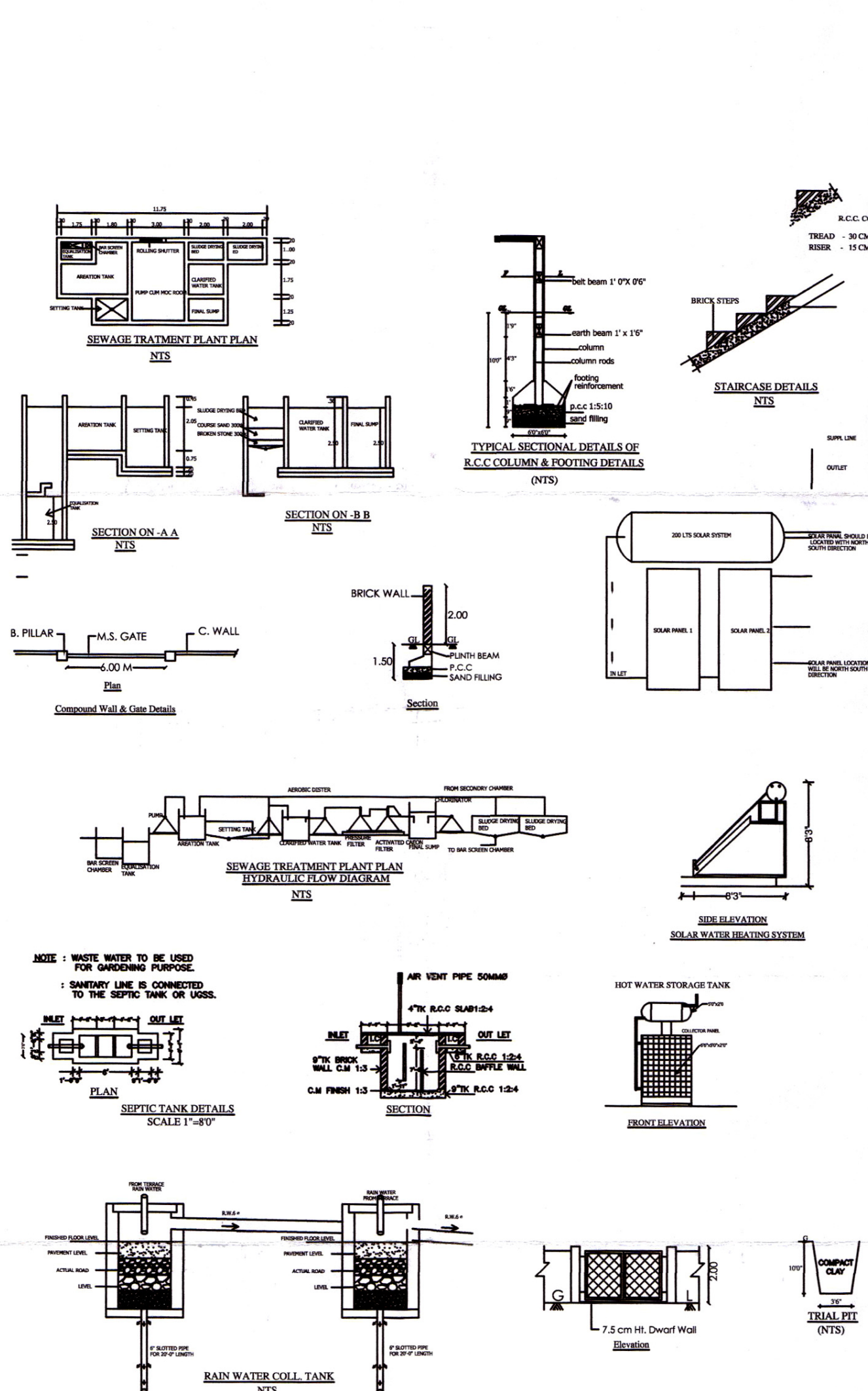
SITE PLAN  
SCALE 1: 400

TECHNICAL CLEARANCE

ROC NO : SWP/BPA/0021821/2023

SITE BOUNDARY SHOWN AS "A TO H"

TECHNICAL CLEARANCE NO : SWP/DTCP (VNR)NO.21/2023



# 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](mailto: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.

