Verified RealEstate™

REFERENCE
SWP/BPA/278910/2024

ISSUED
19 December 2024

PP APPROVAL RECORD

Planning Permission

Theni
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.

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

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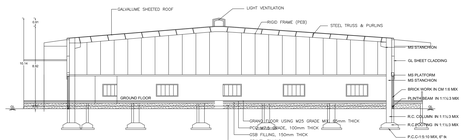
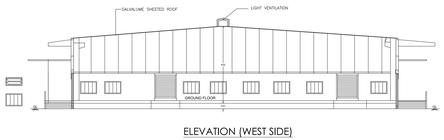
DIGITALLY VERIFIED RECORD

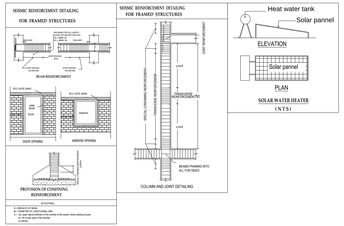
DETAIL PLAN BLOCK-1

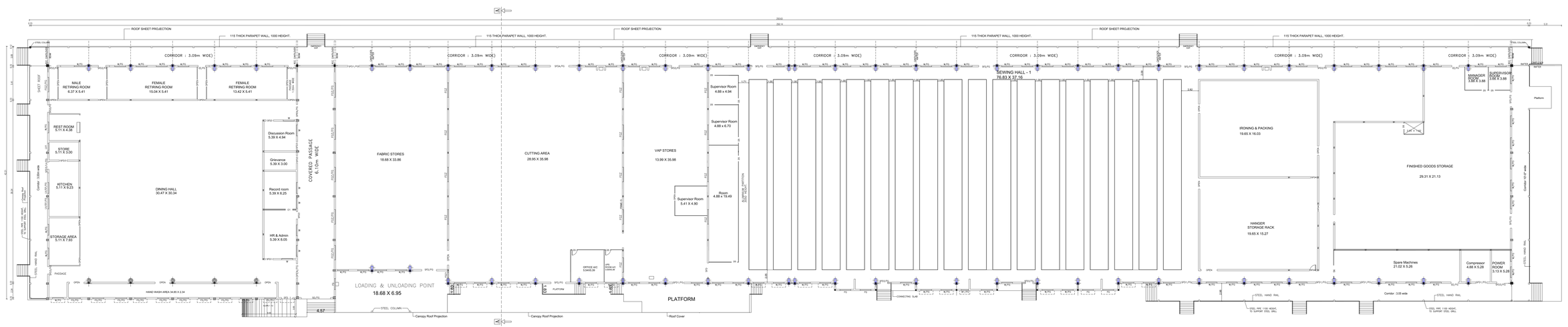


SECTION ON 'A-A'



ELEVATION (WEST SIDE)





GROUND FLOOR PLAN UNIT-1

B.P/DTCP NO:574/2024

SHEET No 1 / 1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GARMENTS INDUSTRIAL BUILDING IN S.F.NOS: 44, 49B/2, 50/1, 50/2, 55B/1 AND 55B/2B For S.P.APPRELS LTD. AT AMATHUR VILLAGE & PANCHAYAT, VIRUTHUNAGAR TALUK, VIRUTHUNAGAR DISTRICT.

FA	FA - FIRST AID BOX
FE	FE - FIRE EXTINGUISHER
FA	FA - EMERGENCY ALARM
SB	SB - SAND BUCKET

SCALE : 1 : 100

ALL DIMENSION ARE IN " METER "

BLOCK - A

BUILDING AREA DETAILS

FLOOR NAME	IN SQ.M
GROUND FLOOR	10724.57

SCHEDULE OF JOINERY		IN METER
SD	STEEL GRILL DOOR (FOLDING TYPE)	4.88 X 3.66
SFD	STEEL FLUSH DOOR (DOUBLE SHUTTER WITH VIEW PANEL)	2.44 X 2.44
SFDA	STEEL FLUSH DOOR (DOUBLE SHUTTER WITH VIEW PANEL)	3.66 X 2.44
SFDT	STEEL FLUSH DOOR (DOUBLE SHUTTER WITH VIEW PANEL)	1.83 X 2.44
SFDU	STEEL FLUSH DOOR (SINGLE SHUTTER WITH VIEW PANEL)	1.22 X 2.44
SFDV	STEEL FLUSH DOOR (SINGLE SHUTTER WITH VIEW PANEL)	1.06 X 2.44
S1	DEVIDENT DOOR (SINGLE SHUTTER WITH VIEW PANEL & FIXED GLASS)	1.22 X 2.44
DS	ALUMINIUM GLAZED DOOR (SINGLE SHUTTER)	1.06 X 2.13
DB	ALUMINIUM GLAZED DOOR (DOUBLE SHUTTER)	1.83 X 2.13
W	WINDOW (OPERABLE UPVC)	1.83 X 1.52
W1	WINDOW (OPERABLE UPVC)	1.22 X 1.52
FG2	FIXED GLAZING (WITH UPVC FRAMING - WINDOW)	2.44 X 1.52
FG1	FIXED GLAZING (WITH UPVC FRAMING - WINDOW)	0.60 X 1.52
FG	FIXED GLAZED (WITH UPVC FRAMING - VENTILATOR)	1.83 X 0.61
LV	LOUVERED VENTILATOR (WITH UPVC FRAMING - VENTILATOR)	1.83 X 0.61
LVT	LOUVERED VENTILATOR (WITH UPVC FRAMING - VENTILATOR)	1.22 X 0.61
ET	EXHAUST FAN	Ø1.83

PRO. MACHINARY DETAILS		NOS.	POWER IN HP
1	1.5 MT DROP HAMMER	1	75
2	200 TON TRIMMING PRESS	1	15
3	TOOL ROOM	1	15
4	LATHE & CONVENTIONAL MACHINE	1	4
5	200 TON FRICTION SCREW PRESS	1	20
6	100 TON TRIMMING PRESS	1	10
7	300 TON FRICTION SCREW PRESS	1	30
8	75 TON TRIMMING PRESS	1	7.5
9	100 TON FRICTION SCREW PRESS	1	10
10	35 TON TRIMMING PRESS	1	3
11	BANDSAW CUTTING MACHINE	1	4
12	BANDSAW CUTTING MACHINE	1	4
	TOTAL	12	188.5
	MACHINE SHOP		
1	CNC	4	
2	VMC	3	
	TOTAL	7	

APPLICANT

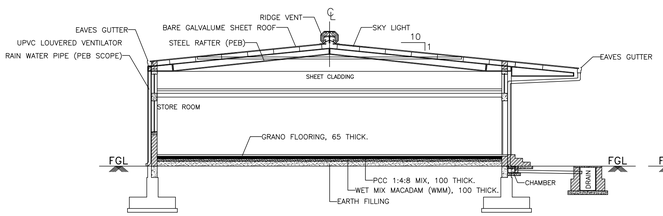
REGISTERED STRUCTURAL ENGINEER

ARCHITECT / REGISTERED ENGINEER

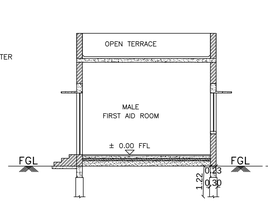
REGISTERED GEO-TECH ENGINEER

REGISTERED CONSTRUCTION ENGINEER

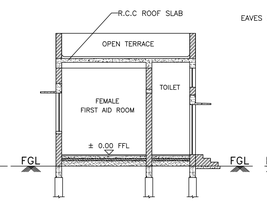
DETAIL PLAN : BLOCK-2,3,4



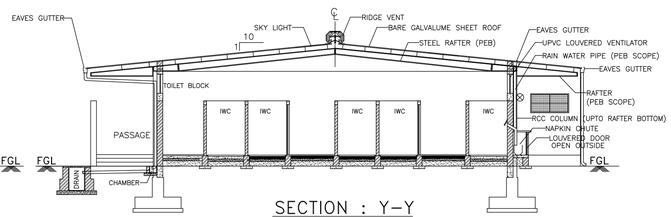
SECTION : C–C



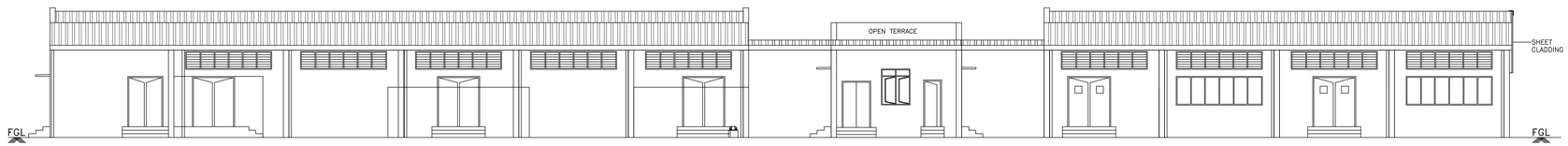
SECTION ON : B–B



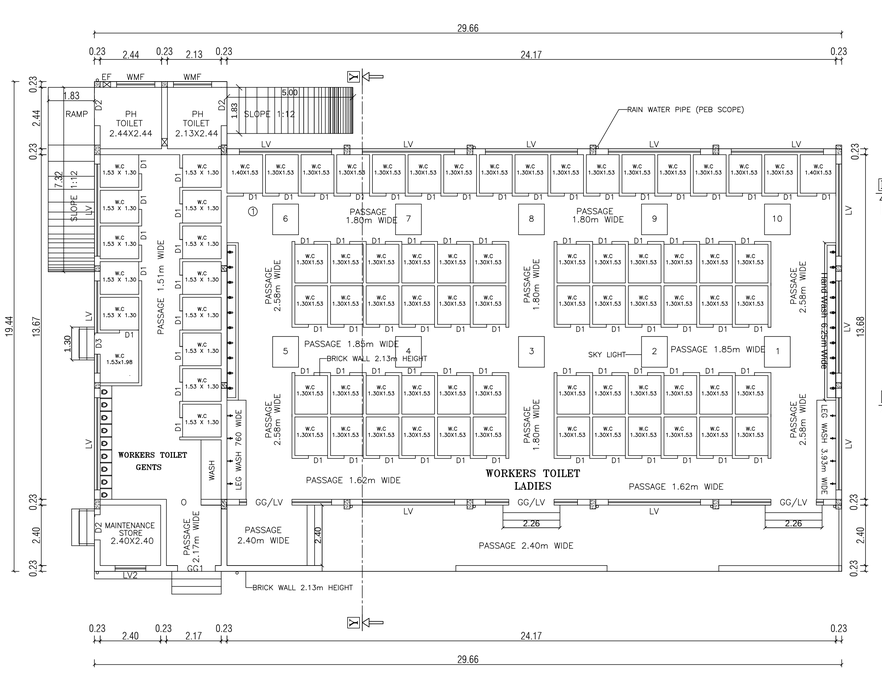
SECTION ON : A–A



SECTION : Y–Y

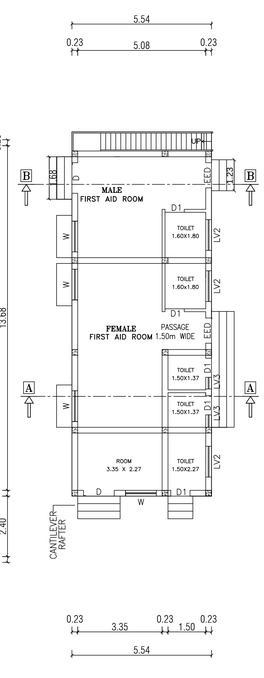


WESTERN SIDE ELEVATION



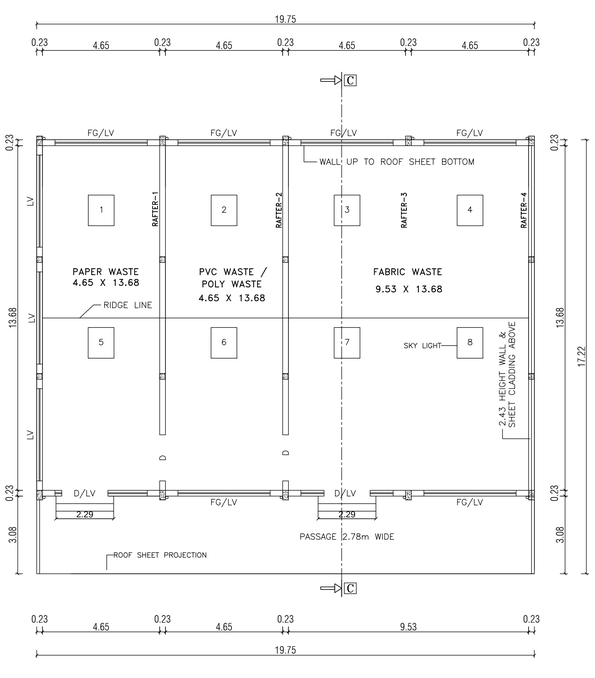
TOILET BLOCK PLAN

BLOCK–2



FIRST AID ROOM PLAN

BLOCK–3

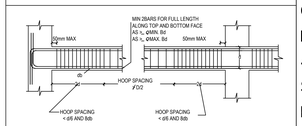


WASTE MATERIAL and STORE ROOM PLAN

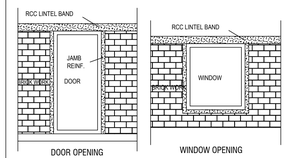
BLOCK–4

B.P/DTCP NO:574/2024

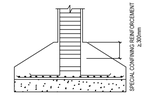
SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES



BEAM REINFORCEMENT



DOOR OPENING WINDOW OPENING

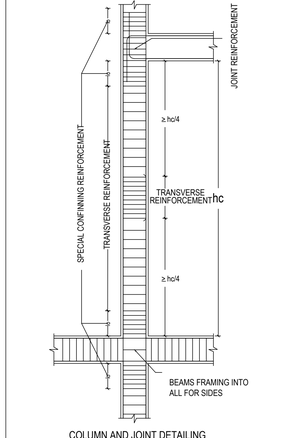


PROVISION OF CONFINING REINFORCEMENT

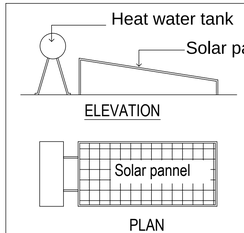
IN FOOTINGS

B = BREADTH OF BEAM
db = DIAMETER OF LONGITUDINAL BAR
lo = (a) Larger lateral dimention of the member at the section where yielding occures,
(b) 1/6 of clear span of the member,
(c) 400mm.

SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES



COLUMN AND JOINT DETAILING



ELEVATION

PLAN

SOLAR WATER HEATER

(NTS)

SHEET No. 2 / 7

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GARMENTS INDUSTRIAL BUILDING IN S.F.NOS: 44, 49B/2, 50/1, 50/2, 55B/1 AND 55B/2B For S.P.APPRELS LTD. AT AMATHUR VILLAGE & PANCHAYAT, VIRUTHUNAGAR TALUK, VIRUTHUNAGAR DISTRICT.

	FA - FIRST AID BOX
	FE - FIRE EXTINGUISHER
	EA - EMERGENCY ALARM
	SB - SAND BUCKET

SCALE : 1 : 100

ALL DIMENSION ARE IN " METER "

N

SCHEDULE OF JOINERY FOR TOILET BLOCK AND FIRST AID ROOM		IN METER
D	STEEL FLUSH DOOR WITH VIEW PANEL	1.22 X 2.44
EE	STEEL FLUSH DOOR WITH VIEW PANEL	1.00 X 2.44
D1	FRP DOOR	0.76 X 2.13
D2	FRP DOOR	1.00 X 2.13
D3	FRP DOOR	0.84 X 2.13
LV	UPVC LOUVERED VENTILATOR	3.66 X 0.76
LV1	UPVC LOUVERED VENTILATOR	1.83 X 0.76
LV2	UPVC LOUVERED VENTILATOR	1.22 X 0.76
WMF	WELD MESH FRAME	1.52 X 0.76
LV3	UPVC LOUVERED VENTILATOR	1.22 X 2.44
EE	STEEL FLUSH DOOR WITH VIEW PANEL	0.50 X 0.61
W	UPVC WINDOW	1.22 X 1.52
GG	GRILL GATE	1.80 X 2.13
GG1	GRILL GATE	1.50 X 2.13
O	OPEN	1.37 X 2.13
EF	EXHAUST FAN	- - -
W	WINDOW	1.22 X 1.37
FOR WASTE MATERIAL STORE ROOM :-		
D	STEEL FLUSH DOOR WITH VIEW PANEL	1.83 X 2.13
FG	FIXED GLASS	3.66 X 1.22
LV	UPVC LOUVERED VENTILATOR	3.66 X 0.76

APPLICANT

REGISTERED STRUCTURAL ENGINEER

ARCHITECT / REGISTERED ENGINEER

REGISTERED GEO-TECH ENGINEER

REGISTERED CONSTRUCTION ENGINEER

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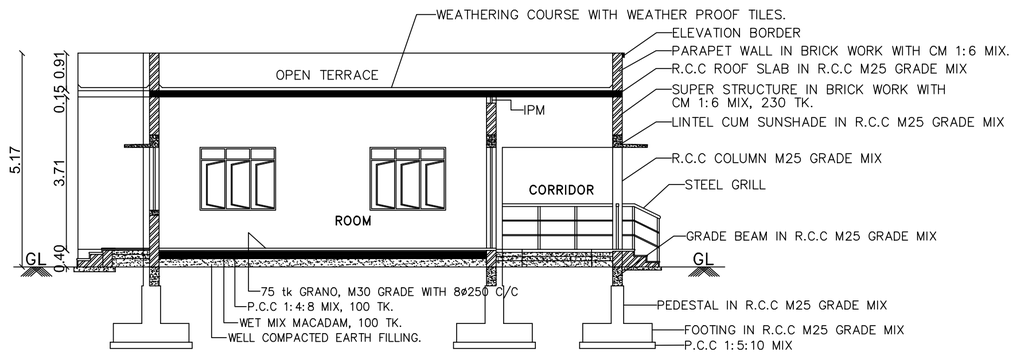
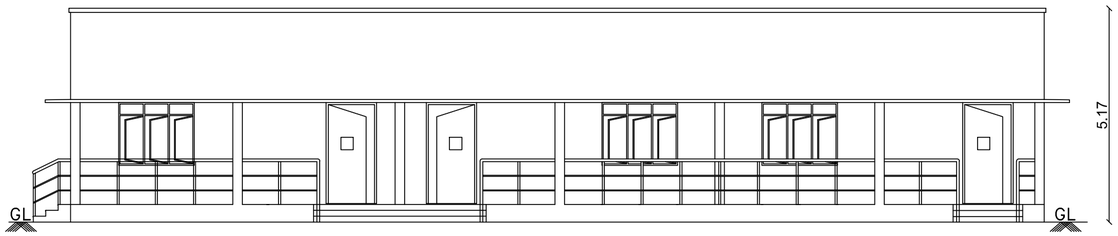
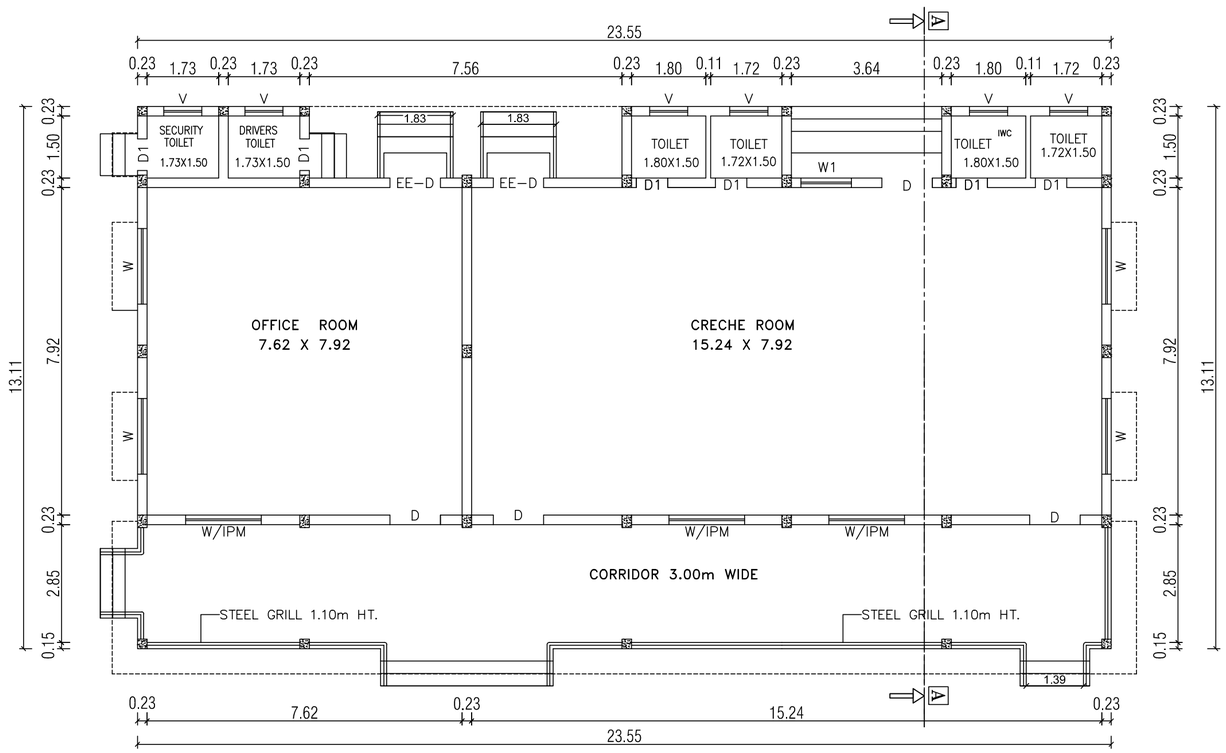


SECTION ON : A-A



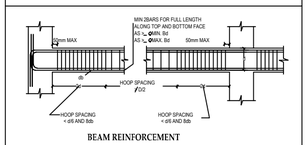
FRONT ELEVATION



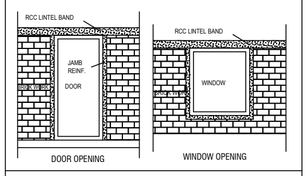
FLOOR PLAN
(BLOCK - 6)

B.P/DTCP NO:574/2024

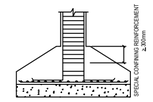
SEISMIC REINFORCEMENT DETAILING
FOR FRAMED STRUCTURES



BEAM REINFORCEMENT



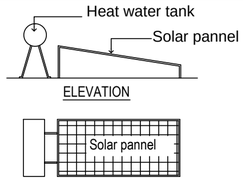
DOOR OPENING WINDOW OPENING



PROVISION OF CONFINING REINFORCEMENT

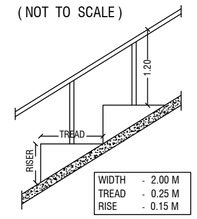
IN FOOTINGS

B = BREADTH OF BEAM
db = DIAMETER OF LONGITUDINAL BAR
lo = (a) Larger lateral dimention of the member at the section where yielding occures.
(b) 1/6 of clear span of the member,
(c) 400mm.

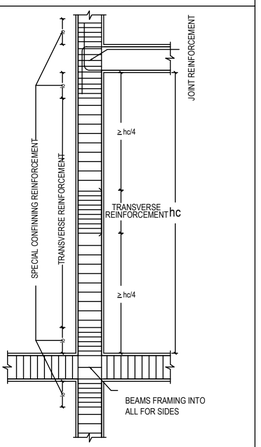


SOLAR WATER HEATER
(N T S)

STAIR CASE DETAILS
(NOT TO SCALE)



SEISMIC REINFORCEMENT DETAILING
FOR FRAMED STRUCTURES



COLUMN AND JOINT DETAILING

FA - FIRST AID BOX
FE - FIRE EXTINGUISHER
EA - EMERGENCY ALARM
SB - SAND BUCKET

N

SCALE : 1 : 100

ALL DIMENSION ARE IN " METER "

BLOCK - 6

SCHEDULE OF JOINERY		IN METER
D	STEEL FLUSH DOOR WITH VIEW PANEL	1.22 X 2.44
EE	EMERGENCY EXIT DOOR WITH VIEW PANEL	1.22 X 2.44
D1	FRP DOOR	0.76 X 2.13
W	WINDOW	1.83 X 1.52
W1	WINDOW	1.22 X 1.52
IPM	INSECT PROOF MESH (S.S)	0.61 X 1.50
V	VENTILATOR	0.91 X 0.76

APPLICANT

REGISTERED STRUCTURAL ENGINEER

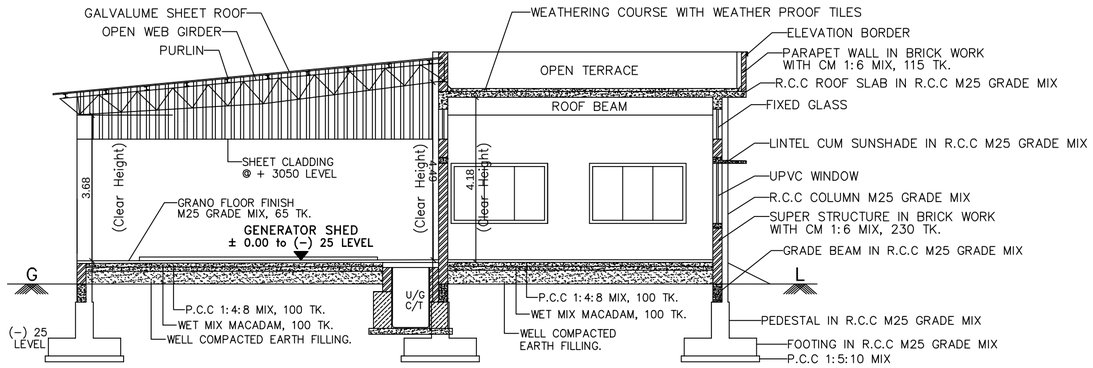
ARCHITECT / REGISTERED ENGINEER

REGISTERED GEO-TECH ENGINEER

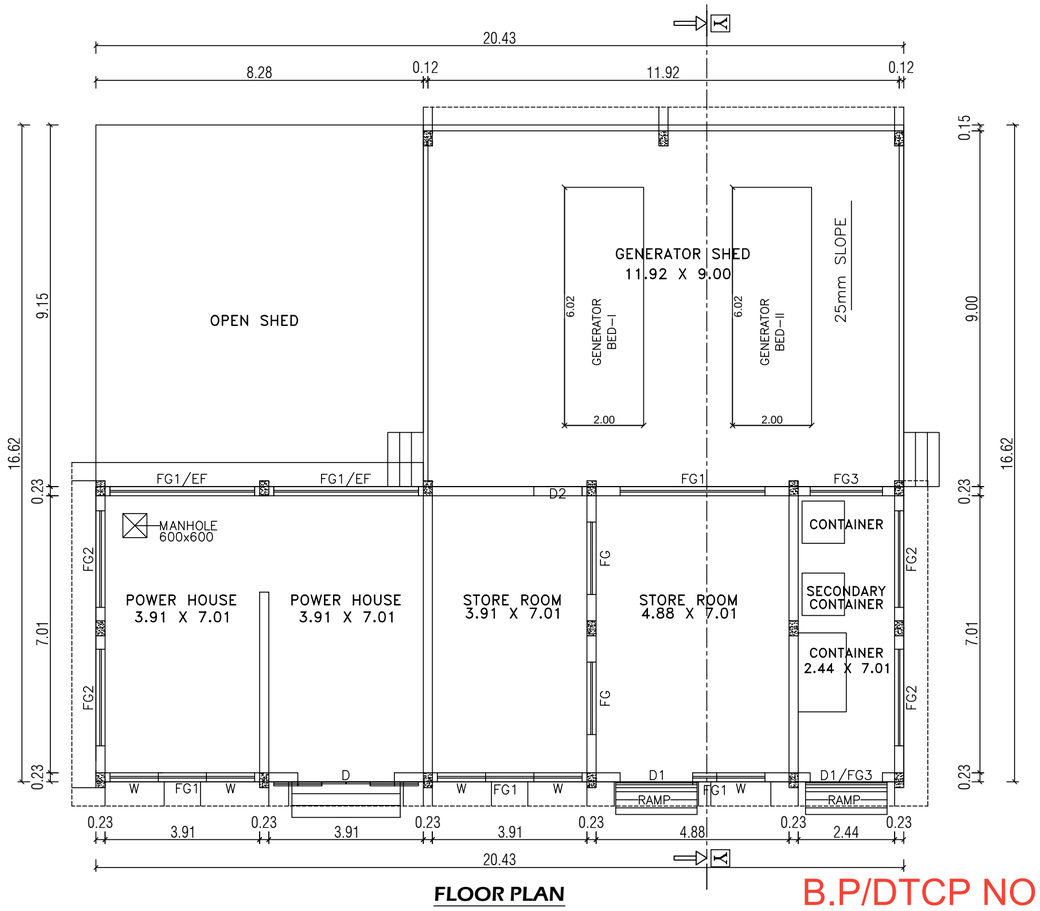
REGISTERED CONSTRUCTION ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GARMENTS INDUSTRIAL BUILDING IN S.F.NOS: 44, 49B/2, 50/1, 50/2, 55B/1 AND 55B/2B For S.P.APPRELS LTD. AT AMATHUR VILLAGE & PANCHAYAT, VIRUTHUNAGAR TALUK, VIRUTHUNAGAR DISTRICT.

FRONT ELEVATION



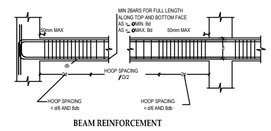
SECTION ON : Y–Y



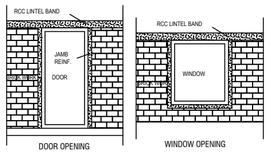
FLOOR PLAN

B.P/DTCP NO:574/2024

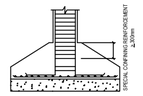
SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES



BEAM REINFORCEMENT



DOOR OPENING WINDOW OPENING



PROVISION OF CONFINING REINFORCEMENT

IN FOOTINGS

lb = BREADTH OF BEAM
db = DIAMETER OF LONGITUDINAL BAR
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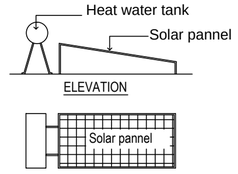
(c) 400mm.



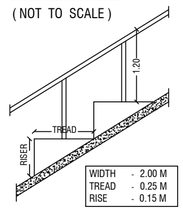
ELEVATION

PLAN

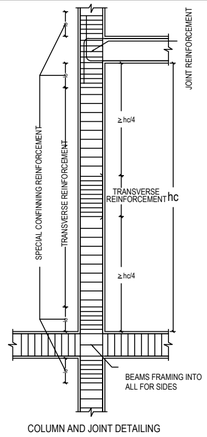
SOLAR WATER HEATER (NTS)

STAIR CASE DETAILS

(NOT TO SCALE)



SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES



COLUMN AND JOINT DETAILING

FA - FIRST AID BOX
FE - FIRE EXTINGUISHER
EA - EMERGENCY ALARM
SB - SAND BUCKET

N

SCALE : 1 : 100

ALL DIMENSION ARE IN " METER "

BLOCK - 7

SCHEDULE OF JOINERY		IN METER
D	STEEL FLUSH DOOR (DOUBLE SHUTTER)	2.44 X 3.05
D1	STEEL FLUSH DOOR (DOUBLE SHUTTER)	1.83 X 2.44
D2	STEEL FLUSH DOOR (SINGLE SHUTTER)	1.22 X 2.44
W	UPVC WINDOW	1.83 X 1.52
FG	UPVC FIXED GLASS	1.22 X 1.52
FG1	UPVC FIXED GLASS	3.66 X 0.76
FG2	UPVC FIXED GLASS	2.44 X 0.76
FG3	UPVC FIXED GLASS	1.83 X 0.76
EF	EXHAUST FAN	200 Ø

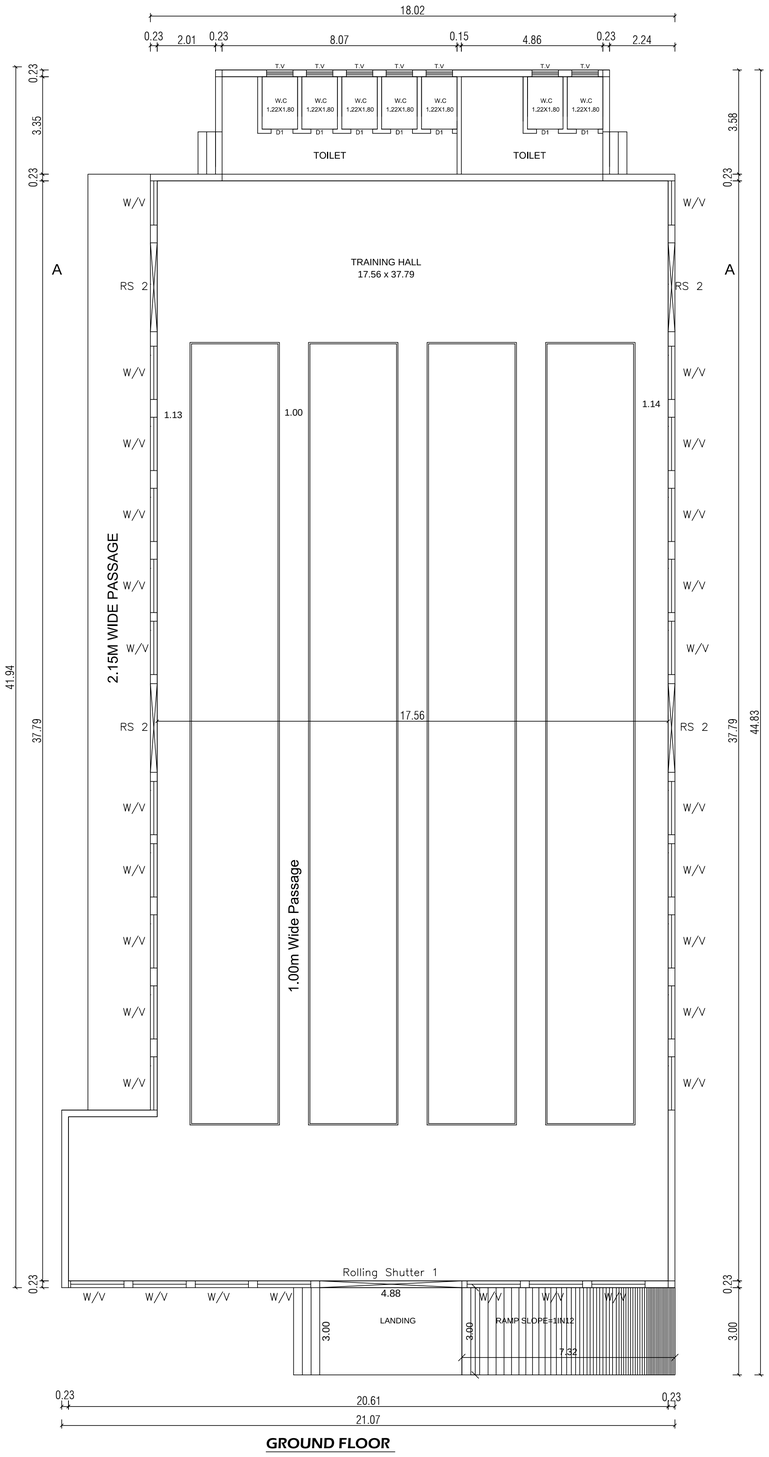
APPLICANT

REGISTERED STRUCTURAL ENGINEER

ARCHITECT / REGISTERED ENGINEER

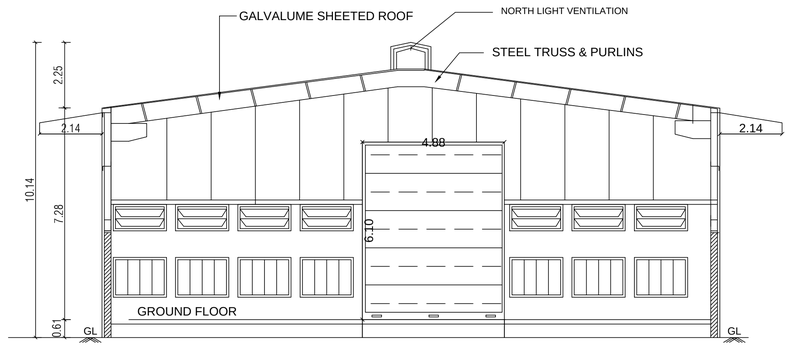
REGISTERED GEO-TECH ENGINEER

REGISTERED CONSTRUCTION ENGINEER

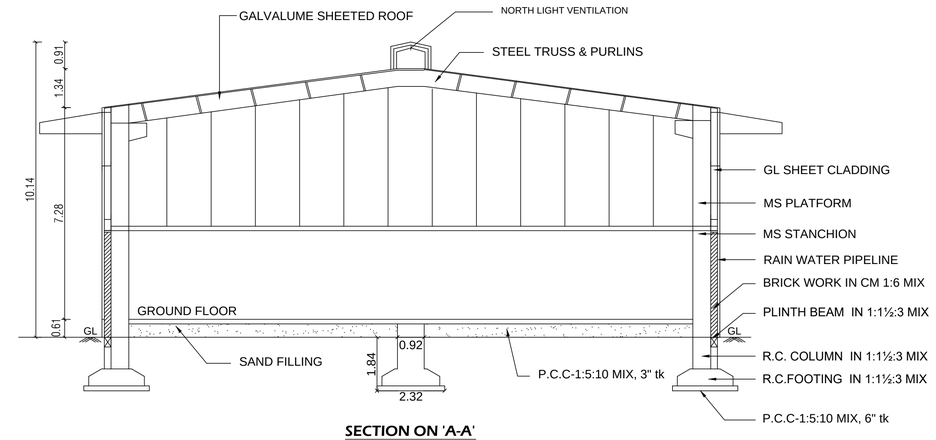


GROUND FLOOR

(BLOCK - 7)



ELEVATION

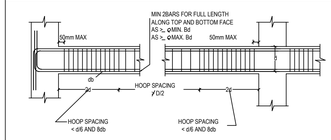


SECTION ON 'A-A'

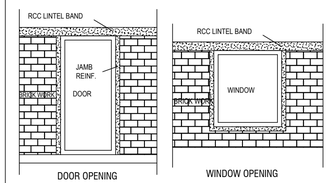
B.P/DTCP NO:574/2024

SEISMIC REINFORCEMENT DETAILING

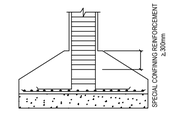
FOR FRAMED STRUCTURES



BEAM REINFORCEMENT



DOOR OPENING WINDOW OPENING



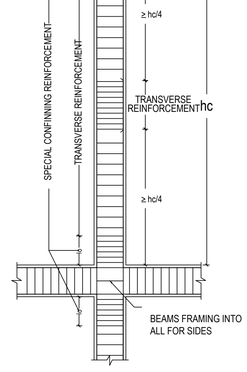
PROVISION OF CONFINING REINFORCEMENT

IN FOOTINGS

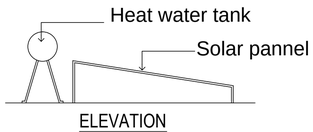
B = BREADTH OF BEAM
db = DIAMETER OF LONGITUDINAL BAR
lo = (a) Larger lateral dimention of the member at the section where yielding occures,
(b) 1/6 of clear span of the member,
(c) 400mm.

SEISMIC REINFORCEMENT DETAILING

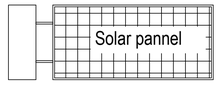
FOR FRAMED STRUCTURES



COLUMN AND JOINT DETAILING



ELEVATION



PLAN

SOLAR WATER HEATER

(N T S)

SHEET No. 5 / 7

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GARMENTS INDUSTRIAL BUILDING IN S.F.NOS: 44, 49B/2, 50/1, 50/2, 55B/1 AND 55B/2B For S.P.APPRELS LTD. AT AMATHUR VILLAGE & PANCHAYAT, VIRUTHUNAGAR TALUK, VIRUTHUNAGAR DISTRICT.

FA - FIRST AID BOX
FE - FIRE EXTINGUISHER
EA - EMERGENCY ALARM
SB - SAND BUCKET

SCALE : 1 : 100

ALL DIMENSION ARE IN " METER "

N

SCHEDULE OF JOINERY

FOR TOILET BLOCK AND FIRST AID ROOM

		IN METER
RS 1	ROLLING SHUTTER 1	4.88 X 6.10
RS 2	ROLLING SHUTTER 2	3.05 X 3.05
D1	TOILET DOOR	0.76 X 2.13
W/V	WINDOW AND VENTILATION	1.83 X 1.37
W1	WINDOW	1.22 X 1.37
IPM	VENTILATION	1.83 X 0.91
T.V	UPVC LOUVERED TOILET VENTILATOR	0.91 X 0.76

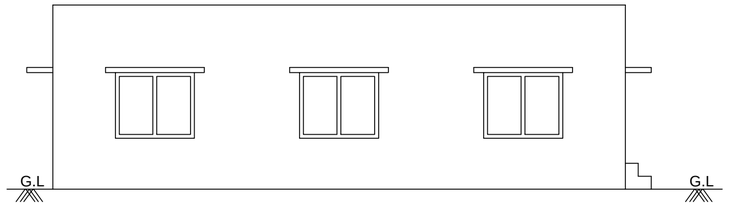
APPLICANT

REGISTERED STRUCTURAL ENGINEER

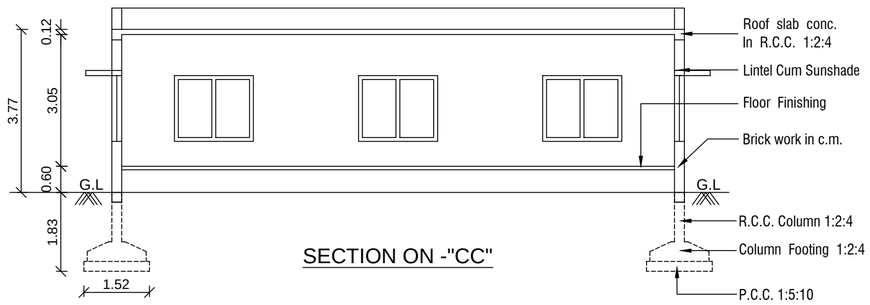
ARCHITECT / REGISTERED ENGINEER

REGISTERED GEO-TECH ENGINEER

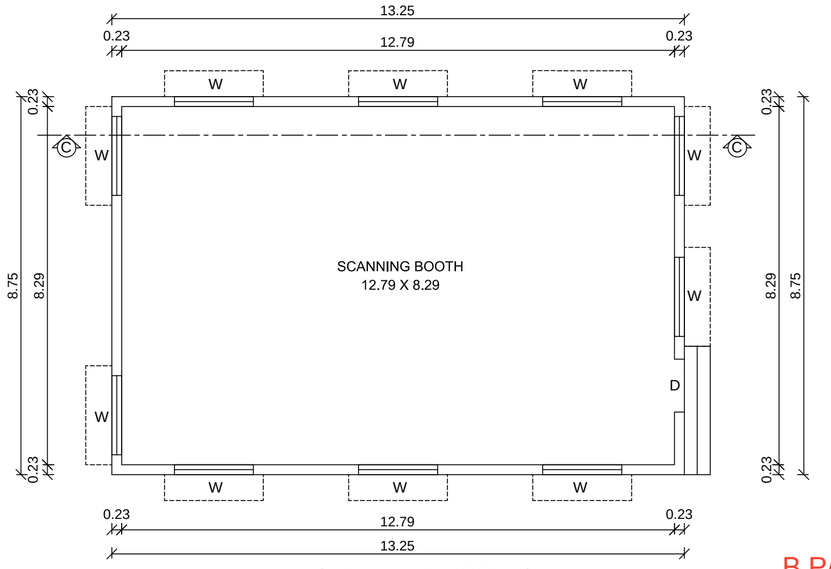
REGISTERED CONSTRUCTION ENGINEER



ELEVATION

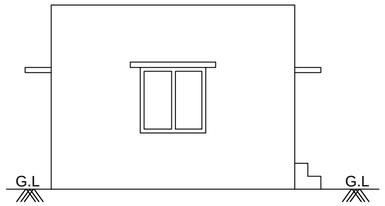


SECTION ON -"CC"

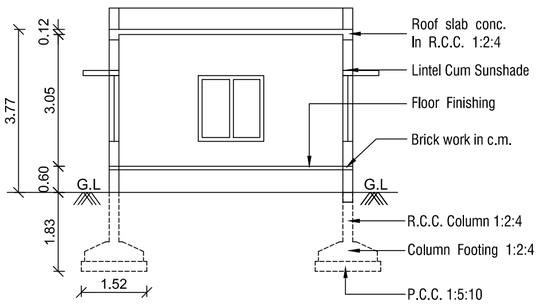


PLAN (SCANNING BOOTH)

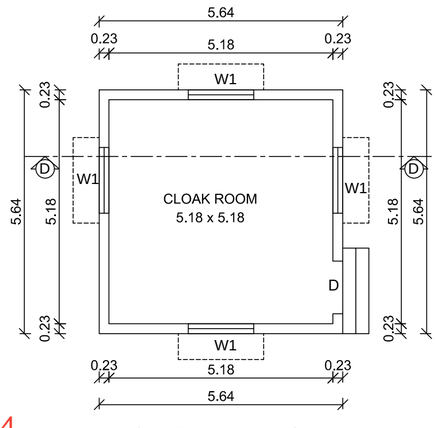
B.P/DTCP NO:574/2024



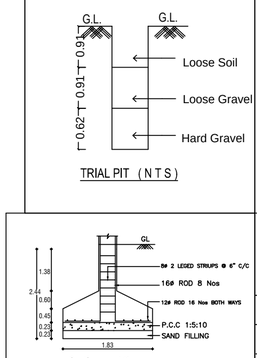
ELEVATION



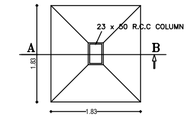
SECTION ON -"DD"



PLAN (CLOAK ROOM)



Section on AB



Plan

FOUNDATION DETAILS

TRIAL PIT (N T S)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GARMENTS INDUSTRIAL BUILDING IN S.F.NOS: 44, 49B/2, 50/1, 50/2, 55B/1 AND 55B/2B For S.P.APPRELS LTD. AT AMATHUR VILLAGE & PANCHAYAT, VIRUTHUNAGAR TALUK, VIRUTHUNAGAR DISTRICT.

FA - FIRST AID BOX
FE - FIRE EXTINGUISHER
EA - EMERGENCY ALARM
SB - SAND BUCKET

N

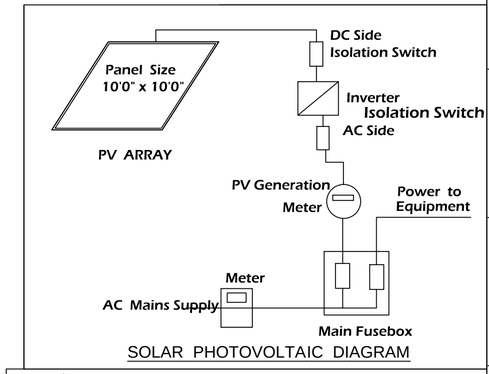
SCALE : 1 : 100

ALL DIMENSION ARE IN " METER "

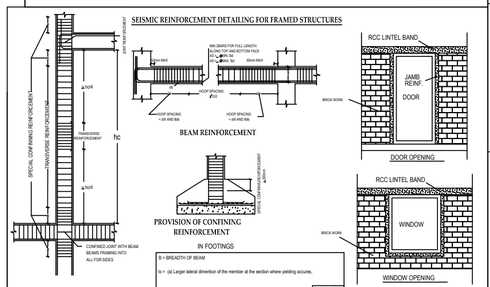
NAME OF THE APPLICANT : R. VASANTH

ONLINE APPLICATION NO : SWP / BPA / 314102 / 2024 DATED : 24-08-2024

SCHEDULE OF JOINERY		IN METER
W	WINDOW	1.83 x 1.52
W1	WINDOW	1.52 x 1.52
D1	DOOR	1.22 x 2.10



SOLAR PHOTOVOLTAIC DIAGRAM



APPLICANT

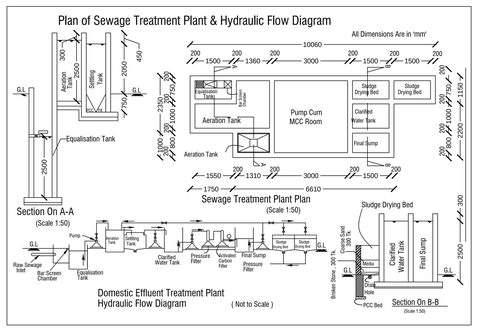
REGISTERED STRUCTURAL ENGINEER

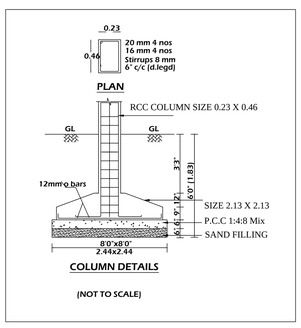
ARCHITECT / REGISTERED ENGINEER

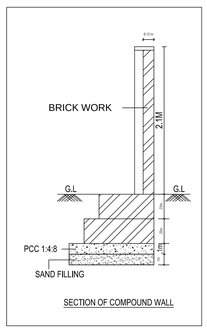
REGISTERED GEO-TECH ENGINEER

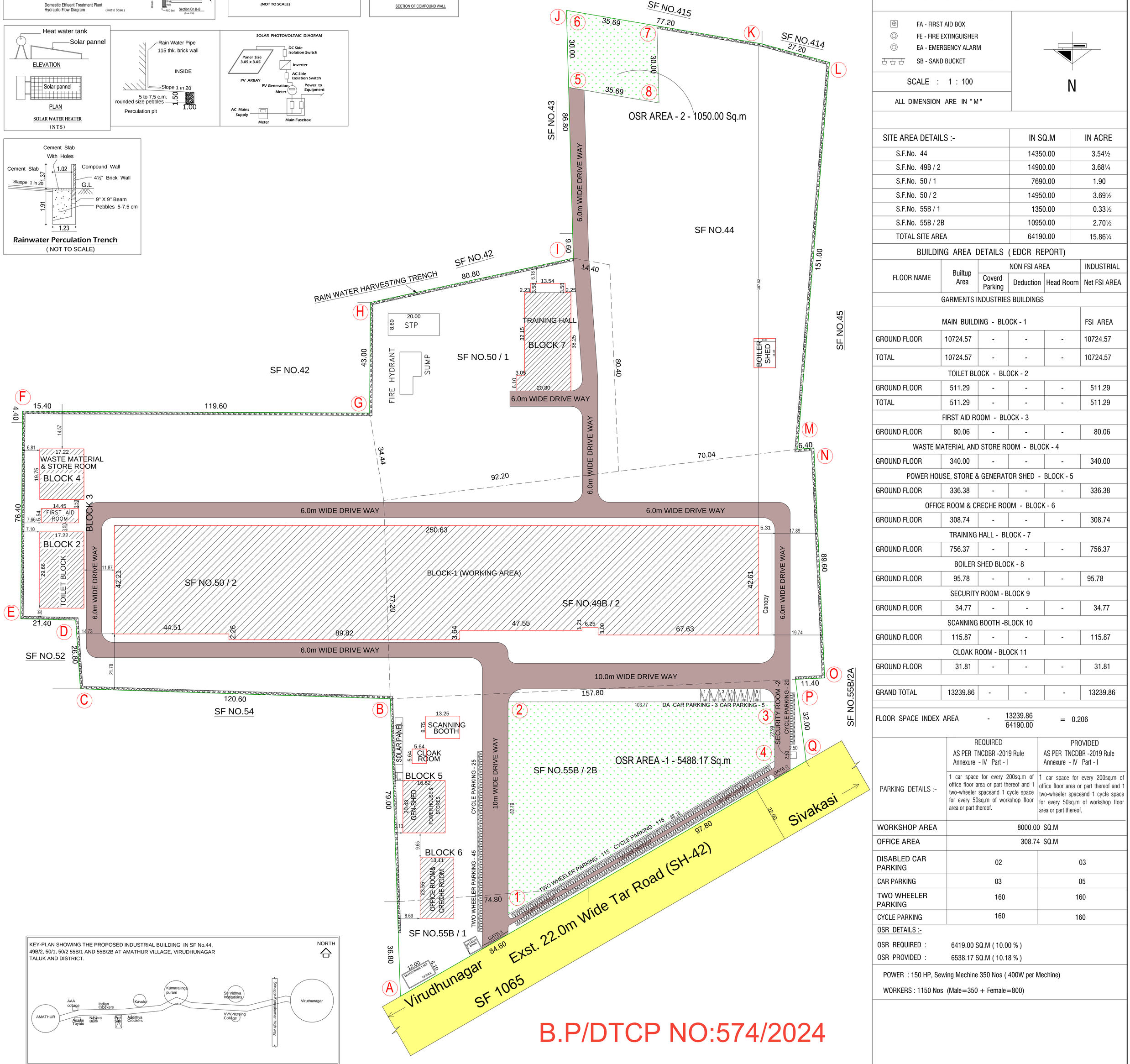
REGISTERED CONSTRUCTION ENGINEER

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF GARMENTS INDUSTRIAL BUILDING IN S.F.NOS: 44, 49B/2, 50/1, 50/2, 55B/1 AND 55B/2B for S.P.APPRELS LTD. AT AMATHUR VILLAGE & PANCHAYAT, VIRUTHUNAGAR TALUK, VIRUTHUNAGAR DISTRICT.









KEY-PLAN (Scale: 1-10000)

FA - FIRST AID BOX
FE - FIRE EXTINGUISHER
EA - EMERGENCY ALARM
SB - SAND BUCKET

SCALE : 1 : 100

ALL DIMENSION ARE IN " M "

N

SITE AREA DETAILS :-	IN SQ.M	IN ACRE
S.F.No. 44	14350.00	3.54½
S.F.No. 49B / 2	14900.00	3.68¼
S.F.No. 50 / 1	7690.00	1.90
S.F.No. 50 / 2	14950.00	3.69½
S.F.No. 55B / 1	1350.00	0.33½
S.F.No. 55B / 2B	10950.00	2.70½
TOTAL SITE AREA	64190.00	15.86¼

BUILDING AREA DETAILS (EDCR REPORT)

FLOOR NAME	Builtup Area	NON FSI AREA			INDUSTRIAL
		Coverd Parking	Deduction	Head Room	Net FSI AREA
GARMENTS INDUSTRIES BUILDINGS					
MAIN BUILDING - BLOCK - 1					FSI AREA
GROUND FLOOR	10724.57	-	-	-	10724.57
TOTAL	10724.57	-	-	-	10724.57
TOILET BLOCK - BLOCK - 2					
GROUND FLOOR	511.29	-	-	-	511.29
TOTAL	511.29	-	-	-	511.29
FIRST AID ROOM - BLOCK - 3					
GROUND FLOOR	80.06	-	-	-	80.06
WASTE MATERIAL AND STORE ROOM - BLOCK - 4					
GROUND FLOOR	340.00	-	-	-	340.00
POWER HOUSE, STORE & GENERATOR SHED - BLOCK - 5					
GROUND FLOOR	336.38	-	-	-	336.38
OFFICE ROOM & CRECHE ROOM - BLOCK - 6					
GROUND FLOOR	308.74	-	-	-	308.74
TRAINING HALL - BLOCK - 7					
GROUND FLOOR	756.37	-	-	-	756.37
BOILER SHED BLOCK - 8					
GROUND FLOOR	95.78	-	-	-	95.78
SECURITY ROOM - BLOCK 9					
GROUND FLOOR	34.77	-	-	-	34.77
SCANNING BOOTH -BLOCK 10					
GROUND FLOOR	115.87	-	-	-	115.87
CLOAK ROOM - BLOCK 11					
GROUND FLOOR	31.81	-	-	-	31.81
GRAND TOTAL	13239.86	-	-	-	13239.86

FLOOR SPACE INDEX AREA - 13239.86 / 64190.00 = 0.206

PARKING DETAILS :-	REQUIRED AS PER TNCDBR -2019 Rule Annexure - IV Part - I	PROVIDED AS PER TNCDBR -2019 Rule Annexure - IV Part - I
	1 car space for every 200sq.m of office floor area or part thereof and 1 two-wheeler spaceand 1 cycle space for every 50sq.m of workshop floor area or part thereof.	1 car space for every 200sq.m of office floor area or part thereof and 1 two-wheeler spaceand 1 cycle space for every 50sq.m of workshop floor area or part thereof.
WORKSHOP AREA	8000.00 SQ.M	
OFFICE AREA	308.74 SQ.M	
DISABLED CAR PARKING	02	03
CAR PARKING	03	05
TWO WHEELER PARKING	160	160
CYCLE PARKING	160	160

OSR DETAILS :-

OSR REQUIRED : 6419.00 SQ.M (10.00 %)

OSR PROVIDED : 6538.17 SQ.M (10.18 %)

POWER : 150 HP, Sewing Mechine 350 Nos (400W per Mechine)

WORKERS : 1150 Nos (Male=350 + Female=800)

B.P/DTCP NO:574/2024

REFERENCE :

Site Boundry -

Proposed Building -

Drive Way -

Existing Road -

OSR -

APPLICANT

REGISTERED GEO-TECH ENGINEER

REGISTERED STRUCTURAL ENGINEER

REGISTERED CONSTRUCTION ENGINEER

ARCHITECT / REGISTERED ENGINEER

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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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.