

PP

APPROVAL RECORD

# Planning Permission

Virudhunagar district, Tamil Nadu

APPROVAL TYPE

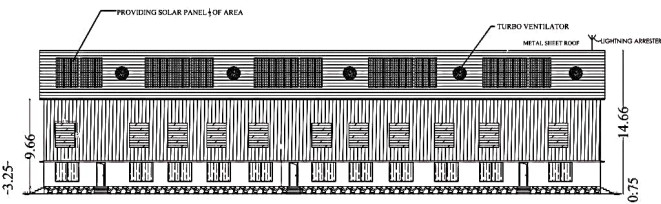
**Building Plan**

ISSUING AUTHORITY

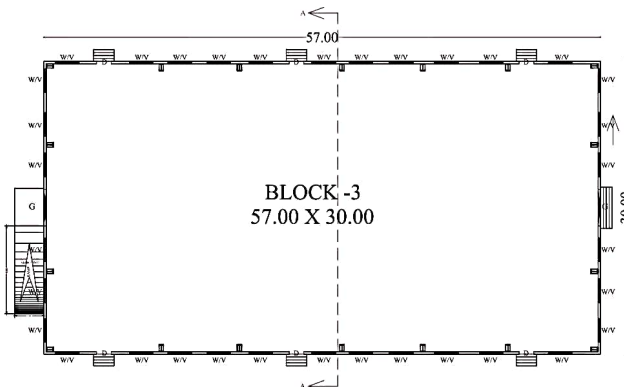
**Rural Panchayat**

The approval as the planning authority issued it, reproduced in full behind this page.

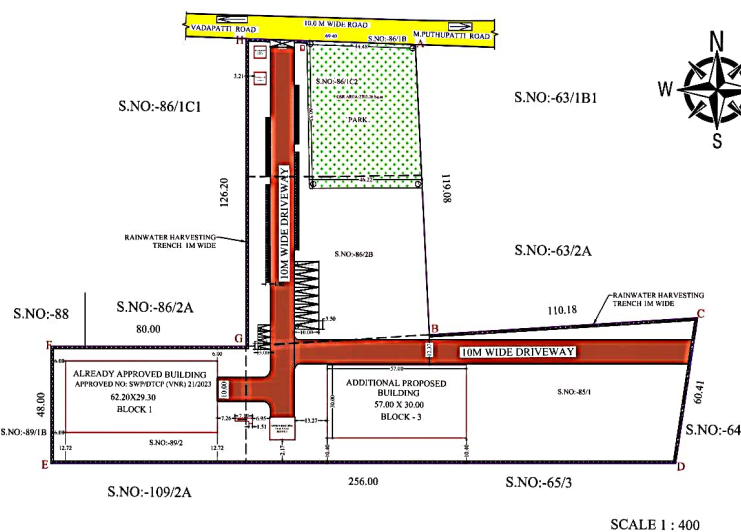
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



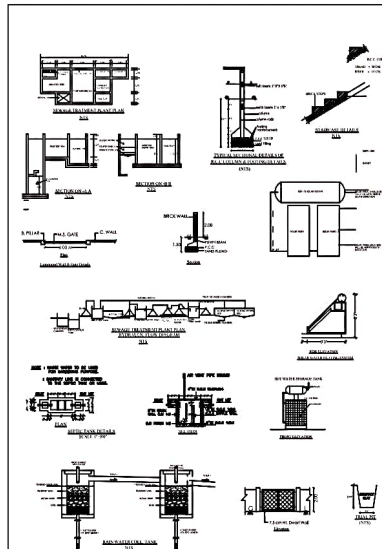
FRONT ELEVATION



### GROUND FLOOR PLAN



SCALE 1 : 400



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 |

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

### LEGEND

SITE BOUNDARY  
 EXISTING ROAD  
 PROPOSED BUILDING  
 DRIVE WAY  
 OSR AREA

**THIS PLANNING PERMISSION REVISES THE PREVIOUS PLANNING PERMISSION ISSUED UNDER NO: SWP/DTCP (VNR) NO : 21/2023 DT:04.12.23**

### TECHNICAL CLEARANCE

ROC NO : SWP/BPA/0356055/2024

SITE BOUNDARY SHOWN AS "A TO H"

TECHNICAL CLEARANCE NO : SWP/DTCP (VNR)NO.24/2024

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  |

### ALREADY APPROVED BUILDING DETAILS

APPROVED NO: SWP/DTCP (VNR) 21/2023

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

### ADDITIONAL PROPOSED BUILDING DETAILS

| BLOCK   | DESCRIPTION                                | FSI AREA<br>Sq.m | NON<br>FSI AREA<br>Sq.m | TOTAL   |
|---------|--------------------------------------------|------------------|-------------------------|---------|
| BLOCK 3 | GROUND FLOOR AREA<br>(INDUSTRIAL BUILDING) | 1710.00          | —                       | 1710.00 |
| TOTAL   |                                            | 1710.00          | —                       | 1710.00 |

$$FSI = \frac{3696.44}{23000} = 0.16 \leq 2.0$$

$$F.S. = \frac{22396.26}{3606.44 \text{ Sg m}} = 0.16 < 2.0$$

$$\text{PLOT COVERAGE} = \frac{3696.44 \text{ Sq.m}}{22396.26 \text{ Sq.m}} \times 100 = 16.5 \%$$

OSR CALCULATIONS:-

Required OSR Area :  $24280 \times 10\% = 2428 \text{ Sq.m}$

Provided OSR Area : 2703.36 Sq.m

### MACHINERY DETAILS

| S.NO            | DESCRIPTION(BLOCK-I) | QTY                 | HP | KW    |
|-----------------|----------------------|---------------------|----|-------|
| 1               | MACHINE              | 75                  | 57 | 42.66 |
| 2               | LIGHTING LOAD        | -                   | 4  | 3     |
| TOTAL (BLOCK-I) |                      | HP=61 (OR) KW=45.44 |    |       |

### 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        |
| 3532.46                    | = | 7.0 SAY 7 Nos        |
| Required Parking           | = | 7 Lorry Space        |
| Provided Parking           | = | 8 Lorry Space        |
| 50 Sq.m                    | = | 1 Two wheeler Space  |
| 3532.46                    | = | 70.64 SAY 71 Nos     |
| Required Parking           | = | 71 Two wheeler Space |
| Provided Parking           | = | 80 Two wheeler Space |
| 50 Sq.m                    | = | 1 Cycle Space        |
| 3532.46                    | = | 70.64 SAY 71 Nos     |
| Required Parking           | = | 71 Cycle Space       |
| Provided Parking           | = | 80 Cycle Space       |

Lampal

Registered Structural Engineer Grade - 6 / Chartered Engineer  
 (Reg No CA/CA/ENGR / 01994/08/7)  
 (Reg No N/A/N/A/05/28/ENGR / 005/00/28/08)  
 DESIGNER CONSULTANCY  
 No 22 Thomas Street, Kottamudi,  
 Madurai - 625 012 Ph: 7766011364 7766780996  
 Email: [designer@designerconsultancy.com](mailto:designer@designerconsultancy.com)

GEO TECH ENGINEER

**L. Anapali**  
 B.E. (ANAPALI) & M. Eng. P. R. S. S. S. S.  
 Registered Structural Engineer Grade - 5

**STRUCTURAL ENGINEER**

✓A.2.✓✓

APPLICANT

Er. M. KUMARAGURU, DCE,  
SUN BUILDER (Proprietor)  
DTC Register Engineer Grade III  
Reg. No. RE 01/2020 (Gr-III)  
Door No. 158/2, Sammanthapuram Street,  
RAJAPALAYAM - 626 117.  
Cell No: 9894501960

ENGINEER

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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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.

