PP APPROVAL RECORD

Planning Permission

Survey 1361/1A1 and 4 more

Coimbatore, Thoothukudi taluk

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

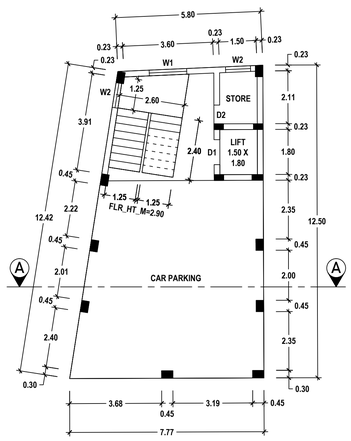
PURPOSE
Commercial

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

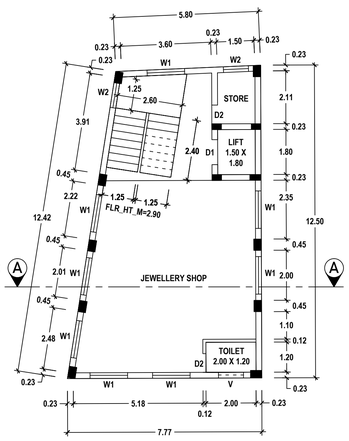
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A JEWELLERY SHOP WITH BUSINESS OFFICE BUILDING AFTER REMOVING THE EXISTING BUILDING BEARING DOOR NOS. 13A, 14, 15, 15/1, 16, 17 & 17A IN T.S.WARD NO. 2, BLOCK NO. 15, T.S.NO. 1361/1A1, 1361/1A2, 1361/1D1, 1361/1D2 & 1361/1D3 AT BALAVINAYAGAR KOVIL STREET, NON SCHEME AREA, THOOTHUKUDI CITY MUNICIPAL CORPORATION, EAST ZONE.

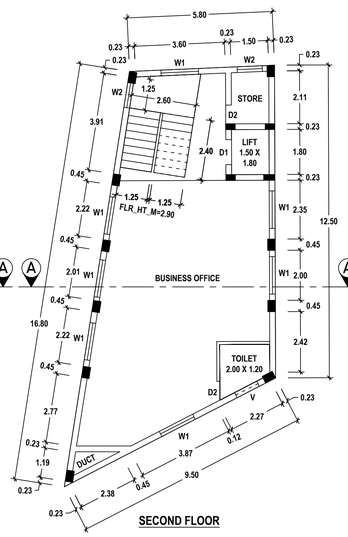
OWNER NAME: Mrs. N. RAMALAKSHMI



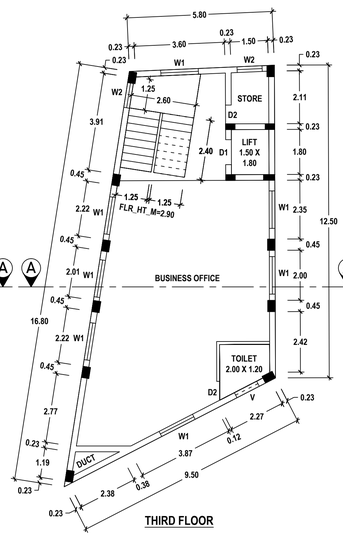
STILT FLOOR



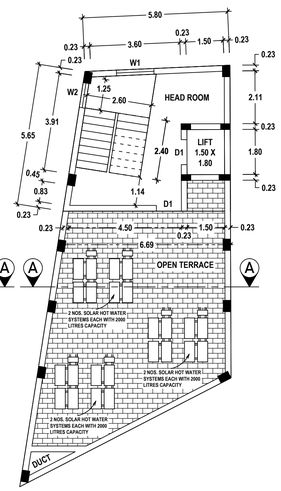
FIRST FLOOR



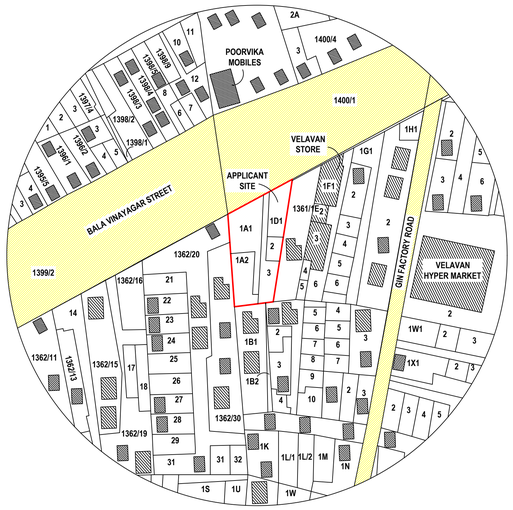
SECOND FLOOR



THIRD FLOOR

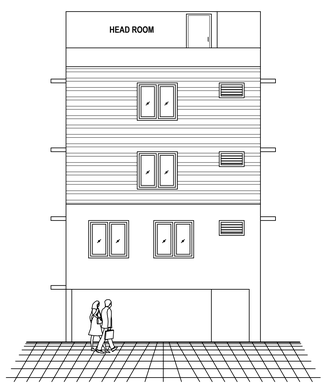


TERRACE FLOOR

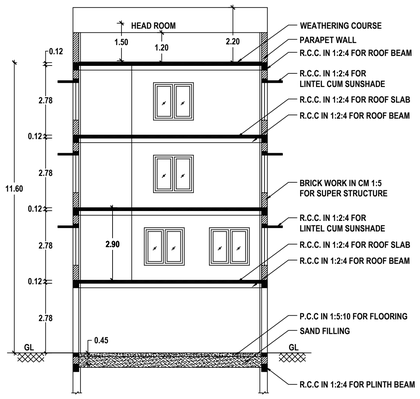


TOPO PLAN - 100M RADIUS

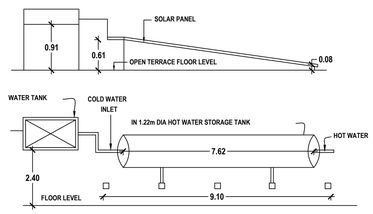
SCALE - 1:1000



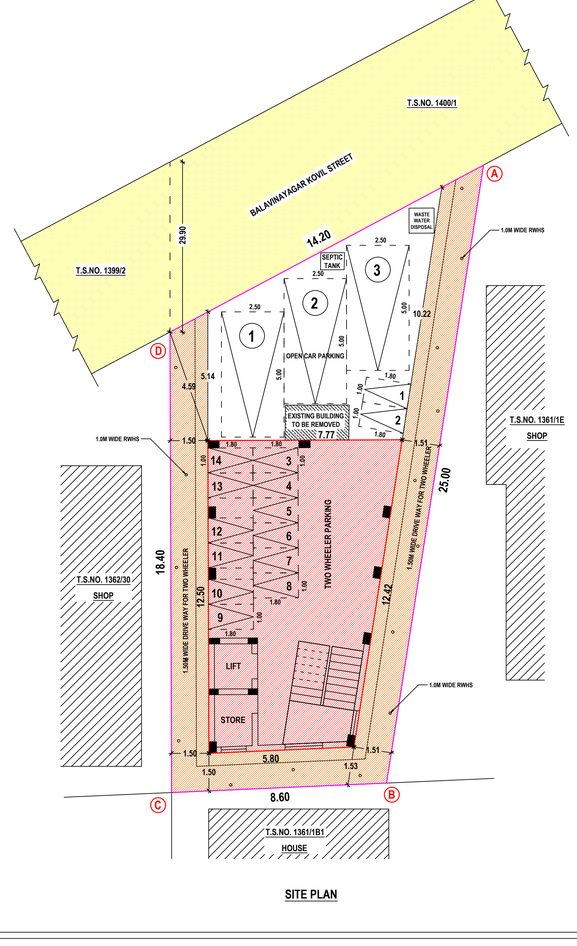
ELEVATION



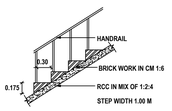
SECTION: A-A



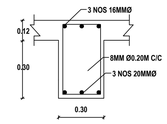
DETAILS OF SOLAR WATER HEATING SYSTEM



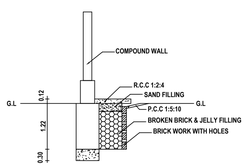
SITE PLAN



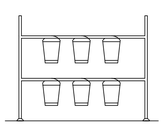
STAIRCASE DETAILS



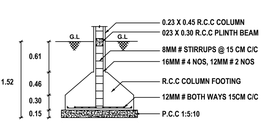
ROOF BEAM DETAILS



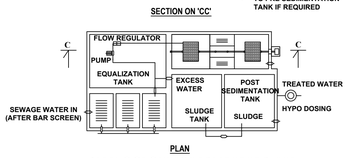
PLINTH BOUNDARY PERCOLATION PIT



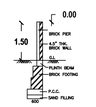
SAND BUCKETS



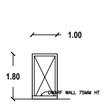
COLUMN FOOTING DETAILS



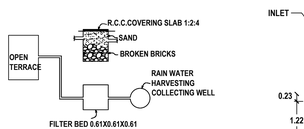
DETAILS OF SEWAGE TREATMENT PLANT



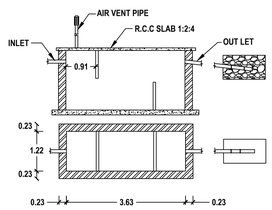
COMPOUND WALL DETAIL



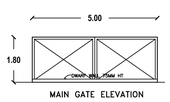
WIKET GATE ELEVATION



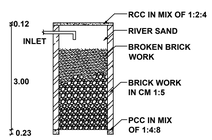
DETAILS OF RAIN WATER HARVESTING SYSTEM



SEPTIC TANK & TRENCH



MAIN GATE ELEVATION

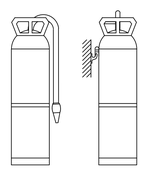


SECTION



PLAN

PERCOLATION PIT



FIRE EXTINGUISHER

OFFICE USE:

TECHNICAL CLEARANCE

ROC. NO. SWP/BPA/002112/2022

SITE BOUNDARY SHOWN AS "A TO D"

TECHNICAL CLEARANCE NO. 01/2023 (SWP/TUTY)

AREA DETAILS

DESCRIPTION	AREA in Sq. M	AREA in Sq. Ft	COLOR
AREA OF THE SITE	220.90	2377.77	
STILT FLOOR	83.86	902.67	
FIRST FLOOR	83.86	902.67	
SECOND FLOOR	99.76	1073.82	
THIRD FLOOR	99.76	1073.82	
HEAD ROOM	33.47	360.27	
TOTAL	400.71	4313.25	
OPEN SPACE	137.04	1475.10	
EXG. BUILDING	- - - - -	- - - - -	
EXG. BUILDING TO BE REMOVED	597.32	6429.55	
DRIVE WAY	- - - - -	- - - - -	
EXG. ROAD	- - - - -	- - - - -	

BUILDUP AREA DETAILS FOR FSI

DESCRIPTION	AREA (in sqm)
TOTAL BUILDUP AREA	400.71
STILT FLOOR	83.86 (-)
HEAD ROOM	33.47 (-)
TOTAL	283.38

FSI = TOTAL AREA OF ALL FLOORS / PLOT AREA = 283.38 / 220.90 = 1.283 < 2.00

PC = STILT FLOOR AREA / PLOT AREA X 100 = 83.86 / 220.90 X 100 = 37.96%

SCALE - 1:100

NOTE: ALL DIMENSIONS ARE IN METER

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
D1	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
RS	ROLLING SHUTTER	2.50 X 2.10
W1	GLAZED WINDOW	1.50 X 1.50
W2	GLAZED WINDOW	1.00 X 1.50
V	VENTILATOR	1.00 X 0.60

CERTIFICATE

1. CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDE "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.
2. BATH ROOM AND WASH BASIN WATER IS CONNECTED TO PERCOLATION PIT FOR GROUND WATER RECHARGE.
3. SOLAR WATER HEATING SYSTEM IS PROVIDED IN THIS BUILDING CONSTRUCTION AS PER PLAN.

SHOP BUILDING PARKING DETAILS

1 CAR SPACE AND 1 TWO WHEELER SPACE FOR EVERY 50.00 Sq. M EXCLUDING THE FIRST 50.00 Sq. M

BUSINESS OFFICE BUILDING PARKING DETAILS

1 CAR SPACE FOR EVERY 100.00 Sq. M OF FLOOR AREA
1 TWO WHEELER SPACE FOR EVERY 25.00 Sq. M OF FLOOR AREA

PARKING DETAILS FOR FSI

DESCRIPTION	AREA	REQUIRED	PROVIDED
JEWELLERY SHOP	83.86	1 CAR AND 1 TWO WHEELER	3 CARS AND 14 TWO WHEELERS
BUSINESS OFFICE	199.52	2 CARS AND 8 TWO WHEELERS	

LAND AND BUILDING OWNER

S. SURESH KUMAR, B.E.,M.I.E.,F.I.V.
Chartered Engineer, Approved Valuer,
Consulting Engineer,
District Panel Engineer Class IA,
Licensed Builder and Surveyor,
28, 1st Floor, Tooveypuram 5th Street,
Thoothukudi - 628 003

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
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.