Verified RealEstate™

REFERENCE
225771/2024

ISSUED
21 June 2024

PP APPROVAL RECORD

Planning Permission

Nagapattinam 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

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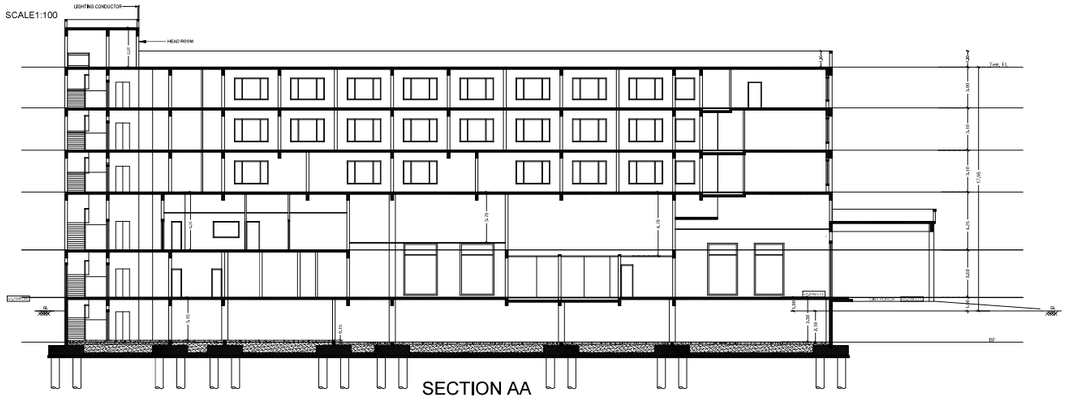
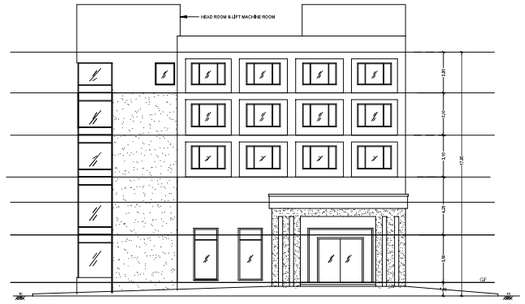
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE REVISED CONSTRUCTION OF HOTEL CUM LODGE BUILDING (ALL ROOMS AIR CONDITIONER PROVIDED) IN S.F.NO. 125 / 14A2, 14C1, 14D1 AT THERUKU POIGAINALLUR VILLAGE & PANCHAYAT, NAGAPATTINAM TALUK ,NAGAPATTINAM DISTRICT.

SCALE1:100



SECTION AA



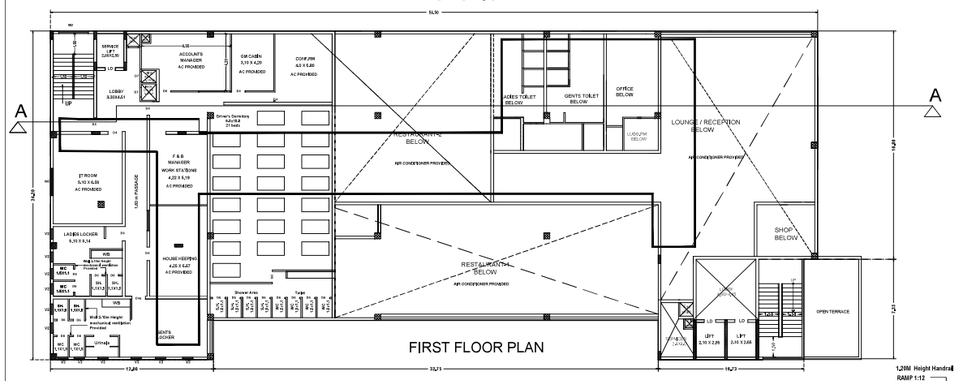
EAST SIDE ELEVATION

AREA DETAILS	SQ.MT.
SITE AREA (AS PER DOCUMENT)	3800.00
SITE AREA (AS PATTA)	3800.00

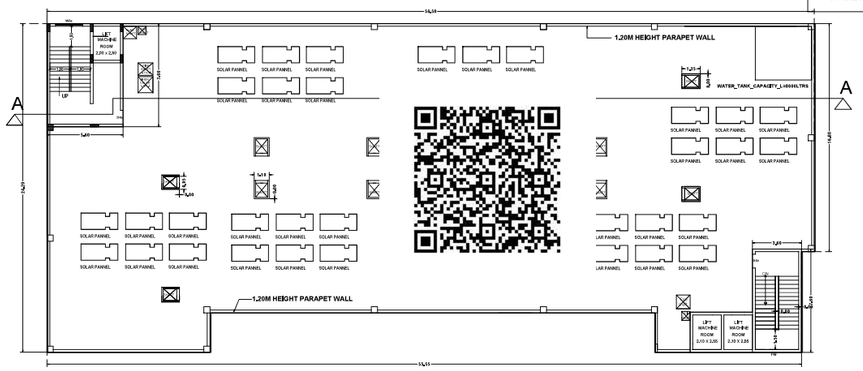
FLOOR SPACE INDEX (FSI)

$= \frac{6439.78}{3800.00} = 1.69$

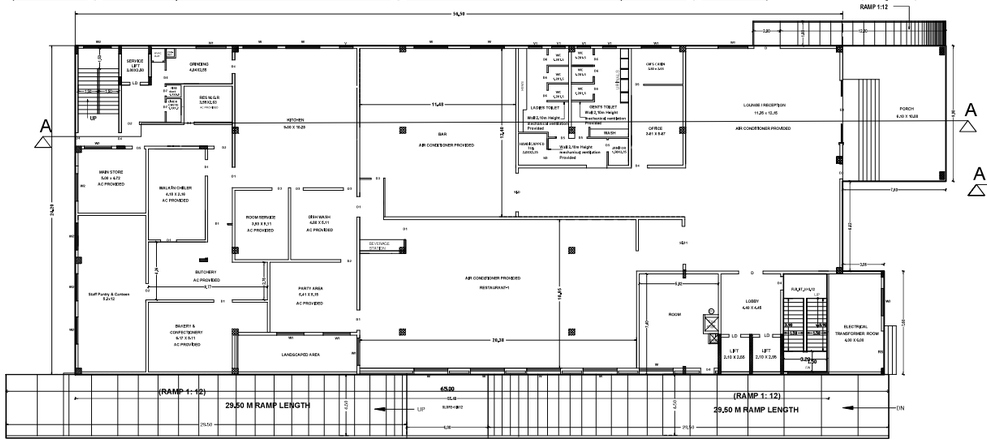
	Area as per earlier approval (B.P/DTCP, NO. 449/2023)			Current Area Statement			
	F.S.I	NON F.S.I	TOTAL	F.S.I	NON F.S.I	TOTAL	Remarks
AREA OF BASEMENT FLOOR		1360.48	1360.48		1559.32	1559.32	UG Sump & STP
AREA OF GROUND FLOOR	1466.61		1466.61	1466.61	26.7	1493.31	LPG Cylinder Store
AREA OF FIRST FLOOR	1266.76		1266.76	1266.76		1266.76	No Changes
AREA OF SECOND FLOOR	1235.47		1235.47	1235.47		1235.47	No Changes
AREA OF THIRD FLOOR	1235.47		1235.47	1235.47		1235.47	No Changes
AREA OF FOURTH FLOOR	1235.47		1235.47	1235.47		1235.47	No Changes
AREA OF HEAD ROOM		83.54	83.54		83.54	83.54	
AREA OF RAMP		331.06	331.06		331.06	331.06	
TOTAL AREA	6439.78	1775.08	8214.86	6439.78	2000.62	8440.40	



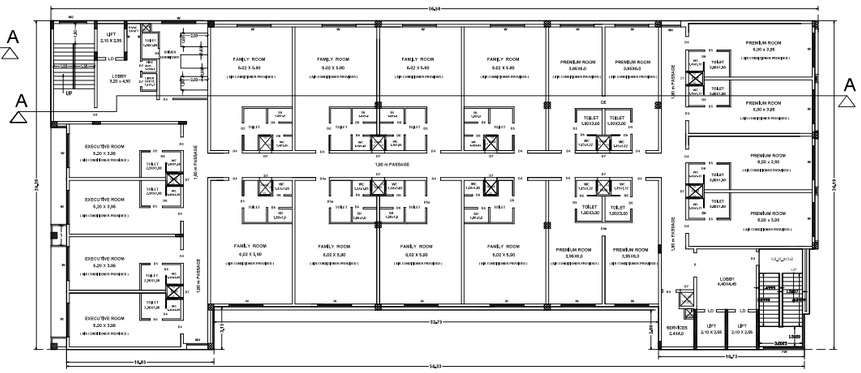
FIRST FLOOR PLAN



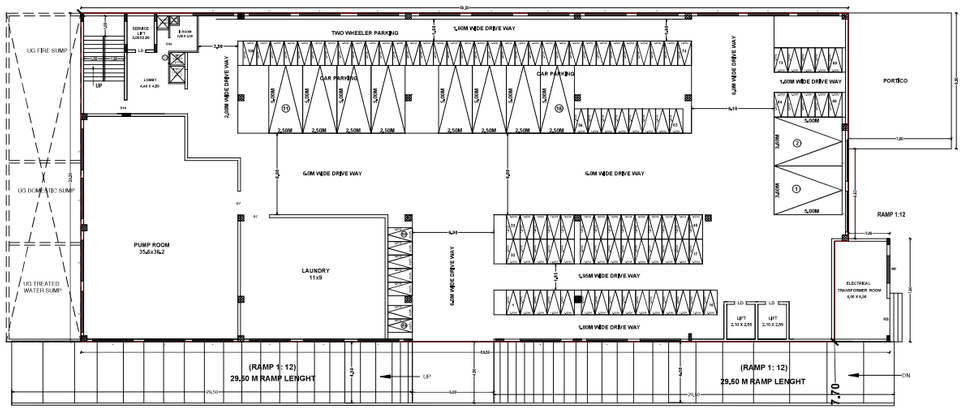
TERRACE FLOOR PLAN



GROUND FLOOR PLAN



TYPICAL SECOND, THIRD & FOURTH FLOOR PLAN



BASEMENT FLOOR PLAN

B.P/DTCP NO : 247/2024

EXISTING DRAWING APPROVAL REFERENCE No. B.P/DTCP. NO. 449/2023

SCHEDULE OF JOINERIES

RS	- ROLLING SHUTTER	3.00M X 2.40M
LD	- LIFT DOOR	1.00M X 2.40M
ED	- DOOR	2.15M X 2.40M
D	- DOOR	1.80M X 2.40M
D1	- DOOR	1.50M X 2.40M
D2	- DOOR	1.20M X 2.40M
D3	- DOOR	1.20M X 2.10M
D4	- DOOR	1.00M X 2.10M
D5	- DOOR	0.90M X 2.10M
D6	- DOOR	0.76M X 2.10M
D7	- DOOR	0.90M X 2.10M
SD	- SWINGING DOOR	1.00M X 2.10M
W	- WINDOW	2.50M X 1.50M
W1	- WINDOW	2.20M X 2.50M
W2	- WINDOW	2.00M X 1.50M
W3	- WINDOW	1.80M X 1.50M
W4	- WINDOW	1.43M X 1.50M
V	- VENTILATOR	3.00M X 0.60M
V1	- VENTILATOR	1.00M X 0.76M
V2	- VENTILATOR	0.76M X 0.91M

APPLICANT

For Tamara Leisure Experiences Pvt. Ltd.,

Authorized Signatory

ENGINEER

Dr. R. PREMKUMAR

Er. R. MUTHUKUMAR, M.E.,
Registered Engineer Grade-II
Reg. No. MYD/RE-II/2023/009
DTCP, MAYILADUTHURAI DISTRICT,
No. 10, Punchaeswarar East Street,
Mayiladuthurai-609 001.
Cell: 9994245276.

P ABINASH, D.C.E.,B.E.,(C&S)
Reg. Structural Engineer Grade-II (RSE)
Reg. No. NGT/RSE-II/2021/023
SIRKALI.
Cell 8754705950

Er. D. MUTHUKUMAR, DCE,
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Reg. No. 005-RCE/2021,
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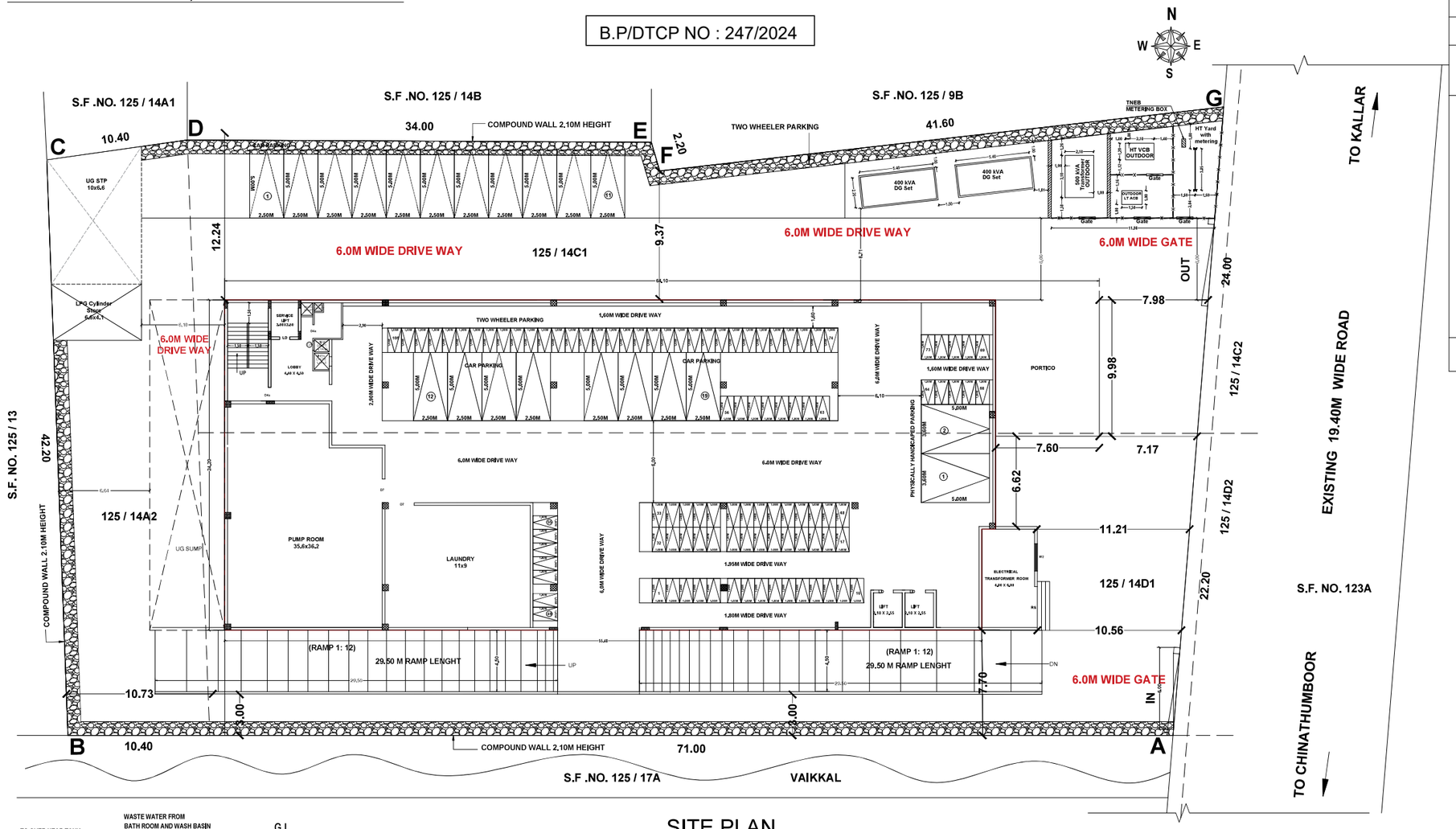
Cell: 72001 17003.

SITE PLAN SHOWING THE REVISED CONSTRUCTION OF HOTEL CUM LODGE BUILDING IN S.F.NO. 125 / 14A2, 14C1, 14D1 AT THERUKU POIGAINALLUR VILLAGE & PANCHAYAT, NAGAPATTINAM TALUK,NAGAPATTINAM DISTRICT.

B.P/DTCP NO : 247/2024



AREA DETAILS	SQ.MT.
SITE AREA (AS PER DOCUMENT)	3800.00
SITE AREA (AS PATTA)	3800.00

FLOOR SPACE INDEX (FSI) = 6439.78 / 3800.00 = 1.69

	Area as per earlier approval (B.P/DTCP. NO. 449/2023)			Current Area Statement			
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EXISTING DRAWING APPROVAL REFERENCE No.
B.P/DTCP. NO. 449/2023

COLOUR INDEX

- SITE BOUNDARY
- PROPOSED BUILDING
- PROPOSED DRIVE WAY
- EXISTING ROAD
- RAIN WATER HARVEST BED

PARKING

NUMBER OF CAR PARKING (2.50 X 5.00) = 19 NOS.

NUMBER OF TWO WHEELER PARKING (1.0 X 1.80) = 106 NOS.

PHYSICALLY HANDICAPED PARKING (3.60 X 5.00) = 2 NOS.

APPLICANT

For Tamara Leisure Experiences Pvt. Ltd.,

Authorized Signatory

ENGINEER

Er. R. MUTHUKUMAR
Registered Construction Engineer,
Reg. No. 005-RCE/2021,
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DARASURAM-612 702, KUMBAKONAM.
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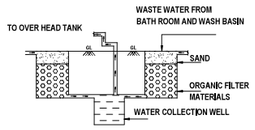
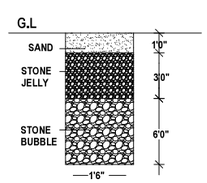
Cell: 72001 17003.

SITE PLAN

scale 1:200

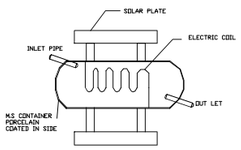


PLAN AND SECTION OF ORGANIC FILTERATION SUMP WITH COLLECTION WELL



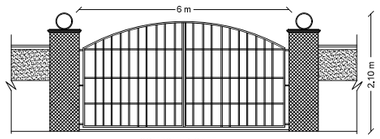
RAIN WATER HARVEST PIT

(RWHP)



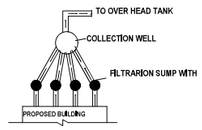
SOLAR SECTION

SOLAR PLAN
(NOT TO SCALE)



COMPOUND GATE

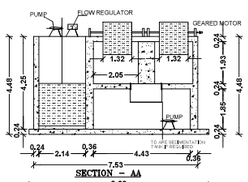
(NOT TO SCALE)

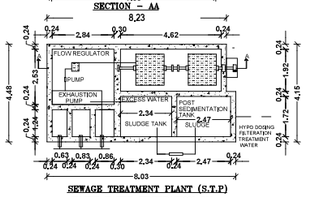


WASTE WATER FILTRATION

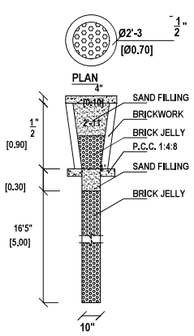
BY RECIRCULATION SYSTEM

(NOT TO SCALE)



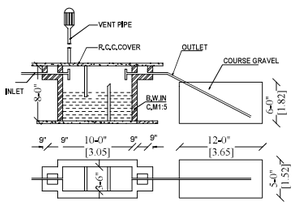


SEWAGE TREATMENT PLANT (S.T.P)
WASTE WATER FILTERATION BY RECIRCULATION SYSTEM
G.O(MS) NO.138 DT:11.10.02
SCALE 1:100



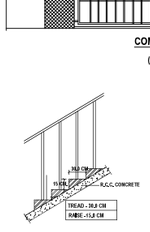
RAIN WATER HARVESTING

PERCULATION PITS



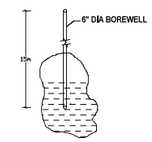
SEPTIC TANK & D-TRENCH DETAILS

(NOT TO SCALE)

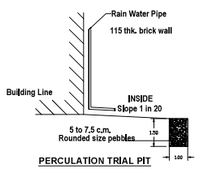


STAIRCASE DETAILS

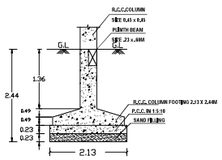
NTS



BORE WELL DETAIL

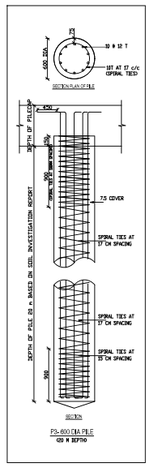


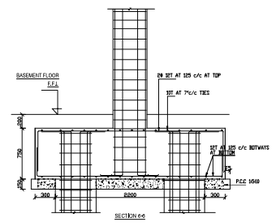
PERCULATION TRIAL PIT

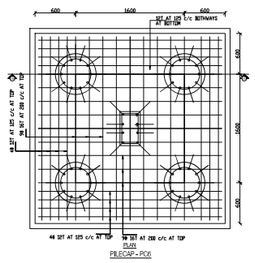


COLUMN FOUNDATION DETAIL

(DETAILS - A)







Signature valid
Signed by: Director
Location: Chennai
Date: 2024.06.06 17:

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

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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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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.