Verified RealEstate™

REFERENCE
592-2023

ISSUED
10 January 2024

PP APPROVAL RECORD

Planning Permission

Salem

Salem district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

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

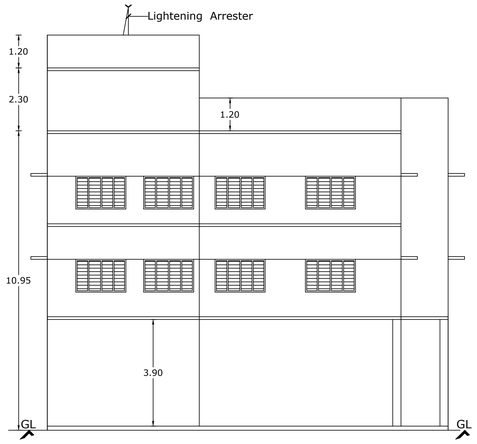
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

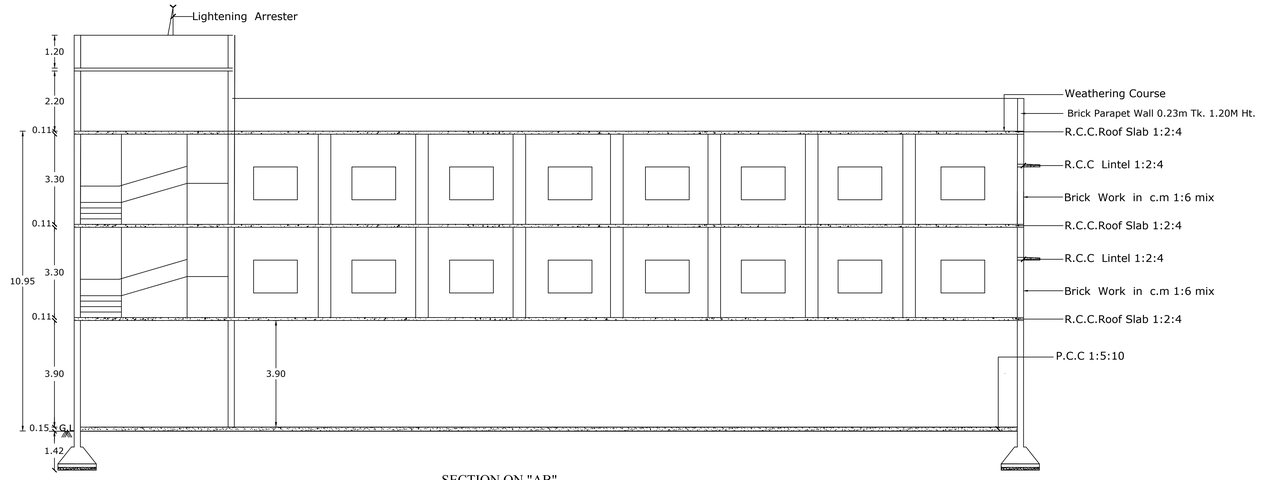
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

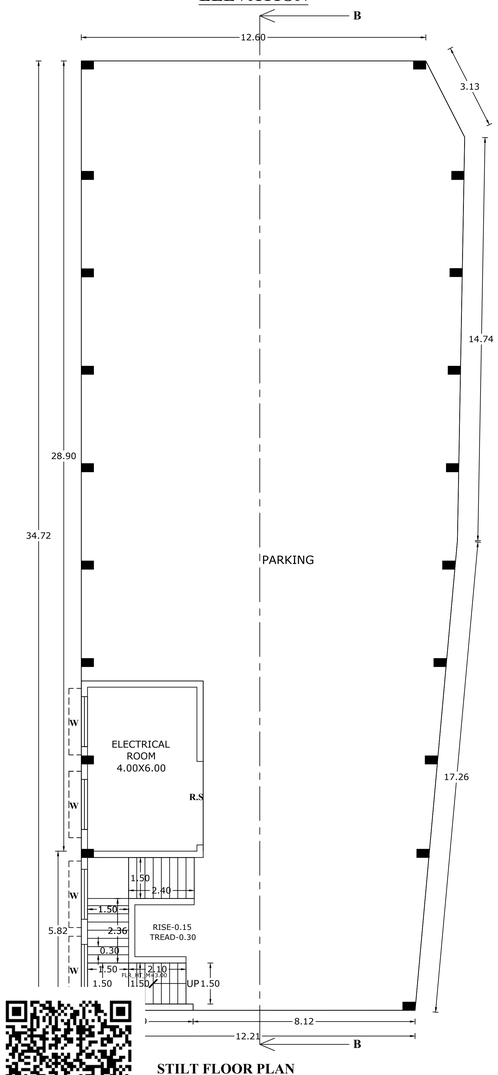
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING IN Re.Sy.Nos: 315/3A1B, 315/3A1C2 OF COLLACHEL VILLAGE (New Village:REETAPURAM), AT ANAKUZHI, REETAPURAM TOWN PANCHAYAT,KALKULAM TALUK, KANNIYAKUMARI DISTRICT.



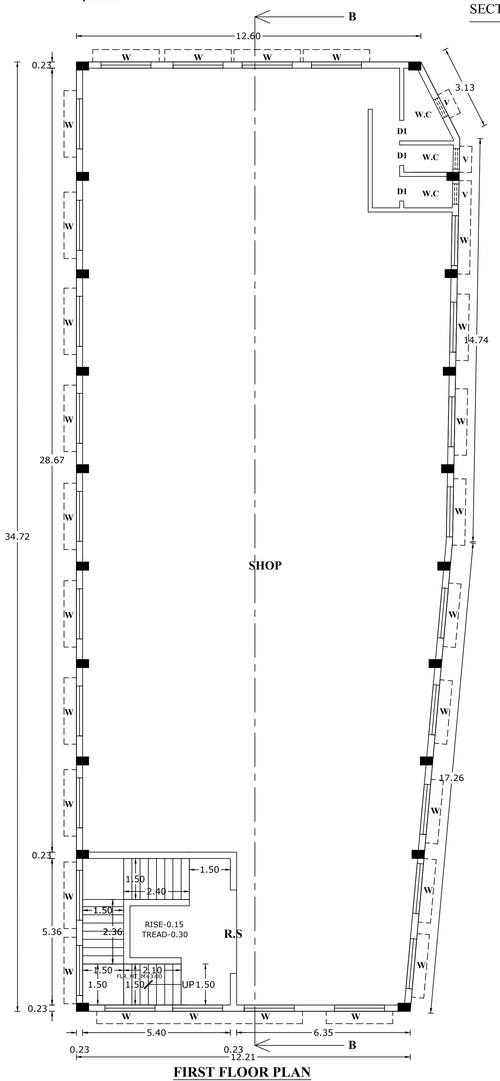
ELEVATION



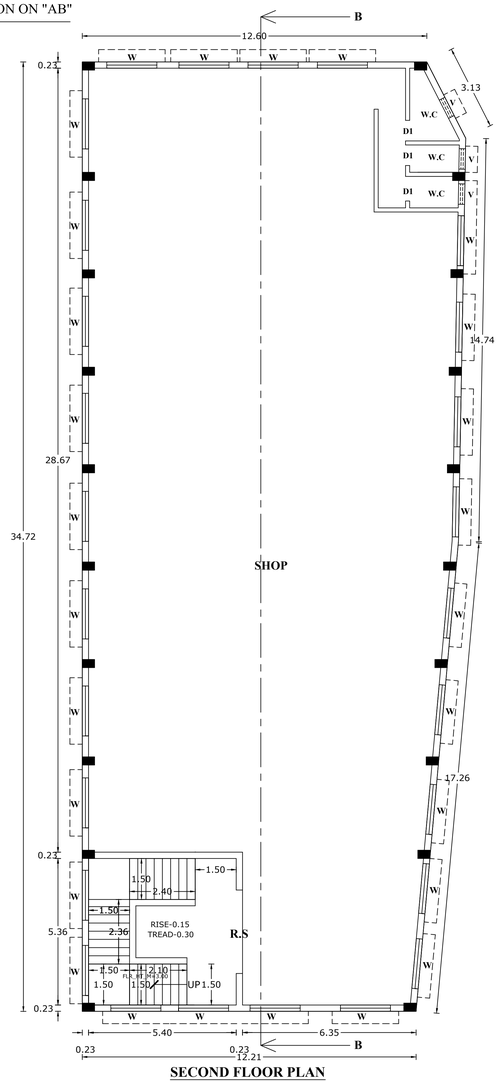
SECTION ON "AB"



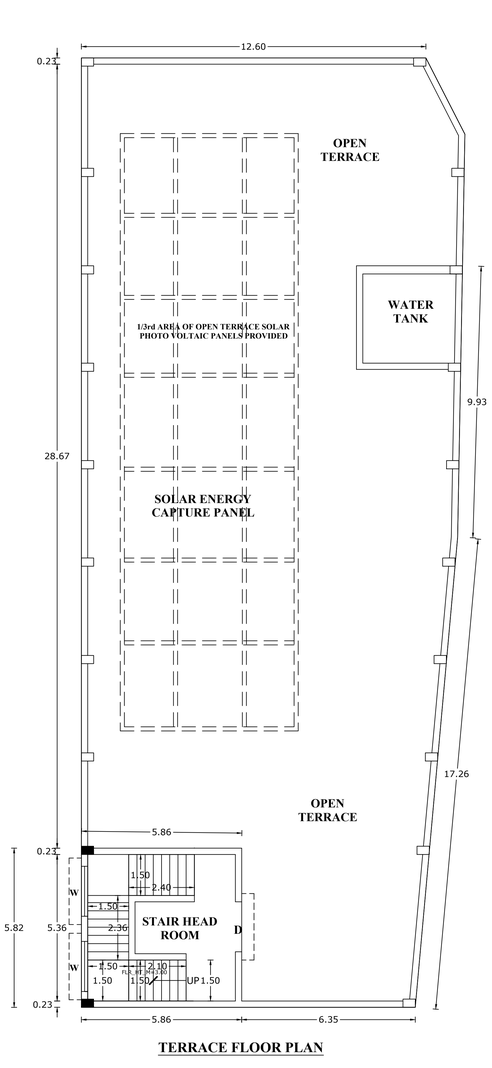
STILT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

ALL DIMENSIONS ARE IN METER

AREA DETAILS

PARTICULAR	SQ.MT	SQ.FT
SITE AREA	696.00	7491.74
PLINTH AREA		
STILT FLOOR	464.96	5004.82
FIRST FLOOR	464.96	5004.82
SECOND FLOOR	464.96	5004.82
HEAD ROOM	34.10	367.05
TOTAL BUILDUP AREA	1428.98	15381.51
OPEN AREA	231.04	2486.92

NOTES:

1. RAIN WATER HARVESTING RECYCLING IS TO BE PROVIDED.
2. BATH ROOM AND WASHBASIN RECYCLING WATER SYSTEM IS TO BE PROVIDED.
3. FIRE EXTINGUISHER IS TO BE PROVIDED.
4. EMERGENCY ALARM IS TO BE PROVIDED.
5. SOLAR ASSITED WATER HEATING SYSTEM IS TO BE PROVIDED.
6. WASTE WATER COLLECTED TO SUMP AND DISPOSED BY PRIVATE SEWAGE TRUCKS.
7. SOLID WASTE DISPOSED BY MUNICIPAL TRUCKS.
8. RAIN WATER PERCULATION PIT IS TO BE PROVIDED.
9. DRINKING WATER PROVIDED AS PER MUNICIPAL NORMS.
10. 'U' TRAP PROVIDED & OR SEPTIC TANK AND WATER TANK.
11. SEWAGE TREATMENT PLANT TO BE PROVIDED.

F.E - FIRE EXTINGUISHING SYSTEM.
E.A - EMERGENCY ALARAM.
P.P - PERCULATION PIT.

SCHEDULE OF JOINERY

R.S	ROLLING SHUTTER	3.05X 2.10
D	DOOR	1.83X 2.10
D1	DOOR	0.90X 2.10
W	WINDOW	1.83X 1.50
V	VENTILATOR	0.90X 0.60

OFFICE USE:-

ARCHITECT

Alex Architects
Ar J ALEX CARBUSIAR, B Arch
Registered Architect
RA/Gr-I/TVL/MA/1X/2019/302
Cross Building, Thamaraikulam
Nagercoil. Mob No.:9600324880

STRUCTURAL ENGINEER

J. R. JULIUS, M.E.,Ph.D.,
Registered Structural Engineer
Reg. No : RSE-I/NLPA/2020/006
4A1,Thalavaipuram, Nagercoil - 629904

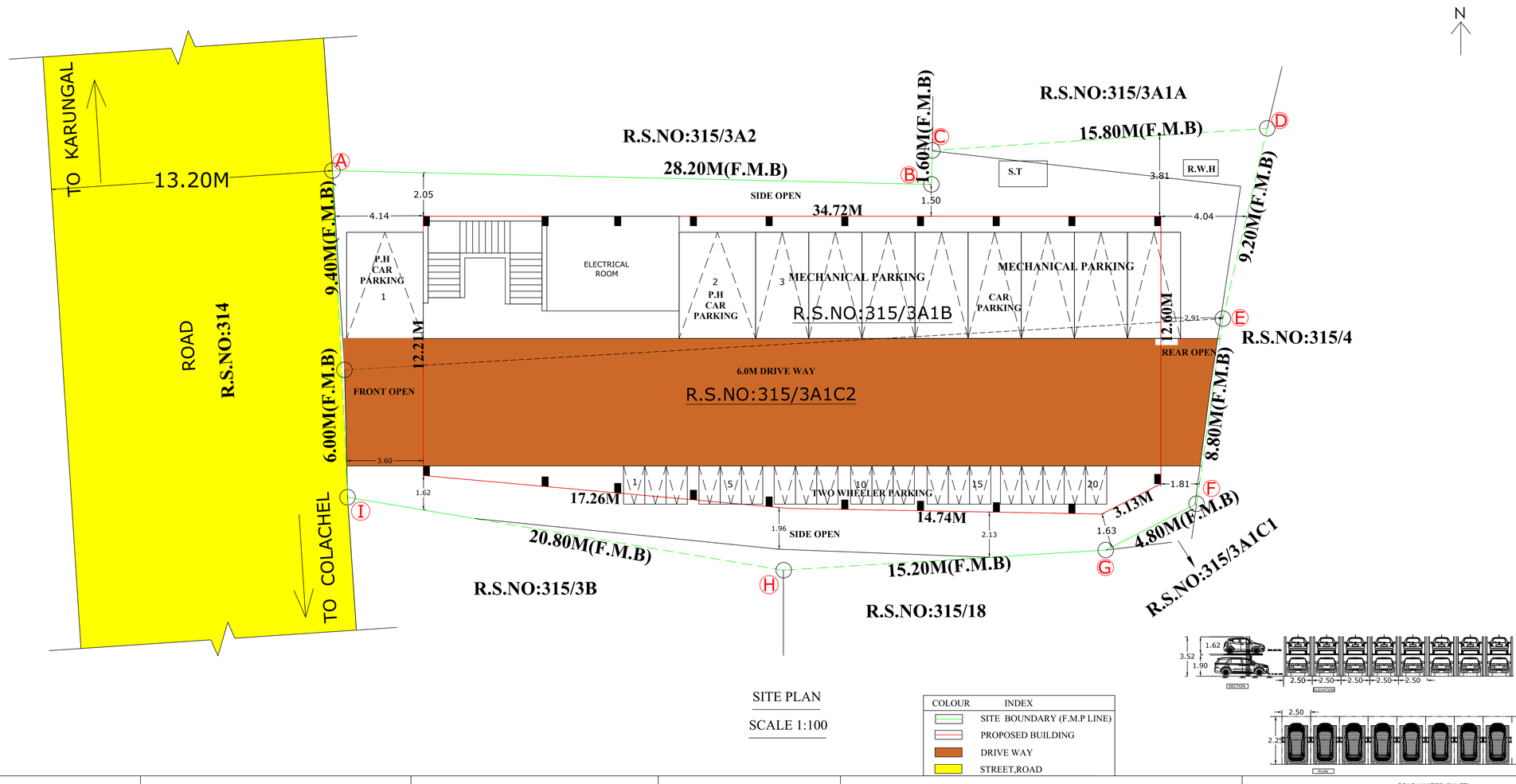
APPLICANT

REGISTERED ENGINEER

Alex Architects
Ar J ALEX CARBUSIAR, B Arch
Registered Architect
RA/Gr-I/TVL/MA/1X/2019/302
Cross Building, Thamaraikulam
Nagercoil. Mob No.:9600324880

SHEET NO: 2/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING IN Re.Sy.Nos: 315/3A1B, 315/3A1C2 OF COLLACHEL VILLAGE (New Village:REETAPURAM), AT ANAKUZHI, REETAPURAM TOWN PANCHAYAT,KALKULAM TALUK, KANNIYAKUMARI DISTRICT.



SITE PLAN

SCALE 1:100

COLOUR	INDEX
	SITE BOUNDARY (F.M.P LINE)
	PROPOSED BUILDING
	DRIVE WAY
	STREET,ROAD

ALL DIMENSIONS ARE IN METER

SITE AREA DETAILS

R.S.NO	AS PER DOCUMENT	AS PER PATTA
315/3A1B	404.70	400.00
315/3A1C2	323.74	296.00
TOTAL	728.44	696.00

FSI AREA CALCULATION

SHOP BUILDING DETAILS	FSI	NON FSI	TOTAL
STILT FLOOR	-----	464.96	464.96
FIRST FLOOR	464.96	-----	464.96
SECOND FLOOR	464.96	-----	464.96
HEAD ROOM	-----	34.10	34.10
TOTAL	929.92	499.06	1428.98

PLOT COVERAGE

$= \frac{G.F}{SITE\ AREA} \times 100$

$= \frac{464.96}{696.00} \times 100$

$= 66.80\%$

FLOOR SPACE INDEX

$= \frac{F.F+S.F}{SITE\ AREA}$

$= \frac{825.55}{696.00} = 1.18 < 2.0$

PARKING CALCULATIONS

Shop Area = 929.92 Sq.m
= 929.92 - 50.00
= 879.92 Sq.m

50 Sq.m = 1 Car Space
$\frac{879.92}{50}$ = 17.59 SAY 18
= 18 Car Space

50 Sq.m = 1 Two Wheeler Space
$\frac{879.92}{50}$ = 17.59 SAY 18
= 18 Two Wheeler Space

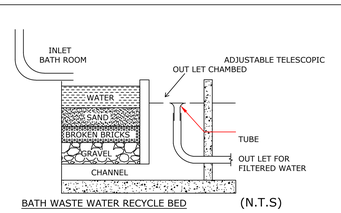
Provided Car parking = 18 car Space

Provided Two Wheeler parking = 20 Two Wheeler Space

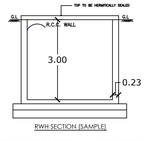
INCLUDING 2 NOS CAR AND TWO WHEELER PARKING SPACE PROVIDED FOR PHYSICALLY CHALLENGED PERSON

OFFICE USE:-

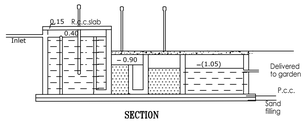
ONLINE APPLICATION NO: SWP/BPA/0388260/2024
SWP/BP/ADKKD NO:72/2024
LP/ADKKD NO: 33/2024

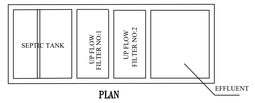


BATH WASTE WATER RECYCLE BED (N.T.S)

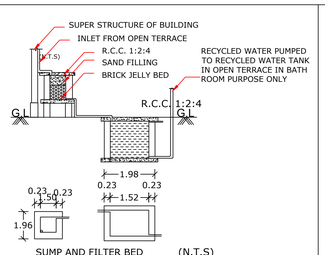


RWH_CAPACITY_L=5000LTRS

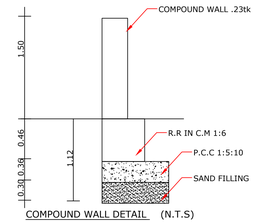




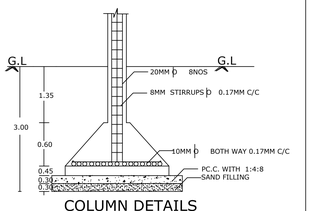
DETAILS OF SEPTIC TANK



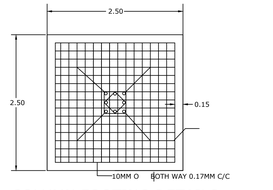
SUMP AND FILTER BED (N.T.S)



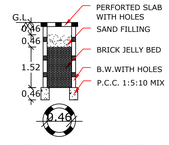
COMPOUND WALL DETAIL (N.T.S)



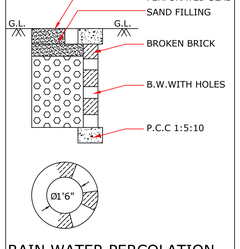
COLUMN DETAILS



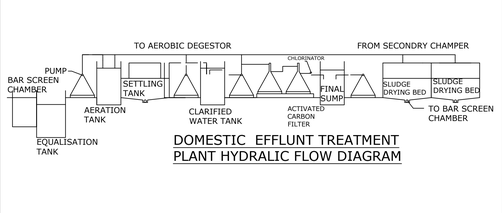
COLUMN FOOTING DETAILS



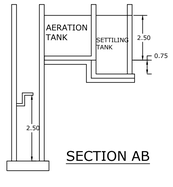
PERCOLATION PIT (N.T.S.)



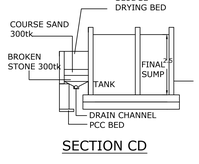
RAIN WATER PERCOLATION (N.T.S.)



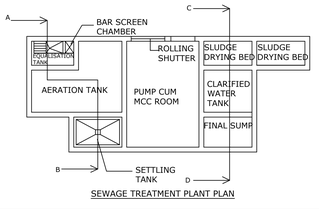
DOMESTIC EFFLUNT TREATMENT PLANT HYDRALIC FLOW DIAGRAM



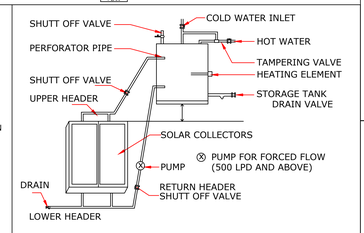
SECTION AB



SECTION CD



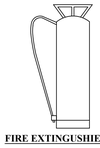
SEWAGE TREATMENT PLANT PLAN



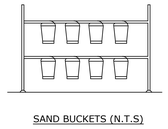
DETAILS OF SOLAR WATER HEATER (N.T.S.)



STAIRCASE DETAIL (N.T.S)



FIRE EXTINGUSHIER (N.T.S)



SAND BUCKETS (N.T.S)

NOTE:

- Exhaust Fan to be provided ☒
- Storm Water drainage system provided
- Rain Water Harvesting / Conservation of
- Rain Water Structures to be provided
- Bath and wash basin water treated and refuse to toilet and gardening purpose
- Rain Water Recycling System to be provided
- Fire protecting and fire Extinguisher System to be provided
- Emergency Alarm to be provided
- Solar Photovoltaic Panels provided
- Lightening protection to be provided
- Solar Assisted Water heating system to be provided
- Solid waste tub to be provided
- sewage water to be used to garden purpose
- Drinking water Facilities to be provided
- Installation of cctv units provided
- Acoustics, Sound insulation and noise control system to be provided
- Building to be designed for handicapped people

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Ar J ALEX CARDUJIAR, B.Arch
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RA/Gr-I/TVL/M/0417/2017-2022
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STRUCTURAL ENGINEER

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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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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.