PP APPROVAL RECORD

Planning Permission

Thoothukkudi

Thoothukkudi 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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF FLY ASH BRICK AND CONCRETE BLOCK UNITS WITH INSTALLATION OF 180.00 HP ELECTRICAL MOTORS AT PLOT NO: D18, SIPCOT INDUSTRIAL COMPLEX IN APPROVED LAY-OUT NO. L.P.(I)/TUTY.L.P.A. No:03 / 2020, IN SURVEY NO. 291 PART, MEELAVITTAN VILLAGE , THOOTHUKUDI CITY MUNICIPAL CORPORATION.

APPLICANT NAME : M/S VAINI FLY ASH BRICK & BLOCK MANUFACTURERS.

OWNER'S NAME: Mr. A. Marimuthu & Mrs. J. Sangeetha

OFFICE USE

TECHNICAL CLEARANCE
ROC. NO: SWP/BPA/005755/2023
SITE BOUNDARY SHOWN AS 'A' TO 'F'
TECHNICAL CLEARANCE NO:10/2023 (SWP) TUTY

COLOUR INDEX:
- APPLICANTS SITE
- PROPOSED BUILDING
- EXISTING ROAD

LIST OF MACHINERIES

SL.NO.	DESCRIPTION	NO. OF MACHINES	HP / MACHINE	TOTAL HP
1	SCREW CONVEYOR	1	10.0	10.0
2	CEMENT SILO	1	50.0	50.0
3	BATCHING PLANT	1	14.50	14.50
4	MIXER	1	34.0	34.0
5	MAIN MACHINE	1	50.0	50.0
6	PALLET STACKER	1	4.00	4.00
7	PALLET PROVIDER	1	2.00	2.00
8	WATER PUMP	1	15.0	15.0
9	CEMENT WEIGHING SCALE	1	0.50	0.50
	TOTAL			180.00

CERTIFICATE

Certified that provision shall be made to provide Rain Water Harvesting Arrangement System in the proposed construction asper plan.

Waste water from wash basin and bathroom are connected to percolation pits for ground water recharge.

Solar Water Heating System arrangements are provided as per IS 12933 in this proposed building construction.

JOINERY DETAILS

R.S	ROLLING SHUTTER	5.00 X 2.44
D	DOOR	1.00 X 2.13
D1	DOOR	0.91 X 2.13
W	WINDOW	2.44 X 1.52
W1	WINDOW	1.22 X 1.37
V	VENTILATOR	0.91 X 0.61

PARKING DETAILS

SUM OF ALL FLOOR AREA = 815.76 Sqm
500 SQM = 1 LORRY SPACE
TOTAL REQUIRED LORRY SPACE = 2 NO
PROVIDED LORRY SPACE = 2 NO
PROVIDED CAR SPACE = 5 CAR
PROVIDED TWO WHEELER SPACE = 6 TWO WHEELER
PROVIDED CYCLE PACKING SPACE = 18 CYCLE

CERTIFICATE

Certified that provision shall be made to provide Rain Water Harvesting Arrangement System in the proposed construction asper plan.
Waste water from wash basin and bathroom are connected to percolation pits for ground water recharge.
Solar Water Heating System arrangements are provided as per IS 12933 in this proposed building construction.

PLOT COVERAGE

MAXIMUM FLOOR AREA = 815.76 Sqm
SITE AREA = 6096.12 Sqm
PLOT COVERAGE = MAXIMUM FLOOR AREA X 100 / SITE AREA
= (815.76 / 6096.12) x 100 = 13.38
= 13.38 < 60

FLOOR SPACE INDEX

SUM OF ALL FLOOR AREA= 815.76 Sqm
SITE AREA = 6096.12 Sqm
FLOOR SPACE INDEX = SUM OF ALL FLOOR AREA / SITE AREA
= (815.76 / 6096.12) = 0.1338
= 0.1338 < 2.0

AREA DETAILS:	SQ.M	SQ.FT
SITE AREA		
AS PER DOCUMENT	6191.64	66646.81
AS PER SITE	6096.12	65618.63
ALLOTMENT ORDER	6191.64	66646.81

ALL DIMENSION ARE IN METER

BUILT UP AREA DETAILS:

CONSTRUCTION AREA	FSI	NON FSI	TOTAL
BLOCK - I			
FLY ASH BRICK AND CONCRETE BLOCK UNIT	750.00	-	750.00
BLOCK - II			
SECURITY, E.B, GENERATOR ROOM & BATH & WC	65.76	-	65.76
	815.76	-	815.76

E.SANTHANAM., DCE
REGISTERED ENGINEER GRADE - III
THOOTHUKUDI CORPORATION - LSR/L2020/00011
THOOTHUKUDI LPA/RE/Gr.'III' TUT/June2020/004
40, SARANGAPANI STREET,THOOTHUKUDI-628002
CELL: 9698841453,8072036041
Email: erbsanthanam@gmail.com
REGISTERED ENGINEER

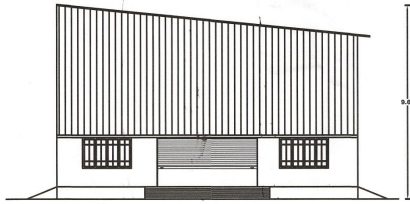
C. DHEENATHAYALAN., BE,
REG STRUCTURAL ENG. GRADE - II (RSE)
LIC NO: RSE / GR. II / TUT / JULY 2015 / 005
CORP. REG. NO : STRUCTURAL ENG. GR. II S.E
NO: 138 / LS / 2019 / 00010
24E, KANTHA GOPALA PURAM (WEST),
THOOTHUKUDI - 628 002
Cell : 94427 23330, 80569 57099
REGISTERED STRUCTURAL ENGINEER

Er.S. PONNAMBALAM B.Tech.,LLB.,AIV,AIE)
Licensed Surveyor / Registered Engineer
Approved Valuer / Charted Engineer
149/3, Pelepettai, Thoothukudi.
Ph: 8056700160
REGISTERED ENGINEER

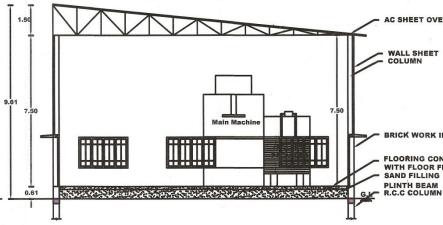
For VAINI FLY ASH BRICK & BLOCK MANUFACTURERS
J. Sangeetha
Partners
APPLICANT



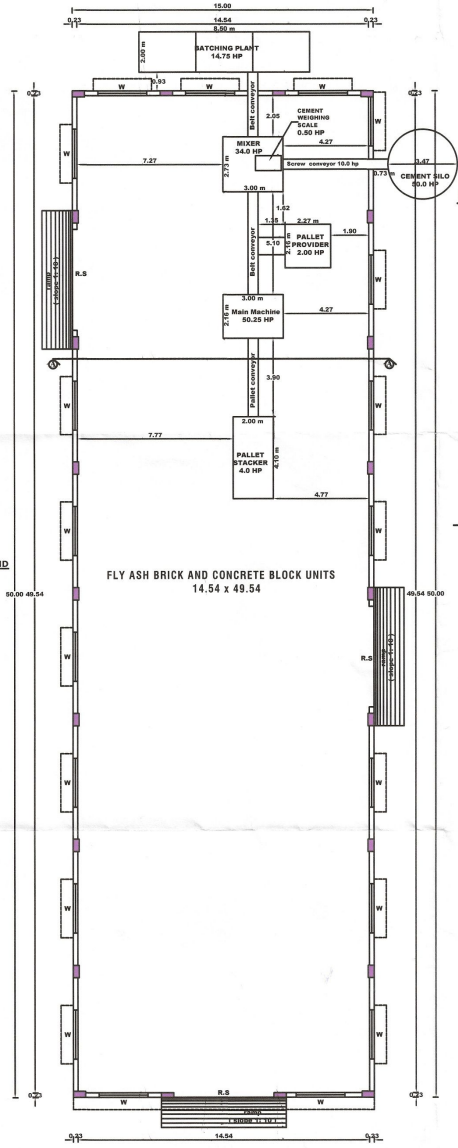
SITE PLAN (SCALE 1 : 250)



ELEVATION



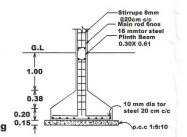
SECTION ON AA

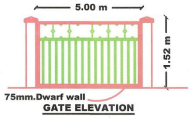


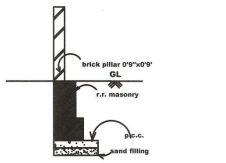
PLAN (BLOCK - I)



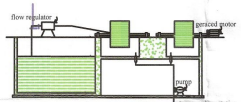
DETAILS OF RAIN WATER HARVESTING SYSTEM

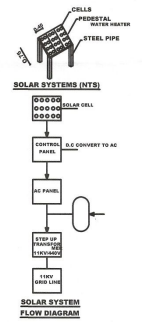


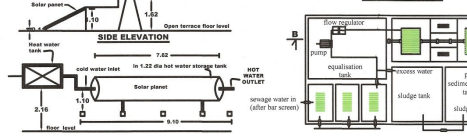








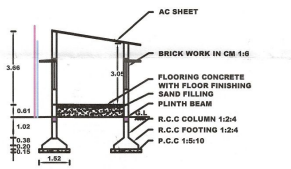


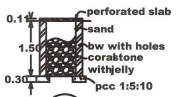


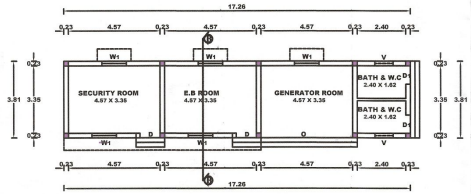


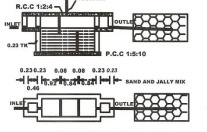
ELEVATION











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.