Verified RealEstate™

REFERENCE
SWP/BPA/008473/2023

ISSUED
06 July 2023

PP APPROVAL RECORD

Planning Permission

Thoothukkudi

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

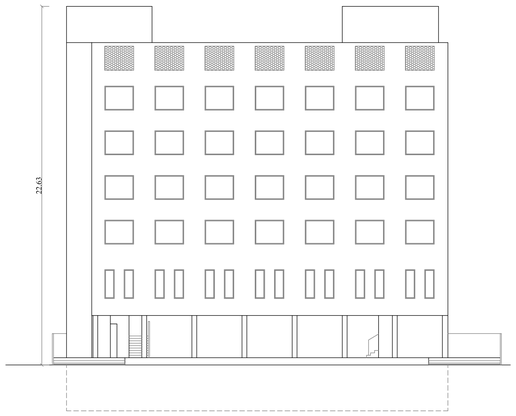
The approval as the planning authority issued it, reproduced in full behind this page.

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

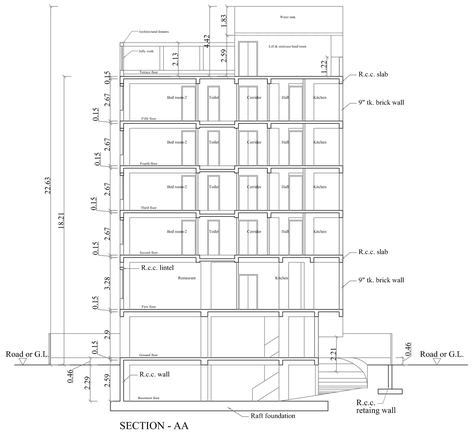
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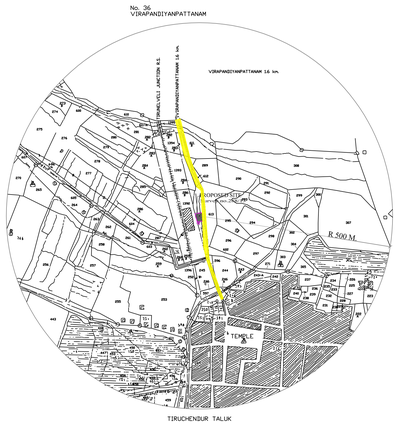
DIGITALLY VERIFIED RECORD



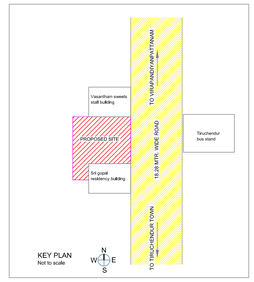
FRONT OR EAST SIDE ELEVATION

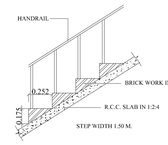


SECTION - AA

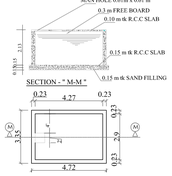


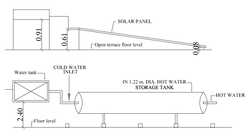
Topo Plan (500 meter Radius)



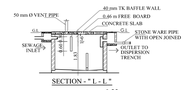


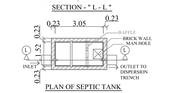
STAIRCASE DETAILS

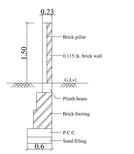




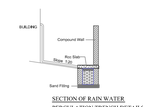
DETAILS OF SOLAR WATER HEATING SYSTEM



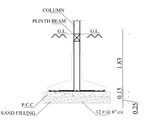


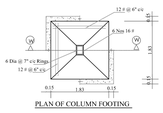


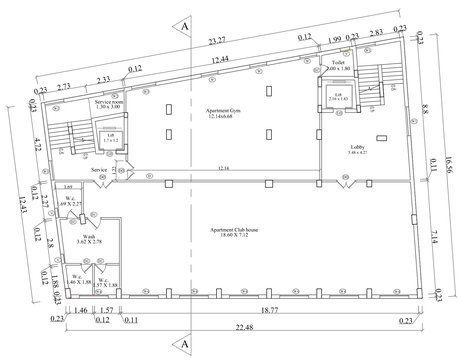
COMPOUND WALL DETAIL



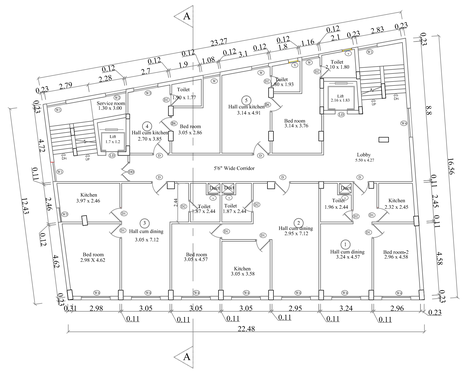
SECTION OF RAIN WATER PERCULATION TRENCH DETAILS



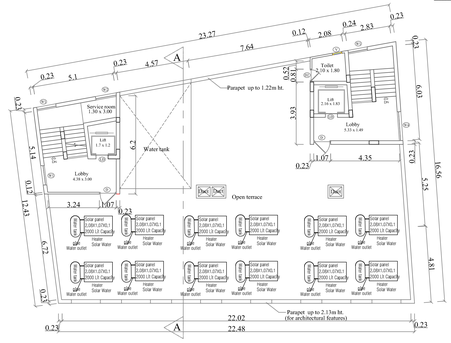




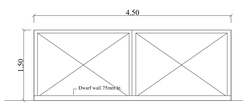
FIRST FLOOR PLAN



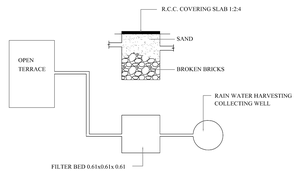
TYPICAL FLOOR PLAN
(2nd, 3rd, 4th & 5th floor)



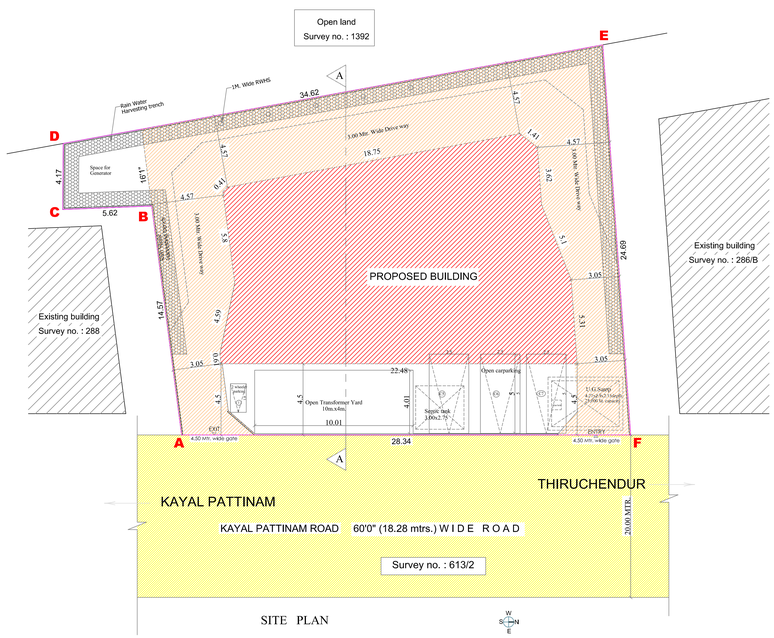
TERRACE FLOOR PLAN



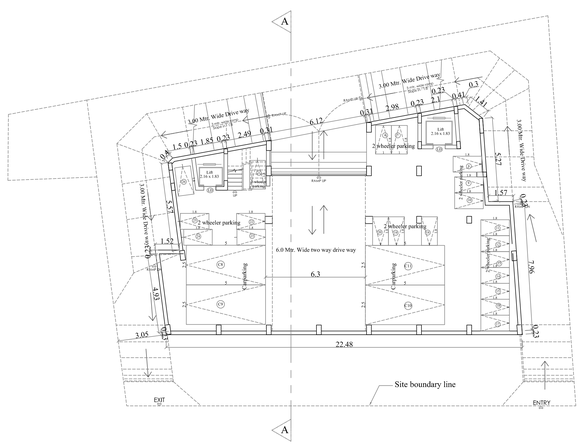
MAIN GATE ELEVATION



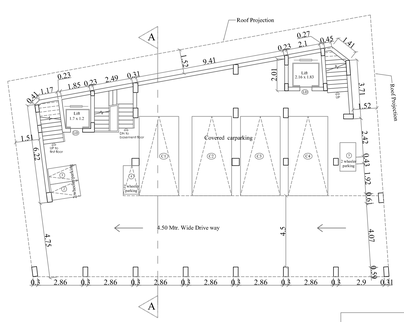
DETAILS OF RAIN WTER HARVESTING SYSTEM



SITE PLAN



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

PLAN SHOWING THE PROPOSED APARTMENT PROJECT AT WARD NO. 3,
OLD SURVEY NO. : 288/1B1A3,
NEW SURVEY NO. : 288/13.
DOOR NO. 7/2, KAYALPATTINAM ROAD,
TIRUCHENDUR, KEEL TIRUCHENDUR VILLAGE,
TIRUCHENDUR MUNICIPALITY, THOOTHUKUDI DISTRICT.

SCHEDULE OF JOINERY		IN METER
DD	- UPVC Double Door	- 1.22 x 2.21 ht.
D	- Door	- 0.99 x 2.21 ht.
D1	- Door	- 0.91 x 2.21 ht.
D2	- Door	- 0.76 x 2.21 ht.
LD	- Lift Door	- 0.76 x 2.21 ht.
W	- UPVC Window	- 1.08 x 1.52 ht.
W1	- UPVC Window	- 1.21 x 1.52 ht.
W2	- UPVC Window	- 1.34 x 1.52 ht.
W3	- UPVC Window	- 1.55 x 1.52 ht.
W4	- UPVC Window	- 1.83 x 1.52 ht.
W5	- UPVC Window	- 0.91 x 1.52 ht.
V	- UPVC Ventilator	- 0.61 x 0.61 ht.

AREA DETAILS

AREA AS PER DOCUMENT - 669.75 SQ MT
AREA AS PER FMB / TSLR - 669.00 SQ MT

AREA DETAILS

FLOOR	F.S.I. AREA IN SQ.MT.	NON-F.S.I. IN SQ.MT. (deduction)	BUILTUP AREA IN SQ.MT.
BASEMENT FLOOR	---	279.12	279.12
GROUND FLOOR	---	34.52	34.52
FIRST FLOOR	326.70	7.45	334.15
SECOND FLOOR	325.29	8.86	334.15
THIRD FLOOR	325.29	8.86	334.15
FORTH FLOOR	325.29	8.86	334.15
FIFTH FLOOR	325.29	8.86	334.15
STAIRCASE HEAD ROOM	---	65.26	65.26
TOTAL AREA	1627.86	421.79	2049.65

PLOT COVERAGE = 334.15 sq.mt. / 669.00 sq.mt. x100% = 49.94%

F.S.I allowable = 2

F.S.I = 1627.86 sq.mt. / 669.00sq.mt. = 2.43

Premium F.S.I = 0.43

BOUNDARY SHOWN =
PROPOSED SHOWN =
ROAD SHOWN =
DRIVE WAY =
OPEN SPACE =
RAIN WATER PERCULATION PONDS = RWPP

SPECIFICATION

1 P.C.C 1: 4:8 FOR COLUMN FOUNDATION BASE CONCRETE.
2 COLUMN FOOTING IN R.C.C 1:2:4 MIX.
3 ALL R.C.C WORKS ARE IN R.C.C 1:2:4 MIX.
4 SUPER STRUCTURE ARE CONSTRUCTED IN BRICK WORK WITH CM 1:5.
5 WOOD WORKS IN TW PANEL FOR DOORS AND ALUMINUM GLAZED WINDOW AND VENTILOTAR.
6 ROOF SLAB IN R.C.C 1:2:4 MIX.
7 PLASTERING INSIDE AND OUTSIDE IN CM 1:5 MIX.
8 FLOOR FINISHING WITH TILE FLOORING.
9 G.I. SHEET ROOF
10 FAN POINT TO BE PROVIDED IN ALL ROOMS

SCALE:- 1 : 100
ALL DIMENSIONS ARE IN 'METER'

DRAWING NO:- 1/1

DRAWING TITLE :-

BASEMENT FLOOR PLAN, SITE PLAN,
GROUND FLOOR PLAN, FIRST FLOOR PLAN,
TYPICAL (2ND, 3RD, 4TH & 5TH) FLOOR PLAN,
TERRACE FLOOR PLAN, SECTION 'A-A', KEY PLAN
FRONT OR EAST SIDE ELEVATION & TOPO PLAN

APPLICANT SIGNATURE:-

Mr. C. BALAJI

OFFICE USE

TECHNICAL APPROVAL
ROC. NO :- SWP / BPA / 008473 / 2023
SWP / THOOTHUKUDI / BPA / A.D /
D.T.C.P NO :- 16 / 2023

REGISTERED ARCHITECT

Ar.P.NEETHIMANNAN,A.I.I.A.,
Registered Architect, Licensed Surveyor,
CA /06/16598, RA/Gr.I/910/2016
259,Thirugnanasambandam Street,
Srivilliputtur, Virudhunagar Dist.
Chennai - 600 096. Cell No : 044 - 42623444
Email: theeparn99@yahoo.com

REGISTERED STRUCTURAL ENGINEER

D.EUGIN SYRIN DHAS, M.E.,(Structure)
Structural Engineer Grade - I
DTCP Reg No: TVLR/RSE/GI-I/2021/003
Door No. 2, Shop No.12, B.K. Mott Road,
Luz Corner, Mylapore, Chennai - 600 004
Mob : 98412 16551

UNIT AREA DETAILS

BLOCK 1 - TYPICAL FLOOR 2,3,4 & 5

UNIT	UNIT AREA IN SQ.MT.
UNIT 1	47.96
UNIT 2	47.09
UNIT 3	76.49
UNIT 4	27.99
UNIT 5	38.55

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

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Chennai 600 097, India
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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.