

PP

APPROVAL RECORD

Planning Permission

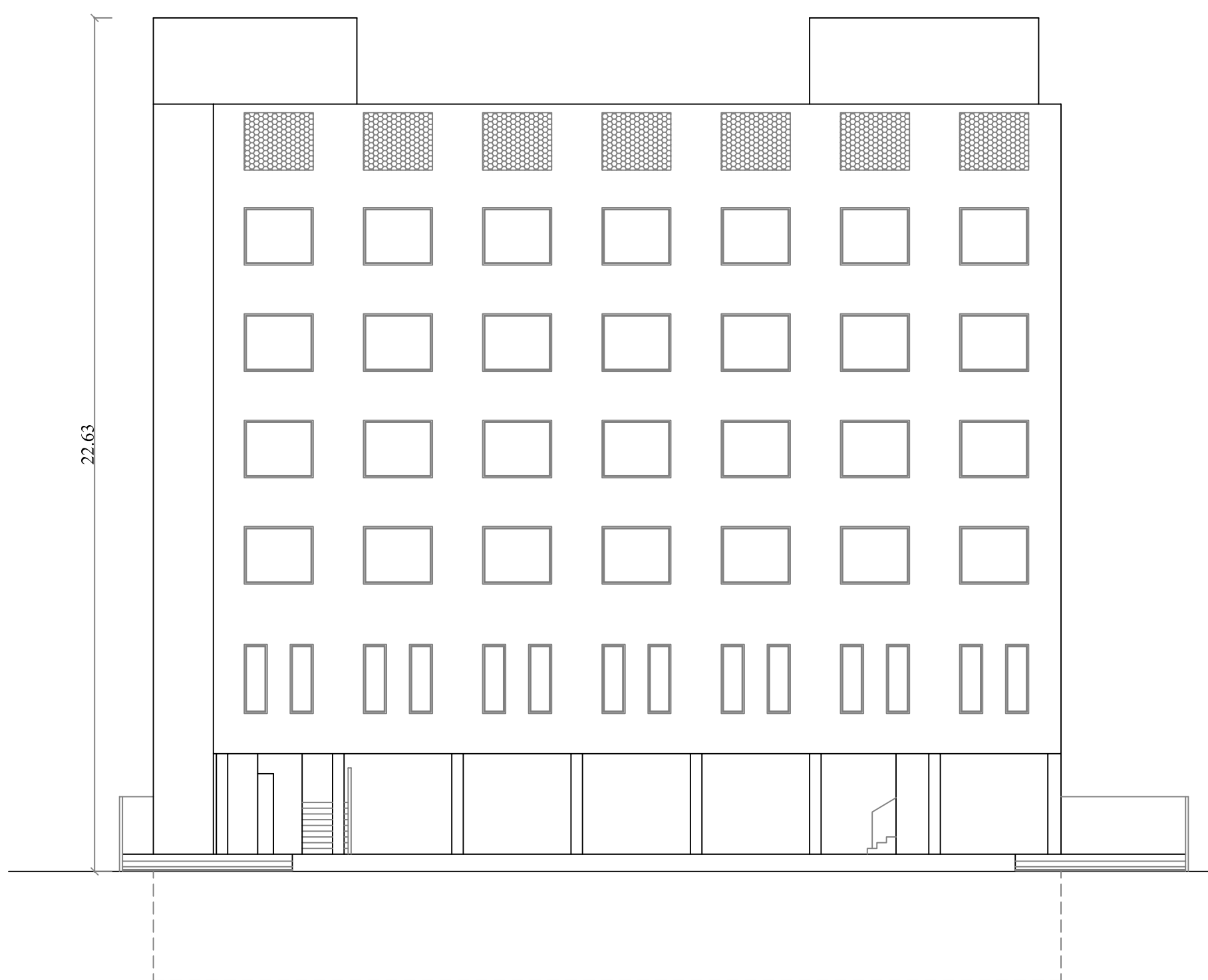
Thoothukkudi
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

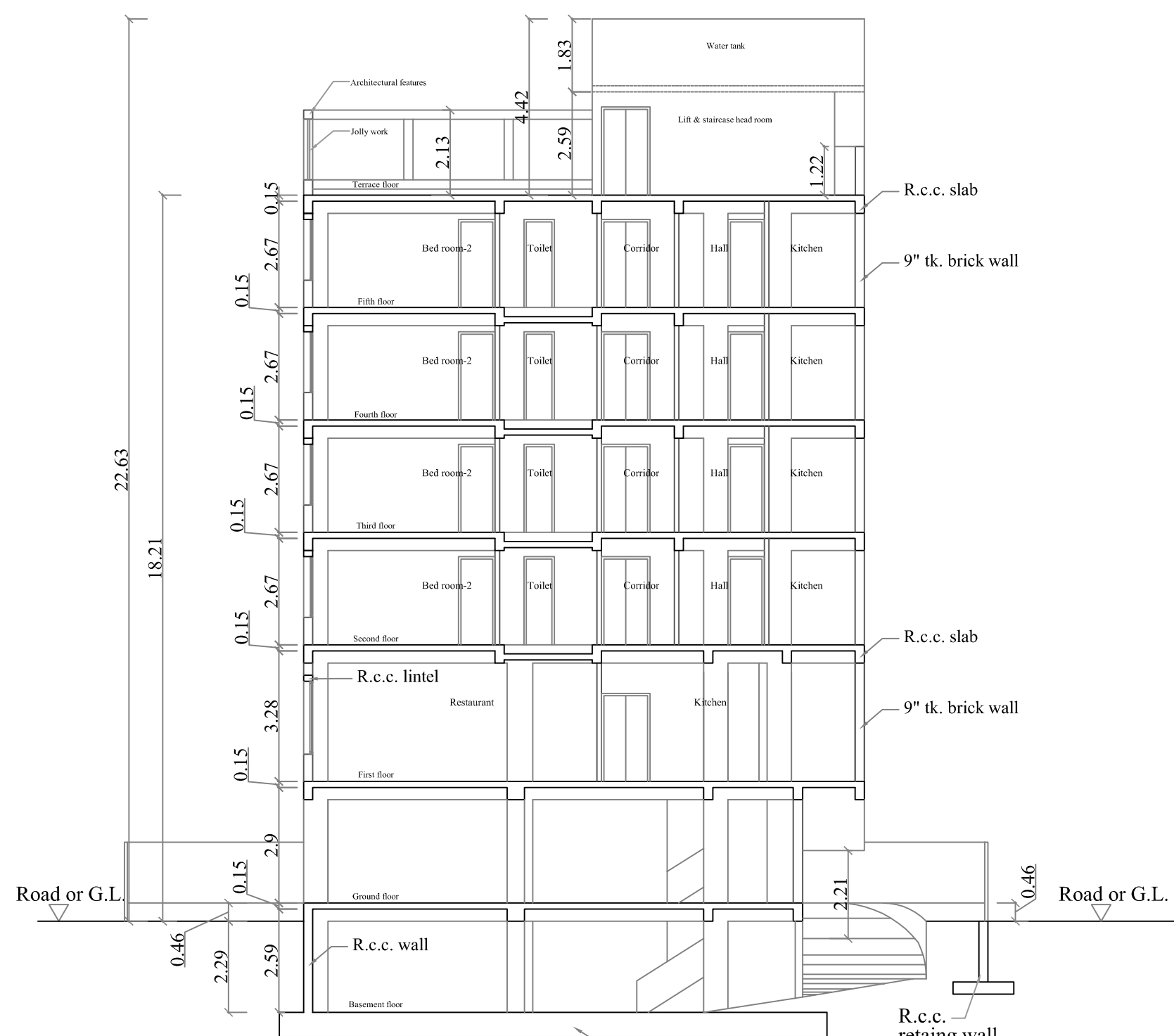
ISSUING AUTHORITY
DTCP

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

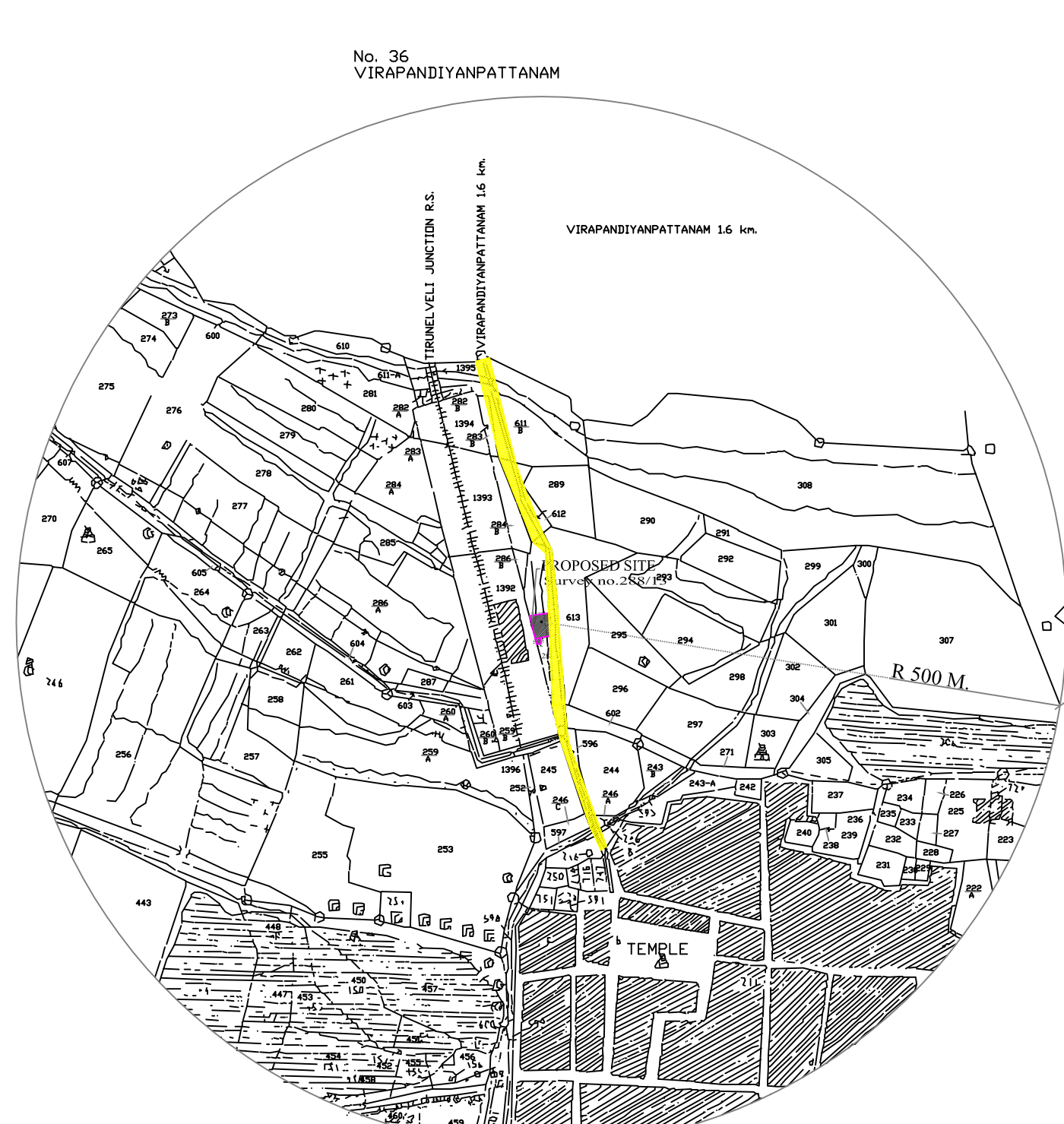
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



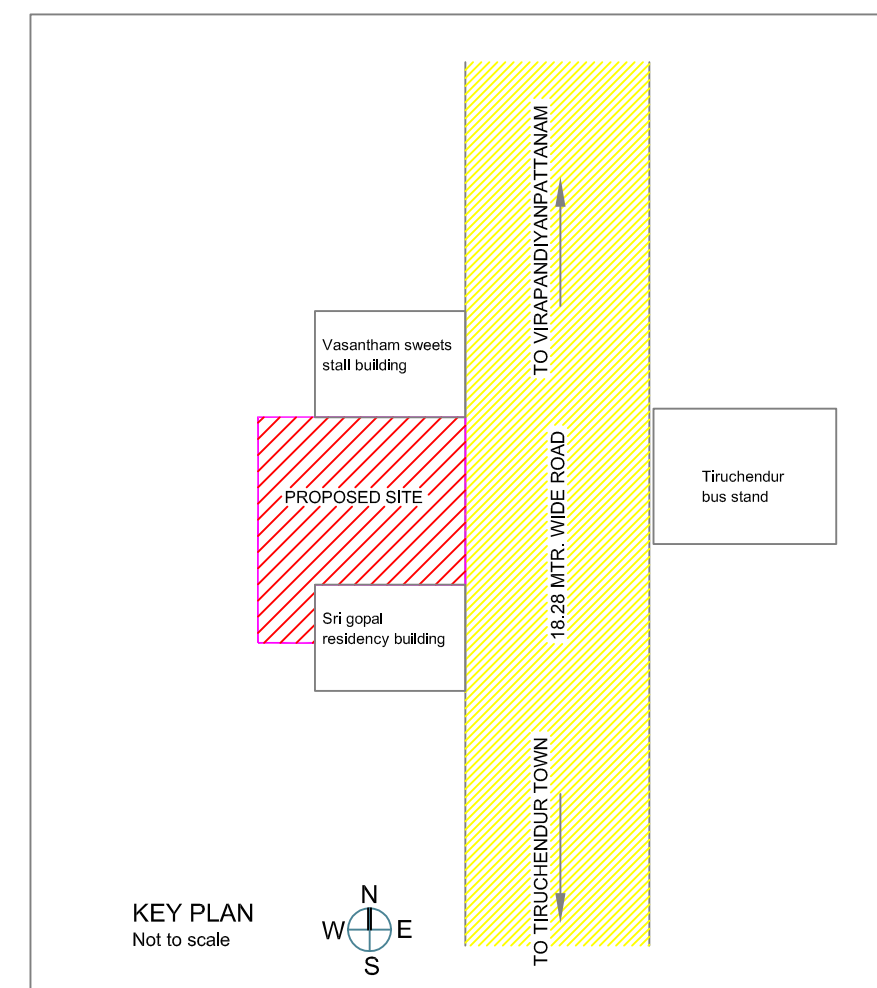
FRONT OR EAST SIDE ELEVATION



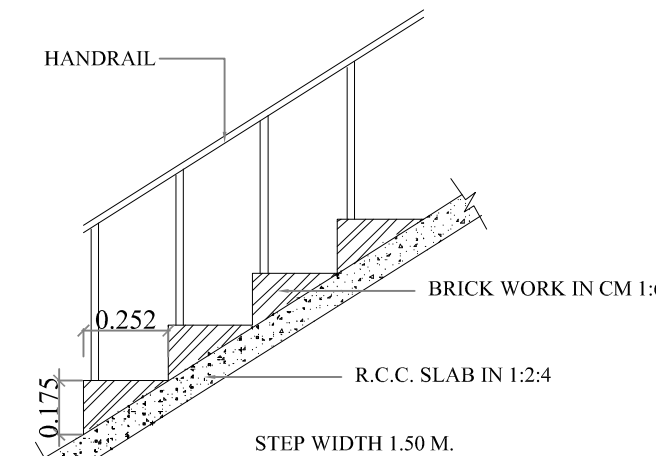
SECTION - AA



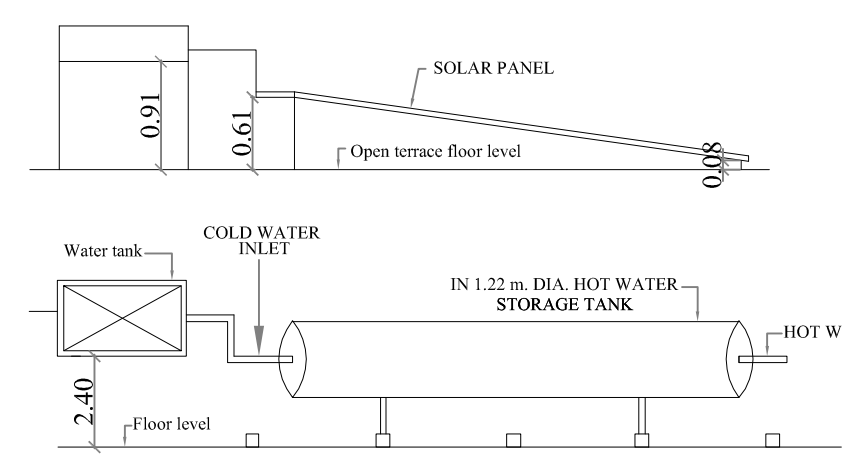
Topo Plan (500 meter Radius)



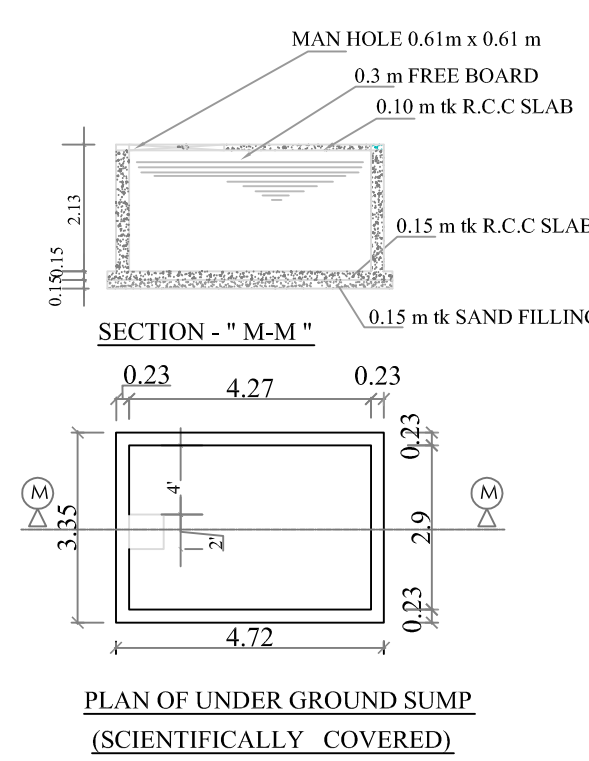
KEY PLAN
Not to scale



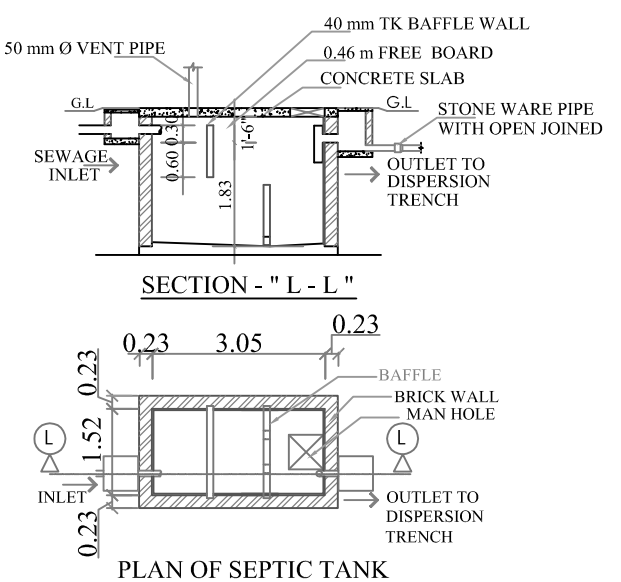
STAIRCASE DETAILS



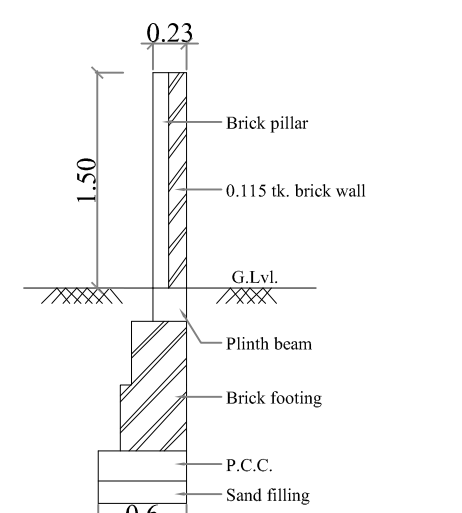
DETAILS OF SOLAR WATER HEATING SYSTEM



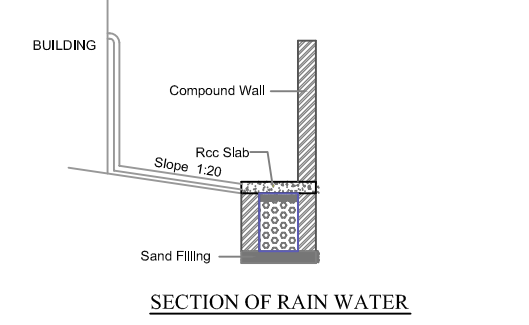
PLAN OF UNDER GROUND SUMP
(SCIENTIFICALLY COVERED)
CAPACITY - 25,000 Lit.



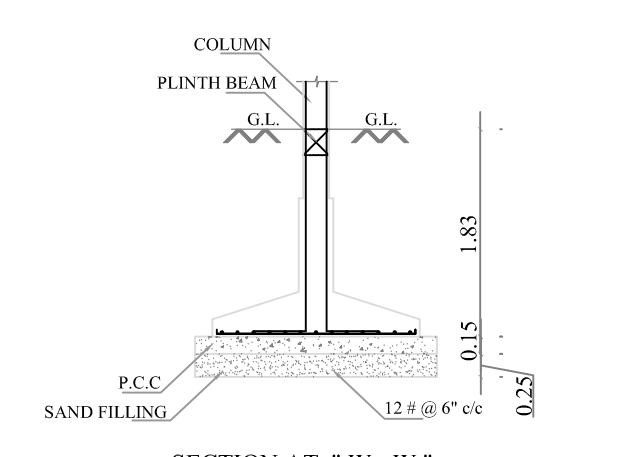
PLAN OF SEPTIC TANK



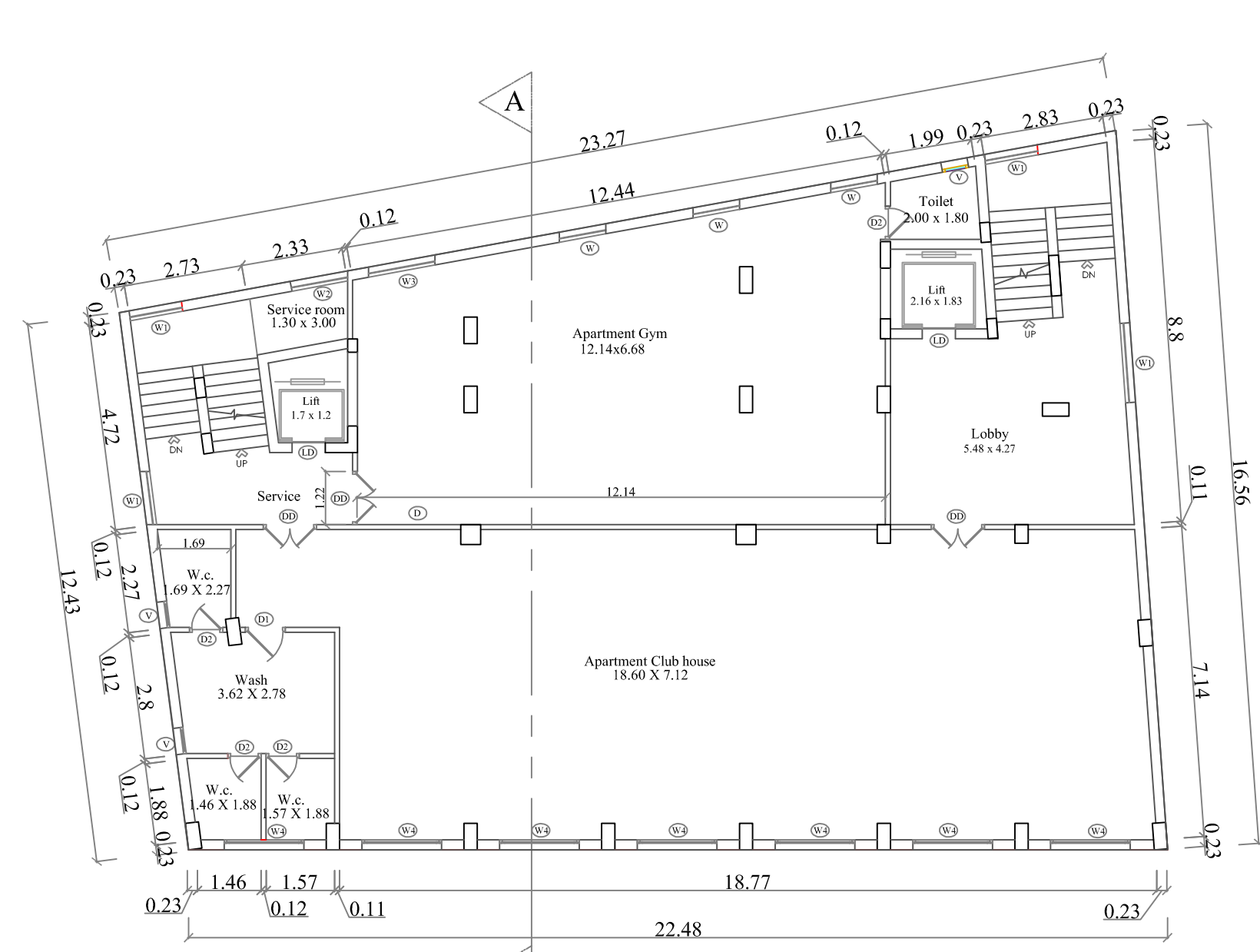
COMPOUND WALL DETAIL



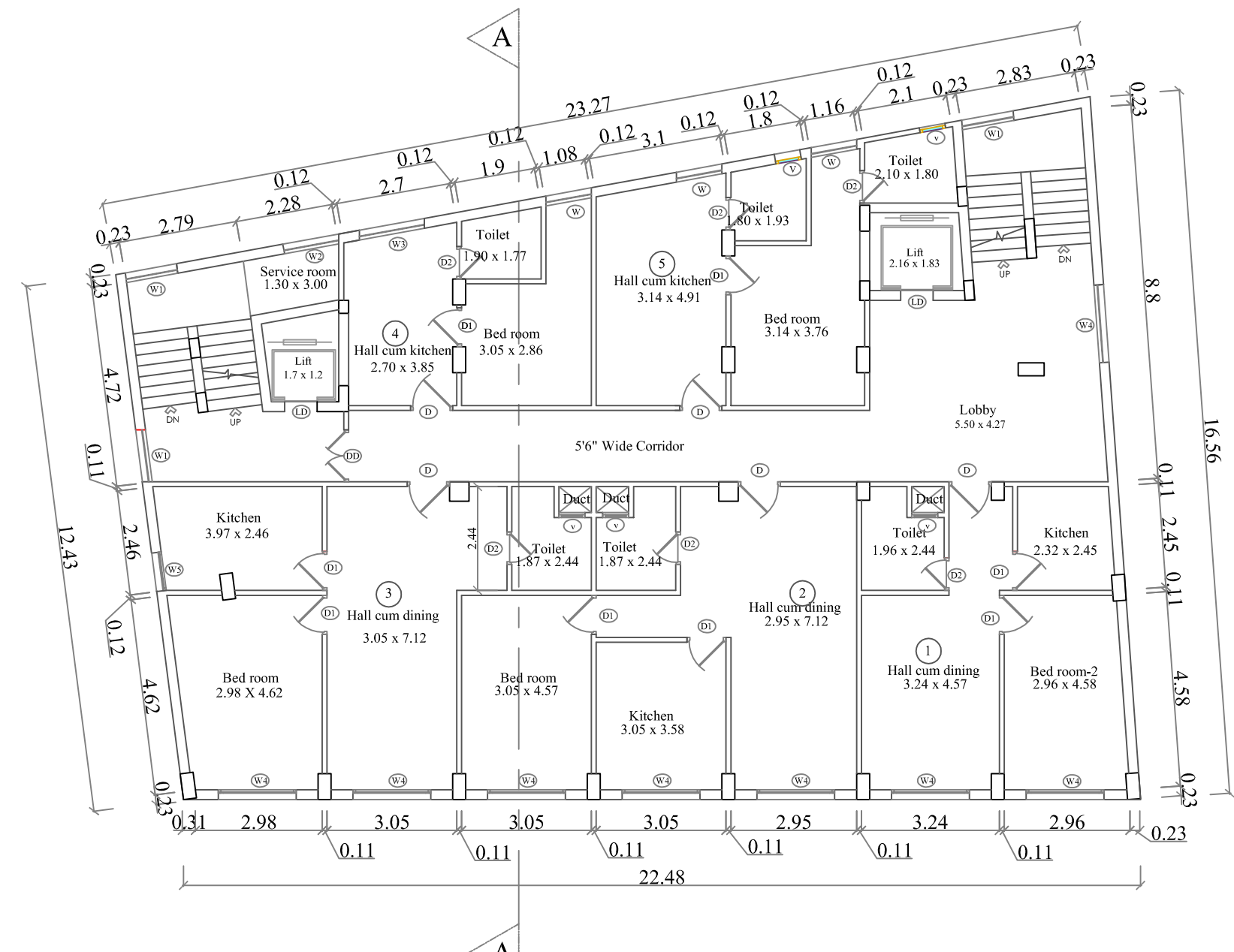
SECTION OF RAIN WATER
PERCOLATION TRENCH DETAILS



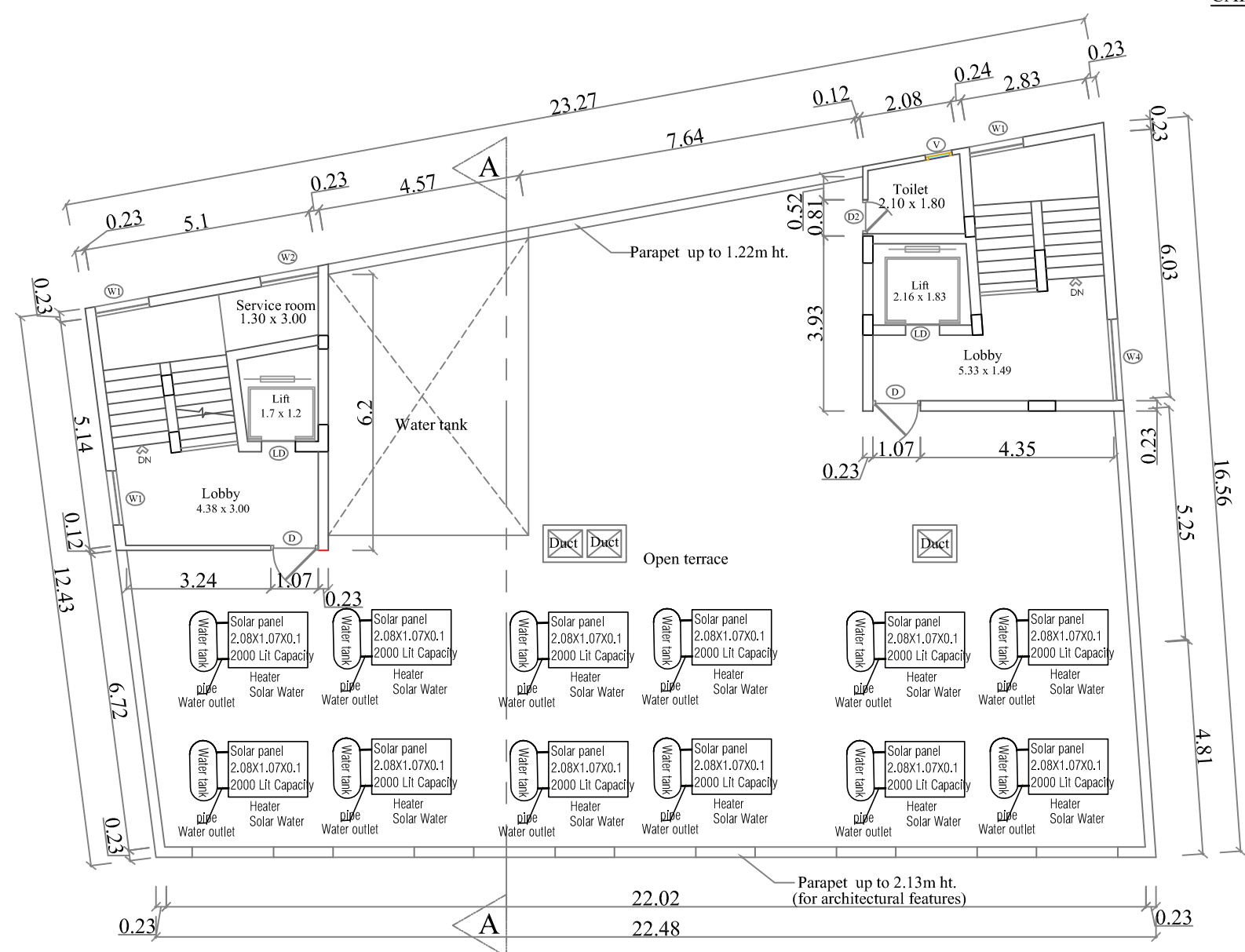
PLAN OF COLUMN FOOTING



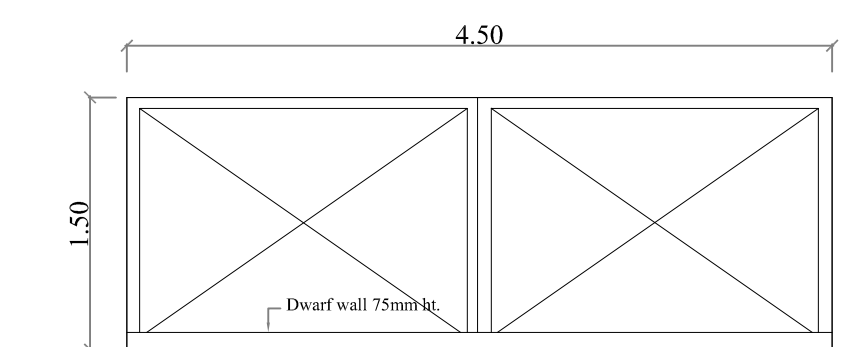
FIRST FLOOR PLAN



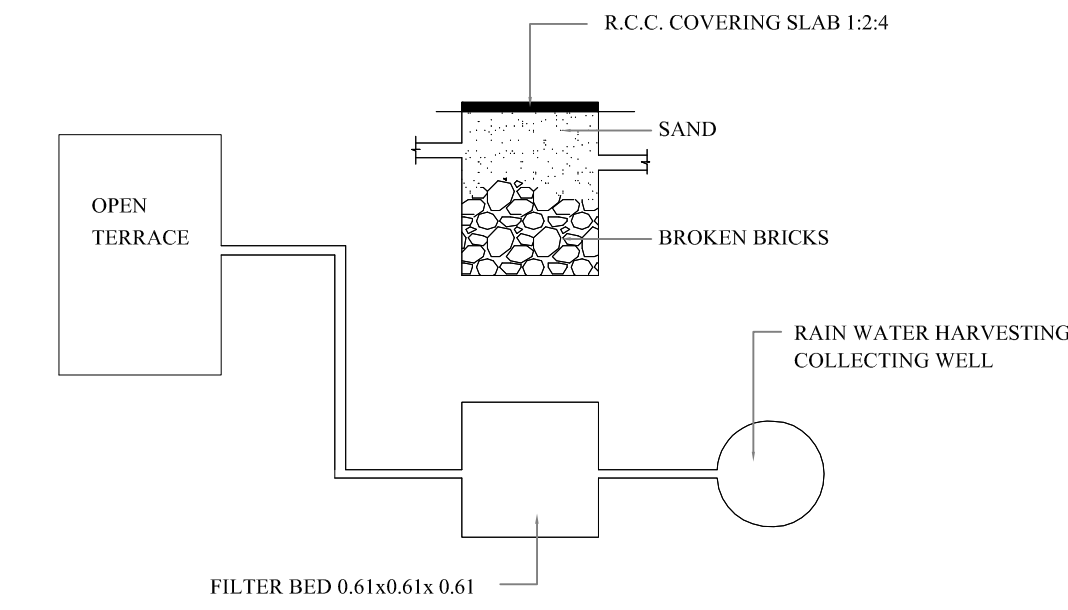
TYPICAL FLOOR PLAN
(2nd, 3rd, 4th & 5th floor)



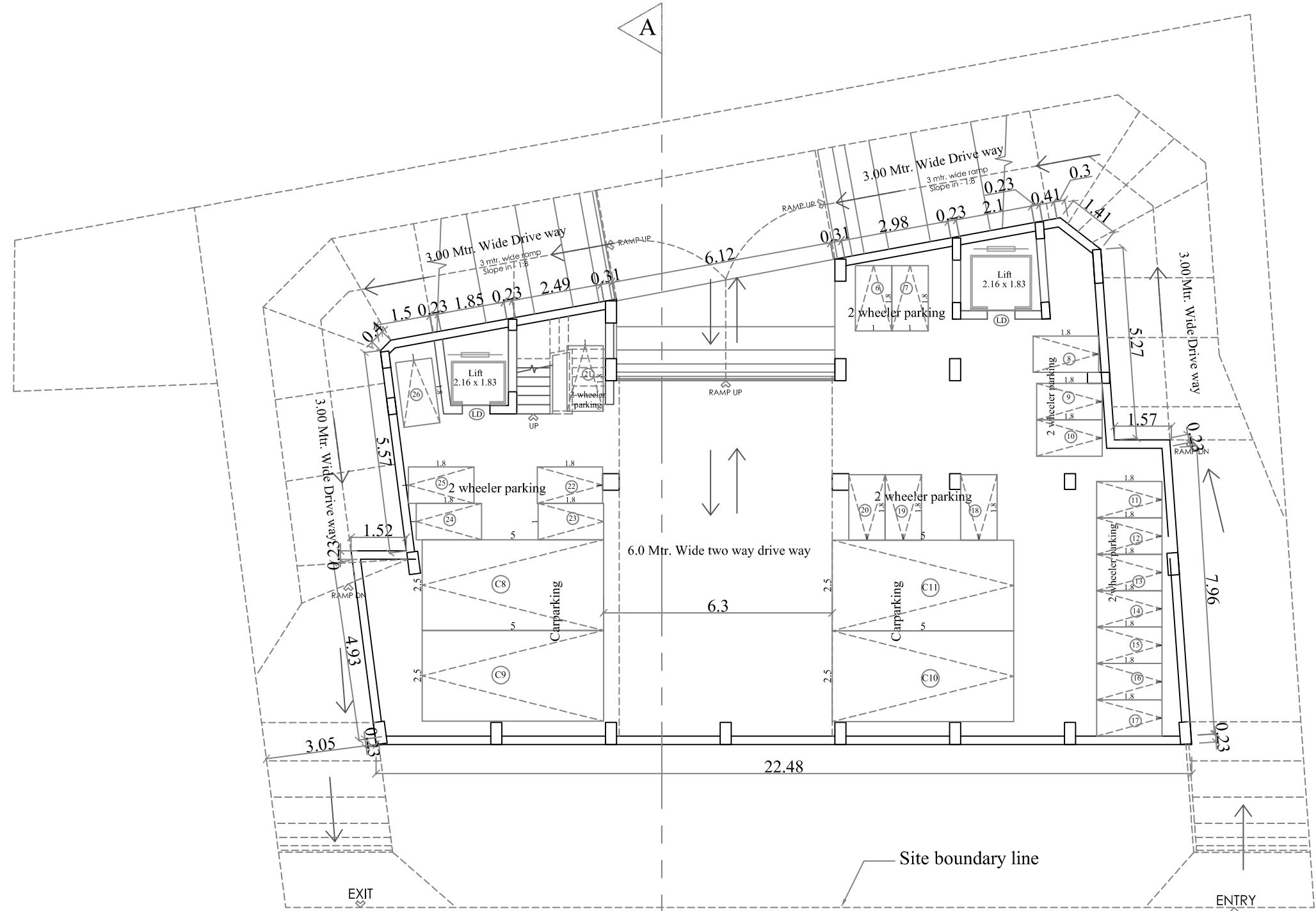
TERRACE FLOOR PLAN



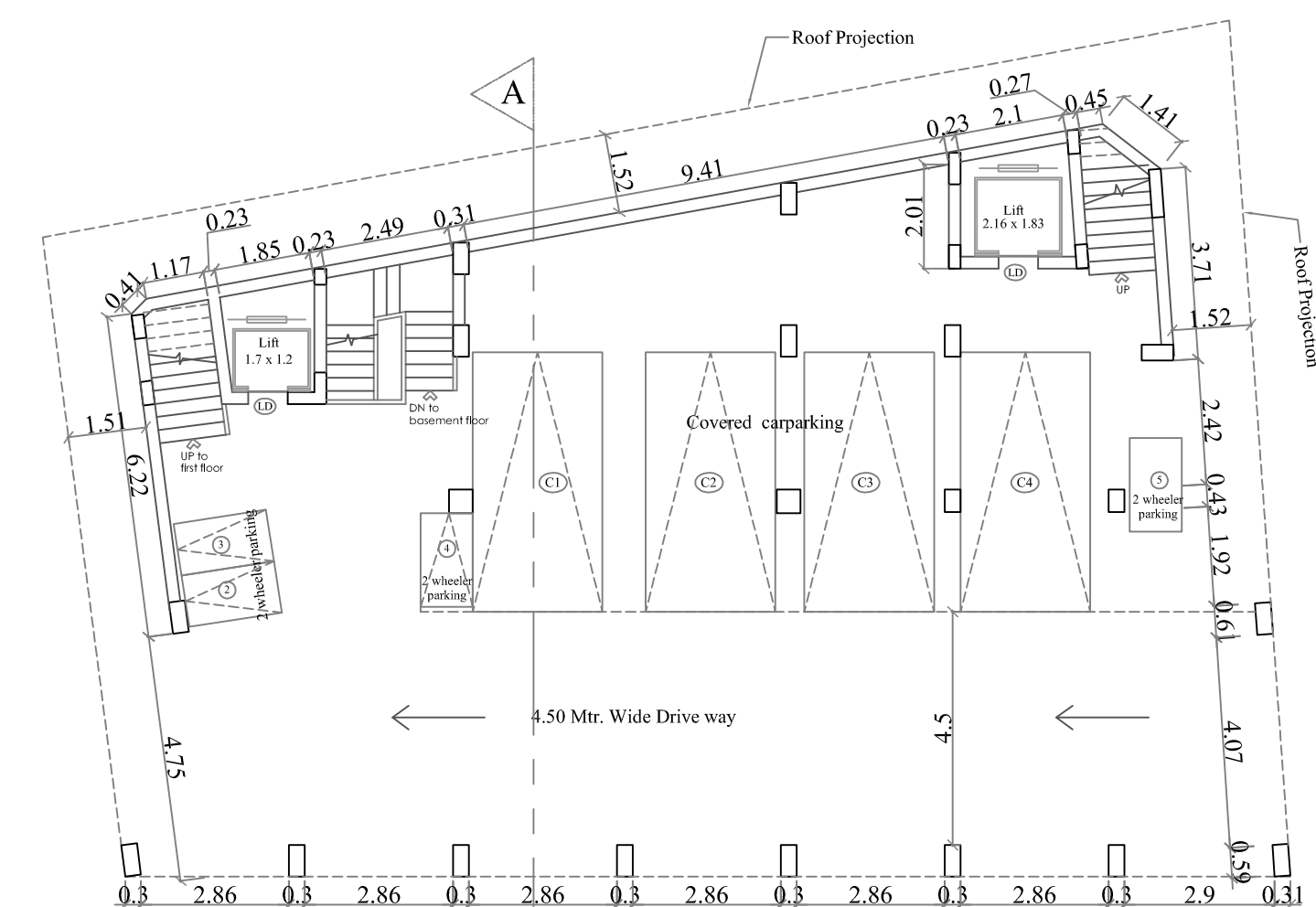
MAIN GATE ELEVATION



DETAILS OF RAIN WTER HARVESTING SYSTEM

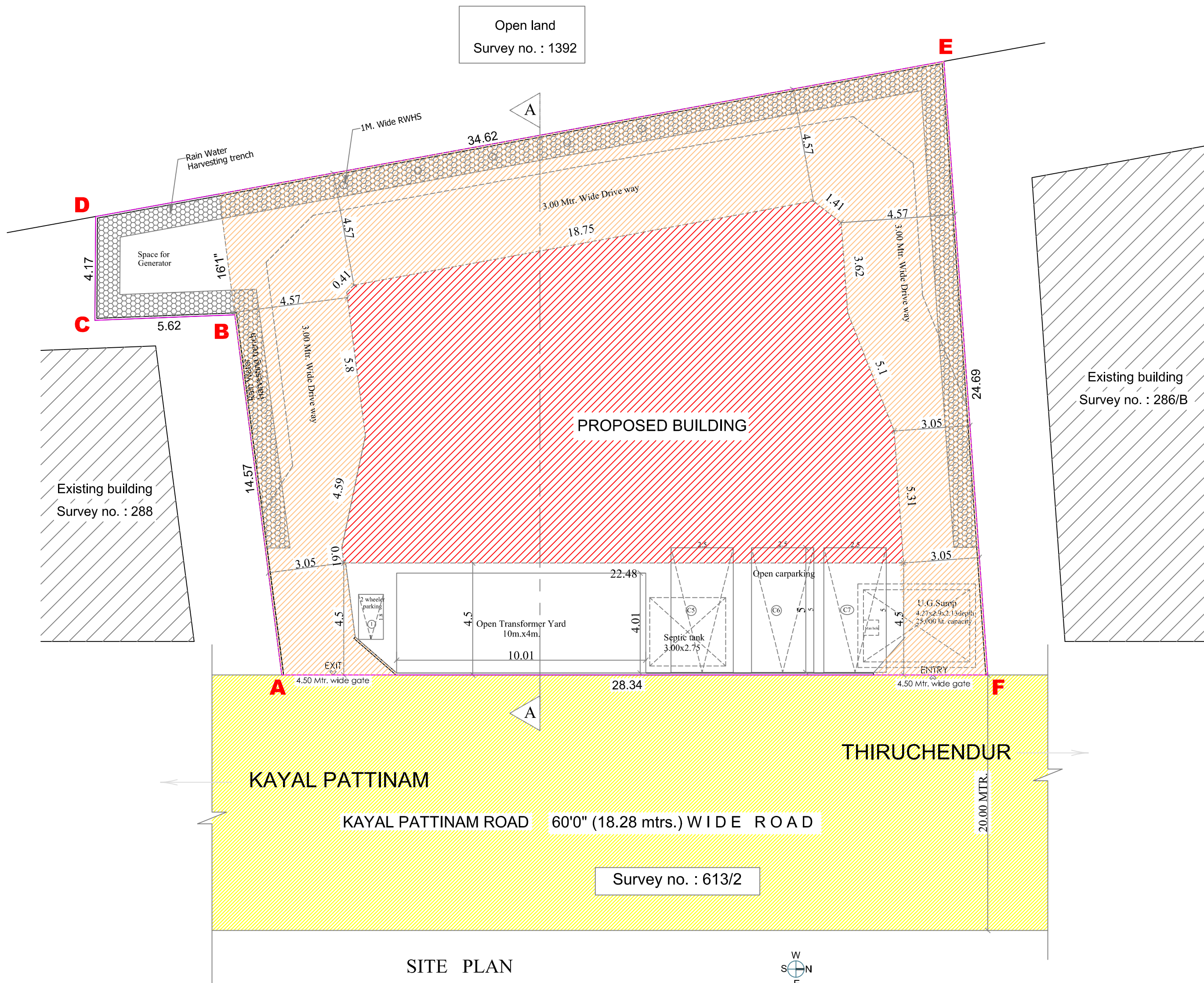


BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

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



SITE 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.
V	- 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
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 = $\frac{334.15 \text{ sq.mt.}}{669.00 \text{ sq.mt.}} \times 100\% = 49.94\%$
F.S.I allowable = 2
F.S.I = $\frac{1627.86 \text{ sq.mt.}}{669.00 \text{ sq.mt.}} = 2.43$
Premium F.S.I = 0.43

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

- SPECIFICATION**
- P.C.C 1:4:8 FOR COLUMN FOUNDATION BASE CONCRETE.
 - COLUMN FOOTING IN R.C.C 1:2:4 MIX.
 - ALL R.C.C WORKS ARE IN R.C.C 1:2:4 MIX.
 - SUPER STRUCTURE ARE CONSTRUCTED IN BRICK WORK WITH CM 1:5.
 - WOOD WORKS IN T.W PANEL FOR DOORS AND ALUMINIUM GLAZED WINDOW AND VENTILATOR.
 - ROOF SLAB IN R.C.C 1:2:4 MIX.
 - PLASTERING INSIDE AND OUTSIDE IN CM 1:5 MIX.
 - FLOOR FINISHING WITH TILE FLOORING.
 - G.I. SHEET ROOF
 - FAN POINT TO BE PROVIDED IN ALL ROOMS

SCALE:- 1 : 100	DRAWING NO:- 1/1
ALL DIMENSIONS ARE IN 'METER'	

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:- OFFICE USE

Mr. C. BALAJI

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

REGISTERED ARCHITECT

REGISTERED STRUCTURAL ENGINEER

A.P. NEETHIMANNAN, A.I.A.,
Registered Architect, Licensed Surveyor,
C.A. 008589, T.A. 001100216
250, Thiruvananthapuram Street,
Chennai - 600 004, 977741544 - 4252344
Email: theppan@yahoo.co.in

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](#)



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



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.

