Verified RealEstate™

REFERENCE
SWP/BPA/008961/2023

ISSUED
19 June 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.

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

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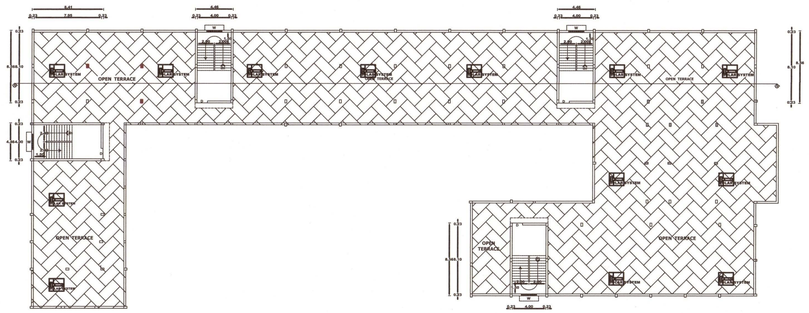
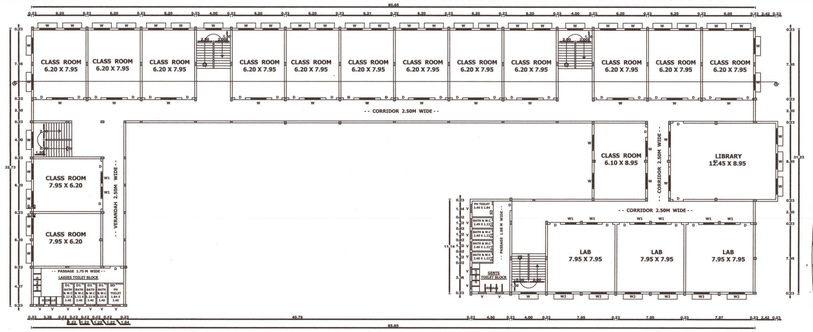
DIGITALLY VERIFIED RECORD

FRONT ELEVATION

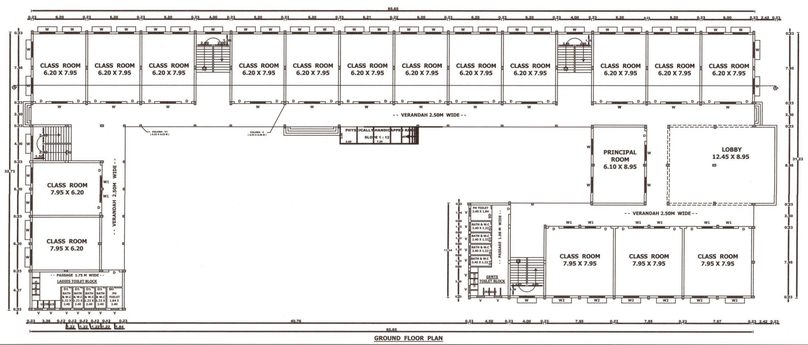
SECTION ON - 'A-A'



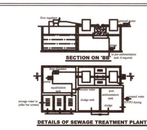
TERRACE FLOOR PLAN

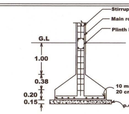


FIRST FLOOR PLAN



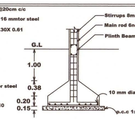
GROUND FLOOR PLAN





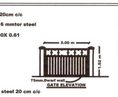
PLAN

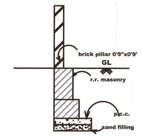
Details of coloumn footing



PLAN

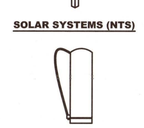
Details of coloumn footing





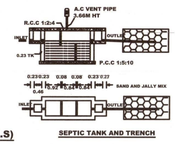
COMPOUND WALL DETAIL

scale: 0"1" = 4'0"

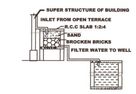


SOLAR SYSTEMS (NTS)

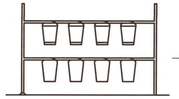
FIRE EXTINGUSHIER (N.T.S)



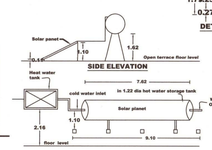
SEPTIC TANK AND TRENCH



RAINWATER HARVESTING

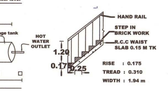


SAND BUCKETS (N.T.S)

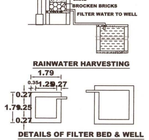


SIDE ELEVATION

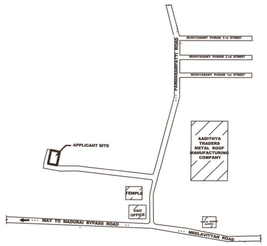
SOLAR WATER HEATER PLANT



STAIR DETAILS



DETAILS OF FILTER BED & WELL



KEY PLAN

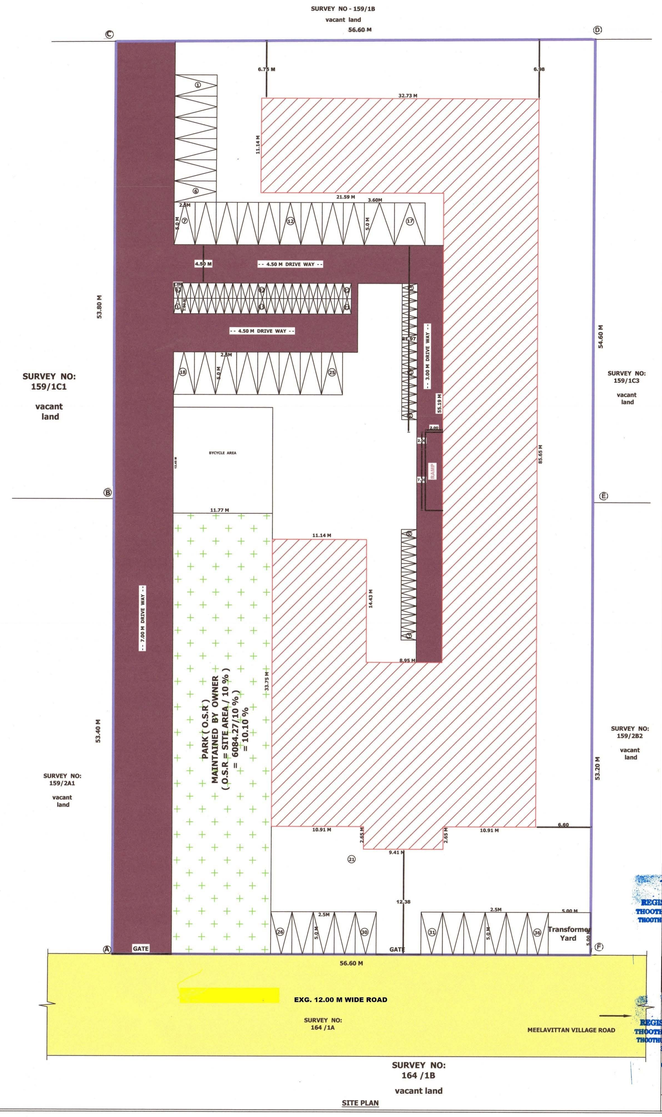
TOPO PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF SCHOOL BUILDING IN MEELAVITTAN SURVEY NOS . 159/2A2 , 159/2B1 & 159/1C2 AT MEELAVITTAN, THOOTHUKUDI CITY MUNICIPAL CORPORATION .

(SCALE 1:100)

APPLICANT NAME : - " DELIGHT PUBLIC SCHOOL ".

OWNER'S NAME: 1. Mr. B.Prabakaran John Jeyakumar, 2. Mr. I. Jeyaseelan .



SITE PLAN

TECHNICAL CLEARANCE
ROC. NO: SWP / BPA / 008961 / 2023
SITE BOUNDARY SHOWN AS 'A' TO 'F'
TECHNICAL CLEARANCE NO: 12/2023 (SWP) TUTY

AREA DETAILS:	SQ.M	SQ.FT
AS PER DOCUMENT	6070.29	65338.99
AS PER FMB	6084.27	65018.63
AS PER PATTA	6071.00	65347.63

ALL DIMENSION ARE IN METER

BUILT UP AREA DETAILS:

	CONSTRUCTION AREA	FSI	NON FSI	TOTAL
	GROUND FLOOR	1768.44	-	1768.44
	FIRST FLOOR	1768.44	-	1768.44
	TERRACE FLOOR	-	152.05	152.05
		3536.88	152.05	**3688.93**

JOINERY DETAILS

D	DOOR	1.22 X 2.13
D1	DOOR	0.91 X 2.13
W	WINDOW	2.44 X 1.83
W1	WINDOW	1.83 X 1.83
V	VENTILATOR	0.91 X 0.61
S.D	DOOR	0.91 X 2.13

FLOOR SPACE INDEX

SUM OF ALL FLOOR AREA= 3536.88 Sqm

SITE AREA = 6070.29 Sqm

FLOOR SPACE INDEX = SUM OF ALL FLOOR AREA / SITE AREA

= (3536.88 / 6070.29) = 0.58 = 0.58 < 2.0

PARKING DETAILS

SUM OF ALL FLOOR AREA	=	3536.88 Sqm
TOTAL REQUIRED CAR SPACE (100 Sq.Mt / 1 CAR)	=	36 NOs
TOTAL REQUIRED TWO WHEELER SPACE (50 Sq.Mt / 1 TWO WHEELER)	=	71 NOs
TOTAL REQUIRED CYCLE SPACE (10 Sq.Mt / 1 CYCLE	=	354 NOs

NOTES:

1 SCALE 1 : 100
2 ALL DIMENSIONS ARE IN METRE
3 EXHAUST FAN TO BE PROVIDED
4 RAIN WATER HARVESTING TO BE PROVIDED.
5 BATH ROOM RECYCLING WATER SYSTEM TO BE PROVIDED.
6 RAIN WATER RECYCLING SYSTEM TO BE PROVIDED.
7 FIRE RESISTANCE TO BE PROVIDED.
8 EMERGENCY ALARAM TO BE PROVIDED.
9 SOLAR ASSISTED WATER HEATING SYSTEM TO BE PROVIDED.
10 SOLID WASTE TUB TO BE PROVIDED.
11 SULLAGE WATER USE TO GARDEN PURPOSE.
12 DRINKING WATER FACILITIES TO BE PROVIDED.

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.

P. Ranjith
P. RANJITH, BE.,
REGISTERED ENGINEER GRADE - II
THOOTHUKUDI LPA -RE-II/TKD/TCP/May/1/2023
THOOTHUKUDI CORPORATION: 138/LS/2021/00014
95/2, TOOVIPURAM 11TH STREET
THOOTHUKUDI-628 003.
CELL: 9080604776 / 9786495616
Email: ranjith573@gmail.com

CONSTRUCTION ENGINEER

A. ARUVALAGAN, B.E. M.Tech. (Structural) M.I.E. F.V.
Registered Structural Engineer - Grade - I.
Thoothukudi Corporation: 136/LS/2021/00012
Thoothukudi LPA : RSE-I/TD/TCP/December/01/2022
No. 102F/160/1B, Fathima Manzil,
3rd Street, Dhanasekaran Nagar, Thoothukudi - 2.
Cell : 95003 72581

REGISTERED STRUCTURAL ENGINEER

P. Ranjith
P. RANJITH, BE.,
REGISTERED ENGINEER GRADE - II
THOOTHUKUDI LPA -RE-II/TKD/TCP/May/1/2023
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THOOTHUKUDI-628 003.
CELL: 9080604776 / 9786495616
Email: ranjith573@gmail.com

REGISTERED ENGINEER

For DELIGHT PUBLIC SCHOOL
PRINCIPAL

APPLICANT

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

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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.