Verified RealEstate™

REFERENCE
SWP/BPA/011054/2023

ISSUED
04 October 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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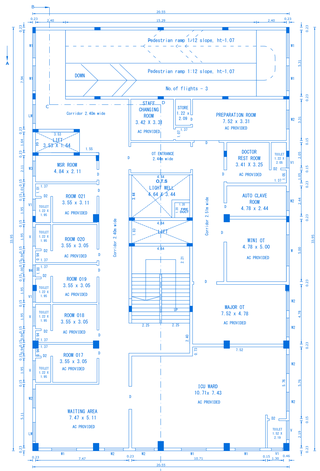
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OMR Thoraipakkam,
Chennai 600 097, India

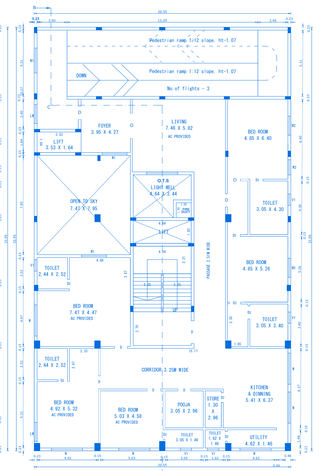
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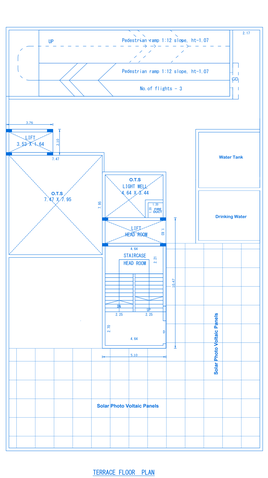
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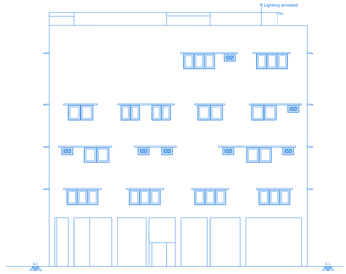
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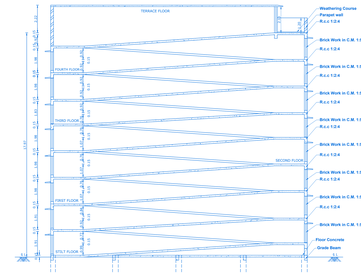
DIGITALLY VERIFIED RECORD

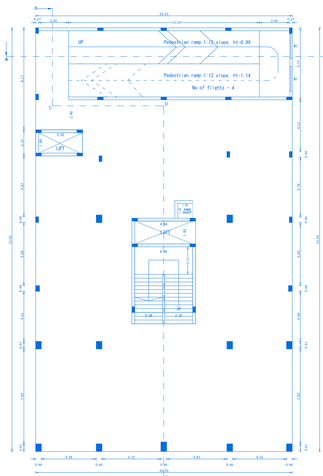


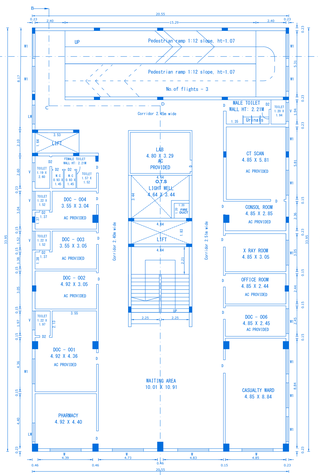


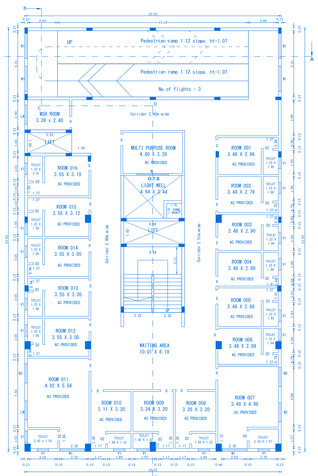


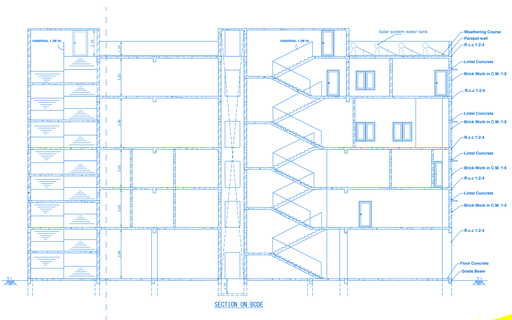


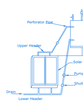




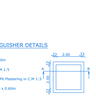




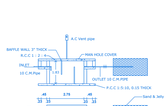


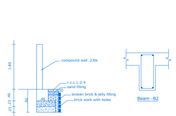


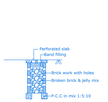


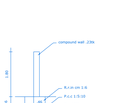


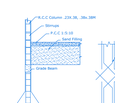








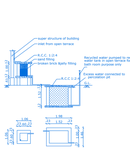


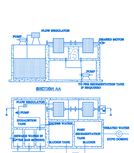


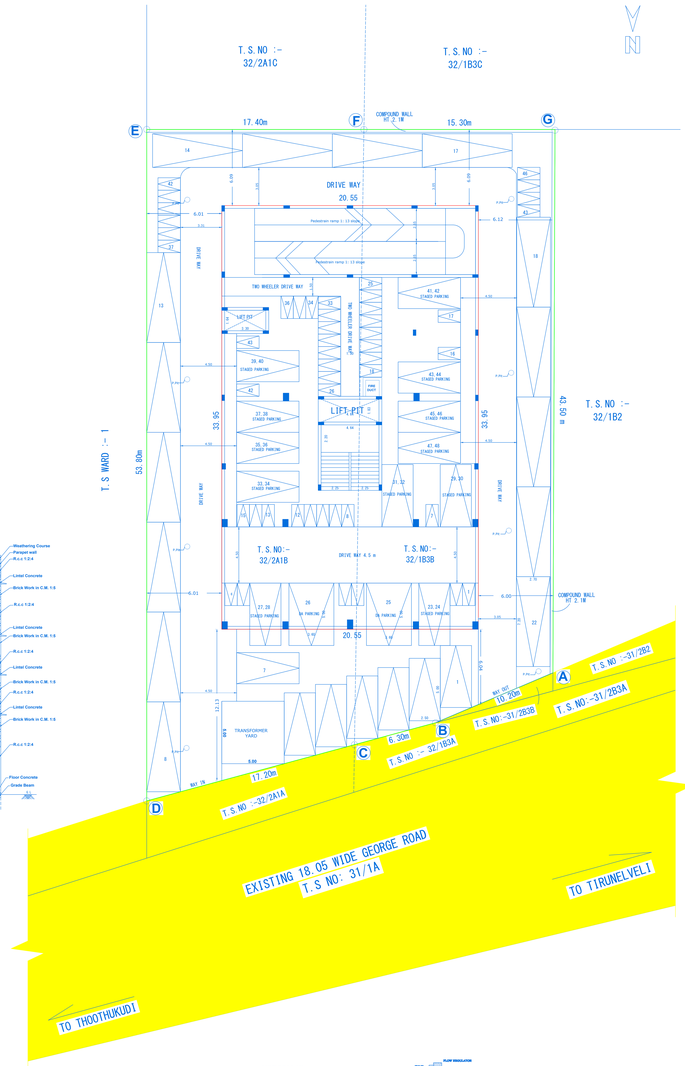












PLAN SHOWING THE PROPOSED CONSTRUCTION OF HOSPITAL AND RESIDENTIAL BUILDING IN T.S NOS:- 32/1B 3B, 32/2A 1B, T.S WARD NO:- 2, BLOCK NO:- 2, GEORGE ROAD, THOOTHUKUDI CITY MUNICIPAL CORPORATION, THOOTHUKUDI LOCAL PLANNING AUTHORITY, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

APPLICANT'S NAME :- 1) Dr. M. MATHAN, S/O Dr. MANAVALAN,
2) Dr. G. BHARATHI, W/O Dr. M. MATHAN.

ALL DIMENSIONS ARE IN METRE, SCALE 1 : 100

DTCP Online Application No: SWP/BPA/011054/2023 Dt:26/06/2023

AREA DETAILS:-		Sq.Mt	Sq.Ft
SITE AREA	(As Per Patta) (ABCDEFG)	1611.00	17341
PRO. STILT FLOOR AREA (PARKING)		697.67	7510
PRO. FIRST FLOOR AREA (HOSPITAL)		681.71	7338
PRO. SECOND FLOOR AREA (HOSPITAL)		681.71	7338
PRO. THIRD FLOOR AREA (HOSPITAL)		681.71	7338
PRO. FOURTH FLOOR AREA (HOUSE)		622.25	6698
PRO. LIFT PIT & HEAD ROOM AREA		61.29	660
OPEN SPACE AREA		913.33	9831
Total Pro. Building Area in STILT, F, F.F, S.F, T.F,F.F & H.R		3426.34	36882

Area Details :-	FSI (Sq.Mt)	Non FSI (Sq.Mt)	Total (Sq.Mt)
Pro. Stilt Floor Area	-----	697.67	697.67
Pro. First Floor Area	681.71	-----	681.71
Pro. Second Floor Area	681.71	-----	681.71
Pro. Third Floor Area	681.71	-----	681.71
Pro. Fourth Floor Area	622.25	-----	622.25
Pap. Lift & Head Room	-----	61.29	61.29
Total Area	2667.38	758.96	3426.34

FLOOR AREA CALCULATION

F.F + S.F + T.F + F.F = Site Area = 2667.38 / 1611.00 = 681.71 + 681.71 + 681.71 + 622.25 / 1611.00 = 1.655 < 2.00

PARKING CALCULATION:- (HOSPITAL BUILDING)

Every 50 Sq.Mt = 1 Car Space (2.5m X5.0m) & 1 Two Wheeler (1.0m X1.8m)

TOTAL FSI AREA = F.F + S.F + T.F = 681.71 + 681.71 + 681.71 = 2045.13 Sq.Mt = 2045.13 / 50 = 41 Nos.

Hospital Required Parking = 41 Cars & 41 Two Wheeler (Including 2 Physically Challenged (Car Parking & Two Wheeler)

PARKING CALCULATION:- (RESIDENTIAL BUILDING)

Every 300 Sq.Mt. = 2 Car Space (2.5m X5.0m) & 2 Two Wheeler (1.0m X1.8m)

TOTAL FSI AREA = FOURTH FLOOR = 622.25 Sq.Mt

Residential Required Parking = 6 Cars & 6 Two Wheeler

PARKING	REQUIRED	PROVIDED
CAR	47	47
TWO WHEELER	43	52

JOINERY DETAILS:-

D	-	Door	1.07 x 2.10
D2	-	Door	0.76 x 2.10
G.D	-	Grill Door	1.22 x 2.10
W	-	Window	2.50 x 1.22
W1	-	Window	2.00 x 1.22
W2	-	Window	1.52 x 1.52
W3	-	Window	1.22 x 1.22
W4	-	Window	0.91 x 1.52
V	-	Ventilator	1.52 x 1.00
V1	-	Ventilator	0.91 x 0.61
LW	-	Louver Window	1.52 x 1.52

SANITATION REQUIREMENTS FOR HOSPITAL

Sanitary Unit/ Fittings	Required	Available	
Male Water Closet	1	11	OK
Female Water Closet	2	2	OK
Drinking Water Fountain	1	1	OK
Wash Basin	1	3	OK
Abultion Taps	13	16	OK
Urinals	3	3	OK

Office use

PLANNING PERMISSION
ROC.NO: SWP/BPA/011054/2023
SITE BOUNDARY SHOWN AS "A TO G"
PLANNING PERMISSION NO. 35/2023 (SWP/TUTY)

Legends :

- SITE BOUNDARY
- PRO. BUILDING
- EXG. ROAD

SITE AREA DETAILS:-

As Per Document Area:
Site Area = 1618.94 Sq.Mt

As Per Patta Area:
S.NO:32/2A1B = 879.00 Sq.Mt
S.NO:32/1B3B = 732.00 Sq.Mt
= 1611.00 Sq.Mt

Note:

Waste Water Used for Garden
Rain Water harvesting Details Provided
Solar System Water tank provided
Fire Resistance to be provided
Emergency alarm to be provided
Drinking water to be provided as per corporation norms
Rain water harvesting tank to be provided
Waste water from recycled water tank & Trench connected to sullage disposal tank
Solid waste tub to be Provided
No Children shall Be Employed
First Aid Box with all Equipment to be provided

Er. P. SIVAKUMAR DCE., B.E.,
Reg. Civil Engineer Grade-I
RCE/TVL/December/2019/014
S.S. CONSTRUCTIONS
154/3, Veeran Sundaralingam Road,
THACHANALLUR - 627 355.
Construction Engineer

Er. M. RAMKUMAR M.E.,
Registered Structural Engineer Grade - I
Regn.No: RSE - I/TN/DTCP-DEC/HIG/2022
M.R. Engineering Constructions
103, Dhanushkodiswaran Street,
KOVILPATTI - 628 501.
Cell : 89403 33103
Structural Engineer

Applicant

Er.G.Manoj Kumar B.E(Civil) M.E(Geotech)
Registered Geotechnical Consultant
GTE/19/Q/012-CMQA & GTE/TVL/EL/2019-DTCP
GLOBE GEOTECHNIQUES
Cell : 94453 15710 & 63836 36553
Email: globegeotechniques@gmail.com
Registered Geotechnical Engineer

Er.M.MUTHURAJ. B.E.,
Registered Engineer-Grade-I
Regn.No:-RE-II/TDTCP/June/12823
S.M.BUILDERS
D.No-27A, Ettaiyapuram Road,
Near Veterinary Hospital,
Kovilpatti - 628501, Mob-9500309904.
Registered Engineer / Architect

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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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.