PP APPROVAL RECORD

# Planning Permission

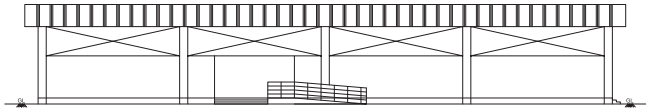
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Rural Panchayat**

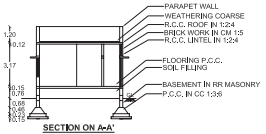
The approval as the planning authority issued it, reproduced in full behind this page.

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

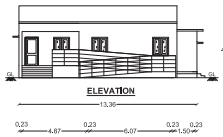


ELEVATION

ELEVATION




SECTION ON A-A'



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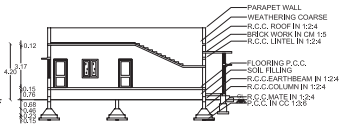


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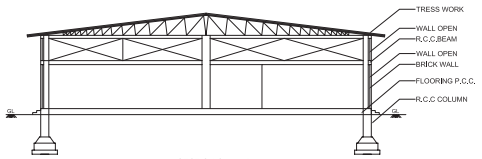


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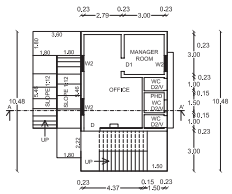
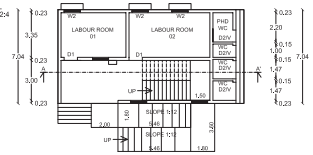


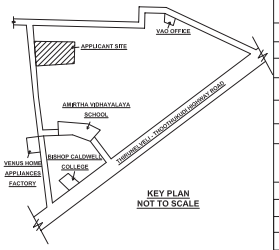

OFFICE
GROUND FLOOR PLAN
BLOCK 2



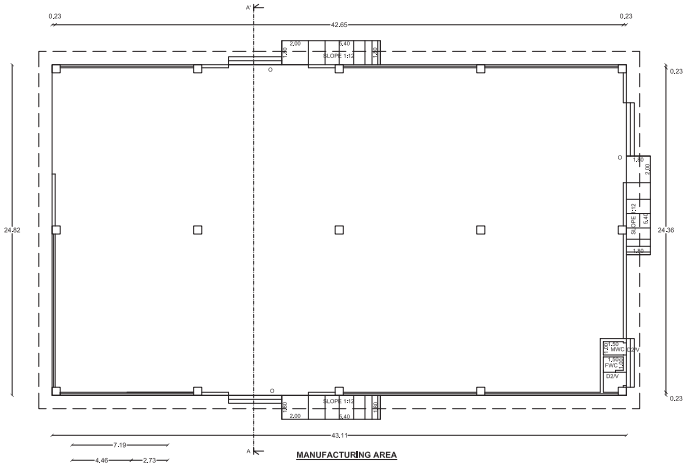

DETAILS OF
RWH STORAGE TANK



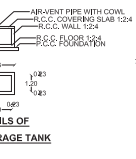

LABOUR 'S ROOM
GROUND FLOOR PLAN
BLOCK 3




KEY PLAN
NOT TO SCALE

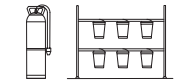


MANUFACTURING AREA
GROUND FLOOR PLAN
BLOCK 1



PERCOLATION
PIT

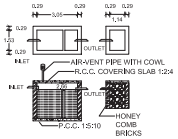
STAIR DETAILS



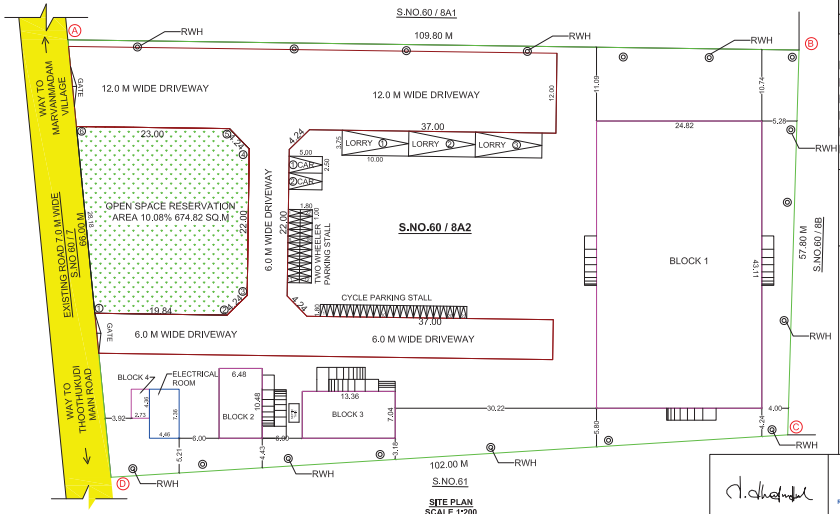
FIRE
EXTINGUISHER

SAND
BUCKETS

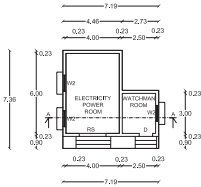
DETAILS OF MAIN GATE




DETAILS OF
SEPTIC TANK AND TRENCH

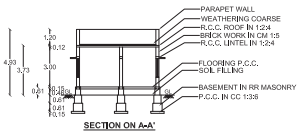



SITE PLAN
SCALE 1:200




GROUND FLOOR PLAN
BLOCK 4

ELEVATION




SECTION ON A-A'

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING WITH INSTALLATION OF 30.0 H.P ELECTRIC MOTOR "FLYASH BRICK MANUFACTURING UNIT" IN S NO. 60 / 8A2, MARAVANMADAM VILLAGE AND PANCHAYAT, THOOTHUKUDI LOCAL PLANNING AUTHORITY, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

APPLICANT NAME : Mr. S. JOHNSON SAMUEL

ALL DIMENSIONS ARE IN METER

SITE AREA DETAILS

| PARTICULARS | SQ.M |
|---|---|
| LAND AREA AS PER DOCUMENT | 6700.000 |
| AS PER PATTA | 6700.000 |
| AS AT SITE | 6530.100 |

PROPOSED BUILDING AREA DETAILS

| BLOCK NO | TYPE OF BUILDING | FSI IN SQ.M | NON FSI IN SQ.M | BUILDUP AREA IN SQ.M |
|---|---|---|---|---|
| 1 | MANUFACTURE AREA | 1069.990 | - - - | 1069.990 |
| 2 | OFFICE AREA | 67.900 | - - - | 67.980 |
| 3 | LABOURS CAMP | 98.280 | - - - | 98.280 |
| 4 | SECURITY ROOM | 7.500 | - - - | 7.500 |
| ELECTRICAL ROOM | | - - - | 37.230 | 37.230 |
| TOTAL | | 1243.67 | 37.230 | 1280.980 |

FSI CALCULATION
= TOTAL AREA OF ALL FLOORS = 1243.670
LAND AREA 6530.100 = 0.19 < 1.50

PARKING DETAILS

| DESCRIPTION | DIMENSION | CALCULATION | REQUIRED | PROVIDED |
|---|---|---|---|---|
| LORRY | 3.75M X 10.00M | 1069.99 / 500 = 2.13 | 3 | 3 |
| CAR | 2.50 M X 5.00 M | 67.90 / 100 = 0.67 | 1 | 2 |
| TWO WHEELER | 1.00 M X 1.80 M | 1069.99 / 50 = 21.40 | 22 | 22 |
| CYCLE | 1.00 M X 1.80 M | 1069.99 / 50 = 21.40 | 22 | 22 |

LEGEND
- SITE BOUNDARY
- FSI BUILDING
- NON FSI BUILDING
- OSR AREA
- DRIVE WAY
- EXISTING ROAD

JOINERIES

| | | |
|---|---|---|
| O | - OPEN | - 6.00 X 3.35 |
| D | - DOOR | - 1.20 X 2.20 |
| D1 | - DOOR | - 1.00 X 2.20 |
| D2 | - PVC DOOR | - 0.90 X 2.20 |
| D3 | - GRILL DOOR | - 1.50 X 2.20 |
| W2 | - 2 PANEL WINDOW | - 1.20 X 1.40 |
| V | - VENTILATOR | - 0.90 X 0.75 |

MEMBER DETAILS
NO.OF.WORKERS = 15 NOS

OPEN SPACE RESERVATION CALCULATION

| | |
|---|---|
| LAND AREA AS PER DOCUMENT | = 6700.000 SQ.M |
| 10% OSR REQUIRED | = 670.000 SQ.M |
| 10.08% OSR PROVIDED | = 674.820 SQ.M |

OFFICE USE

PLANNING PERMISSION
ROC. NO. SWP/BPA/016643/2023
SITE BOUNDARY SHOWN AS "A TO D"
PLANNING PERMISSION NO. 04 / 2024 (SWP/TUTY)

APPLICANT

Er. S. SEKHAR, B.E.,
Registered Construction Engineer,
Reg.No. RCE/TRD/TC/PO/October/012023,
109 / 1, Gomathibai Colony 1st Street,
Thoothukudi - 628002.
Ph: 9443154594
REGISTERED CONSTRUCTION ENGINEER

Er. A. GETHSY, M.E.,
Registered Structural Engineer
Reg. No.RSS-STR/STC/RSE/F/032021,
6B/A, 6TH STREET EAST BRYANT NAGAR,
Thoothukudi - 628008.
Ph: 9789803269
REGISTERED STRUCTURAL ENGINEER

Er. S. SEKHAR, B.E.,
Registered Engineer Gr-I
Reg.No. REG-ETUT/APR/E.2019/001,
109 / 1, Gomathibai Colony 1st Street,
Thoothukudi - 628002.
Ph: 9443154594
REGISTERED ENGINEER

Signature valid
Signed by Andrew Sekhar Sekar
Date: 2024.04.29 12:41:42 IST

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.