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

hello@verified.realestate

+91 9996 12 9996

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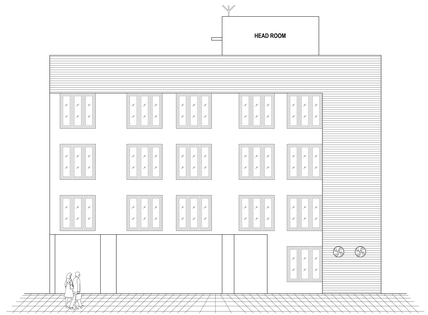
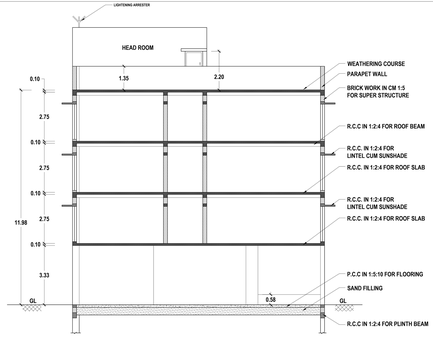
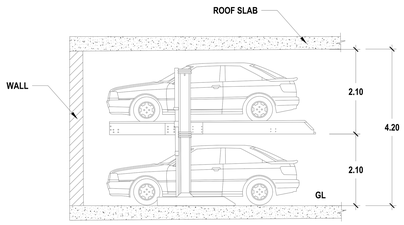


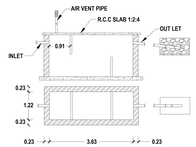
ELEVATION



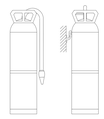
SECTION : A-A



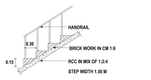
STACKED PARKING DETAILS



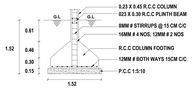
SEPTIC TANK & TRENCH



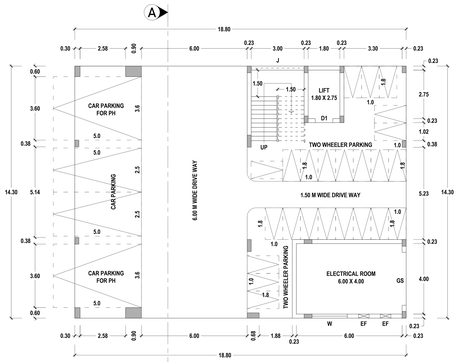
FIRE EXTINGUISHER



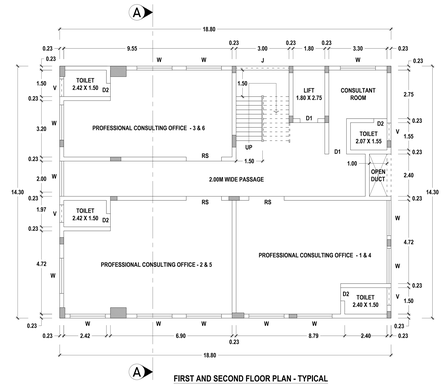
STAIRCASE DETAILS



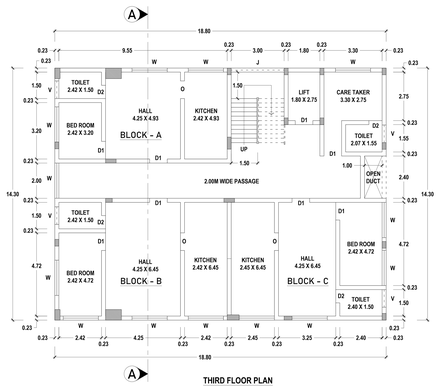
COLUMN FOOTING DETAILS



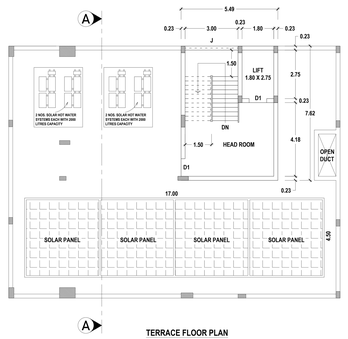
STILT FLOOR PLAN



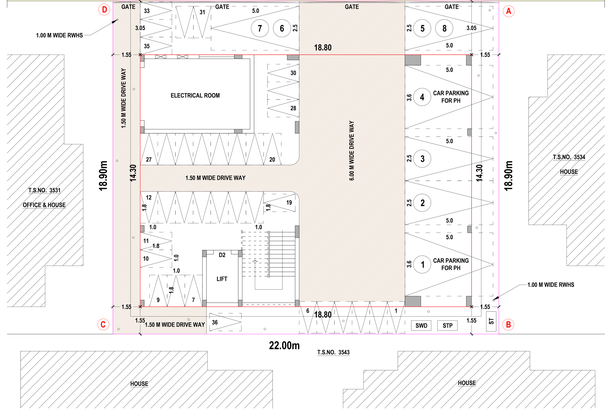
FIRST AND SECOND FLOOR PLAN - TYPICAL



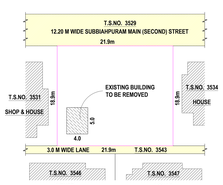
THIRD FLOOR PLAN



TERRACE FLOOR PLAN

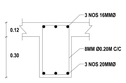


SITE PLAN

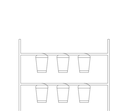


SITE PLAN FOR EXISTING BUILDING TO BE REMOVED

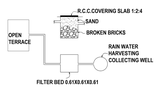
SCALE - NTS



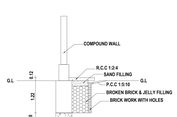
ROOF BEAM DETAILS



SAND BUCKETS



DETAILS OF RAIN WATER HARVESTING SYSTEM

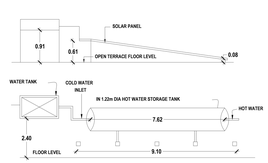


PLINTH BOUNDARY PERCOLATION PIT

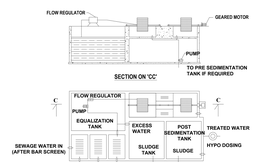
SECTION

PLAN

PERCOLATION PIT



DETAILS OF SOLAR WATER HEATING SYSTEM



DETAILS OF SEWAGE TREATMENT PLANT

OFFICE USE:

OFFICE USE:

PLANNING PERMISSION

ROC. NO. SWP/BPA/024019/2023

SITE BOUNDARY SHOWN AS "A TO D"

PLANNING PERMISSION NO. 46/2023 (SWP/TUTY)

SCALE - 1:100

NOTE:

1. ALL DIMENSIONS ARE IN METER.
2. CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.
3. 10% FOR VISITOR'S PARKING TO BE PROVIDED.
4. PHYSICALLY HANDICAPPED PARKING TO BE PROVIDED.

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
RS	ROLLING SHUTTER	2.00 X 2.10
GS	GRILL SHUTTER	3.00 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
W	WINDOW	2.00 X 2.00
V	VENTILATOR	0.75 X 0.75
J	JOLLY WORK	3.00 X 2.00
EF	EXHAUST FAN	0.60 X 0.60

STALL SIZE FOR PARKING

1 TWO WHEELER SPACE - 1.00M X 1.80M

1 CAR SPACE - 2.50M X 5.00M

1 CAR SPACE FOR PH - 3.60M X 5.00M

PARKING DETAILS FOR OFFICE BUILDING

1 CAR SPACE FOR EVERY 100.00 Sqm OF FLOOR AREA

1 TWO WHEELER SPACE EVERY 25.00 Sqm OF FLOOR AREA

MINIMUM 2 CARS AND 2 TWO WHEELERS TO BE PROVIDED FOR PH PARKING

IN ADDITION 10% FOR VISITOR'S PARKING

PARKING DETAILS FOR RESIDENTIAL BUILDING

FLOOR AREA ABOVE 50 Sqm AND UP TO 75 Sqm

1 CAR SPACE FOR EVERY 2 DWELLING UNITS AND

1 TWO WHEELER SPACE FOR EVERY DWELLING UNIT

PARKING CALCULATION DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
PROFESSIONAL CONSULTING OFFICE	10% FOR VISITOR'S PARKING = 532.88 + 586.17 / 100	6 CARS	8 CARS AND 36 TWO WHEELERS
	10% FOR VISITOR'S PARKING = 532.88 + 586.17 / 25	24 TWO WHEELERS	
STAFF QUARTERS	BLOCK - A = 52.20 Sqm BLOCK - B = 67.24 Sqm BLOCK - C = 60.51 Sqm	2 CARS AND 3 TWO WHEELERS	

SET BACK DETAILS

DESCRIPTION	REQUIRED	PROVIDED
FRONT	3.00	3.05
SIDE - 1	1.50	1.55
SIDE - 2	1.50	1.55
REAR	1.50	1.55

CERTIFICATE

1. CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDE "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.
2. BATH ROOM AND WASH BASIN WATER IS CONNECTED TO PERCOLATION PIT FOR GROUND WATER RECHARGE.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A PROFESSIONAL CONSULTANCY OFFICE IN FIRST FLOOR, SECOND FLOOR AND STAFF QUARTERS IN THIRD FLOOR AFTER REMOVING THE EXISTING BUILDING BEARING DOOR NOS. 51/7 & 51/8, T.S.WARD NO. 2, BLOCK NO. 32, T.S.NO. 3532 & 3533 AT SUBBIAHPURAM MAIN (SECOND) STREET, T.P. SCHEME - 'B' PART-1, THOOTHUKUDI CITY MUNICIPAL CORPORATION, WEST ZONE.

OWNER NAME: Dr. V. ARUNACHALAM

SITE AREA DETAILS AS PER SALE DEED

S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in Sqm	AREA in Sq. Ft
1.	647/2021	3532	207.36	2232.00
2.		3533	207.36	2332.00
TOTAL			414.72	4464.00

SITE AREA DETAILS AS PER TSLR

S. NO.	SURVEY NUMBER	AREA in Sqm	AREA in Sq. Ft
1.	3532	207.50	2233.53
2.	3533	207.50	2233.53
TOTAL		415.00	4467.06

SITE AREA DETAILS

AS PER SALE DEED	----------	414.72 Sqm
AS PER TSLR	----------	415.00 Sqm
AS AT SITE	----------	413.91 Sqm

BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in Sqm	AREA in Sq. Ft
AREA OF THE SITE	-------	-------	415.00	4467.06
PROPOSED AREA				
STILT FLOOR	-------	268.84	268.84	2893.79
FIRST FLOOR	266.44	-------	266.44	2867.96
SECOND FLOOR	266.44	-------	266.44	2867.96
THIRD FLOOR	266.44	-------	266.44	2867.96
TERRACE FLOOR	-------	41.83	41.83	450.26
TOTAL	799.32	310.67	1109.99	11947.93

$$FSI = \frac{\text{TOTAL AREA OF ALL FLOORS}}{\text{PLOT AREA}} = \frac{799.32}{415.00} = 1.926 < 2.00$$

REFERENCE

DESCRIPTION	COLOUR
SITE BOUNDARY	
PROPOSED BUILDING	
OPEN SPACE	
EXG. BUILDING	
EXG. BUILDING TO BE REMOVED - 20.00 Sqm	
DRIVE WAY	
EXG. ROAD	

Er K.GANAPATHI,B.E.,M.E(Soil Mech),F.I.E.,F.I.V.,D.Litt.,(USA)
REGISTERED Geo-Tech Engineer / Chartered Engineer
(CMDA Regn No. GTE / 19 / 04 / 022)
(DTCP Regn No. CGLRGON RGTE / 2019 / 08 / 012)
(MLPA Regn No. GTE 002 / 2019)
GEOMATRIX CONSULTANCY, (Regn.No.330242233482E
No.22, Thomas Street, Narimedu,
Madurai - 625 002, Ph : 7598031360, 7708758598
Email geomatrixconsultancy@gmail.com

REGISTERED GEO-TECH ENGINEER

APPLICANT

Er.S.K.Arun Kamaraj M.E.(Struct.),MBA.,MIE.,
Chartered Structural Engineer,
Reg: CBELPA-I/PA/SE/GR-I/19/05/051
KAARVENS Structural Consultancy,
41, BR Nagar, 3rd Street, Kothari layout,
Ramanathapuram, Coimbatore - 641005.
E: skarun@kaarvens.com W: www.kaarvens.com
M: +91-9894215019, O: +91-8270005019

REGISTERED STRUCTURAL ENGINEER

S. SURESH KUMAR, B.E.,M.I.E.,F.I.V.,
Chartered Engineer, Approved Valuer,
Consulting Engineer, Registered Engineer Gr. I,
RE / Gr. I / TUT / May 2019 / 001,
District Panel Engineer Class IA,
Licensed Builder and Surveyor,
2B, 1st Floor, Toovoypuram 5th Street,
Thoothukudi - 628 003.

REGISTERED ENGINEER

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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+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.