Verified RealEstate™

REFERENCE
SWP/BPA/047787/2023

ISSUED
12 December 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

hello@verified.realestate

+91 9996 12 9996

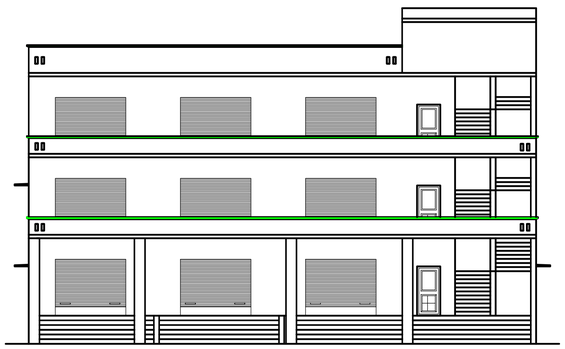
verified.realestate

DIGITALLY VERIFIED RECORD

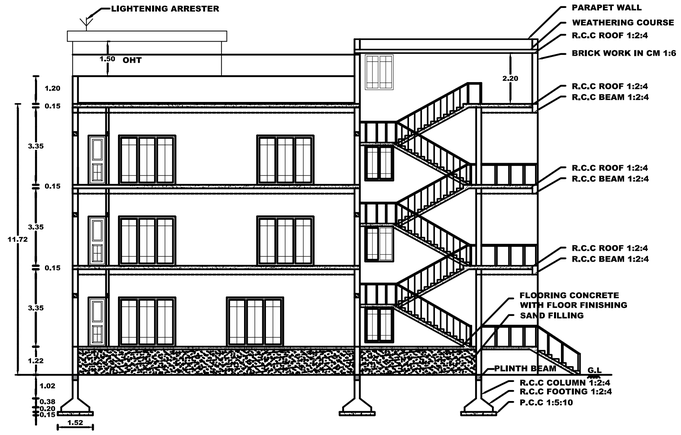
PLAN SHOWING THE PROPOSED CONSTRUCTION OF BUSINESS OFFICE BUILDING AFTER REMOVING THE EXG.BUILDING BEARING DOOR NO: 12, IN T.S. WARD NO: 4, BLOCK NO: 31, T.S.NO: 4101&4102 AT V.V.D. ROAD, T.P.SCHEME 'A' PART 'I', THOOTHUKUDI LOCAL PLANNING AUTHORITY, THOOTHUKUDI CITY MUNICIPAL CORPORATION. (SCALE 1: 100)

OWNER NAME: Mr.N. KARTHIK SHANMUGAM

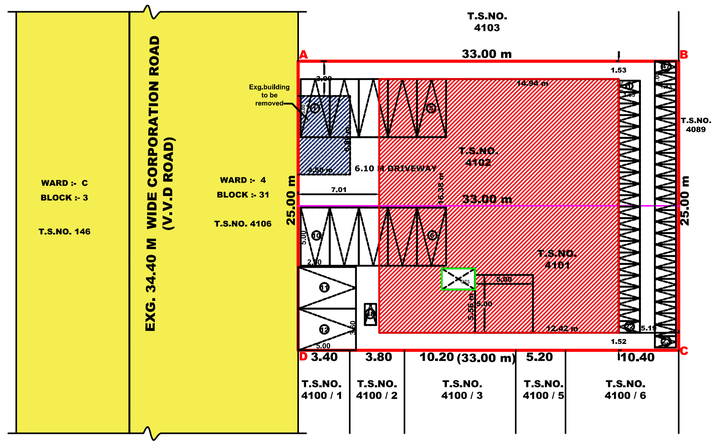
NOTE: ALL DIMENSIONS ARE IN METER



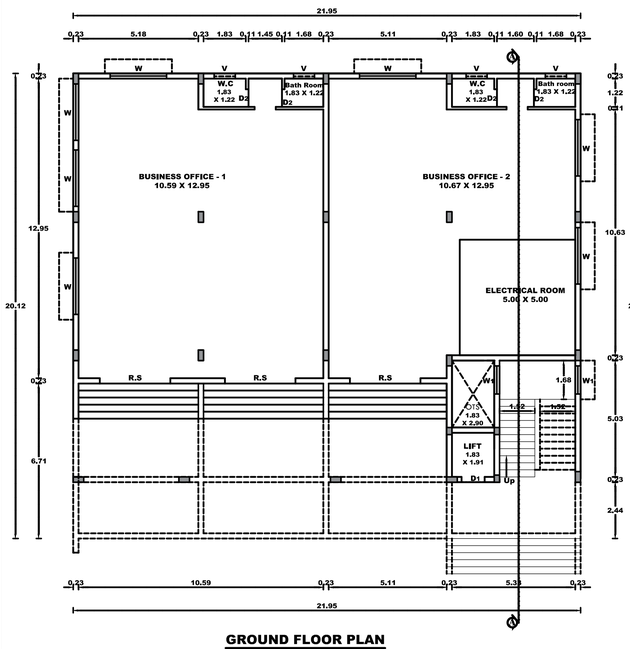
ELEVATION



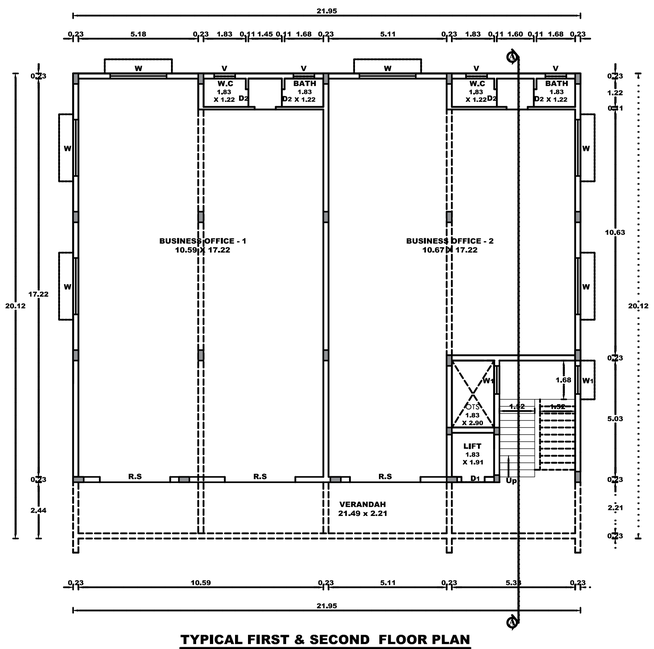
SECTION ON AA



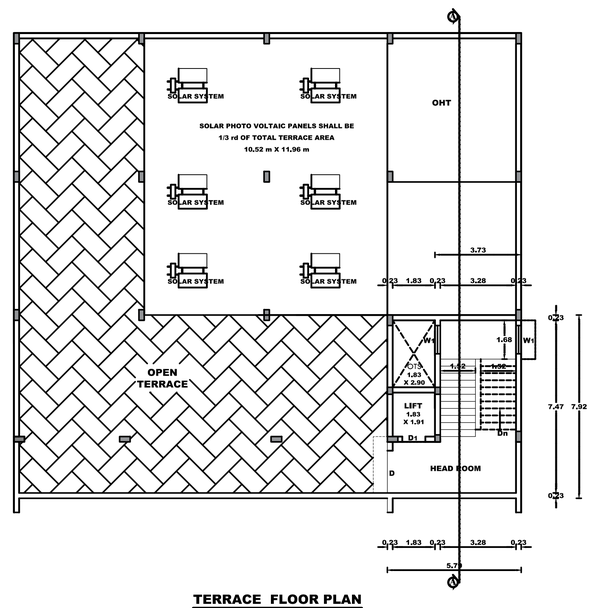
SITE PLAN (SCALE 1: 200)



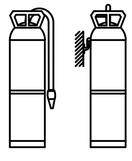
GROUND FLOOR PLAN



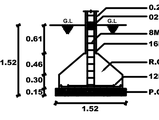
TYPICAL FIRST & SECOND FLOOR PLAN



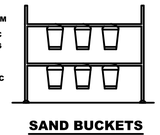
TERRACE FLOOR PLAN



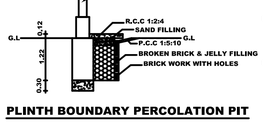
FIRE EXTINGUISHER



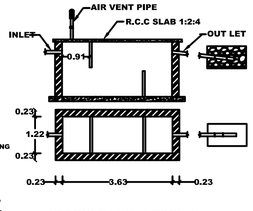
COLUMN FOOTING DETAILS



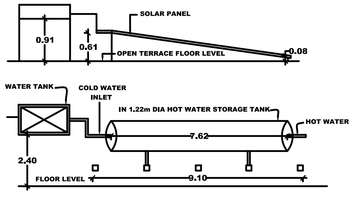
SAND BUCKETS



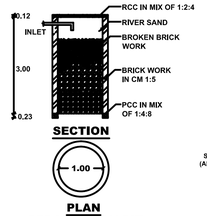
PLINTH BOUNDARY PERCOLATION PIT



SEPTIC TANK & TRENCH



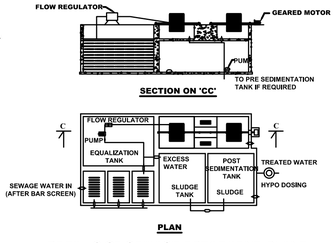
DETAILS OF SOLAR WATER HEATING SYSTEM



SECTION

PLAN

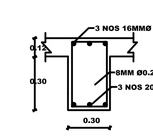
PERCOLATION PIT



SECTION ON 'CC'

PLAN

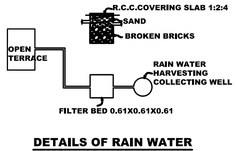
DETAILS OF SEWAGE TREATMENT PLANT



ROOF BEAM DETAILS



STAIRCASE DETAILS



DETAILS OF RAIN WATER HARVESTING SYSTEM

SCHEDULE OF JOINERY

R.S	ROLLING SHUTTER	3.05	X	2.44
D	DOOR	1.83	X	2.13
D1	DOOR	1.00	X	2.13
D2	DOOR	0.91	X	2.13
W	WINDOW	2.44	X	2.13
W1	WINDOW	2.44	X	1.52
V	VENTILATOR	0.91	X	0.91

AREA DETAILS

DESCRIPTION	AREA in FSI	AREA in NON FSI	AREA in TOTAL	COLOR
AREA OF THE SITE	823.0 sqm		8856.0 sqft	
PROPOSED AREA	FSI	NON FSI	TOTAL	
GROUND FLOOR	313.73	122.45	436.18	
FIRST FLOOR	436.18	——	436.18	
SECOND FLOOR	436.18	——	436.18	
HEAD ROOM	——	40.60	40.60	
TOTAL	1186.09	163.05	1349.14	
OPEN SPACE		386.82	——	
EXG. BUILDING		——	——	
REMOVAL	30.60	——	——	
DRIVE WAY		——	——	
EXG. ROAD		——	——	

$$FSI = \frac{\text{TOTAL AREA OF ALL FLOORS}}{\text{PLOT AREA}} = \frac{1186.09}{823.0} = 1.44 < 2.00$$

PARKING STANDERD SHALL BE CALCULATED FOR 75% OF THE TOTAL PLINTH AREA IN THE BUILDINGS as per TNCDBR 2019 (GENERAL NOTE)

1 CAR SPACE FOR EVERY 100.00 Sq. M OF FLOOR AREA

1 TWO WHEELER SPACE FOR EVERY 25.00 Sq. M OF FLOOR AREA

PARKING DETAILS FOR FSI

DESCRIPTION	AREA	REQUIRED	VISITORS PARKING	PROVIDED
BUSINESS OFFICE	889.50	9 CARS AND 36 TWO WHEELERS	1 CARS 4 TWO WHEELERS	12 CARS AND 47 TWO WHEELERS

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.
3. SOLAR WATER HEATING SYSTEM IS PROVIDED IN THIS BUILDING CONSTRUCTION AS PER PLAN.

PLANNING PERMISSION

ROC.NO: SWP/BPA/047787/2023

SITE BOUNDARY SHOWN AS "A TO D"

PLANNING PERMISION NO.51/2023 (SWP/TUTY)

J.JEBAMANI, DC.E.,
Construction Engr. CE
Reg.No.: 138 / LS / 2019 / 00026
26/4A, Mahilchipuram,
Anna Nagar 12th Street,
THOOTHUKUDI - 628 008.
Mobile: +91-94423 50151.

CONSTRUCTION ENGINEER

APPLICANT

N. SYED JAFFAR SADIQ
M.Tech (Remote Sensing & GIS)
RE / Gr. I / TUT / JUNE 2019 / 009
THOOTHUKUDI LPA
111K/7, FIRST FLOOR, POLEPETTAI,
THOOTHUKUDI - 628 002.
Mobile: +91-7200182002.
Email ID: marsdesigns.tuty@gmail.com

REGISTERED ENGINEER

DHEENATHAYALAN., BE,
REG STRUCTURAL ENG. GRADE - II (RSE)
REG NO:RSE/GR.II/TUT/JULY 2019/005
CORP.REG.NO:STRUCTURAL ENG.GR.II S.E
NO : 138/LS/2019/00010
24E,NANTHA GOPALA PURAM (WEST) ,
THOOTHUKUDI -628 002
cell : 9442723339 , 8056957099

STRUCTURAL 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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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.