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.

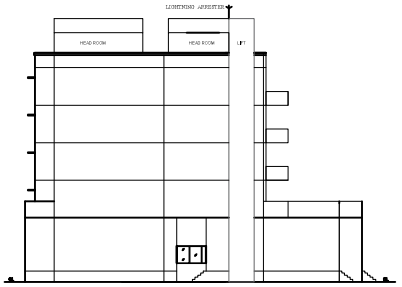
Verified RealEstate™

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

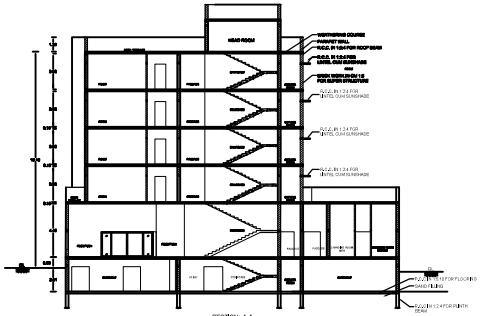
hello@verified.realestate

+91 9996 12 9996

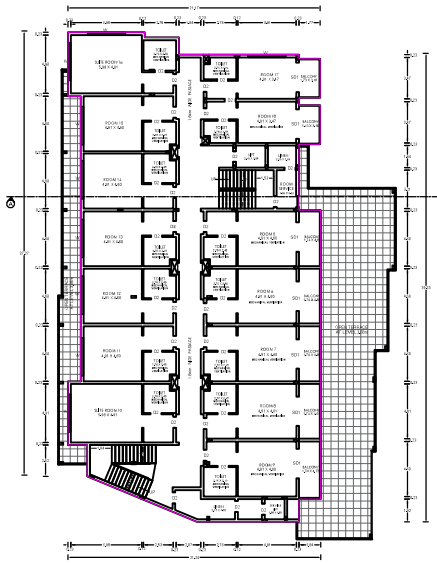
verified.realestate



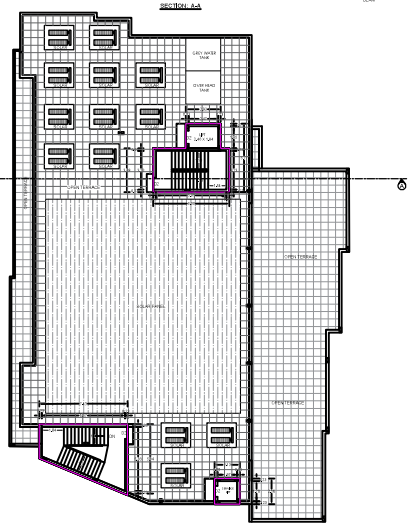
ELEVATION



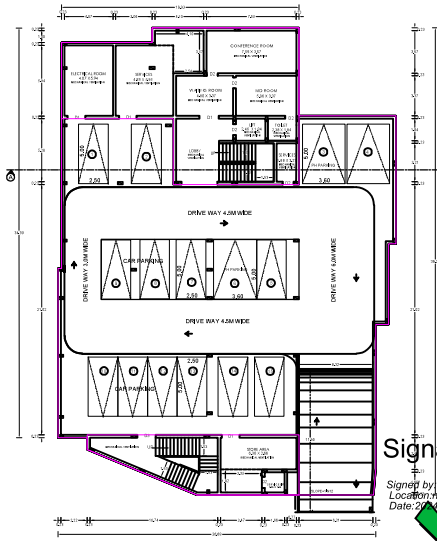
SECTION: A-A



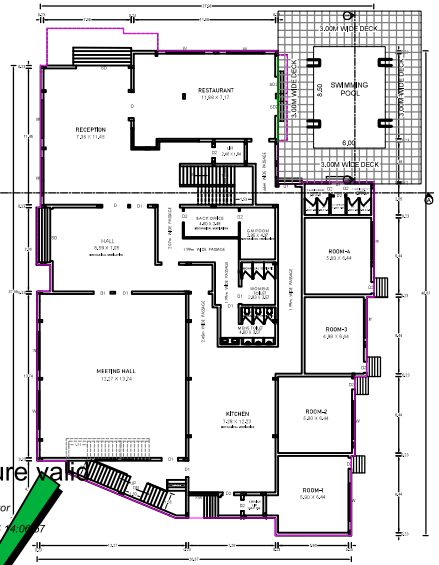
TYPICAL 1ST, 2ND, 3RD & 4 TH. FLOOR PLAN



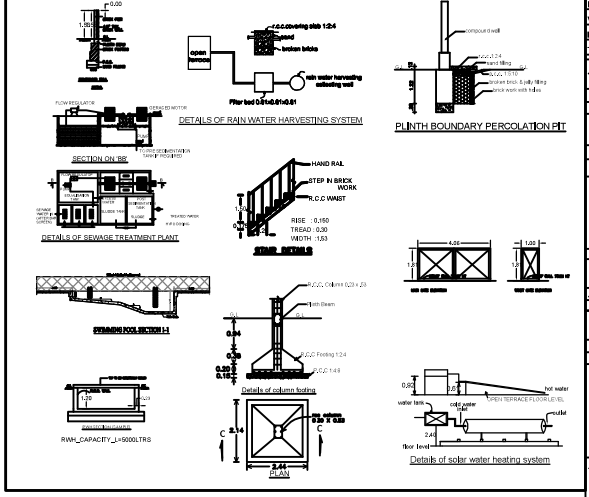
TERRACE FLOOR PLAN

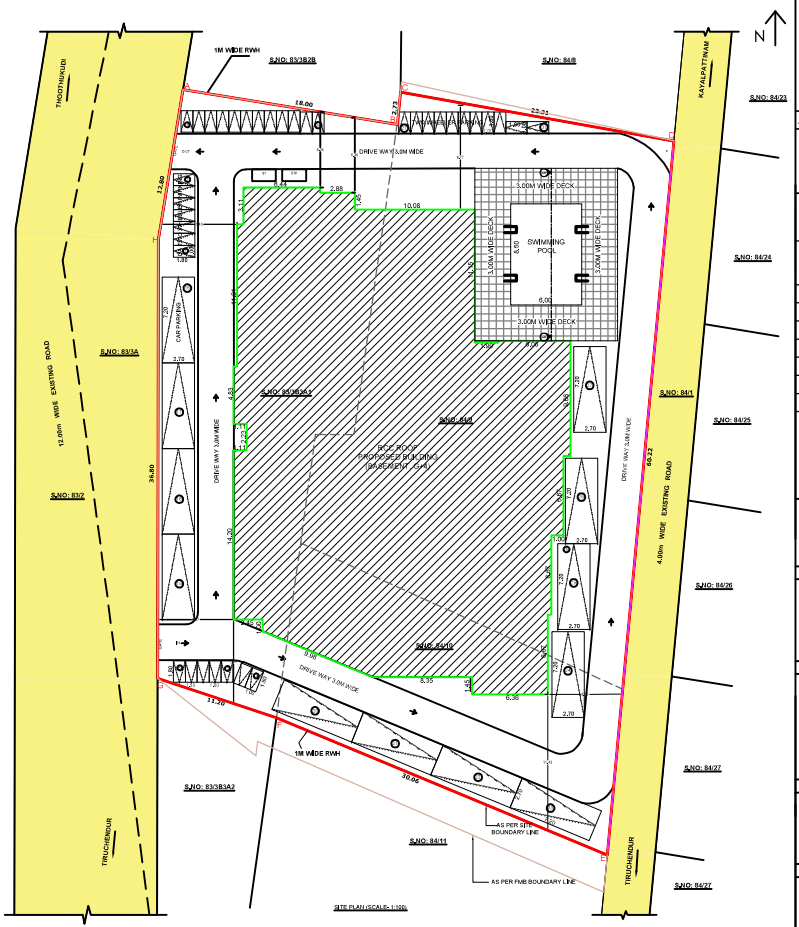


BASEMENT FLOOR PLAN



GROUND FLOOR PLAN





PLAN SHOWING THE PROPOSED CONSTRUCTION OF A HOTEL BUILDING IN SURVEY NOS : 83/3B3A1, 84/9 & 84/10, VEERAPANDIYANPATTANAM VILLAGE AND PANCHAYAT, TIRUCHENDUR TALUK, THOOTHUKUDI DISTRICT(NON PLANNING AREA)

OWNER : Mrs.J.IRUDHAYA SASIKALA, W/o.Mr.MARIA JOSEPH

AREA STATEMENT

SITE AREA DETAILS (In Sqm)

AS PER DOCUMENT	3937.20
AS PER PATTA	3444.00
AS PER SITE	3396.92

BUILDING AREA DETAILS (In Sqm)

FLOOR NAME	FSI	NON FSI	TOTAL BUILTUP AREA
FLOOR - BASEMENT	773.28	785.81	1559.09
FLOOR - GROUND	990.25	71.00	1061.25
FLOOR - FIRST	779.51	-	779.51
FLOOR - SECOND	779.51	-	779.51
FLOOR - THIRD	779.51	-	779.51
FLOOR - FOURTH	779.51	-	779.51
FLOOR - TERRACE (Head Room)	-	67.00	67.00
TOTAL	4387.27	923.81	5311.08

FLOOR SPACE INDEX = TOTAL AREA OF ALL FLOORS / PLOT AREA = 4387.27 / 3396.92 = 1.29 : 1.20

PARKING DETAILS FOR FSI

PARKING TYPE	REQUIRED	PROVIDED
TWO WHEELERS	37 Nos	37 Nos
CAR PARKING (1 Parking Practically Possible per 3 Nos)	27 Nos	27 Nos

SCALE - (1 : 100) ALL DIMENSIONS ARE IN "METRE"

schedule

D	DOOR	2.25 X 2.13
D1	DOOR	1.47 X 2.13
D2	DOOR	0.90 X 2.13
D3	DOOR	1.25 X 2.13
W	GLAZED WINDOW	3.20 X 1.20
KW	KITCHEN WINDOW	2.48 X 2.00
SD	SLIDING DOOR	4.28 X 2.13
SD1	SLIDING DOOR	2.48 X 2.13
SD2	SLIDING DOOR	1.42 X 2.13

NOTES:-
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
'U' Traps Provided in Septic Tank to Prevent Curb Breeding of Mosquitoes
(As Per G.O (M.S) No : 341 – Dated 03.11.2004
CCTV Surveillance Camera to be Provided for Entire Building & Campus

COLOUR INDEX

PROPOSED SITE BOUNDARY	-
PROPOSED BUILDING BOUNDARY	-
EXISTING ROAD	-
0.2.0	-

SANITARY DETAILS

RESIDENTIAL STAFF MEMBERS = 26 Nos
TOTAL NUMBER OF NON RESIDENTIAL STAFF MEMBERS = 60 Nos
(MALE – 40 Nos FEMALE – 20 Nos)

S.NO.	SANITARY DETAILS	RESIDENTIAL		NON RESIDENTIAL				TOTAL	
				MALE		FEMALE			
		REQ.	PRO.	REQ.	PRO.	REQ.	PRO.	REQ.	PRO.
1	WATER CLOSET	3	3	5	5	2	2	8	8
2	WELL/TAP TAPS	3	3	5	5	2	2	8	8
3	URINALS	-	-	2	2	-	-	2	2
4	WASH BASINS	3	3	5	5	2	2	7	7
5	BATH	2	2	-	-	-	-	2	2
6	CLEANER'S SINK	2	2	-	-	-	-	2	2
7	KITCHEN SINK	1	1	-	-	-	-	1	1

FOR OFFICE USE

SWP/BPA/061692/2023/TCP6
B.P/DTCP.NO.89/2024

LAND AND BUILDING OWNER

Er.K.VAITHIYANATHAN, B.E.,
Licensed Surveyor & Civil Engineering Contractor
REGISTRATION NO. CE / MR / I / CE(S) / 030
No. 11/27, North Street, Kalmanthalai,
THIRUMAILALAM & MADURAI - 625 701
Cell: 9788207110

CONSTRUCTION ENGINEER

Er.K.Sethuraman, M.E., Geo Tech (IIT), MBA, MIITA, I.P.E., F.Engg.
Civil & Structural Engineer / Chartered Engineer / Valuer
SASTRA SOIL TESTING SERVICES
An ISO / IEC 17025:2017 NABL Accredited Laboratory (TC-10977)
LPA Regn.No.KTE 01 / 2010, CMDA, DTE / 2022 / 01 / 57, GSTIN# 33DSSPS2...
Head Off: Dr.MK. Nair Rd, Opp. Bhimajuvellers, Ayanavaram, Madras-600 023
Branch Off: No.2, 84th Street, 2nd Avenue, Ashok Nagar, Chennai-600 083
Contact No:044-2471 0472, 93845 24613
www.sastrasoiltest.com

GEO TECHNICAL ENGINEER

P.MUTHUKUMAR
Registered Structural Engineer Grade-I
Reg.No: RS-0419/ 2007/Tuticorin/2023/03
67/13 Advaita Nagar
Muthupuram, Thoothukudi - 1.
Cell: 7598103024

STRUCTURAL ENGINEER

P.MUTHUKUMAR
Registered Engineer Grade-I
Reg.No: RS-0419/ 2007/Tuticorin/2023/03
67/13 Advaita Nagar
Muthupuram, Thoothukudi - 1.
Cell: 7598103024

REGISTERED ENGINEER

Signature valid
Signed by: Director
Location: null
Date: 2024.02.24 14:00:57

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.