Verified RealEstate™

REFERENCE
SWP/BPA/063227/2023

ISSUED
07 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

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+91 9996 12 9996
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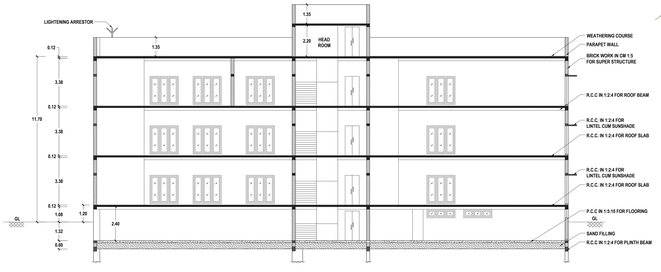
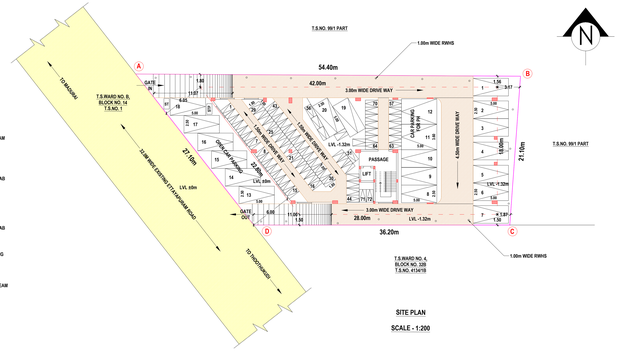
DIGITALLY VERIFIED RECORD

ELEVATION



SECTION : A--A



SITE PLAN

SCALE - 1:200

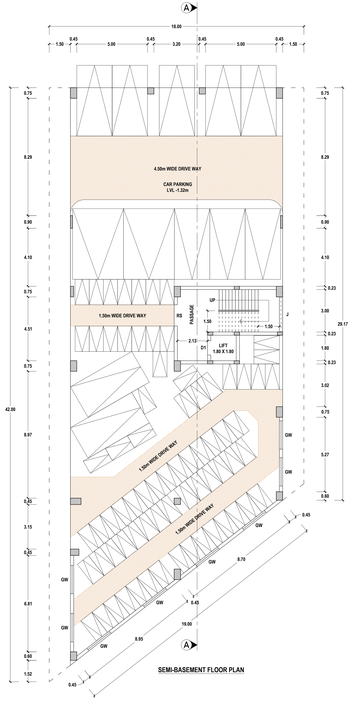
OFFICE USE:

OFFICE USE:

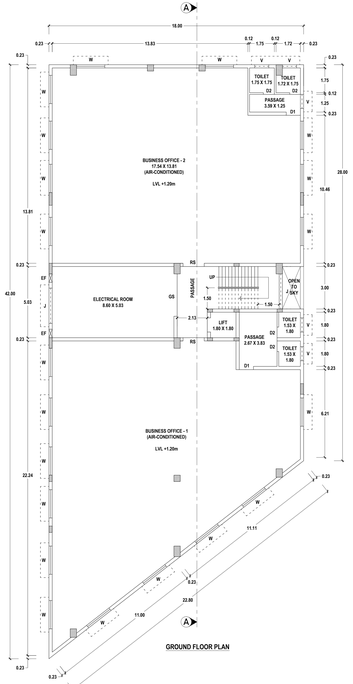
PLANNING PERMISSION

ROC. NO. SWP/BPA/063227/2023
SITE BOUNDARY SHOWN AS "A TO D"
PLANNING PERMISSION NO. 50/2023 (SWP/TUTY)

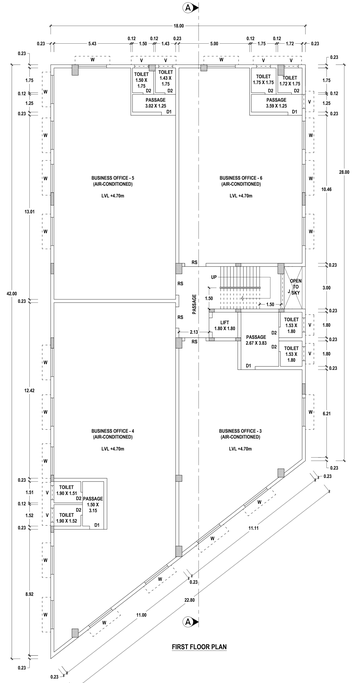
PLAN SHOWING THE PROPOSED CONSTRUCTION OF PARKING IN SEMI BASEMENT FLOOR, BUSINESS OFFICE BUILDING IN GROUND FLOOR, FIRST FLOOR, SECOND FLOOR (WEST SIDE) AND RESIDENTIAL BUILDING IN SECOND FLOOR (EAST SIDE) IN T.S.WARD NO. B, BLOCK NO. 13, T.S.NO. 99/3 (OLD SANKARAPERI VILLAGE SURVEY NO. 19/2) AT ETTAYAPURAM ROAD (POLEPETTAI) STREET, T.P. SCHEME - 'H' AREA, THOOTHUKUDI CITY MUNICIPAL CORPORATION, NORTH ZONE.



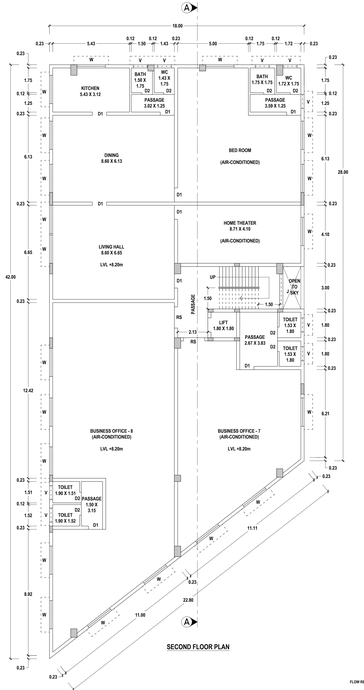
SEMI-BASEMENT FLOOR PLAN



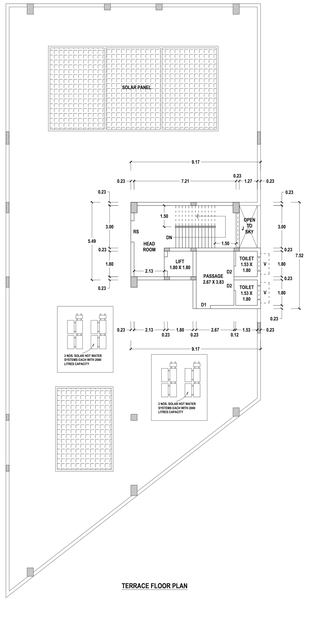
GROUND FLOOR PLAN



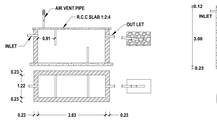
FIRST FLOOR PLAN



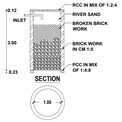
SECOND FLOOR PLAN

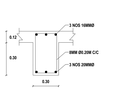


TERRACE FLOOR PLAN

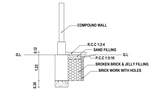


SEPTIC TANK & TRENCH

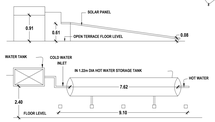




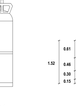
ROOF BEAM DETAILS



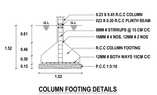
PLINTH BOUNDARY PERCOLATION PIT



DETAILS OF SOLAR WATER HEATING SYSTEM



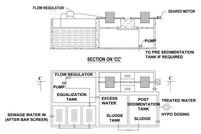
FIRE EXTINGUISHER



COLUMN FOOTING DETAILS

DETAILS OF RAIN WATER HARVESTING SYSTEM

SAND BUCKETS



DETAILS OF SEWAGE TREATMENT PLANT

STAIRCASE DETAILS

SCALE - 1:100

NOTE:

1. ALL DIMENSIONS ARE IN METER.
2. CCTV CAMERA TO BE PROVIDED.
3. PH PARKING TO BE PROVIDED.
4. VISITORS PARKING 10% TO BE PROVIDED.
5. EUROPEAN WATER CLOSET TO BE PROVIDED.
6. WHEEL CHAIR TO BE PROVIDED.
7. RAMP 1:8 SLOPE FOR VEHICLE TO BE PROVIDED.
8. CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
RS	ROLLING SHUTTER	1.50 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
GW	GRILL WINDOW	2.00 X 0.60
V	VENTILATOR	1.00 X 0.60
J	JOLLY WORK	2.50 X 2.50
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 SINGLE RESIDENTIAL BUILDING

FLOOR AREA UP TO 300 Sqm

2 CAR SPACE AND 2 TWO WHEELER SPACE

PARKING CALCULATION DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
BUSINESS OFFICE	1591.10 + 10% FOR VISITOR'S PARKING = 1750.21 / 100	18 CARS	20 CARS AND 72 TWO WHEELERS
	1591.10 + 10% FOR VISITOR'S PARKING = 1750.21 / 25	70 TWO WHEELERS	
SINGLE RESIDENCE	287.47 Sqm	2 CARS AND 2 TWO WHEELERS	

SET BACK DETAILS

DESCRIPTION	REQUIRED	PROVIDED
FRONT	6.00	6.00
SIDE - 1	1.50	1.50
SIDE - 2	1.50	1.56
REAR	1.50	1.87

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.

OWNER NAME: **Mr. N. MOHAMED RAZEED**

POWER AGENT NAME: **Mr. S. ARUL SEKAR**

SITE AREA DETAILS AS PER SALE DEED

S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in Sqm	AREA in Sq. Ft
1.	691/2021	99/1 PART	828.97	8923.00
2.	1599/2023	99/1 PART	181.11	1949.50
TOTAL			1010.08	10872.50

SITE AREA DETAILS AS PER TSLR

S. NO.	SURVEY NUMBER	AREA in Sqm	AREA in Sq. Ft
1.	99/3	1010.00	10871.64
TOTAL		1010.00	10871.64

SITE AREA DETAILS

AS PER SALE DEED	----------	1010.08 Sqm
AS PER TSLR	----------	1010.00 Sqm
AS AT SITE	----------	1010.00 Sqm

BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in Sqm	AREA in Sq. Ft
AREA OF THE SITE	.....	.....	1010.00	10871.64
PROPOSED AREA				
SEMI-BASEMENT FLOOR	.....	630.00	630.00	6781.32
GROUND FLOOR	626.19	.....	626.19	6740.31
FIRST FLOOR	626.19	.....	626.19	6740.31
SECOND FLOOR (COMMERCIAL)	338.72	.....	338.72	3645.98
SECOND FLOOR (RESIDENTIAL)	287.47	.....	287.47	3094.33
TERRACE FLOOR	.....	55.20	55.20	594.17
TOTAL	1878.57	685.20	2563.77	27596.42

$$FSI = \frac{\text{TOTAL AREA OF ALL FLOORS}}{\text{PLOT AREA}} = \frac{1878.57}{1010.00} = 1.860 < 2.00$$

REFERENCE

DESCRIPTION	COLOUR
SITE BOUNDARY	
PROPOSED BUILDING	
OPEN SPACE	
EXG. BUILDING	
DRIVE WAY	
EXG. ROAD	

M. MUTHU M.Arch,M.E.E.
SOIL MECHANICS & FOUNDATION ENGG.
CMDA REG.NO: STE /FE/FA/07
TECHNICAL ADVISOR
CMDA, TNCDW & TNIDB
56, BHARTHIDASAN STREET,
PALANIANDITTAI TIRUNELVELI
MOBILE: 9486959402
E MAIL : baa.panchi@gmail.com

REGISTERED GEO-TECH ENGINEER

S. Arul Sekar
APPLICANT

D.S.R.Arun Kamaraj M.E.(Struct.),MBA,MIE.,
Chartered Structural Engineer,
Reg: CREI/PA-LPA/SE/CR-LT3/05/2915
KAAVIVENS Structural Consultancy,
41, BR Nagar, 3rd Street, Kothari layout,
Thoothukudi - 628 008, Tuticorin District.
E: darkarn@kaavivens.com W: www.kaavivens.com
M: +91-9894215019, O: +91-8270050019

REGISTERED STRUCTURAL ENGINEER

S. SURESH KUMAR, B.E.,M.I.E.,F.V.V.,
Chartered Engineer, Approved Valuer,
Consulting Engineer, Registered Engineer Gr. I,
RE / Gr. I / TCP / May 2019 / 301,
District Panel Engineer Class IA,
Licensed Builder and Surveyor,
28, 1st Floor, Tuticorpuram 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

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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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OMR Thoraipakkam,
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.