Verified RealEstate™

REFERENCE
SWP/BPA/090761/2023

ISSUED
19 January 2024

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.

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

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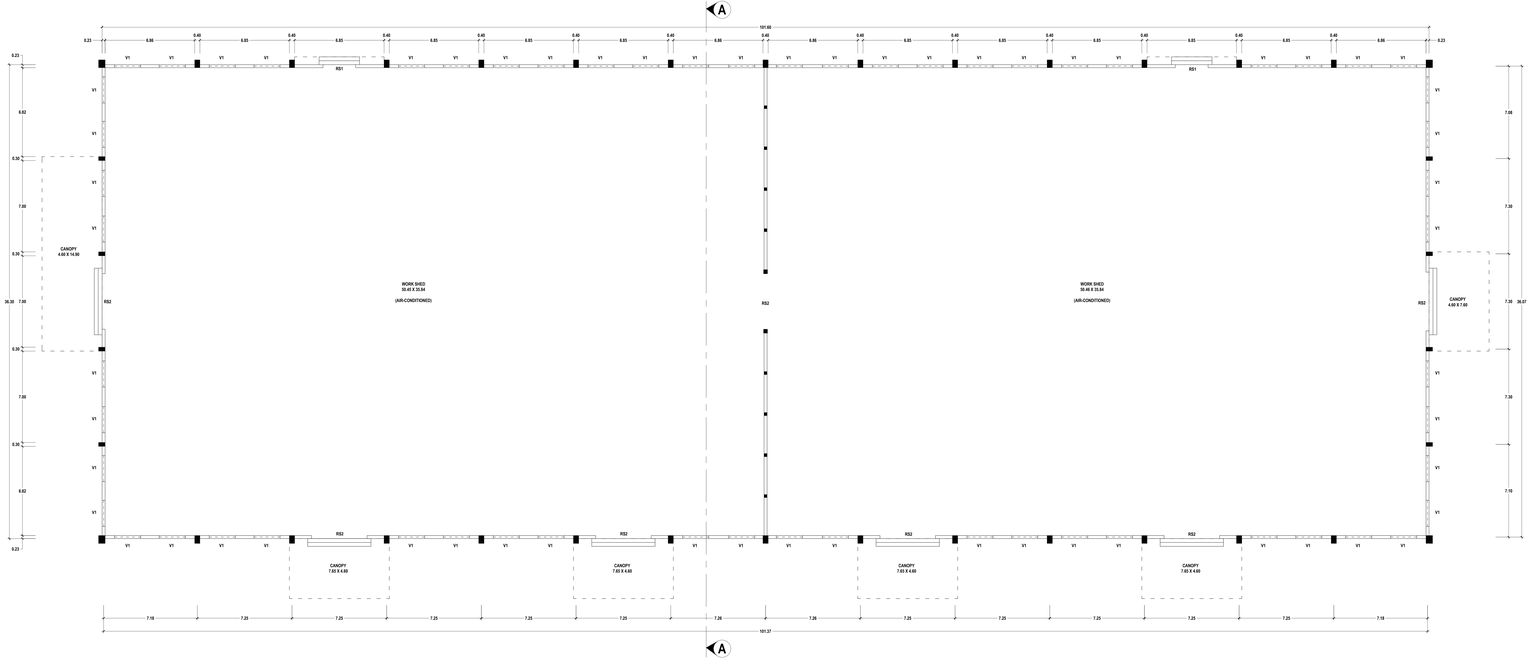
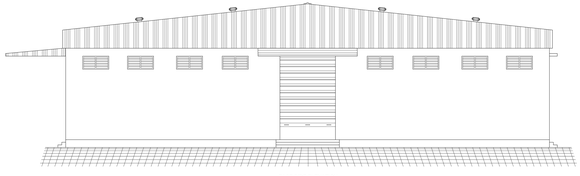
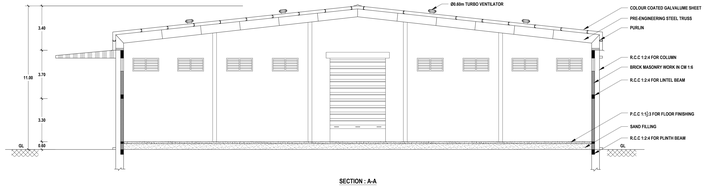
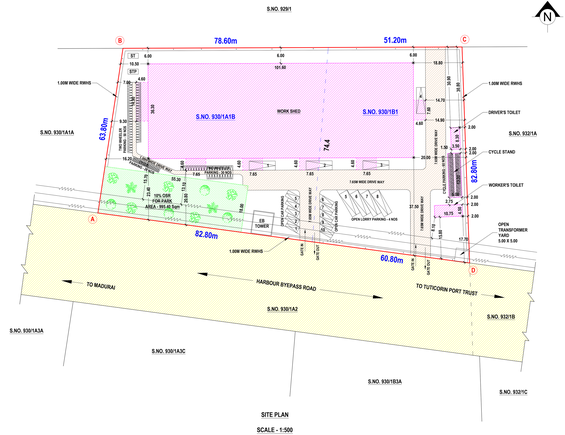
DIGITALLY VERIFIED RECORD







WORK SHED



SCALE - 1:100

REFERENCE

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

SET BACK DETAILS

DESCRIPTION	REQUIRED	PROVIDED
FRONT	6.00	20.80
SIDE - 1	3.00	7.00
SIDE - 2	3.00	14.70
REAR	2.00	6.00

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.

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
RS1	ROLLING SHUTTER	2.50 X 6.40
RS2	ROLLING SHUTTER	4.25 X 6.40
D1	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
V1	VENTILATOR	2.00 X 1.00
V2	VENTILATOR	1.00 X 0.60

ELECTRICAL POWER DETAILS

SL. NO.	DESCRIPTION	POWER (in HP)
1	PEELING MACHINE	5
2	FILTERING MACHINE	7
3	PACKING MACHINE	2
4	WEIGHING MACHINE	6
	TOTAL	20

NOTE:

1. ALL DIMENSIONS ARE IN METER.
2. NUMBER OF WORKER'S INVOLVED - 50 PERSONS
3. OPEN TRANSFORMER YARD 2.00m X 3.00m TO BE PROVIDED
4. CCTV CAMERA TO BE PROVIDED.
5. EUROPEAN WATER CLOSET TO BE PROVIDED.
6. CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AN INDUSTRIAL BUILDING FOR DECORTICATING DRY CASHEW USING 20 H.P ELECTRICAL POWER IN SURVEY NOS. 930/1A1B & 930/1B1 AT HARBOUR BYEPASS ROAD, MEELAVITTAN VILLAGE PART - II, THOOTHUKUDI CITY MUNICIPAL CORPORATION (SOUTH ZONE), THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI DISTRICT.

OWNER NAME: Mr. P. ANANTHAKRISHNAN

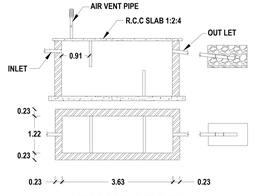
OFFICE USE:

PLANNING PERMISSION

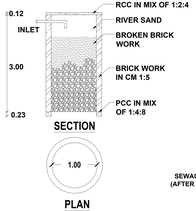
ROC. NO. SWP/BPA/090761/2023

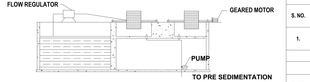
SITE BOUNDARY SHOWN AS "A TO D"

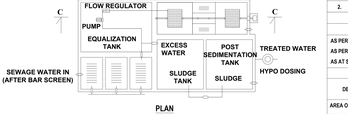
PLANNING PERMISSION NO. 03/2024 (SWP/TUTY)

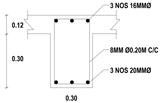


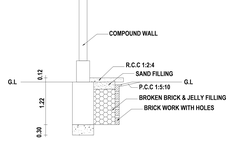
SEPTIC TANK & TRENCH



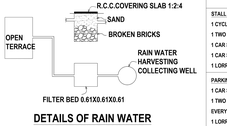


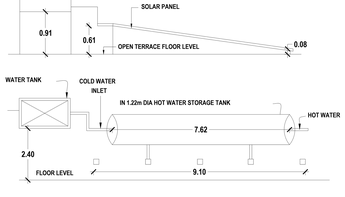


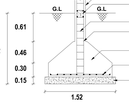


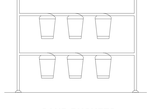


FIRE EXTINGUISHER









SAND BUCKETS

SITE AREA DETAILS AS PER SALE DEED

S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in Sqm	AREA in Acre
1.	1757/2021	930/1A1B	5576.37	1.37
		930/1B1	4401.60	1.09
TOTAL			9977.97	2.46

SITE AREA DETAILS AS PER PATTA

S. NO.	PATTA NUMBER	SURVEY NUMBER	AREA in Sqm	AREA in Acre
1.	5123	930/1A1B	5550.00	1.37
2.	5122	930/1B1	4400.00	1.09
TOTAL			9950.00	2.46

SITE AREA DETAILS

AS PER SALE DEED	——	9977.97 Sqm
AS PER TSLR	——	9950.00 Sqm
AS AT SITE	——	9950.00 Sqm

BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in Sqm	AREA in Sq. Ft
AREA OF THE SITE	- - - - -	- - - - -	9950.00	107101.80
PROPOSED AREA				
WORK SHED	3688.08	244.26	3932.34	42327.71
WORKER'S TOILET	- - - - -	48.38	48.38	520.76
DRIVER'S TOILET	- - - - -	29.05	29.05	312.70
CYCLE STAND	- - - - -	61.00	61.00	656.60
TOTAL	3688.08	382.69	4070.77	43817.77

FSI = TOTAL AREA OF ALL FLOORS / PLOT AREA = 3688.08 / 9950.00 = 0.371 < 1.50

STALL SIZE FOR PARKING

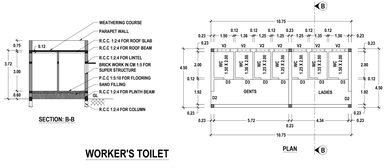
1 CYCLE SPACE	-	0.56m X 1.80m
1 TWO WHEELER SPACE	-	1.00m X 1.80m
1 CAR SPACE	-	2.50m X 5.00m
1 CAR SPACE FOR PH	-	3.60m X 5.00m
1 LORRY SPACE	-	3.50m X 10.00m

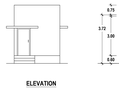
PARKING DETAILS FOR MANUFACTURING INDUSTRIAL BUILDING
1 CAR SPACE FOR EVERY 100.00 Sqm OF OFFICE FLOOR AREA
1 TWO WHEELER SPACE AND 1 CYCLE SPACE FOR
EVERY 50.00 Sqm OF WORK SHOP AREA
1 LORRY SPACE FOR EVERY 500.00 Sqm OF WORK SHOP AREA

PARKING CALCULATION DETAILS

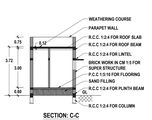
DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
INDUSTRIAL BUILDING	3688.08 Sqm	8 LORRIES 74 TWO WHEELERS AND 74 CYCLES	8 LORRIES 10 CARS 80 TWO WHEELERS AND 80 CYCLES

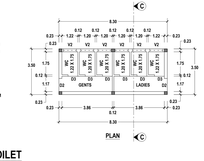
ELEVATION

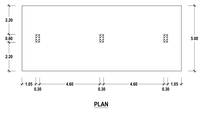




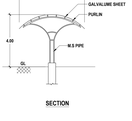
ELEVATION

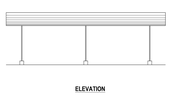






PLAN





ELEVATION

CYCLE STAND

DESIGNED BY	DRAWN BY	CHECKED BY

REGISTERED QS/ TECH ENGINEER	APPLICANT
G.S. Pasan Engineering, Civil & Structural Engineering Office, L.P.No.2/2006(C), Plot No.3, Ground Floor, Sri Sai Nagar, Near Kalyan Jewellers, Vilankulam, Thoothukudi-628 008. Ph. 0461-4-356 356/ 4-356 357 Sri. MR. Rajan, Mob.Phone: Number Expert, Cell: 9443-1-356 356/ 9443-1-356 357 E-Mail:info@pasanengineering.com W: www.pasanengineering.com Mr. P.G. MURUGESAN, L.P.No.2/2006(C)	S. SURYA KUMAR, B.E.(Civil), P.G.Diploma in Structural Engineering, Chartered Engineer, Consulting Engineer, Registered Engineer No. L-2/2006(C) Door No.4/1,Ground Floor, Near Sri Kumaran Jewellers, Vilankulam, Thoothukudi-628 008. Mob.No.9443-1-356 356 E-mail:surya.kumar@yahoo.com
REGISTERED STRUCTURAL ENGINEER	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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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

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/tools

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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.