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.

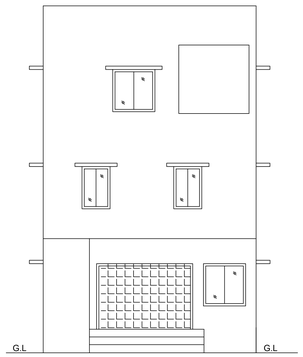
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF CLINIC BUILDING CUM RESIDENTIAL BUILDING (AFTER DEMOLISHING THE EXISTING BUILDING) BEARING D.NO.52 AT BOLDENPURAM 2ND STREET, T.S.NO.3139, BLOCK.26, T.S.WARD.2, THOOTHUKUDI TOWN, T.M.C WARD.36, THOOTHUKUDI CITY MUNICIPAL CORPORATION.

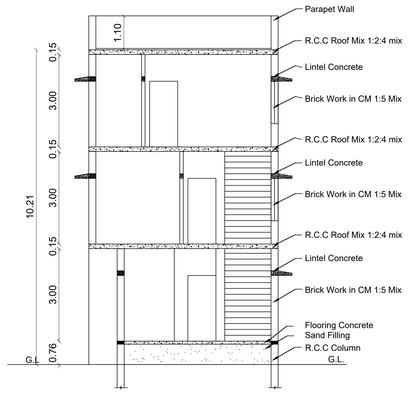
Applicant : Mr. D. SAMUEL PRAPTHIK

ALL DIMENSIONS ARE IN METRE
SCALE = 1:100

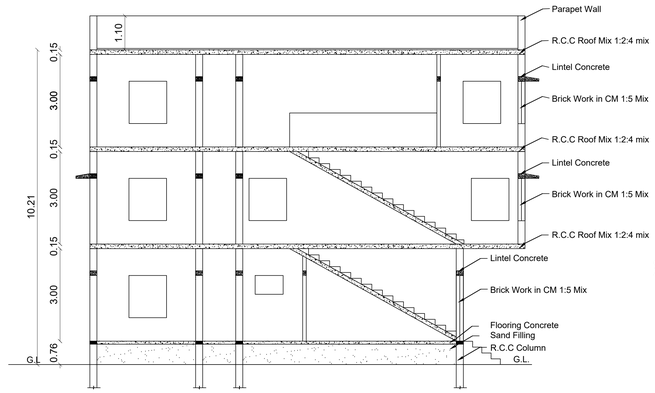
Land Use : Mixed - Residential Zone



ELEVATION



SECTION ON - AA



SECTION ON - BB

Note:

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

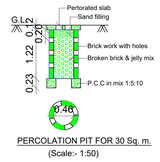
Rain water harvesting tank to be provided

Sewer Line Connected to UGD Line

Waste water from recycled water tank & Trench connected to sullage disposal tank

Solid waste tub to be Provided

'U' traps provided in septictank to prevent curb breeding of mosquitoes
(As per G.O (M.S) No : 341 - dated 03.11.2004)



PERCOLATION PIT FOR 30 Sq. m.
(Scale:- 1:50)



FIRE EXTINGUISHER (N.T.S)

DETAILS

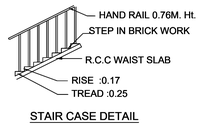
	AREA DETAILS	SQ.FT	SQ.MT
	SITE AREA	2178.00	202.34
	PRO.G.F.BLDG.AREA	1061.35	98.60
	PRO.F.F.BLDG.AREA	1061.35	98.60
	PRO.S.F.BLDG.AREA	973.05	90.40
	TOTAL PRO. AREA	3095.75	287.60
	OPEN SPACE AREA	1116.65	103.74
	ROAD		
	DEMOLISHING AREA	645.84	60.00

AREA DETAILS

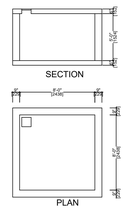
T.S.NO	As per Doc. SQ.MT	T.S.L.R Area SQ.MT	As on Ground SQ.MT	Super Imposed Plot Area sq.mt
3139	202.34	204.00	202.34	202.34

AREA TAKEN BY CONSIDERATION AS PER SUPER IMPOSED AREA in 202.34 SQ.MT

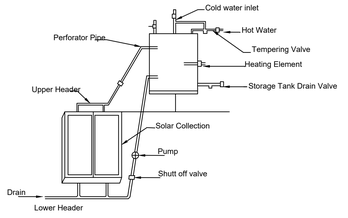
SCHEDULE OF JOINERIES		
MD	MAIN DOOR	1.00 x 2.10
D1	DOOR	0.91 x 2.10
D2	DOOR	0.75 x 2.10
LD	LIFT DOOR	0.91 x 2.10
O	OPENING	0.91 x 2.10
FW	WINDOW	0.85 x 2.10
W4	WINDOW	1.22 x 1.37
V	VENTILATOR	0.91 x 0.61



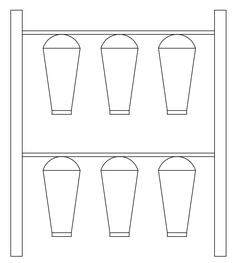
STAIR CASE DETAIL



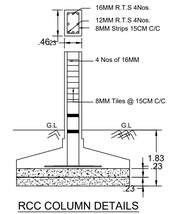
DETAILS OF COLLECTION SUMP FOR RAIN WATER HARVESTING OF ROOF TOP RAIN WATER



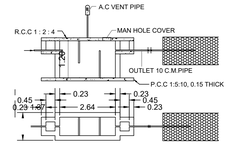
Details Of Solar Water Heater (NTS)



SAND BUCKETS DETAILS



RCC COLUMN DETAILS



SEPTIC TANK DETAILS

Note:

Waste Water should be Used for Gardening purpose

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

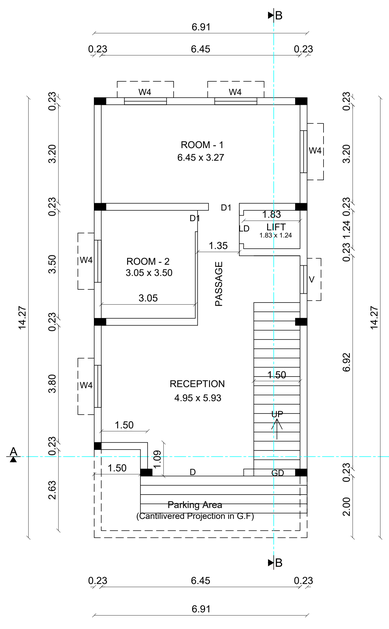
Rain water harvesting tank to be provided

Sewer Line Connected to UGD Line

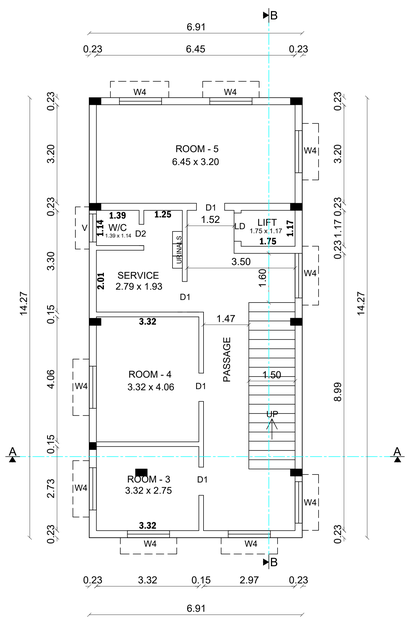
Waste water from recycled water tank & Trench connected to sullage disposal tank

Solid waste tub to be Provided

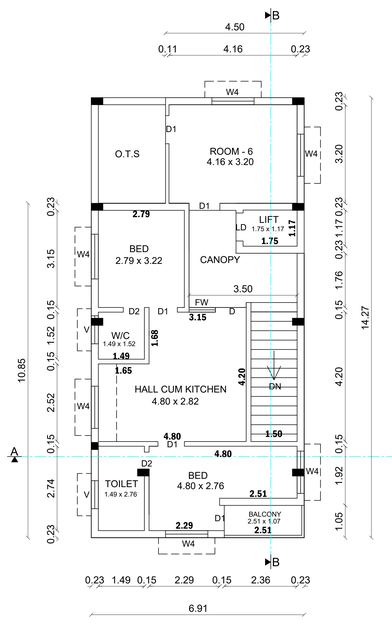
'U' traps provided in septictank to prevent curb breeding of mosquitoes
(As per G.O (M.S) No : 341 - dated 03.11.2004)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

FLOORWISE BREAKUP

FLOOR NAME	FSI AREA IN M2	NON FSI AREA IN M2	TOTAL AREA IN M2	REMARKS
GROUND FLOOR	83.51	15.09	98.60	COMMERCIAL
FIRST FLOOR	98.60	--------	98.60	COMMERCIAL
SECOND FLOOR	15.43	--------	15.43	COMMERCIAL
SECOND FLOOR	74.97	--------	74.97	RESIDENTIAL
TOTAL	272.51	15.09	287.60	--------

PARKING CALCULATION

CLINIC PARKING:-

PARKING AREA = 197.54 SQ.MT

[The number of car/two wheeler parking spaces required shall be calculated for 75% of the total plinth area in the buildings]

PARKING AREA = 148.15SQ.MT

Is up to 50 SQ.MT = Nill

Above 50 SQ.MT = 1 CAR & 1 Two Wheeler Every 50 sq.mt or Part thereof Exculuding the first 50 Sq.mt

148.15/50 = 2.96 say 3 NOS

REQUIRED PARKING = 3 Car & 3 Two Wheeler

TOTAL REQUIRED PARKING = 3 Car & 3 Two Wheeler

TOTAL PROVIDED PARKING = 3 Car & 3 Two Wheeler

Required Parking Area - House

For Area Upto 75Sq.mt = 1 Two Wheeler Space (1.00 x 1.80m)

Plinth Area = 74.97Sq.mt

Required Parking = 1 No.

Available Parking Area

Available Parking = 1 No.

HENCE OK

FOR OFFICE USE

TECHNICAL APPROVAL

Roc. No : SWP / BPA/ 0101761 /2024

SITE BOUNDARY SHOWN AS "ABCD"

PLANNING PERMISSION NO : 48/2024 (SWP / TUTYLPA)

APPLICANT

FLOOR SPACE INDEX :-

F.S.I = G.F + F.F + S.F / Total Site Area

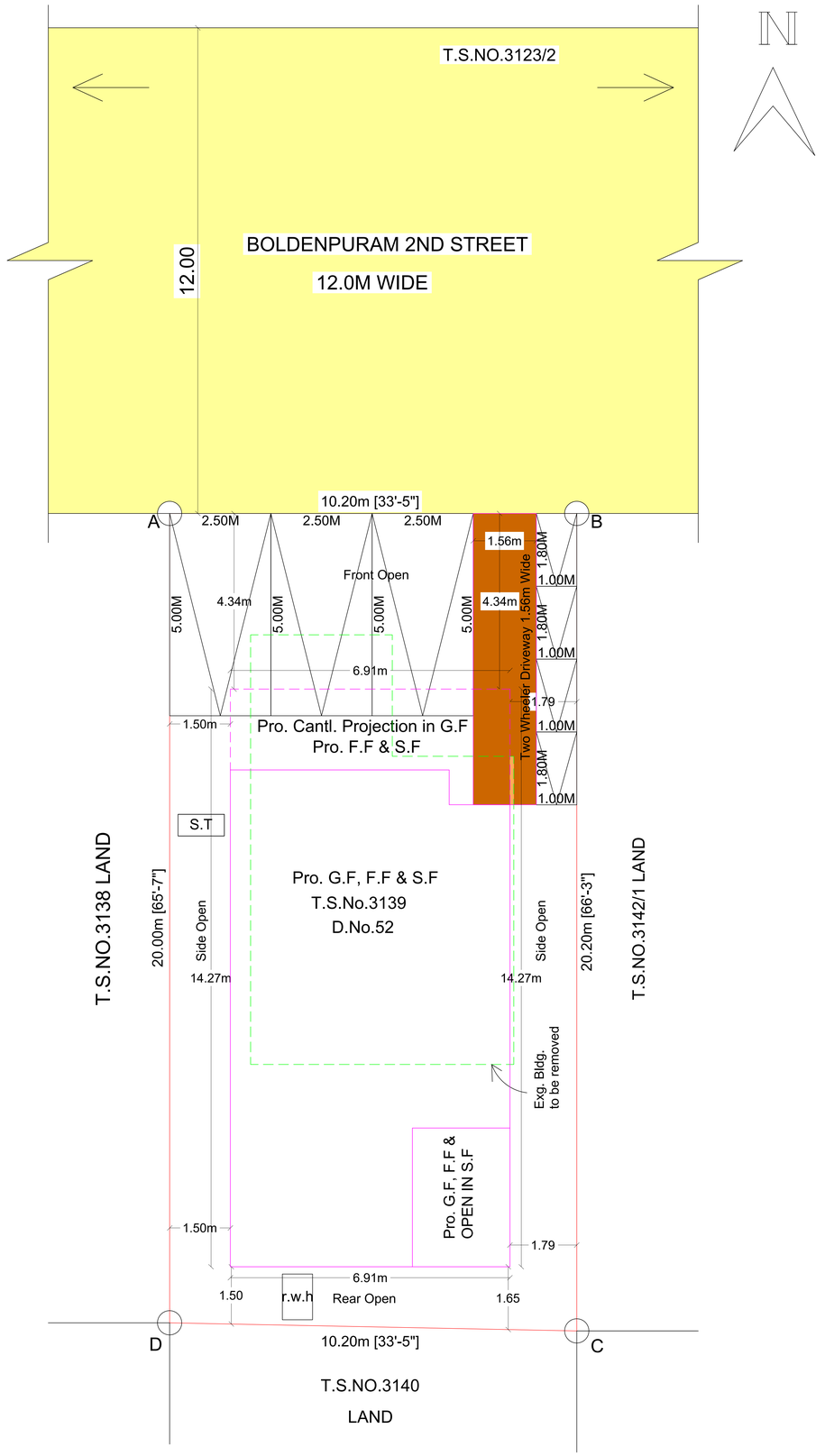
F.S.I = 83.51+98.60+90.40 / 202.34

F.S.I = 1.35 < 2.00

Er.B.WILSON
District Panel Engineer-D.DIS.No.54646/2018
Registered Engineer in DRDA-TNV/PROF39/2022
Registered Engineer in DT&CP-RE/TVLD/01/2002
Registered Engineer in Corporation-146/LS/2002/00009
POTHIHAI CONSTRUCTIONS
260/1, Rajiv Nagar, Tisaiyanvilai-627 657.
Cell: 72000 94000, 98254 38288

REGISTERED ENGINEER

SHEET NO : 1/2



SITE PLAN

(SCALE - 1:100)

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF CLINIC BUILDING CUM RESIDENTIAL BUILDING (AFTER DEMOLISHING THE EXISTING BUILDING) BEARING D.NO.52 AT BOLDENPURAM 2ND STREET, T.S.NO.3139, BLOCK.26, T.S.WARD.2, THOOTHUKUDI TOWN, T.M.C WARD.36, THOOTHUKUDI CITY MUNICIPAL CORPORATION.

Applicant : Mr. D. SAMUEL PRAPTHIK

ALL DIMENSIONS ARE IN METRE
SCALE = 1:100

Land Use : Mixed - Residential Zone

AREA DETAILS

T.S.NO	As per Doc. SQ.MT	T.S.L.R Area SQ.MT	As on Ground SQ.MT	Super Imposed Plot Area sq.mt
3139	202.34	204.00	202.34	202.34

AREA TAKEN BY CONSIDERATION AS PER SUPER IMPOSED AREA in 202.34 SQ.MT

AREA DETAILS	SQ.FT	SQ.MT
SITE AREA	2178.00	202.34
PRO.G.F.BLDG.AREA	1061.35	98.60
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TOTAL PRO. AREA	3095.75	287.60
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ROAD		
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PARKING AREA = 197.54 SQ.MT
[The number of car/two wheeler parking spaces required shall be calculated for 75% of the total plinth area in the buildings]
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Plinth Area = 74.97Sq.mt
Required Parking = 1 No.

Available Parking Area

Available Parking = 1 No.

HENCE OK

FLOOR SPACE INDEX :-

$$F.S.I = \frac{G.F + F.F + S.F}{\text{Total Site Area}}$$

$$F.S.I = \frac{83.51+98.60+90.40}{202.34}$$

$$F.S.I = 1.35 < 2.00$$

SCHEDULE OF JOINERIES

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D1	DOOR	0.91 x 2.10
D2	DOOR	0.75 x 2.10
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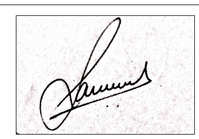
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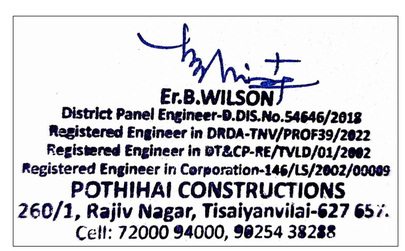
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(As per G.O (M.S) No : 341 - dated 03.11.2004)

FOR OFFICE USE

TECHNICAL APPROVAL
Roc. No : SWP / BPA/ 0101761 /2024
SITE BOUNDARY SHOWN AS "ABCD"
PLANNING PERMISSION NO : 48/2024
(SWP / TUTYLPA)

APPLICANT





REGISTERED ENGINEER

SHEET NO : 2/2

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.