PP APPROVAL RECORD

Planning Permission

Thoothukkudi

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

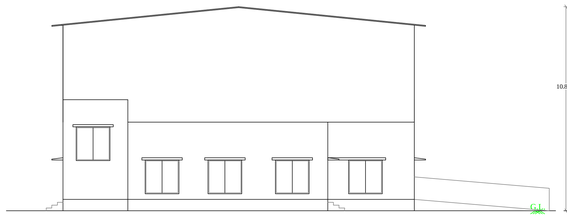
ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

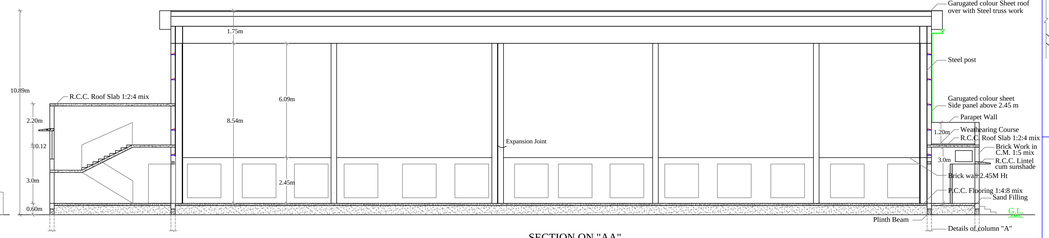
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF MATCHWORK UNIT(Orange category) IN SURVEY NO: 472/1B2 AT PANDAVARMANGALAM VILLAGE & PANCHAYAT , KOVILPATTI PANCHAYAT UNION, KOVILPATTI TALUK,THOOTHUKUDI DISTRICT.

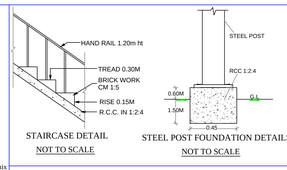
Applicant : Mrs. ANTONY JENIFER
Mrs. SILVIYA THIRESA



FRONT ELEVATION

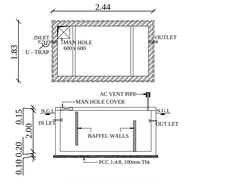


SECTION ON "AA"

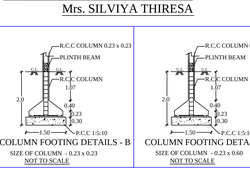


STAIRCASE DETAIL
NOT TO SCALE

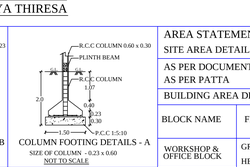
STEEL POST FOUNDATION DETAILS
NOT TO SCALE



SEPTIC TANK DETAILS
NOT TO SCALE



COLUMN FOOTING DETAILS - B
SIZE OF COLUMN - 0.23 x 0.23
NOT TO SCALE



COLUMN FOOTING DETAILS - A
SIZE OF COLUMN - 0.23 x 0.60
NOT TO SCALE

AMENITIES PROVIDED :

1) SEPTIC TANK WITH DISPERTION TRENCH 2nos.
2) "U" TRAP PROVIDED IN SEPTIC TANK.
3) SOLAR POWER ASSISTANT WATER HEATING SYSTEM.
4) DRINKING WATER TANK.
5) PLINTH BOUNDARY PERCOLATION PIT.
6) PERCULATION PIT.
7) F.S - FIRE SERVICE WATER SUMP 3m x 3m x 2m.
8) RAIN WATER STORAGE COLLECTION WELL WITH RECYCLING TANK.
9) ENTRANCE GATE 7.0M.
10) EMERGENCY ALARM.
11) EARTH QUAKE RESISTANCE STRUCTURE.
12) FIRE EXTINGUISER.
13) PARKING SPACE PROVIDED.
14) DOORS & WINDOWS ARE OPENING OUTWARDS.
15) UNDER GROUND SUMP.
16) SOLID WASTE TUB.
17) FIRST AID BOX.
18) TOILET WITH ABUTATION TAP.
19) SEWAGE TREATMENT PLANT
20) BORE WELL.
21) TRANSFORMER YARD (5.0m x 5.0m).
22) HOSE REEL ASSEMBLY
23) WET RISER SYSTEM
24) YARD HYDRANT.
25) MANUALLY OPERATED FIRE ALARM CALL POINTS.
26) AUTOMATIC DETECTION & ALARM SYSTEM.
27) TERRACE LEVEL WATER TANK PROVIDED.
28) FIRE PUMP.

AREA STATEMENT	ALL DIMENSIONS ARE IN METRE
SITE AREA DETAILS (In sq.m)	Scale = 1:100
AS PER DOCUMENT	4000.00 Sq.m
AS PER PATTA	4000.00 Sq.m

BUILDING AREA DETAILS (In sq.m)

BLOCK NAME	FLOOR NAME	FSI AREA in sq.m	NON FSI AREA in sq.m	TOTAL BUILTUP AREA in sq.m
WORKSHOP & OFFICE BLOCK	GROUND FLOOR	846.03 SQ.M	- - - - - -	846.03 SQ.M
	HEAD ROOM	- - - - - -	23.15 SQ.M	23.15 SQ.M
TOTAL AREA OF BUILDING		846.03 SQ.M	23.15 SQ.M	869.18 SQ.M

AREA OF OPEN SPACE RESERVATION (OSR) (10.02% OF SITE AREA) - 400.92 SQ.M 4315.10 SQ.FT

FLOOR SPACE INDEX (FSI) 846.03 / 4000.0 = 0.2115 < 1.50

PLOT COVERAGE (PC) 846.03 / 4000.0 x 100 = 21.15%

EMERGENCY ALARAM
FIRE EXTINGUISER
DRINKING WATER CAN

PARKING DETAILS

PARKING TYPE	REQUIRED	PROVIDED
LORRY PARKING For WORKSHOP FLOOR AREA EVERY 5005QM = 1 LORRY SPACE	2 Nos	3 Nos
CAR PARKING For office EVERY 100 SQM = 1 CAR SPACE	1 Nos	2 Nos
TWO WHEELER PARKING & CYCLE PARKING For Workshop Floor Area EVERY 50 SQM { 1 TWO WHEELER SPACE / 1 CYCLE SPACE	16 Nos 16 Nos	20 Nos 20 Nos

JOINERY DETAILS (In metre)

RS	ROLLING SHUTTER	-	5.00 x 2.40
RS1	ROLLING SHUTTER	-	1.50 x 2.40
D	DOOR	-	1.20 x 2.10
D1	DOOR	-	0.90 x 2.10
W	WINDOW	-	1.80 x 1.80
V	VENTILATOR	-	0.90 x 0.60

COLOUR CODE DETAILS

SITE BOUNDARY
PRO CONSTRUCTION
EXISTING ROAD
OSR

SI. NO.	MACHINERY DETAILS	Nos.	H.P
1	INNER MACHINE (3.0 H.P.)	1	3.0
2	OUTER MACHINE (3.0 H.P.)	1	3.0
3	FILLING MACHINE (14.0 H.P.)	1	14.0
4	DOZEN MACHINE (2 H.P.)	1	2.0
5	100'S PACKING MACHINE (2 H.P.)	1	2.0
6	COMPRESSOR (10 H.P.)	1	10.0
		TOTAL	34.0

SANITATION REQUIREMENT FOR PROPOSED BUILDING

NO. OF WORKERS : GENTS = 5 NOS
LADIES = 10 NOS
TOTAL NOS = 15 NOS

	REQUIRED	PROVIDED
MALE WATER CLOSET	1	2
FEMALE WATER CLOSET	1	3
DRINKING WATER FOUNTAIN	0	1
ABUTATION TAP	5	5

TECHNICAL APPROVAL

ROC NO: SWP/BPA/0103706/2024

SWP / THOOTHUKUDI / BPA / AD / DTCP / NO: 10 / 2024

OFFICE USE

Er.T.RAGAVAN B.E., MSc(valu)
REGISTERED CONSTRUCTION ENGINEER
RCE/TVL/04/2019
KOVILPATTI - 628501
THOOTHUKUDI

REGISTERED CONSTRUCTION ENGINEER

APPLICANT

Er. K. Vaithiyanathan B.E.,M.Sc.(Valu)
S.S.S.VAITHIYANATHAN B.E.,M.Sc.(Valu)
MUTHU CONSTRUCTION
Regd. Structural Engineer
RSE/GR-II/TVL/Admn/2016/001
Institution of Engineers (India) M-4912
District Panel Engineer, Tirunelveli
D.C.C.No. C.1/2005/14
1/11A, Sivan West Car Street,
Palayamkottai - 627 002.

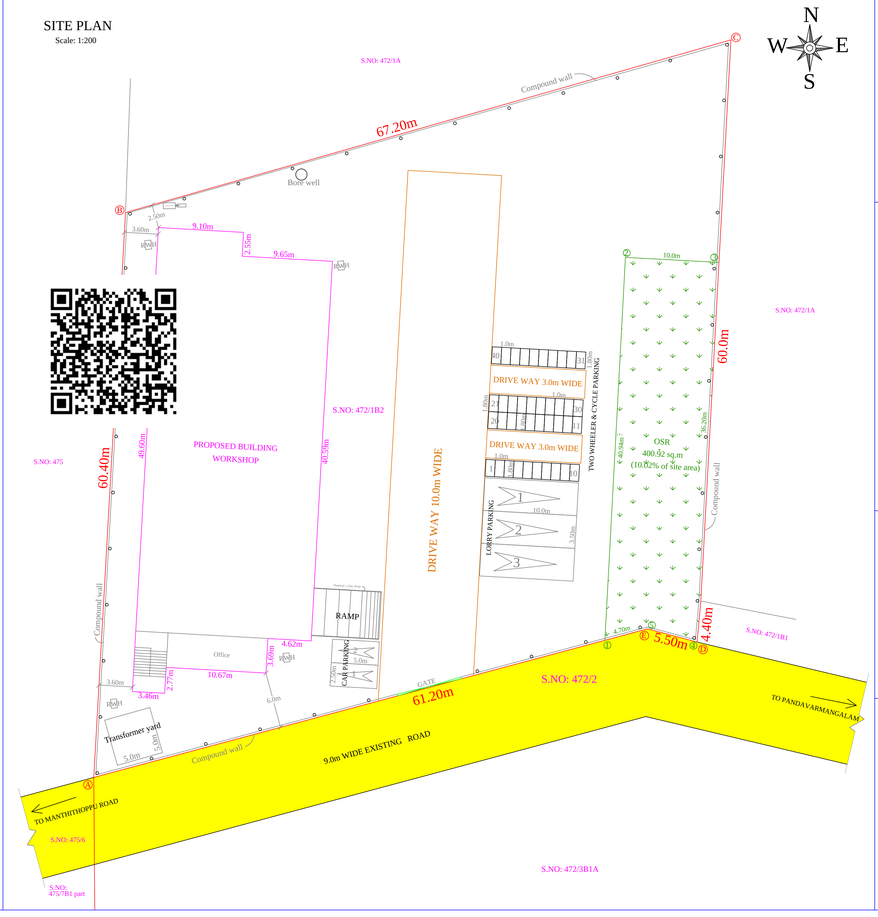
REGISTERED STRUCTURED ENGINEER

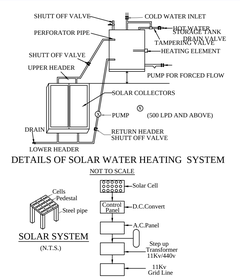
Er K.s.SAKTHIYAPPAN B...M.Sc. (valu)
Registered Engineer Grade II-(RE)
Reg No RG/Gr-II / TVL March 2019 / 017
142A1 Kottur Road, Palayamkottai, Tirunelveli
Cell:- 9843057439 9364257439
Email sakthi57439@yahoo.com

REGISTERED ENGINEER

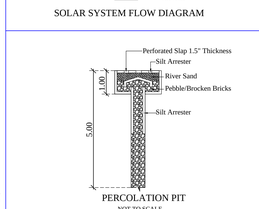
SITE PLAN

Scale: 1:200

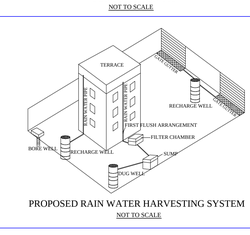




DETAILS OF SOLAR WATER HEATING SYSTEM
NOT TO SCALE

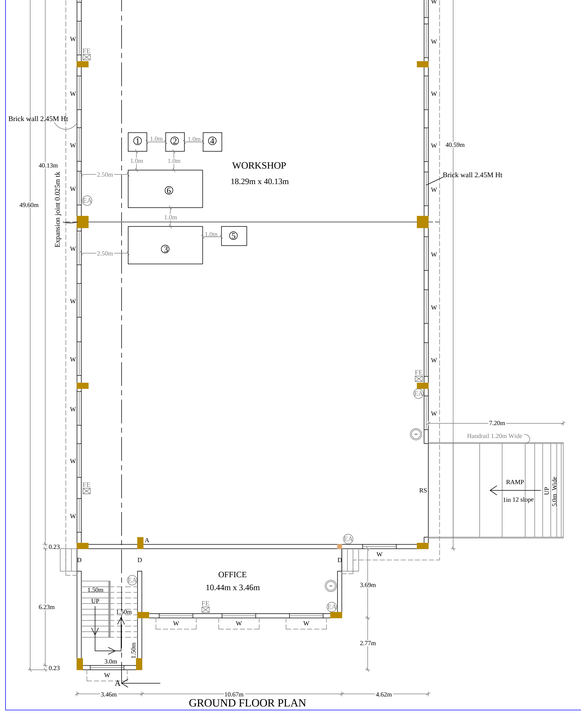


SOLAR SYSTEM FLOW DIAGRAM



PERCOLATION PIT
NOT TO SCALE

PROPOSED RAIN WATER HARVESTING SYSTEM
NOT TO SCALE



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.