Verified RealEstate™

REFERENCE
SWP/BPA/123746/2024

ISSUED
28 March 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.

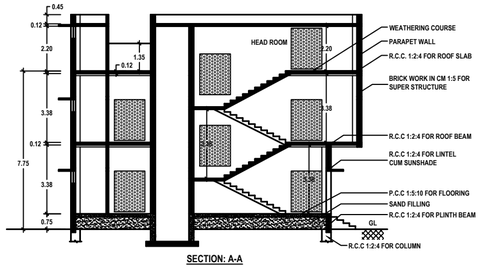
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

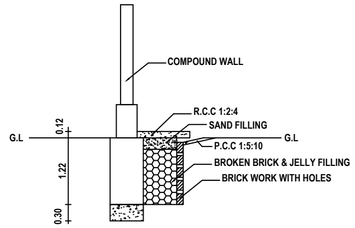
DIGITALLY VERIFIED RECORD



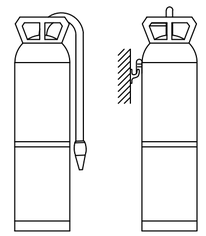
ELEVATION



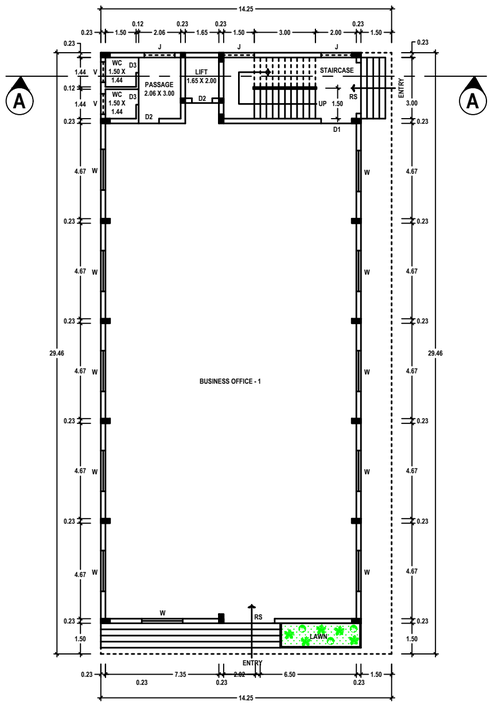
SECTION: A-A



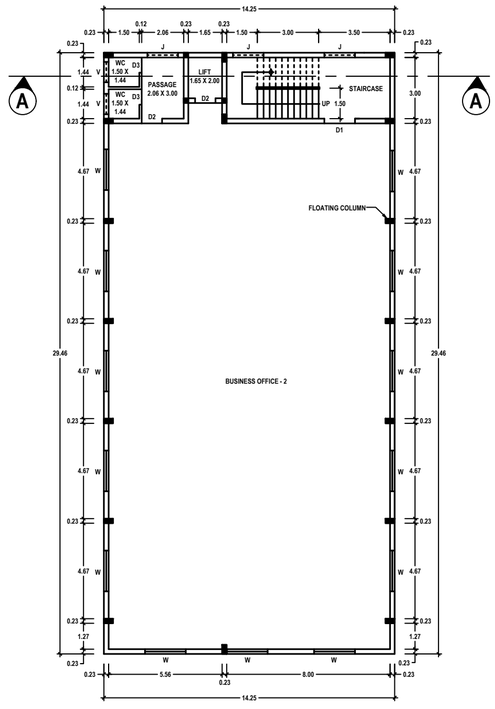
PLINTH BOUNDARY PERCOLATION PIT



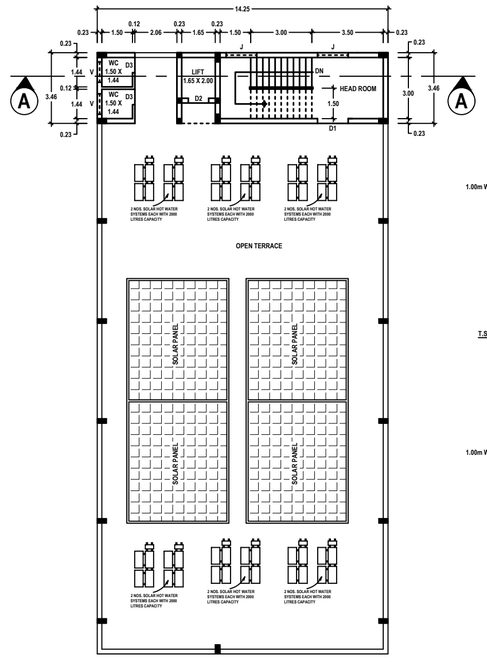
FIRE EXTINGUISHER



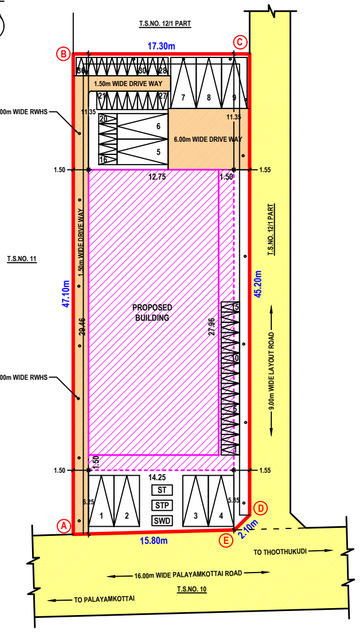
GROUND FLOOR PLAN



FIRST FLOOR PLAN

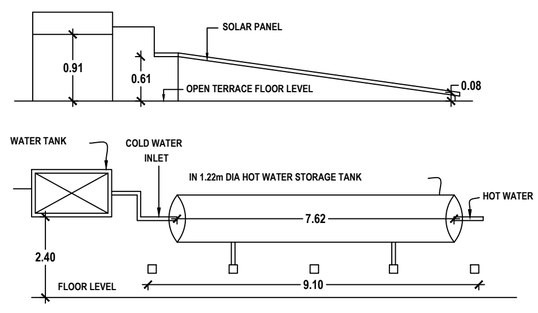


HEAD ROOM PLAN

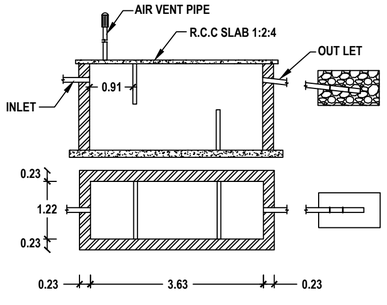


SITE PLAN

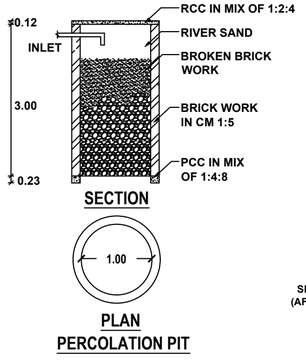
SCALE - 1:200



DETAILS OF SOLAR WATER HEATING SYSTEM



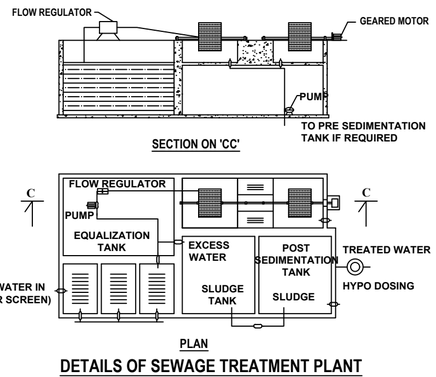
SEPTIC TANK & TRENCH



SECTION

PLAN

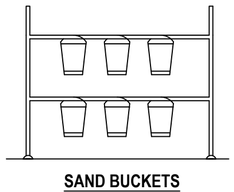
PERCOLATION PIT



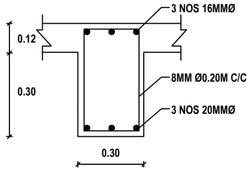
SECTION ON 'CC'

PLAN

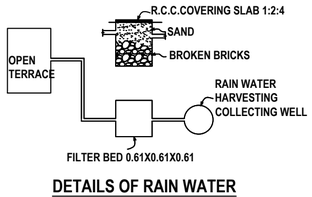
DETAILS OF SEWAGE TREATMENT PLANT



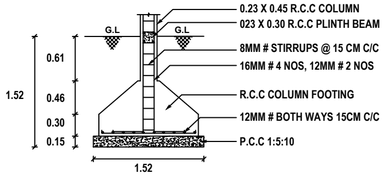
SAND BUCKETS



ROOF BEAM DETAILS



DETAILS OF RAIN WATER HARVESTING SYSTEM



COLUMN FOOTING DETAILS



STAIRCASE DETAILS

SCALE - 1:100

REFERENCE

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

CERTIFICATE

1. CERTIFIED THAT PROVISIONS SHALL 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)
RS	ROLLING SHUTTER	2.50 X 2.10
D1	DOOR	1.50 X 2.10
D2	DOOR	1.00 X 2.10
D3	DOOR	0.75 X 2.10
J	JOLLY	1.50 X 2.00
W	WINDOW	2.00 X 2.00
V	VENTILATOR	1.00 X 0.60

OFFICE U

PLANNING PERMISSION

ROC. NO. SWP/BPA/123746/2024

SITE BOUNDARY SHOWN AS "A TO E"

PLANNING PERMISSION NO. 21/2024 (SWP/TUTY)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A BUSINESS OFFICE BUILDING IN T.S.WARD NO. C, BLOCK NO. 32, T.S. NO. 12/3 AT PALAYAMKOTTAI ROAD, TOWN PLANNING SCHEME "ANNA", THOOTHUKUDI CITY MUNICIPAL CORPORATION (WEST ZONE), THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI DISTRICT.

OWNER NAME: Mr. S. MILTON

SITE AREA DETAILS AS PER SALE DEED

S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in Sqm	AREA in Sq. Ft
1.	5249/2023	12/3	810.24	8721.42

SITE AREA DETAILS AS PER TSLR

S. NO.	SURVEY NUMBER	AREA in Sqm	AREA in Sq. Ft
1.	12/3	810.00	8718.84

SITE AREA DETAILS

AS PER SALE DEED	----------	810.24 Sqm
AS PER TSLR	----------	810.00 Sqm
AS AT SITE	----------	810.00 Sqm

BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in Sqm	AREA in Sq. Ft
AREA OF THE SITE	-----	-----	810.00	8718.84
PROPOSED AREA				
GROUND FLOOR	372.32	47.49	419.81	4518.83
FIRST FLOOR	419.81	-----	419.81	4518.83
HEAD ROOM	-----	42.18	42.18	454.03
TOTAL	792.13	89.67	881.80	9491.69

$$FSI = \frac{\text{TOTAL AREA OF ALL FLOORS}}{\text{PLOT AREA}} = \frac{792.13}{810.00} = 0.978 < 2.00$$

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 BUSINESS OFFICE BUILDING

1 CAR SPACE FOR EVERY 100.00 Sq. M OF FLOOR AREA

1 TWO WHEELER SPACE EVERY 25.00 Sq. M OF FLOOR AREA

MINIMUM 2 CARS AND 2 TWO WHEELERS TO BE PROVIDED FOR PH PARKING

IN ADDITION 10% FOR VISITOR'S PARKING

PARKING CALCULATION DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
BUSINESS OFFICE	10% FOR 792.13 + VISITOR'S PARKING = 871.34 / 100	9 CARS	9 CARS AND 36 TWO WHEELERS
	10% FOR 792.13 + VISITOR'S PARKING = 871.34 / 25	35 TWO WHEELERS	

SET BACK DETAILS

DESCRIPTION	REQUIRED	PROVIDED
FRONT	4.50	5.90
SIDE - 1	1.50	1.50
SIDE - 2	1.50	1.55
REAR	1.50	11.35

NOTE:

1. ALL DIMENSIONS ARE IN METER.
2. CCTV CAMERA TO BE PROVIDED.
3. EUROPEAN WATER CLOSET TO BE PROVIDED.
4. CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.

Er.K.SHANKAR NARAYANAN, B.E., M.TECH.,
Registered Geotech Engineer
ROTE: 001/2022
VARSHA GEOTECHNICAL WORKS
RAJAPALAYAM-626 117

REGISTERED GEO-TECH ENGINEER

APPLICANT

A.GETHSY., M.E.,
Registered Structural Engineer
Reg No:RSE-U/TKDTCP/SEP/03/2021
6B/A, 6th Street East ,
Brinyant Nagar Thoothukudi-628 008

REGISTERED STRUCTURAL ENGINEER

Er.S.PONMANIKANDAN., B.E.,LL.B.,LAV.,AIE
Licensed Surveyor and Registered Engineer
Approved Valuer of Sarfaesi Engineer
139/B, Palpettai West Ist Street,
Tuticorin - 628 008
Mob: 8056780160.

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

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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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.