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

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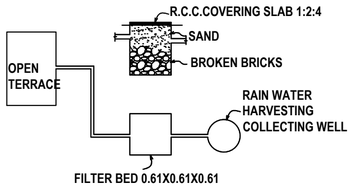
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A DWELLING HOUSE AND BUSINESS OFFICE BUILDING IN DOOR NOS. 13, 13A, 13B & 13C, T.S.WARD NO. 2, BLOCK NO. 31, T.S.NO. 3456 & 3457 AT SUBBIAHPURAM FIRST STREET, T.P. SCHEME 'B' PART-1, THOOTHUKUDI CITY MUNICIPAL CORPORATION (WEST ZONE), THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI DISTRICT.

SHEET NO.

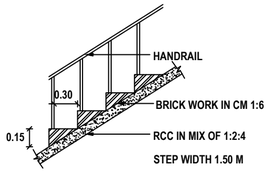
5/5

OFFICE USE:

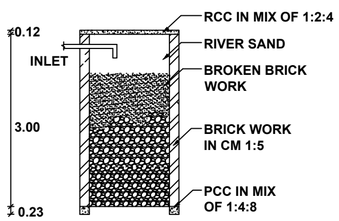
OWNER NAME: 1. Mr. S. SAINT RAVI RAJAN, 2. Mrs. M. DAVAMONI DEVI



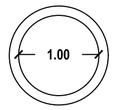
DETAILS OF RAIN WATER HARVESTING SYSTEM



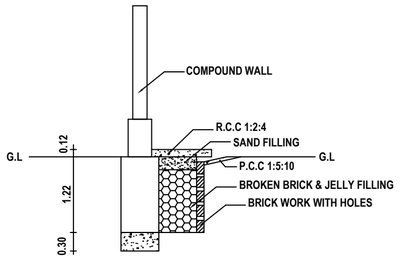
STAIRCASE DETAILS



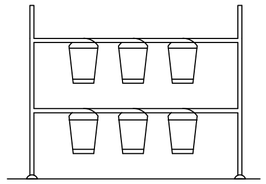
SECTION



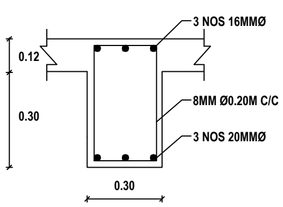
PLAN
PERCOLATION PIT



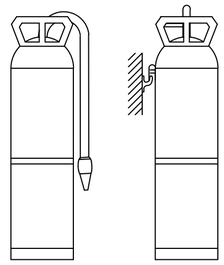
PLINTH BOUNDARY PERCOLATION PIT



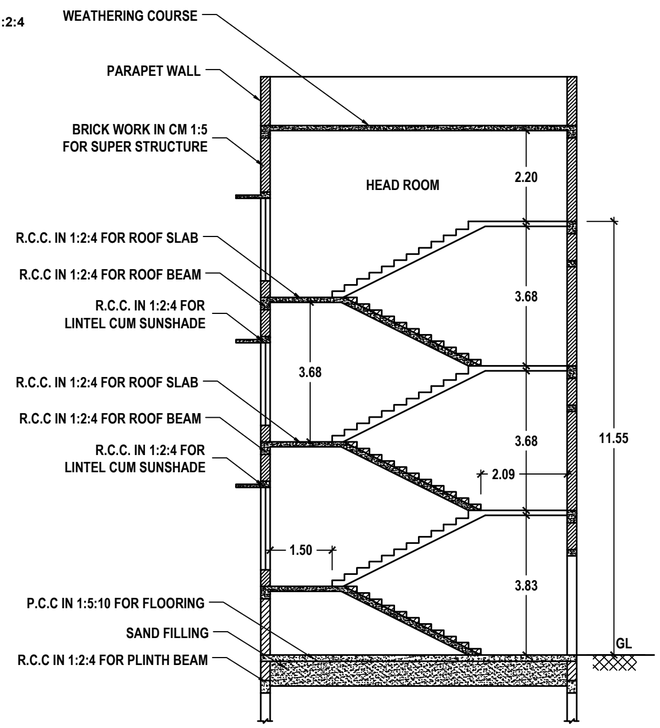
SAND BUCKETS



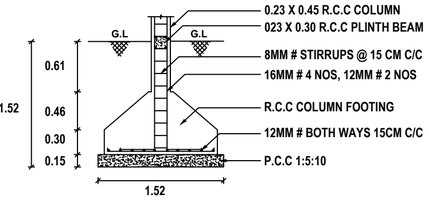
ROOF BEAM DETAILS



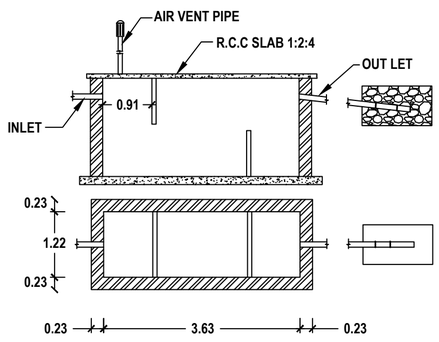
FIRE EXTINGUISHER



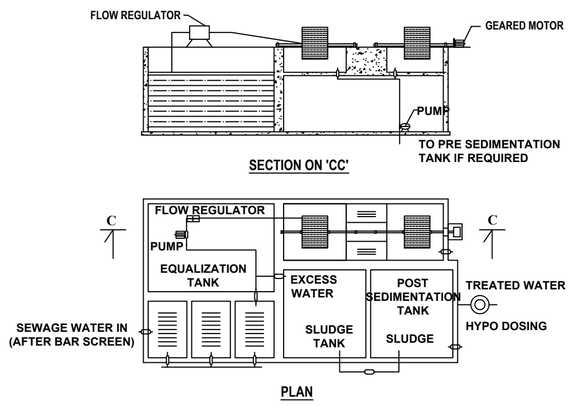
SECTION : B-B



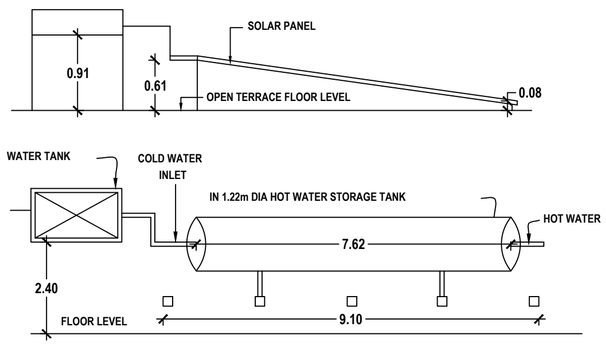
COLUMN FOOTING DETAILS



SEPTIC TANK & TRENCH



DETAILS OF SEWAGE TREATMENT PLANT



DETAILS OF SOLAR WATER HEATING SYSTEM

PLANNING PERMISSION

ROC. NO. SWP/BPA/180977/2024
SITE BOUNDARY SHOWN AS "A TO D"
PLANNING PERMISSION NO. 41/2024 (SWP/TUTY)

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Email geomatrixconsultancy@gmail.com

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OWNER

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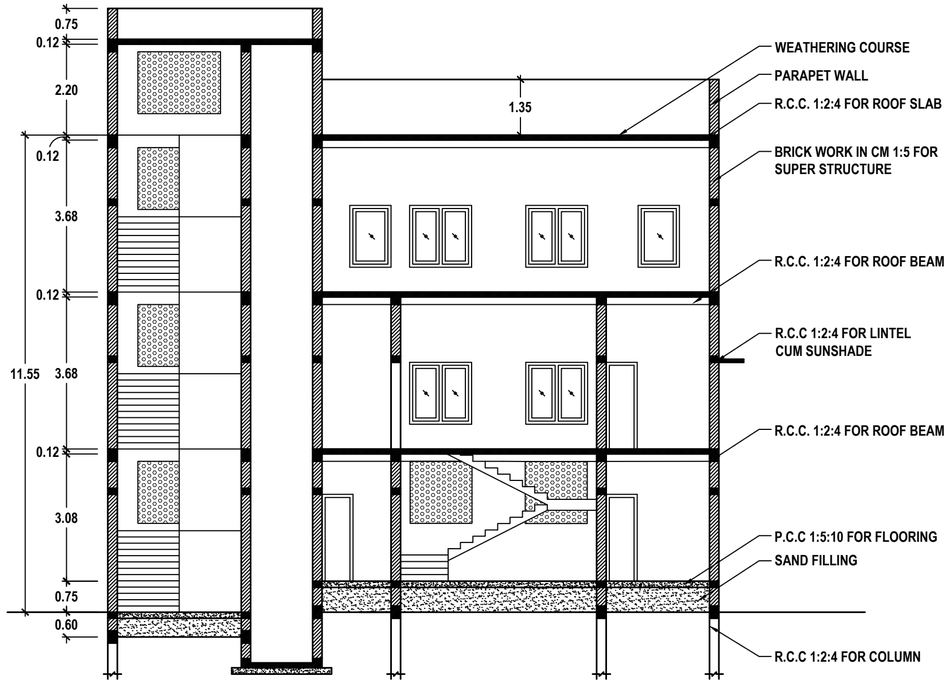
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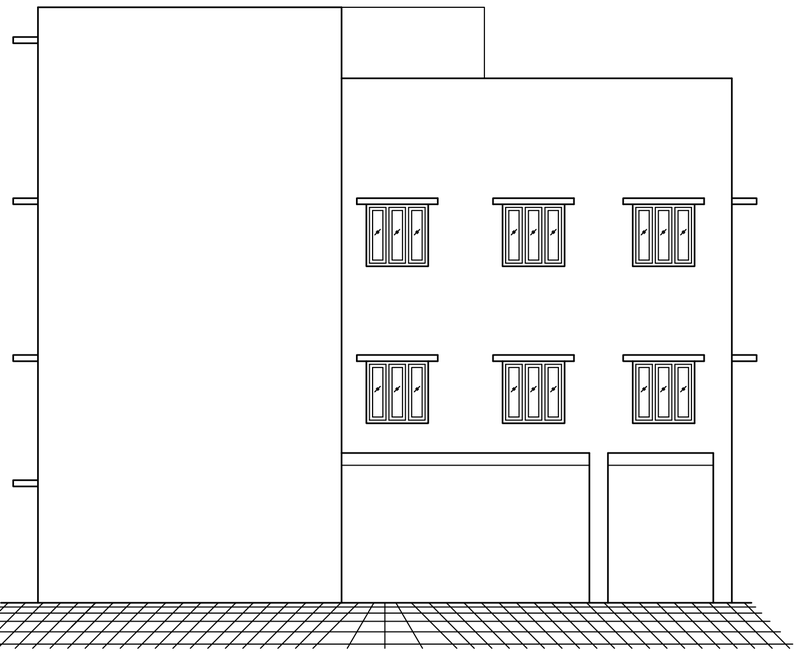
SHEET NO. **4/5**

OWNER NAME: 1. Mr. S. SAINT RAVI RAJAN, 2. Mrs. M. DAVAMONI DEVI

SCALE - 1:100



SECTION : A-A



ELEVATION

OFFICE USE:

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Email geomatrixconsultancy@gmail.com

REGISTERED GEO-TECH ENGINEER

M. Davamoni Devi

OWNER

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Chartered Structural Engineer,
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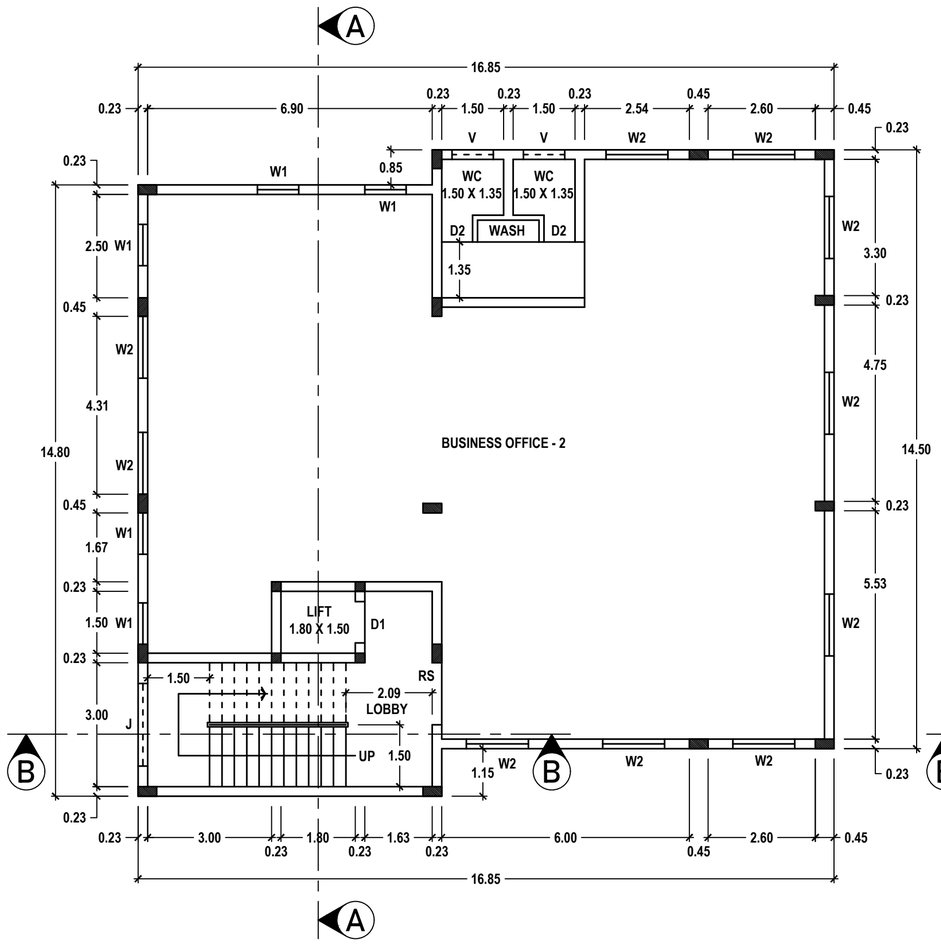
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3/5

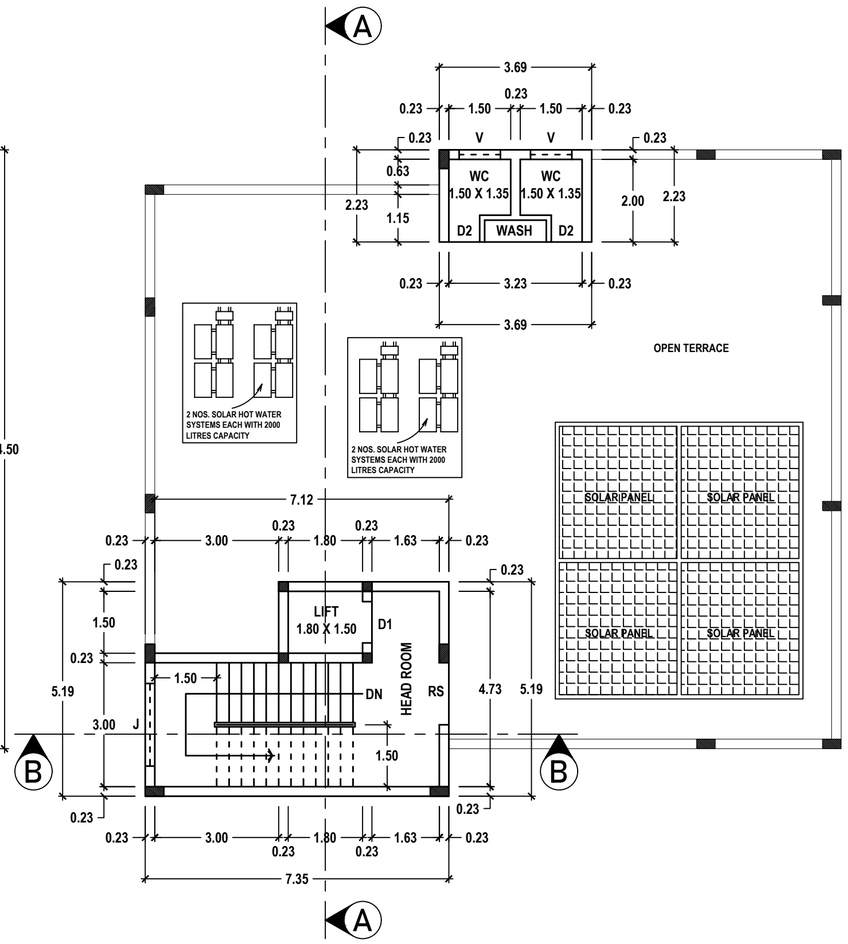
OWNER NAME: 1. Mr. S. SAINT RAVI RAJAN, 2. Mrs. M. DAVAMONI DEVI

SCALE - 1:100

OFFICE USE:



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

PLANNING PERMISSION

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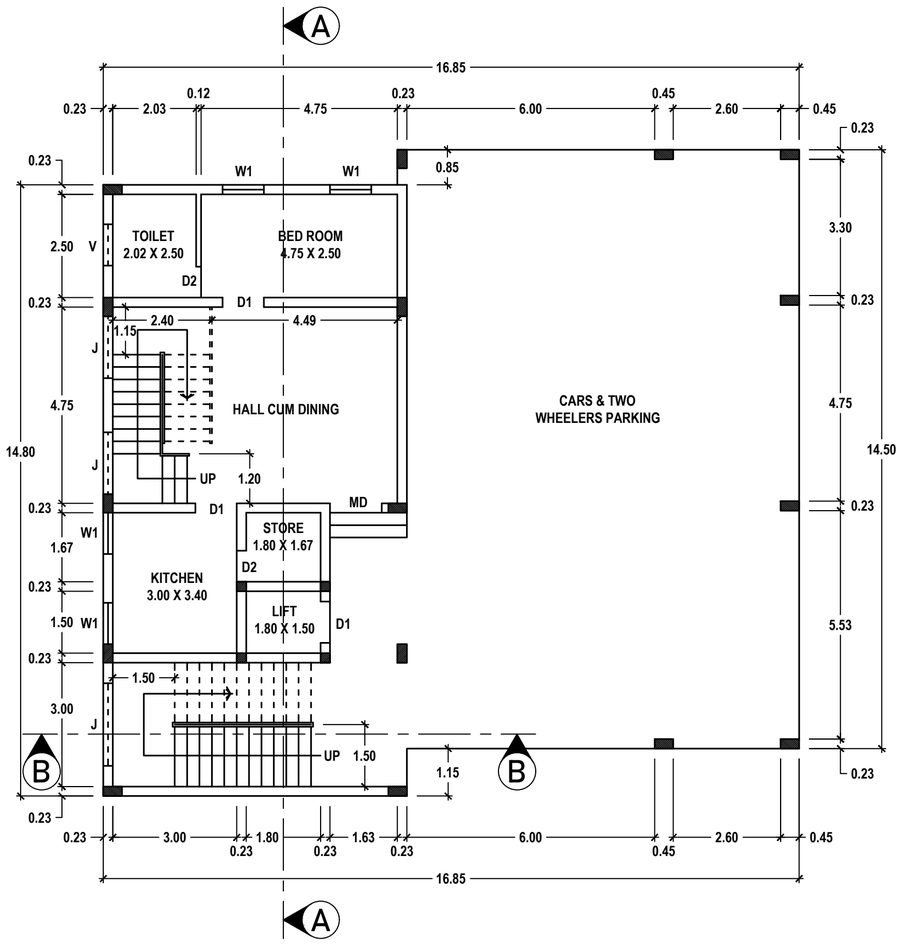
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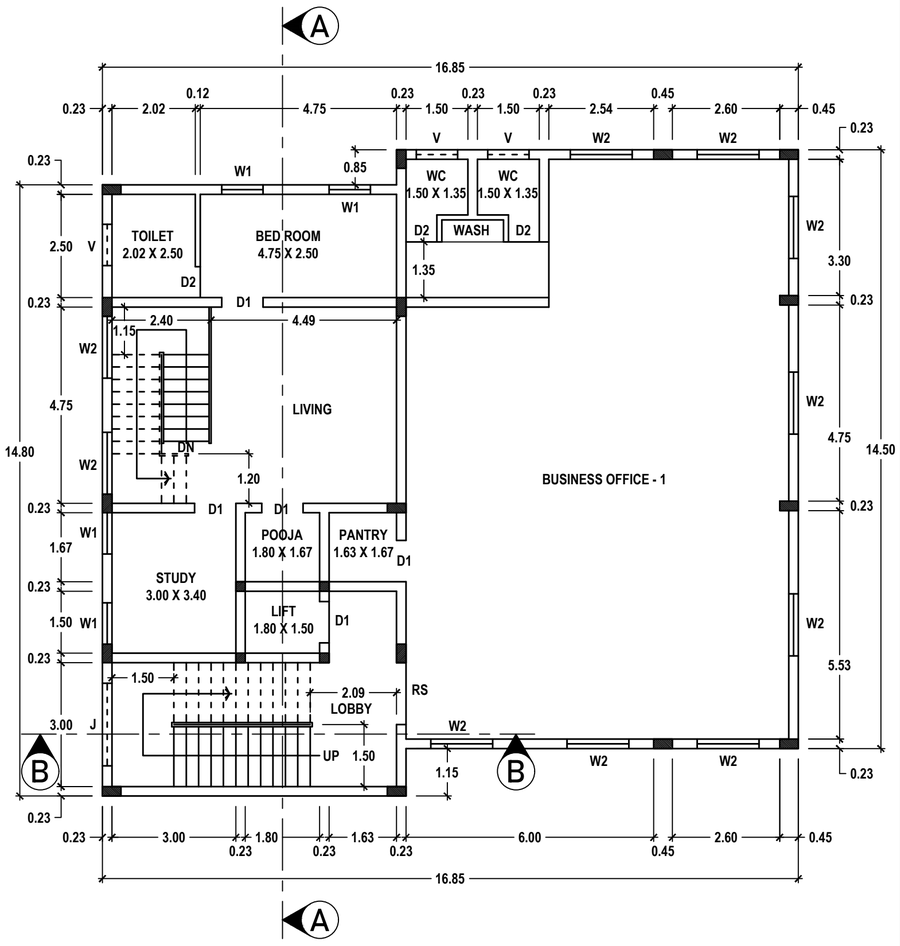
SHEET NO. **2/5**

OWNER NAME: 1. Mr. S. SAINT RAVI RAJAN, 2. Mrs. M. DAVAMONI DEVI

SCALE - 1:100



GROUND FLOOR PLAN



FIRST FLOOR PLAN

OFFICE USE:

PLANNING PERMISSION

ROC. NO. SWP/BPA/180977/2024
SITE BOUNDARY SHOWN AS "A TO D"
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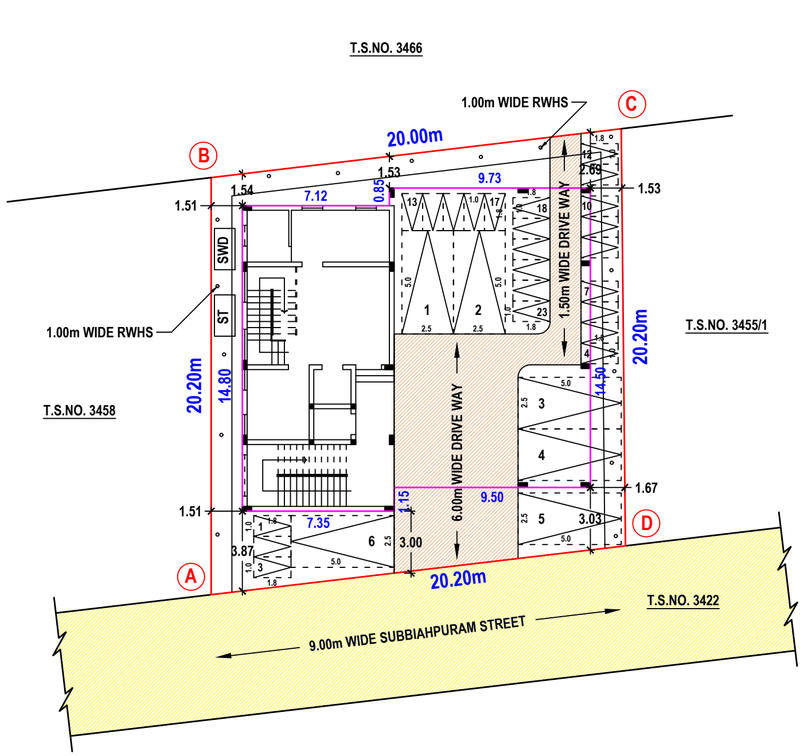
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SHEET NO. 1/5

OFFICE USE:

OWNER NAME: 1. Mr. S. SAINT RAVI RAJAN, 2. Mrs. M. DAVAMONI DEVI

SCALE - 1:200



SITE PLAN

NOTE:

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

STALL SIZE FOR PARKING

1 TWO WHEELER SPACE - 1.00m X 1.80m

1 CAR SPACE - 2.50m X 5.00m

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

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
RS	ROLLING SHUTTER	1.50 X 2.10
MD	MAIN DOOR	1.25 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
W1	WINDOW	1.00 X 1.50
W2	WINDOW	1.50 X 1.50
V	VENTILATOR	0.75 X 0.60
J	JOLLY WORK	2.00 X 1.50

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

IN ADDITION 10% FOR VISITOR'S PARKING

PARKING DETAILS FOR SINGLE RESIDENTIAL BUILDING

FLOOR AREA UP TO 150 Sqm - 1 CAR AND 1 TWO WHEELER SPACE

SITE AREA DETAILS AS PER TSLR

S. NO.	SURVEY NUMBER	AREA in Sqm	AREA in Sq. Ft
1.	3456	203.00	2185.09
2.	3457	202.00	2174.33
TOTAL		405.00	4359.42

SITE AREA DETAILS AS PER SALE DEED

S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in Sqm	AREA in Sq. Ft
1.	36/2013	3456 & 3457	97.62	1050.75
2.	587/2005		104.82	1128.25
3.	575/2005		92.60	996.75
4.	204/1994		103.19	1110.75
TOTAL			398.23	4286.50

SITE AREA DETAILS

AS PER SALE DEED	----------	398.23 Sqm
AS PER TSLR	----------	405.00 Sqm
AS AT SITE	----------	405.00 Sqm

BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in Sqm	AREA in Sq. Ft
AREA OF THE SITE	- - - - -	- - - - -	398.23	4286.55
GROUND FLOOR				
RESIDENTIAL	72.50	- - - - -	72.50	780.40
PARKING	- - - - -	174.23	174.23	1875.41
FIRST FLOOR				
BUSINESS OFFICE	174.23	- - - - -	174.23	1875.41
RESIDENTIAL	72.50	- - - - -	72.50	780.40
SECOND FLOOR	246.73	- - - - -	246.73	2655.80
TERRACE FLOOR	- - - - -	40.79	40.79	439.06
TOTAL	565.96	215.02	818.11	8806.15

$$FSI = \frac{\text{TOTAL AREA OF ALL FLOORS}}{\text{PLOT AREA}} = \frac{565.96}{398.23} = 1.421 < 2.00$$

PARKING CALCULATION DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
BUSINESS OFFICE	10% FOR 420.96 + VISITOR'S PARKING = 463.05 / 100	5 CARS	6 CARS AND 23 TWO WHEELERS
	10% FOR 420.96 + VISITOR'S PARKING = 463.05 / 25	19 TWO WHEELERS	
INDIVIDUAL RESIDENCE	145.00 Sqm	1 CAR AND 1 TWO WHEELER	

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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

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The LandLens suite
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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.