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.

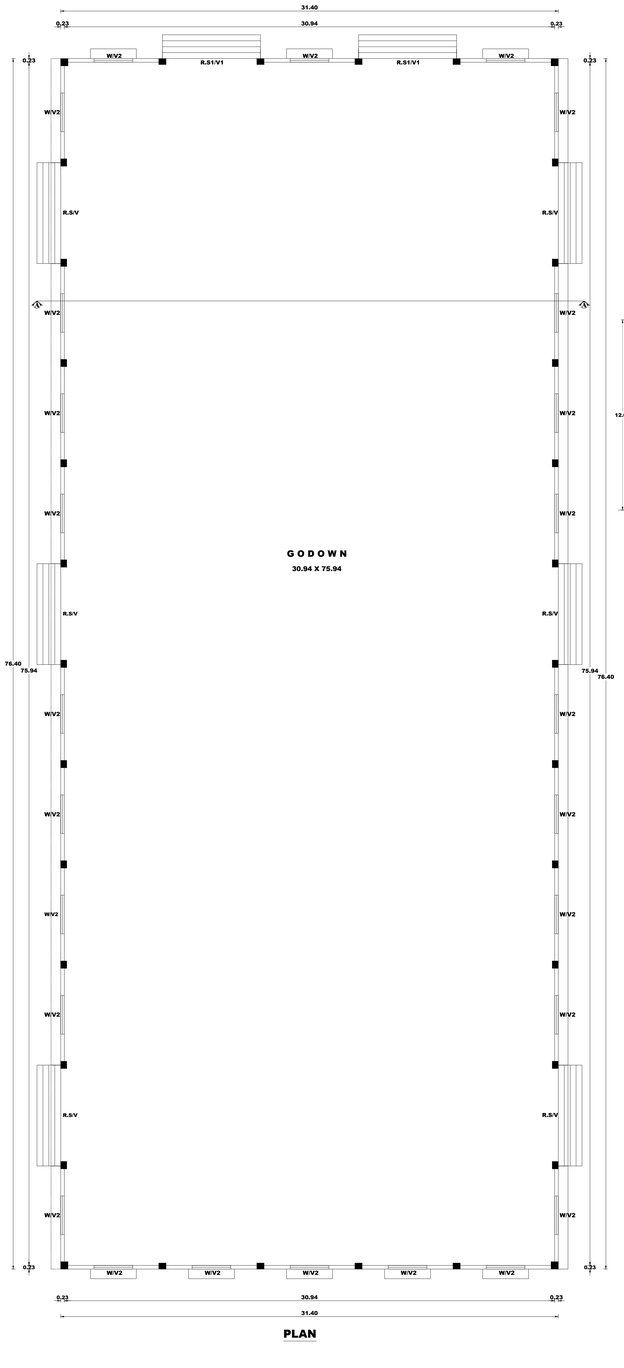
Verified RealEstate™

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

hello@verified.realestate

+91 9996 12 9996

verified.realestate



PLAN



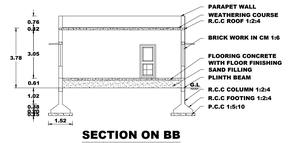
ELEVATION



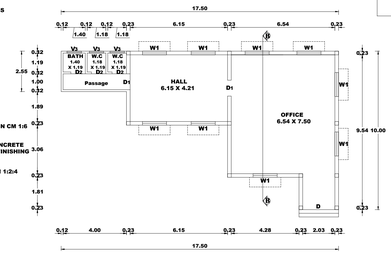
SECTION ON AA



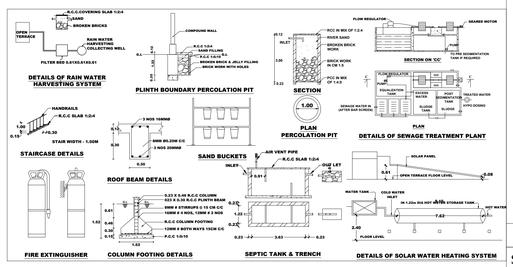
ELEVATION



SECTION ON BB



PLAN



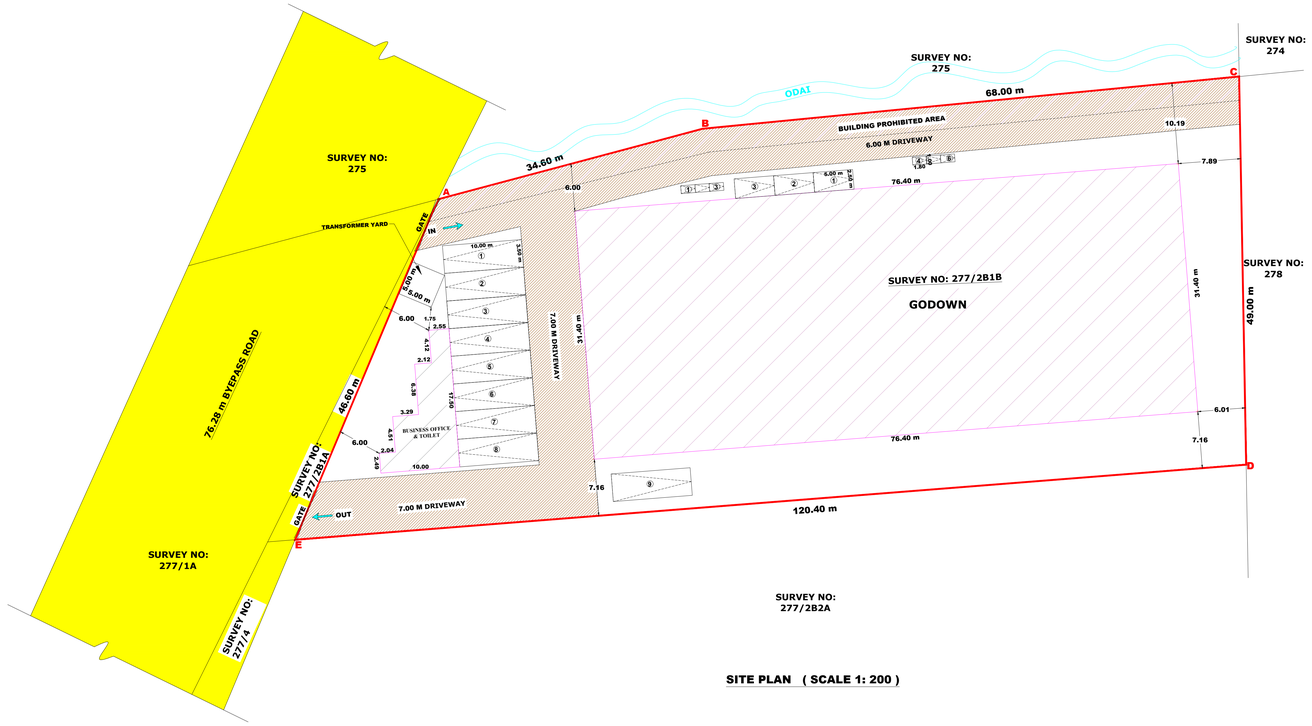
NOTES:

1. Bath room & wash basin water recycling collection sump
2. Rain water filtration pit
3. Waste water collection sump
4. Peculation Pit
5. Plinth boundary peculation pit
6. Fire extinguishers to be provided.
7. EMERGENCY ALARAM
8. Solar power assistant water heating system
9. SOLID WASTE TUB
10. Septic Tank
11. Sand bucket to be provided

COLOUR INDEX:

SITE BOUNDARY	
PROPOSED BUILDING	
DRIVE WAY	
EXISTING ROAD SHOWN	

PLANNING PERMISSION
ROC.NO: SWP/BPA/205877/2024
SITE BOUNDARY SHOWN AS "A TO E"
PLANNING PERMISION NO. 54/2024 (SWP/TUTY)



SITE PLAN (SCALE 1: 200)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GODOWN BUILDING & BUSINESS OFFICE BUILDING IN SURVEY NO. 277/2B1B, MADURAI BYEPASS ROAD, PUDURPANIAPURAM VILLAGE & PACHAYAT, OTTAPIDARAM TALUK, THOOTHUKUDI DISTRICT.

APPLICANT NAME: M/S VIJAYALAKSHMI INFRASTRUCTURES AND LOGISTICS PRIVATE LIMITED, DIRECTOR : Mr. GURUSAMY RAJA.

ALL DIMENSIONS ARE IN METER, SCALE 1: 100 & 200

SITE AREA DETAIL	DOC.NO	SURVEY NO	SQ.M	SQ.FT
AS PER DOCUMENT	211/2018	277/2B1B	5372.797	57832.79
AS PER PATTA	1602	277/2B1B	5375.00	57856.50

BUILDING AREA DETAILS

Floor Details	Usage Detail	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
Ground Floor	Godown	2398.96	-	2398.96	25822.40
	Business Office	101.10	-	101.10	1088.24
Total Floor		2500.06	-	2500.06	26910.64
open space				2668.43	

$$\text{FSI} = \frac{\text{TOTAL AREA OF ALL FLOORS}}{\text{PLOT AREA}} = \frac{2500.06}{5372.797} = 0.4653 < 1.50$$

PARKING DETAILS

GODOWN BUILDING PARKING DETAILS AS PER TNCDBR 2019

1 LORRY SPACE EVERY 300.00 Sq.m OF GODOWN,

BUSINESS OFFICE PARKING DETAILS AS PER TNCDBR 2019

1 CAR SPACE SPACE FOR EVERY 100.00 Sq.m, 1 TWO WHEELER SPACE FOR EVERY 25.00 Sq.m OF BUSINESS OFFICE .

PARKING DETAILS

DESCRIPTION	AREA	REQUIRED	PROVIDED
GODOWN	2398.96	09 Nos	09 Nos
CAR PARKING (INCLUDING PH PARKING)	101.10	03 Nos	03 Nos
TWO WHEELERS		6 Nos	6 Nos

JOINERY DETAILS

R.S	ROLLING SHUTTER	5.87	X	3.05
R.S1	ROLLING SHUTTER	5.73	X	3.05
D	DOOR	2.03	X	2.13
D1	DOOR	1.00	X	2.13
D2	DOOR	0.91	X	2.13
W	WINDOW	2.44	X	1.68
W1	WINDOW	1.52	X	1.52
V	VENTILATOR	5.87	X	0.91
V1	VENTILATOR	5.73	X	0.91
V2	VENTILATOR	2.44	X	0.91
V3	VENTILATOR	0.91	X	0.61

Er. R. VINOTHKUMAR, D.C.E
Licensed Surveyor & Civil Engineering Contractor
REGISTATION NO. CE / WR / OCT/2019 / 030
1/1, Kamarajar Street, Kovilpatti,
THOOTHUKUDI DIST. Cell : 9788211145

DHEENATHAYALAN., BE,
Structural Engineer & Consultant
REG.NO.ENG/18/17911, GRADE - I, CIVIL
CORP.REG.NO/STRUCTURAL ENG/05/3 K K
Cell : 9442732329, 9894691599
24,KALPATHA SUGAM (WEST) ,
THOOTHUKUDI -628 002

REGISTERED CONSTRUCTION ENGINEER | REGISTERED STRUCTURAL ENGINEER

P.RANJITH., B.E
REGD.NO.AE/2019/1/0000, CLASS-II
THOOTHUKUDI LPA, NO. 17/ASST/Proj.1/2023
TUTICORIN(DT) - 628 003.

REGISTERED ENGINEER | APPLICANT

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.