

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi
Thoothukkudi district, Tamil Nadu

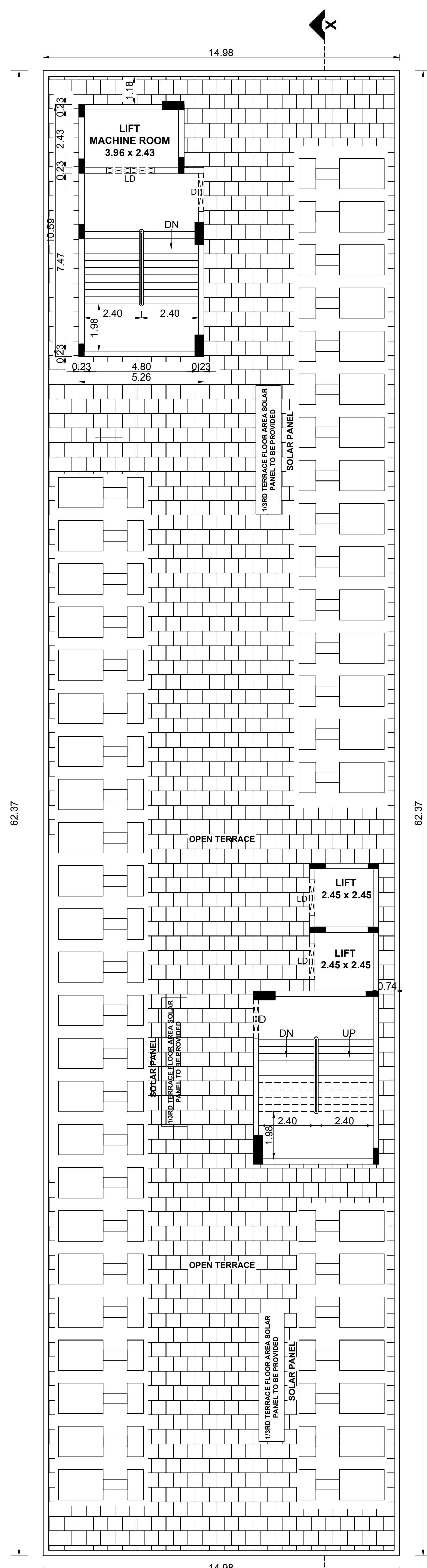
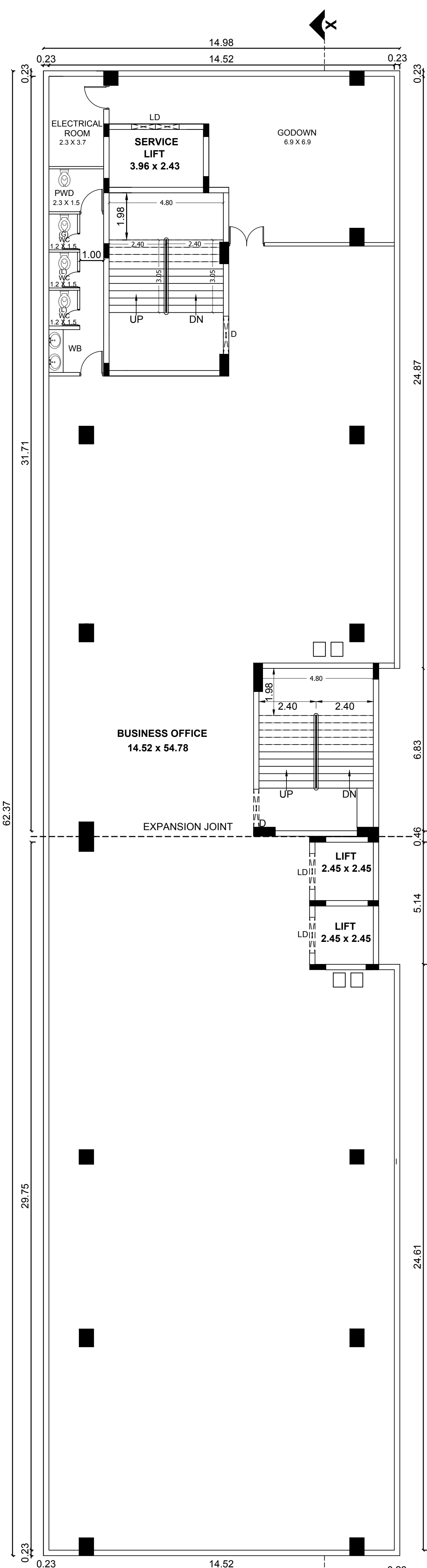
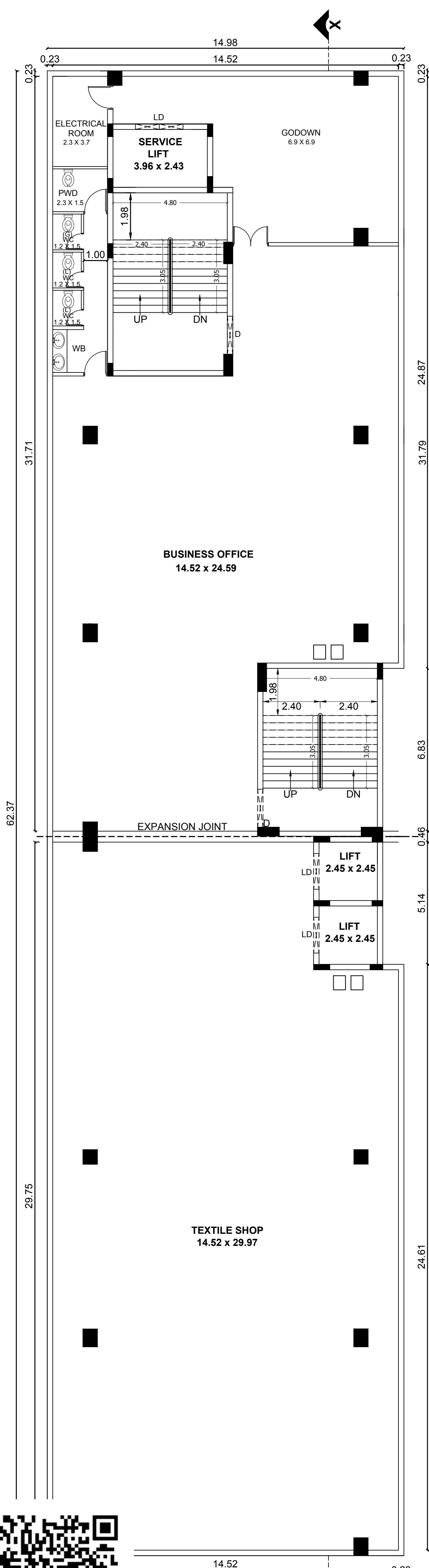
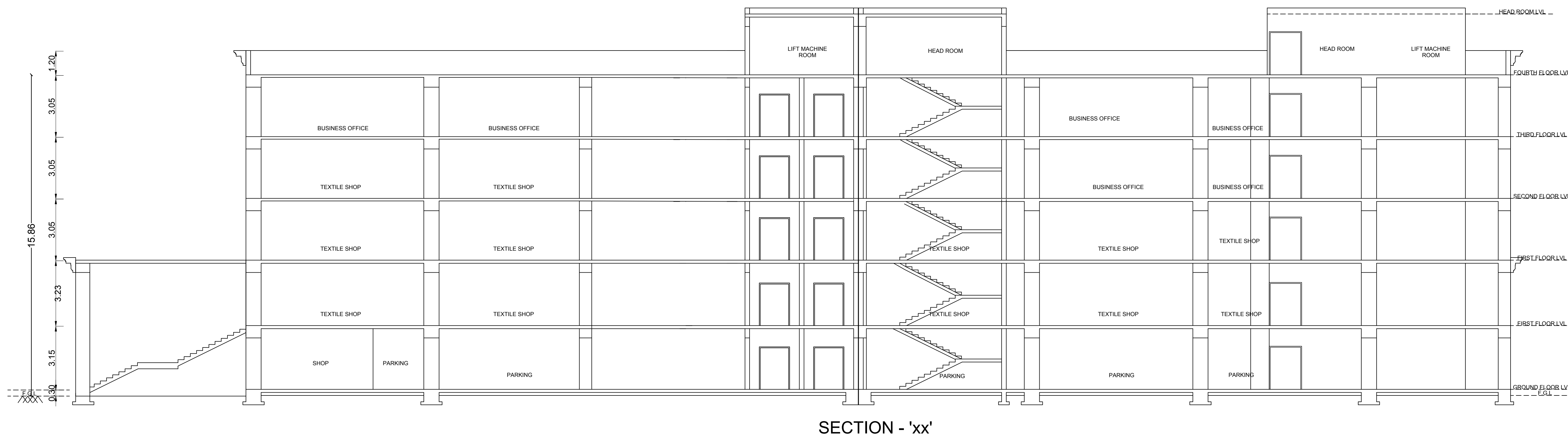
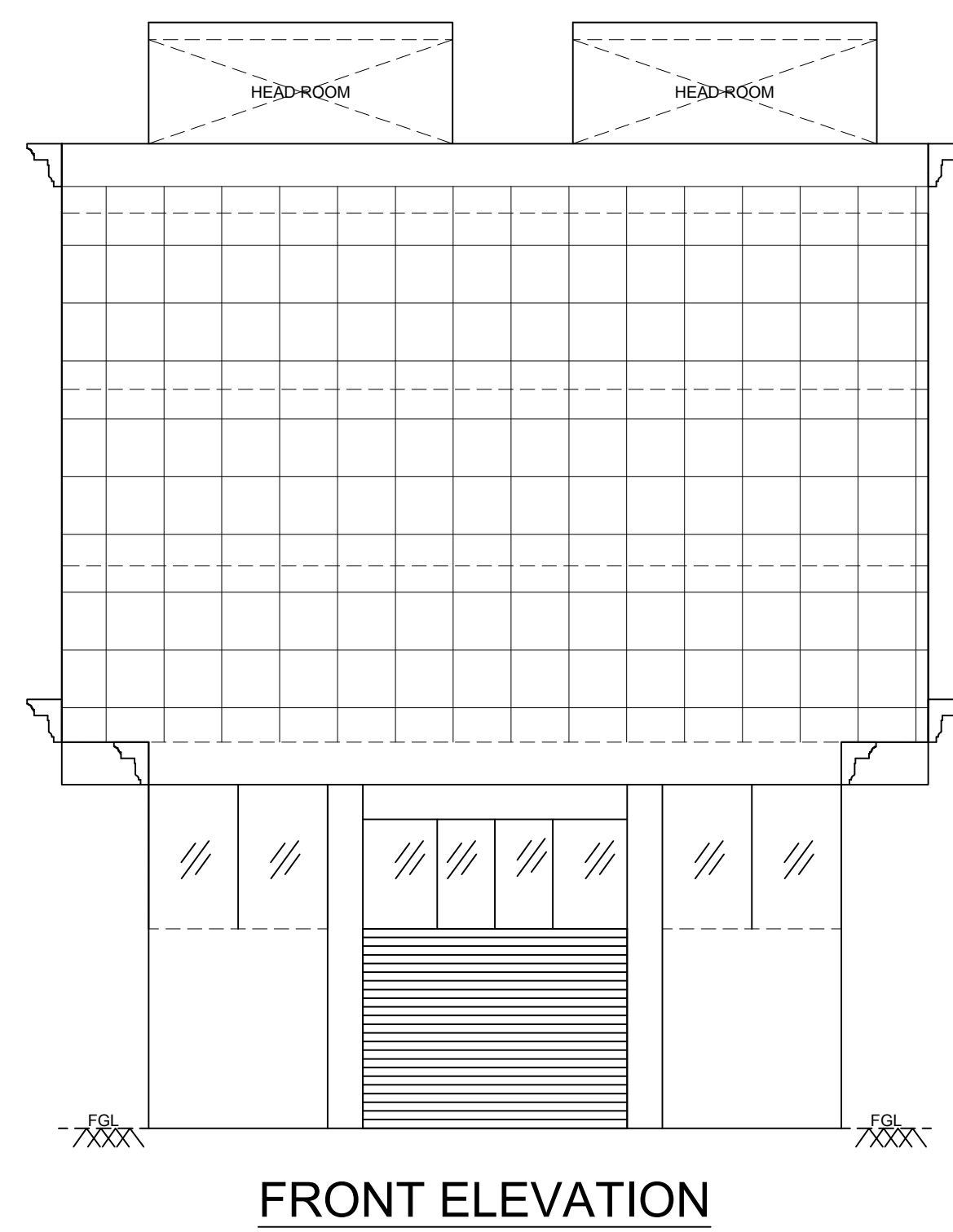
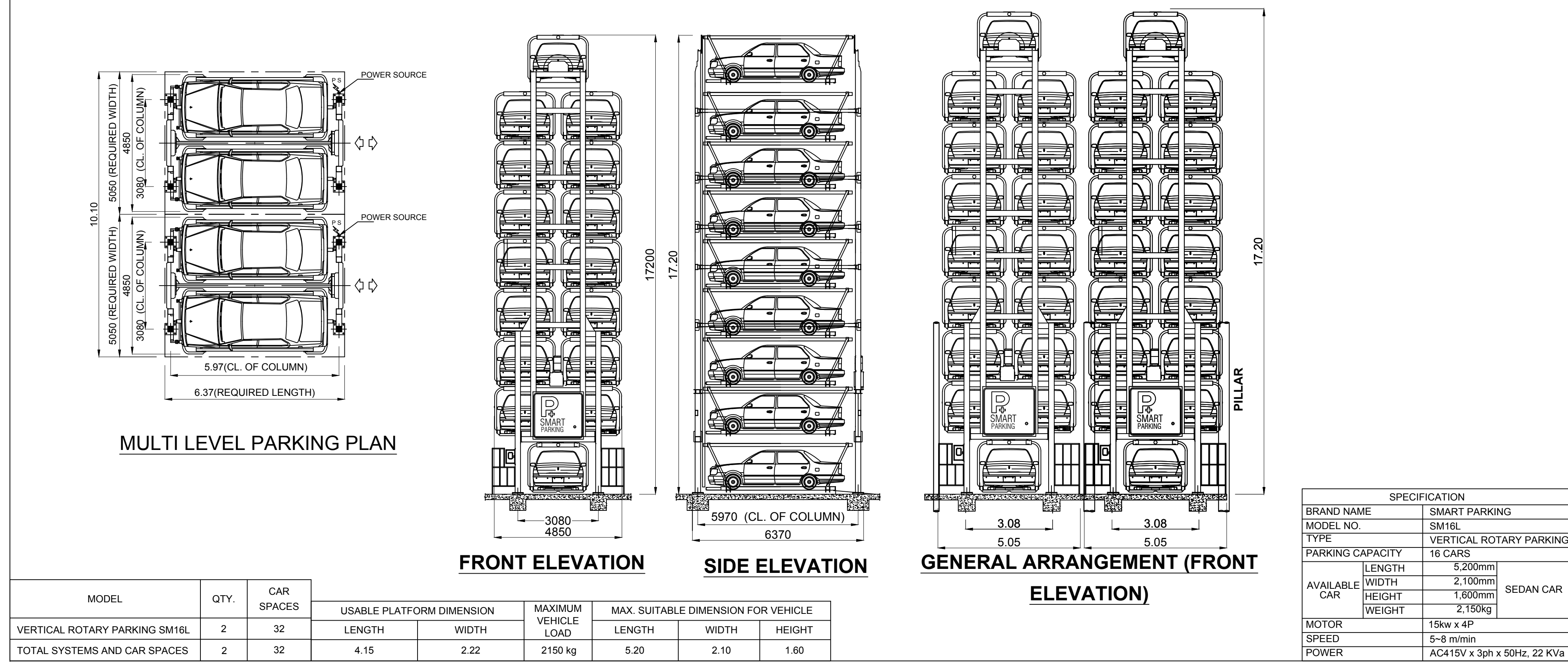
APPROVAL TYPE
Building Plan

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.

MULTI LEVEL PARKING DETAIL



PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING WITH GROUND & STILT + 4 FLOORS IN T.S.NO.80, WARD-A, BLOCK-7, KOVILPATTI TOWN, THOOTHUKUDI DISTRICT.

APPLICANT : **M/s.EMAR SILKS AND**

READYMADES PVT LIMITED.

NOTE : ALL DIMENSIONS AREA IN METRES

SPECIFICATION :

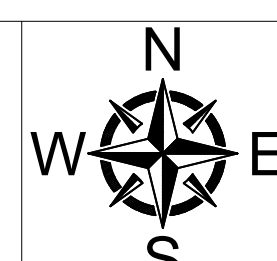
- FOUNDATION** : RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.
- RCC WORK** : All Column, Beams, Roof Slab, Lintel & Sunshade are in CC 1:11/2:3(M-25)
- BRICKWORK** : B.W in Basement & Superstructure are in CM 1:5.
- JOINERY** : Joineries are made with Steel (or) first class teak wood.
- WEATHERING** : 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortar and sloped with water proofing compound.
- PLASTERING** : Ceiling plastering with CM 1:3 Inside & Outside walls are plastering with CM 1:4.
- PAINTING** : White washing with two coats over the one coat of primer for Ceiling Colour washing with two coats over one coat of primer for all Walls.

JOINERY SCHEDULE

D	1.60 x 2.13	DOOR
LD	2.00 x 2.13	LIFT DOOR
D1	1.00 x 2.13	DOOR
D2	0.76 x 2.13	DOOR

COLOUR INDEX :

PROPOSED	
BOUNDARY	
ROAD	
DRIVEWAY	



MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

PLANNING PERMISSION

ROC. NO. SWP/BPA/220099/2024
SITE BOUNDARY SHOWN AS "A TO D"
PLANNING PERMISSION NO. 21/2024 (SWP/TUTY)

APPLICANT : M/s.EMAR SILKS AND READYMADES PVT LIMITED.

EMAR SILKS & READYMADES (P) LTD. EMAR SILKS & READYMADES (P) LTD.
DIRECTOR DIRECTOR

REGISTERED GEO TECH ENGINEER :

Er.G.Manoj Kumar M.E (Civil) M.E (Geotech)
Registered Geotechnical Consultant
GTE/1903/012-CMDA & GTE/TVLR/012019-DTCP
GLOBE GEOTECHNIQUES
Cell : 9445315710 & 6381663653
Email : globegeotechniques@gmail.com

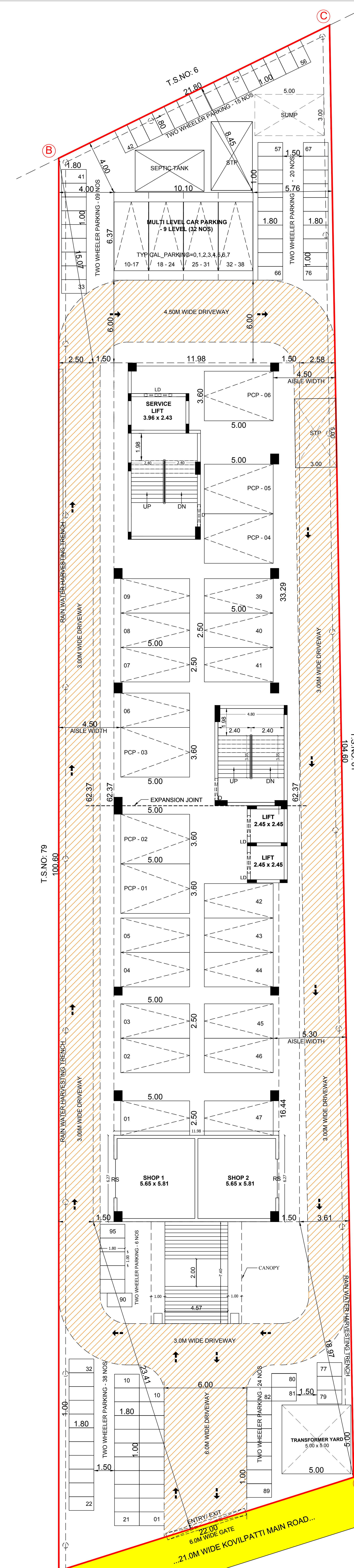
REGISTERED STRUCTURAL ENGINEER :

R. MANI KANDAN M.Tech. (Structures)
Registered Structural Engineer Grade I
SE/08-1/19/04/154 (CMDA), RSE 100692019 (GCC)
GLOBE ENGINEERING CONSULTANTS
#A/ 50th Street, 7th Avenue, Ashok Nagar,
Chennai - 600 083. Ph: 9/450751 978

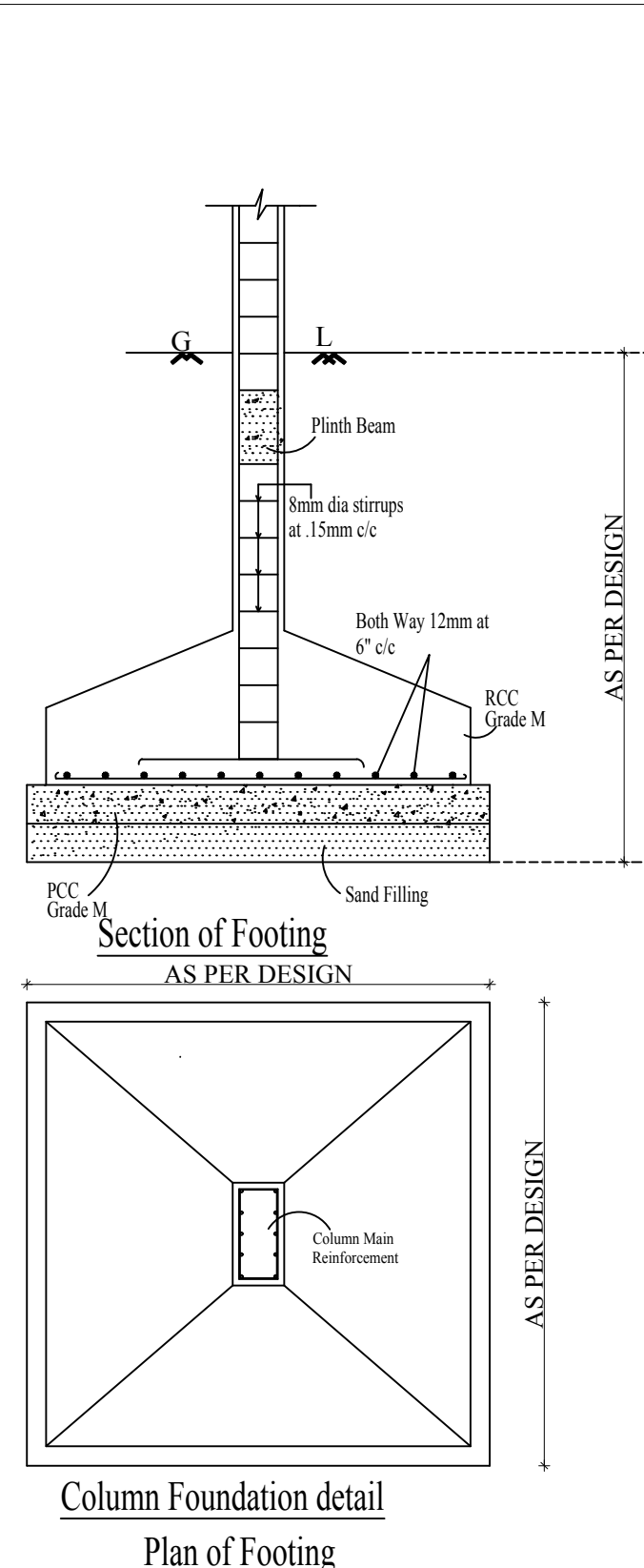
ARCHITECT / REGISTERED ENGINEER :

Ar. M. AJAYKUMAR, M.Arch.,
ARCHITECT - CA-2012/558/99
Tan Square Mall-100% Road Shop #302,
11th Floor, Koyambedu, Chennai - 107.
Cell : 94449 50162 / 98621 07985

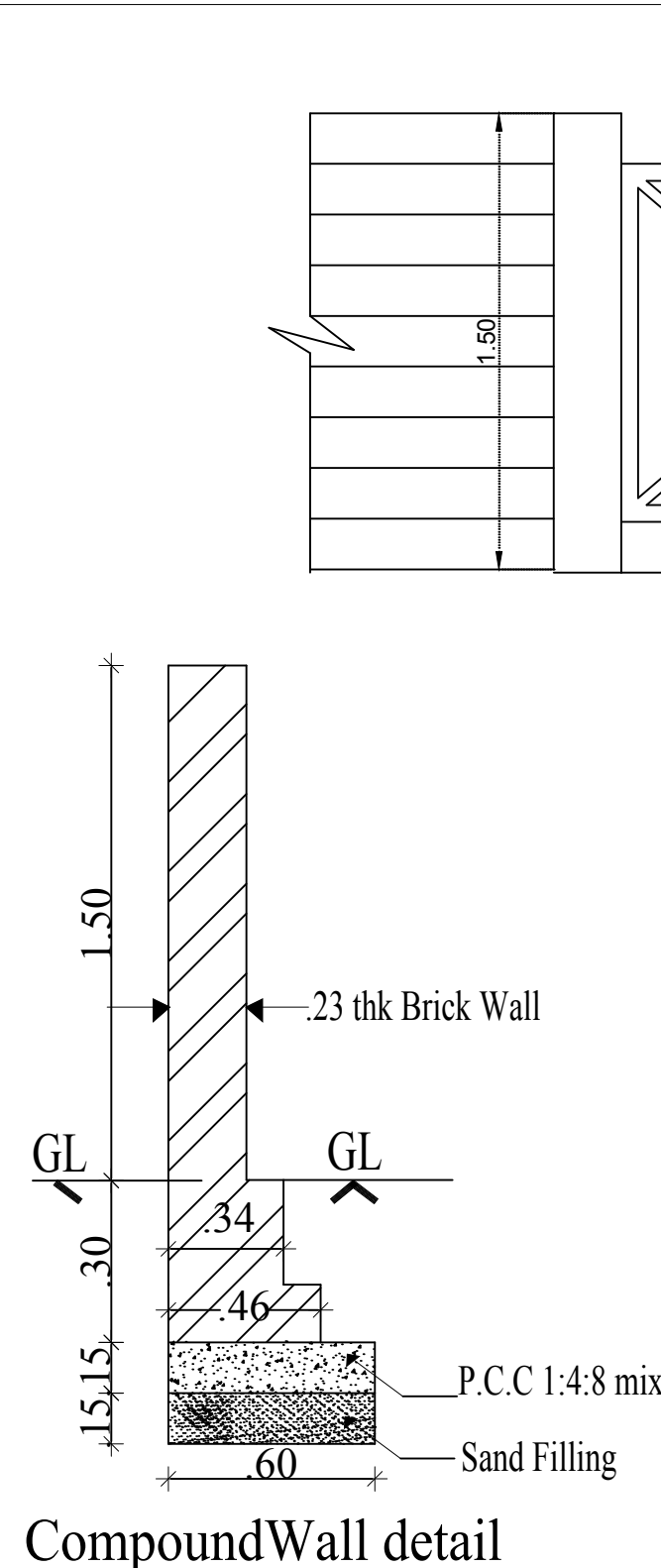




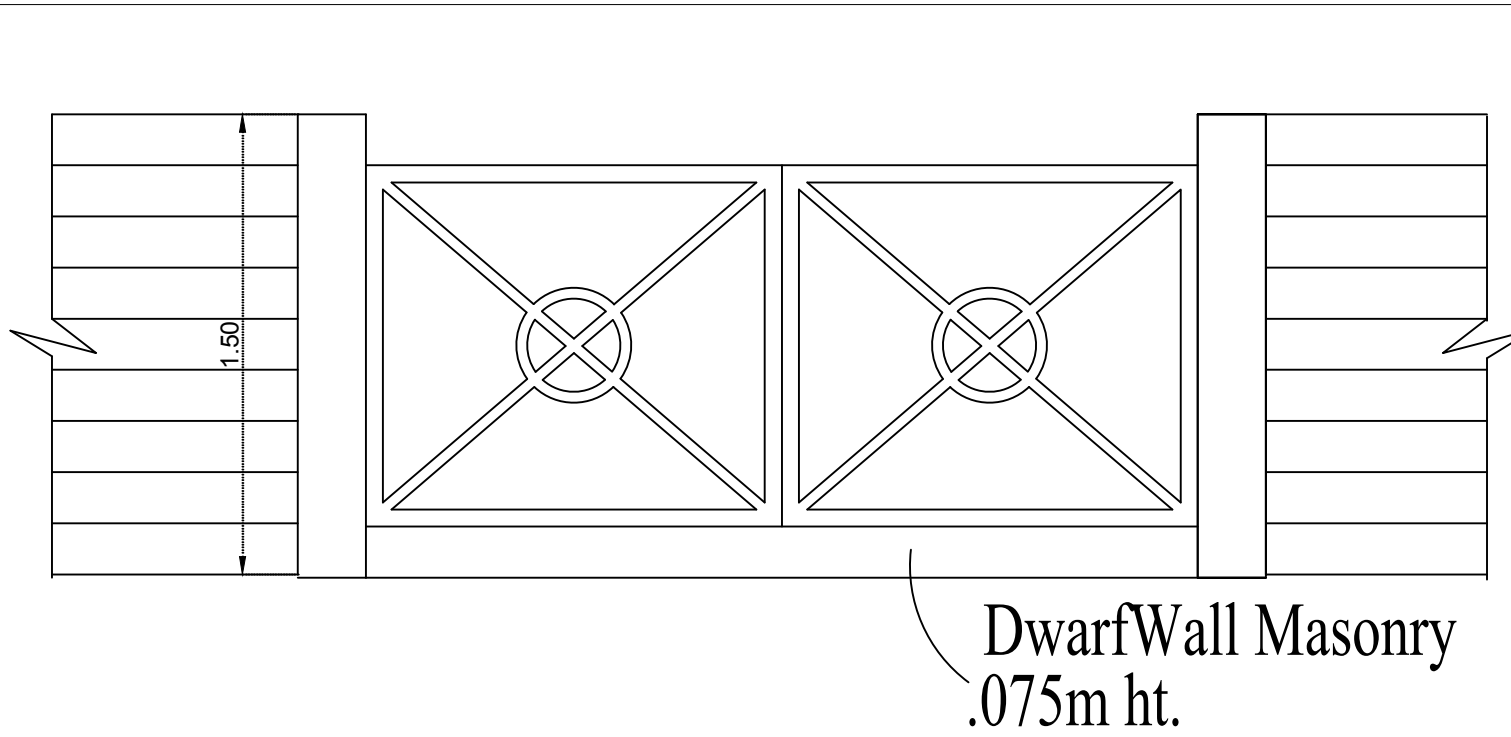
SITE CUM - GROUND & STILT FLOOR PLAN
(SCALE = 1 : 100)



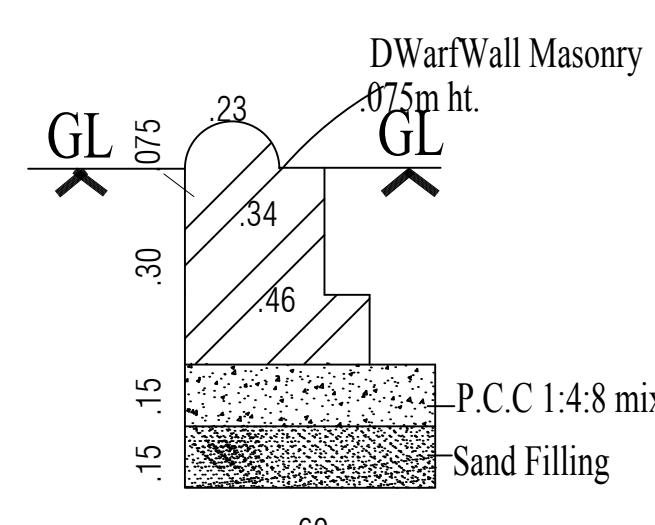
Column Foundation detail



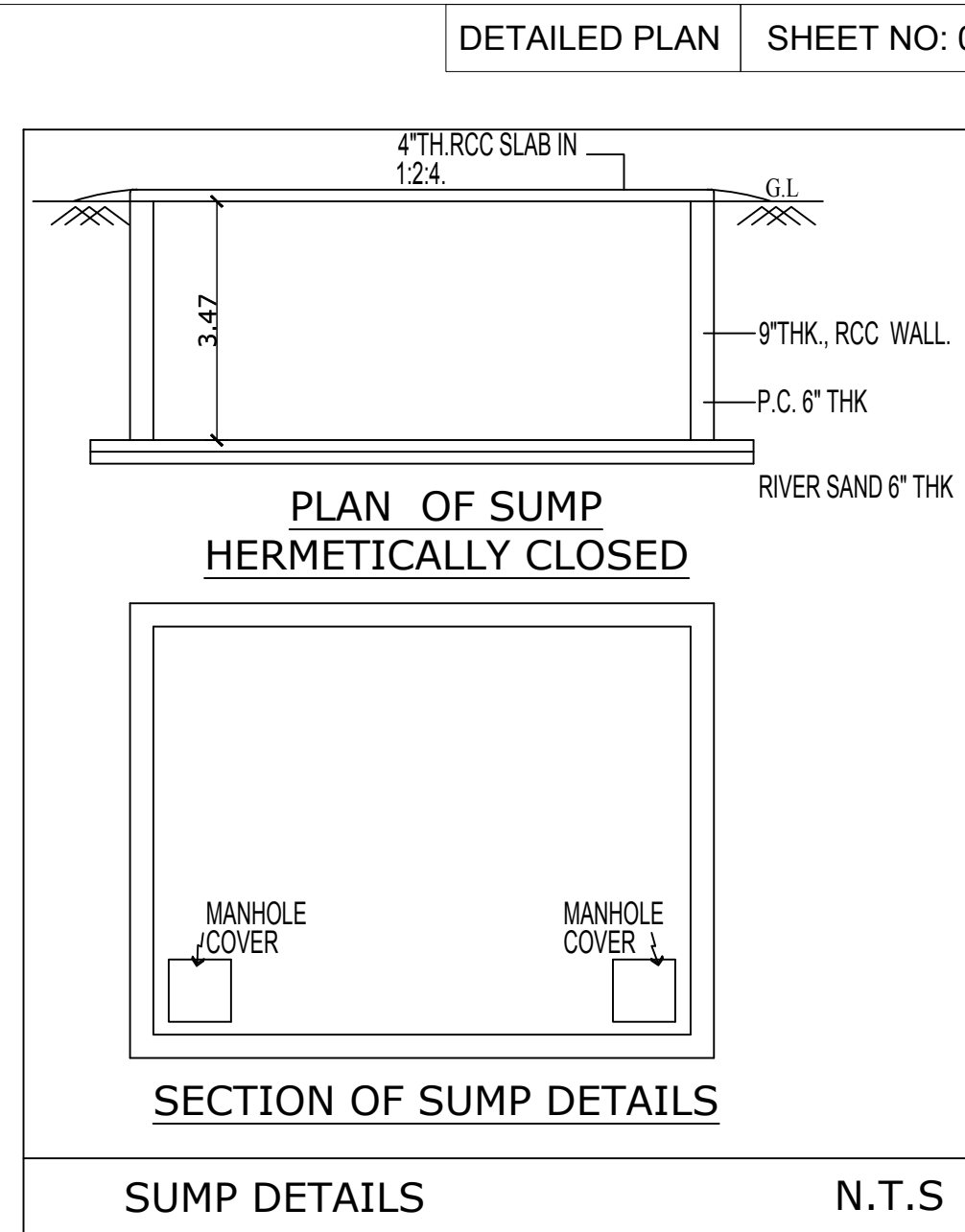
Compound Wall detail



Gate Detail

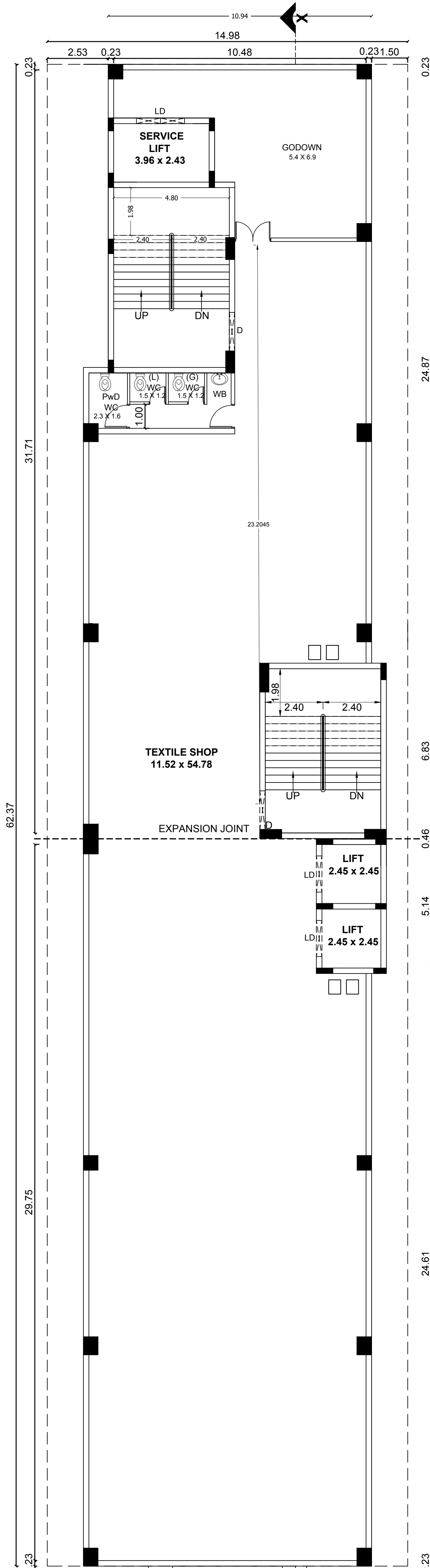


Dwarf Wall Masonry detail

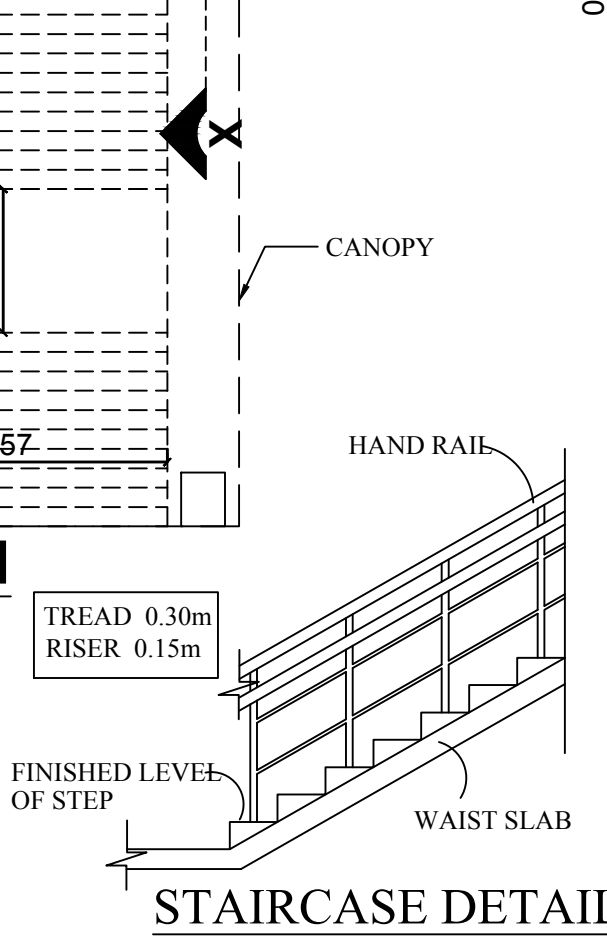


SUMP DETAILS

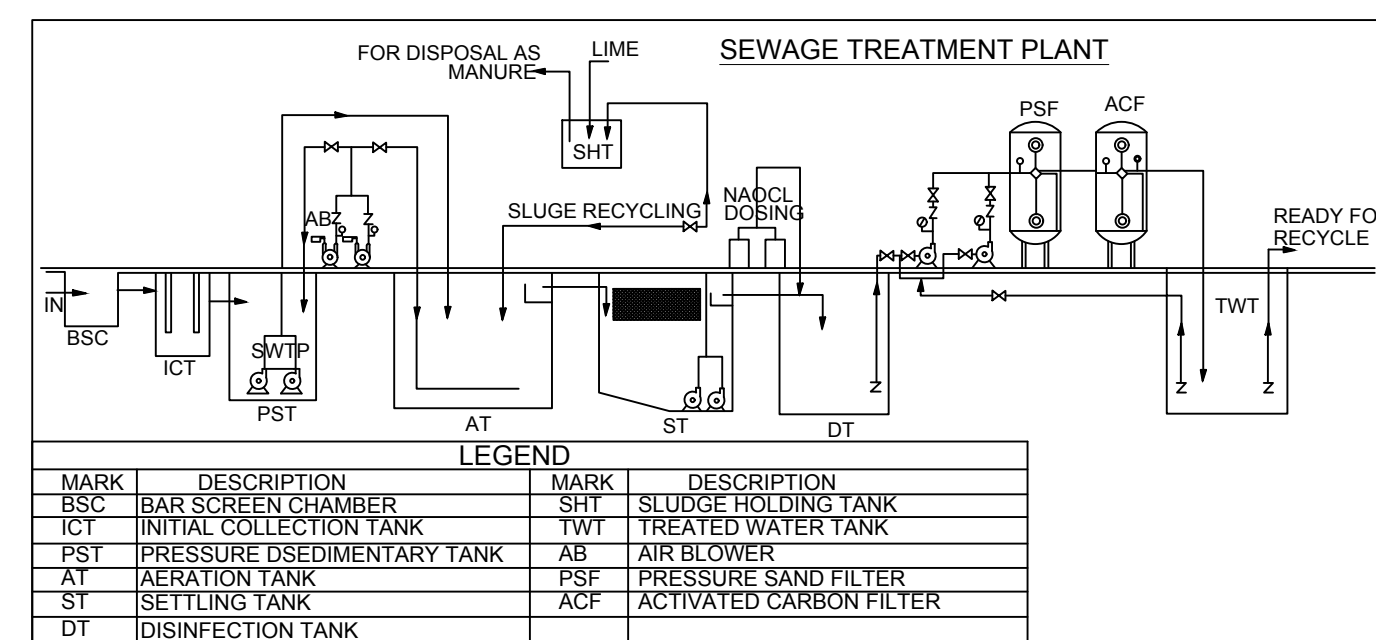
N.T.S



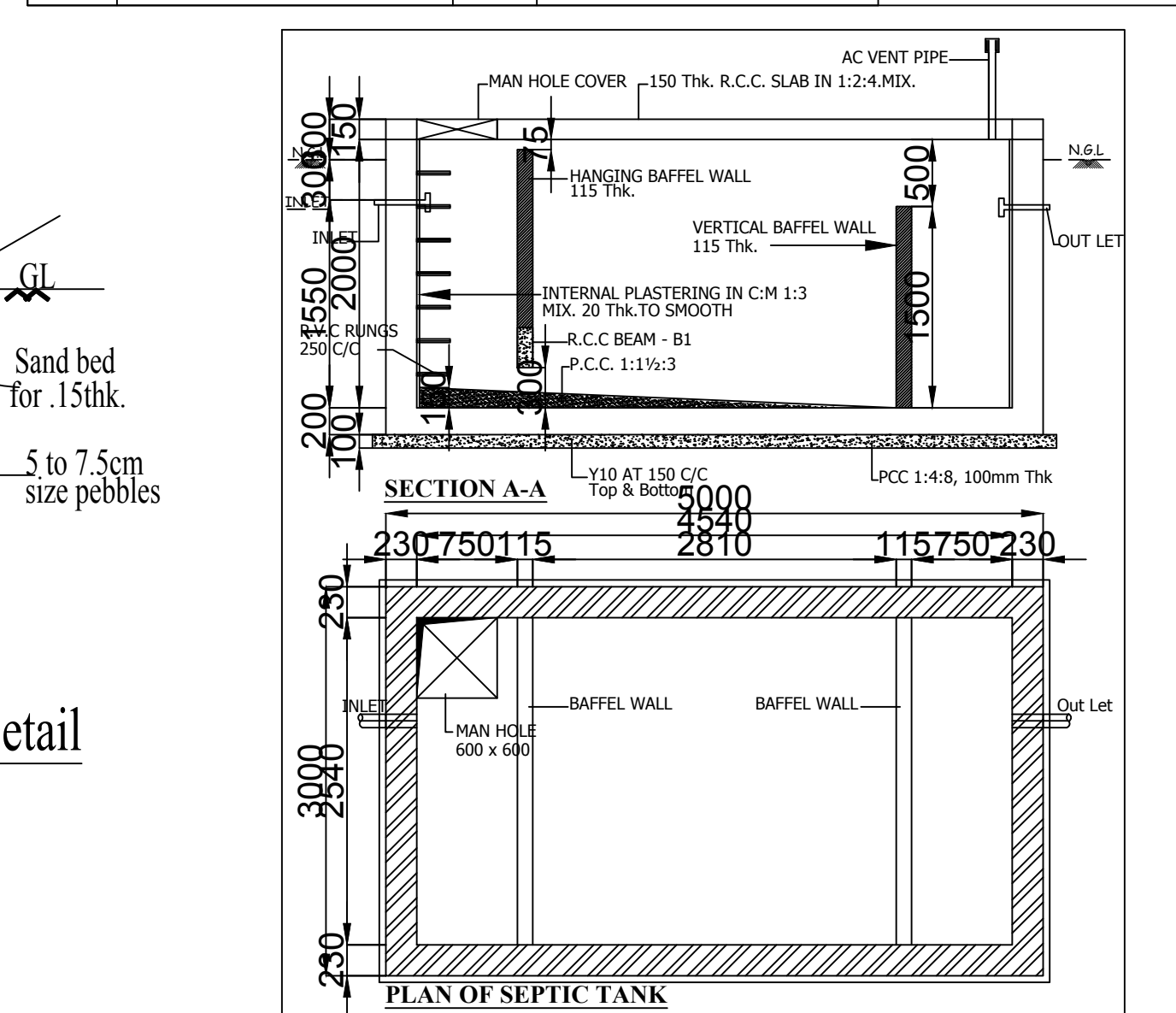
FIRST FLOOR PLAN



STAIRCASE DETAIL



SECOND FLOOR PLAN



PLAN OF SEPTIC TANK

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AREA STATEMENT DETAILS			
SITE AREA AS PER PATTI	2247.00 SQ.M		
SITE AREA AS PER DOCUMENT	2273.34 SQ.M		
SUPER IMPOSED SITE AREA	2142.05 SQ.M		
BUILDING AREA DETAILS :			
DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
COMMERCIAL BUILDING			
STILT & GROUND FLOOR	75.13	858.94	934.07
FIRST FLOOR (SHOP)	790.49	-	790.49
SECOND FLOOR (SHOP)	923.03	-	923.03
THIRD FLOOR (OFFICE&SHOP)	923.06	-	923.06
FOURTH FLOOR (OFFICE)	923.03	-	923.03
HEAD ROOM FLOOR	-	107.29	107.29
TOTAL AREA	3634.74	966.23	4600.97

TOTAL FSI AREA = 3634.74 SQ.M
FLOOR SPACE INDEX = $\frac{3634.74}{2142.05} = 1.69$

PARKING DETAILS :		
DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	44 NOS	47+(6PCP) = 53NOS
TWO WHEELER PARKING	95 NOS	95 NOS

JOINERY SCHEDULE		
D	1.60 x 2.13	DOOR
LD	2.00 x 2.13	LIFT DOOR
D1	1.00 x 2.13	DOOR
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COLOUR INDEX :		
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ROAD		ROAD
DRIVEWAY		DRIVEWAY

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R. MANIHANDAN, M.Tech. (Structures)
Registered Structural Engineer Grade 1
SE/CR/139/04/154 (CMDA), RSE 100692019 (GECI)
GLRGM/EE/Gr-1/2019/09/038(DTCP)
AURA ENGINEERING CONSULTANTS
#11, 50th Street, 7th Avenue, Ashok Nagar,
Chennai - 600 083. Ph: 9790751378

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Ar. M.AJAYKUMAR, M.Arch.,
ARCHITECT - CA 2012/559/93
Ten Square Mall-100/11 Road, Shop #302,
11th Floor, Koyambedu, Chennai - 107.
Cell : 94449 50162 / 96021 07886

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](#)



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



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.

