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.

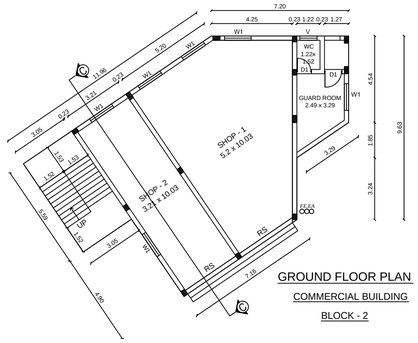
Verified RealEstate™

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

hello@verified.realestate

+91 9996 12 9996

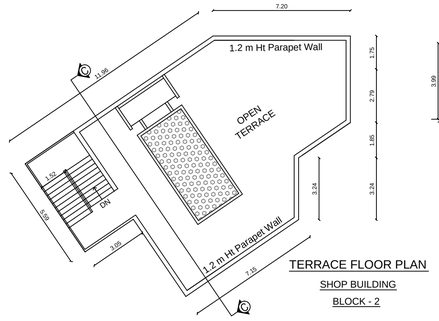
verified.realestate



GROUND FLOOR PLAN

COMMERCIAL BUILDING

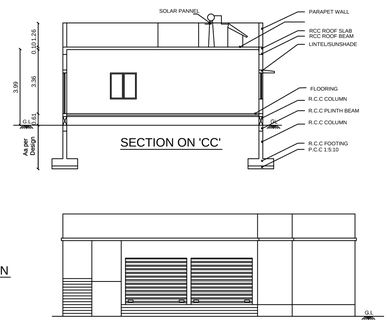
BLOCK - 2



TERRACE FLOOR PLAN

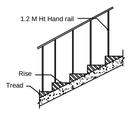
SHOP BUILDING

BLOCK - 2



SECTION ON 'CC'

ELEVATION



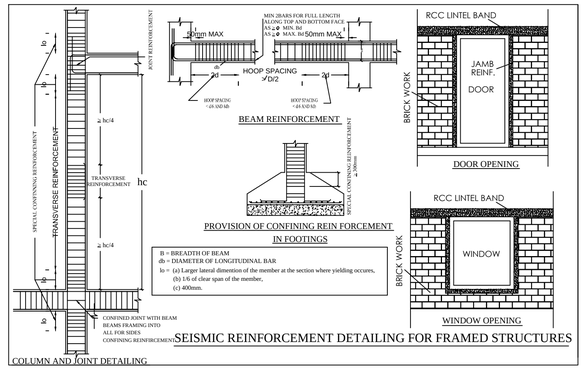
WIDTH - (1.52)

TREAD - (0.30)

RISE - (0.15)

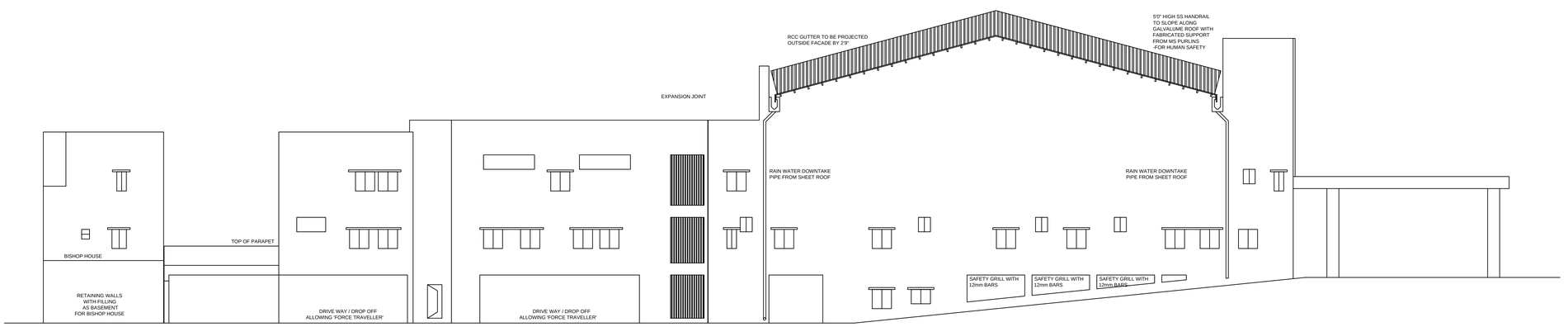
STAIR-CASE - 4 (Shop)

(NOT TO SCALE)

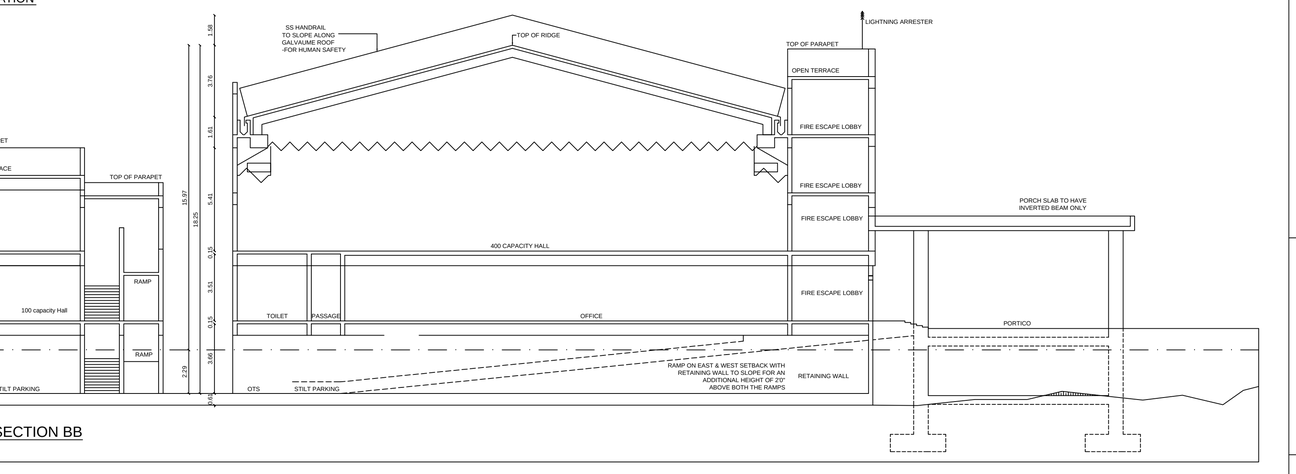


COLUMN AND JOINT DETAILING

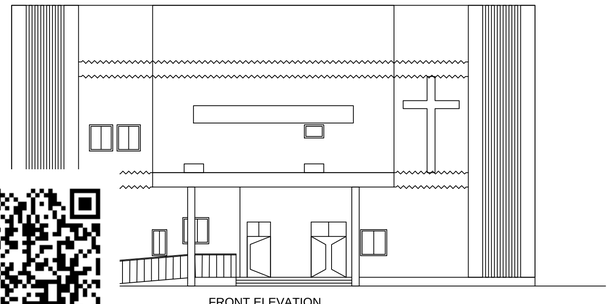
SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES



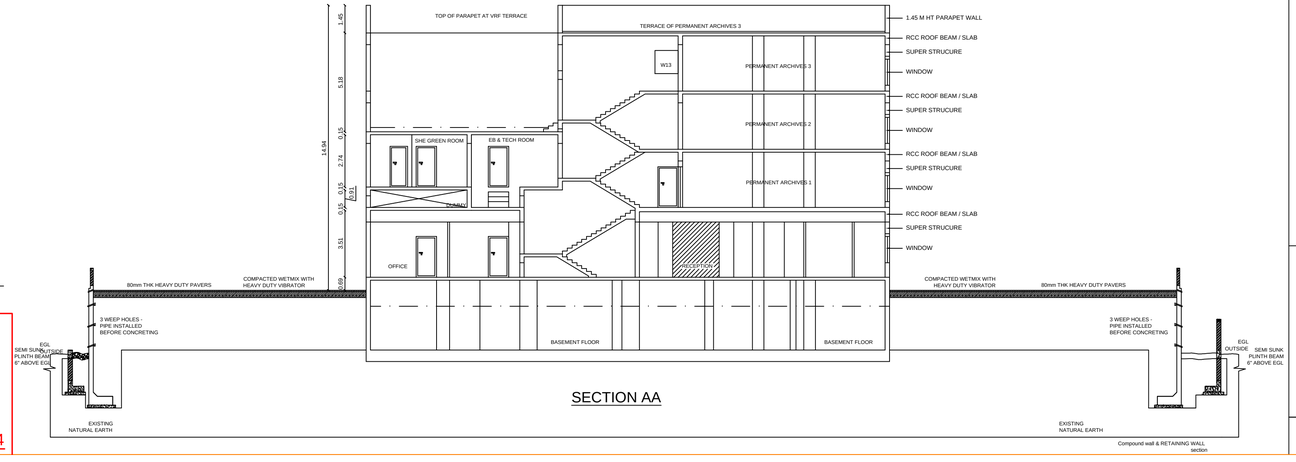
WEST SIDE ELEVATION



SECTION BB



FRONT ELEVATION



SECTION AA

i7 / 2024

S "A TO H "

SWP / THOOTHUKUDI / DTCP / DTCP / PLANNING PERMISSION No : 53 / 2024

This Revises SWP / THOOTHUKUDI / DTCP / DTCP / PLANNING PERMISSION No : 07 / 2024

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF A BUSINESS OFFICE, KALYANA MANDAPAM ,COMMERCIAL & RESIDENTIAL BUILDING'S IN S.F.No : 62 / 1B2 & 219 / 1A2, MARAVANMADAM VILLAGE & PANCHAYAT, THOOTHUKUDI LOCAL PLANNING AREA , THOOTHUKUDI TALUK & DISTRICT.

NAME : C.S.I.T.A TUTICORIN NAZARETH DIOCESE.

JOINERRY DETAILS

M.D	MAIN DOOR	1.07 x 2.13
DD	DOUBLE DOOR	1.83 X 2.13
DD1	DOUBLE DOOR	1.52 X 2.13
D	DOOR	0.91 x 2.13
D1	DOOR	0.76 x 2.13
D2	DOOR	0.75 x 2.13
LD	LIFT DOOR	1.22 x 2.13
FW	FRENCH WINDOW	1.83 x 2.10
FW1	FRENCH WINDOW	1.52 x 2.10
FW2	FRENCH WINDOW	1.22 x 2.10
FW3	FRENCH WINDOW	0.76 x 2.10
W	WINDOW	1.83 x 1.37
W1	WINDOW	1.22 x 1.37
W2	WINDOW	0.91 x 1.37
KW	KITCHEN WINDOW	1.19 x 1.06
V	VENTILATORE	0.91 x 0.61
J	JOLLY	1.83 x 0.61

APPLICANT

Er.S.K.Arun Kamaraj M.E.(Struct.),MBA.,MIE.,
Chartered Structural Engineer,
Reg:CBE/LPA-LPA/SE/GR-I/19/05/051
KAARVENS Structural Consultancy,
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STRUCTURAL ENGINEER

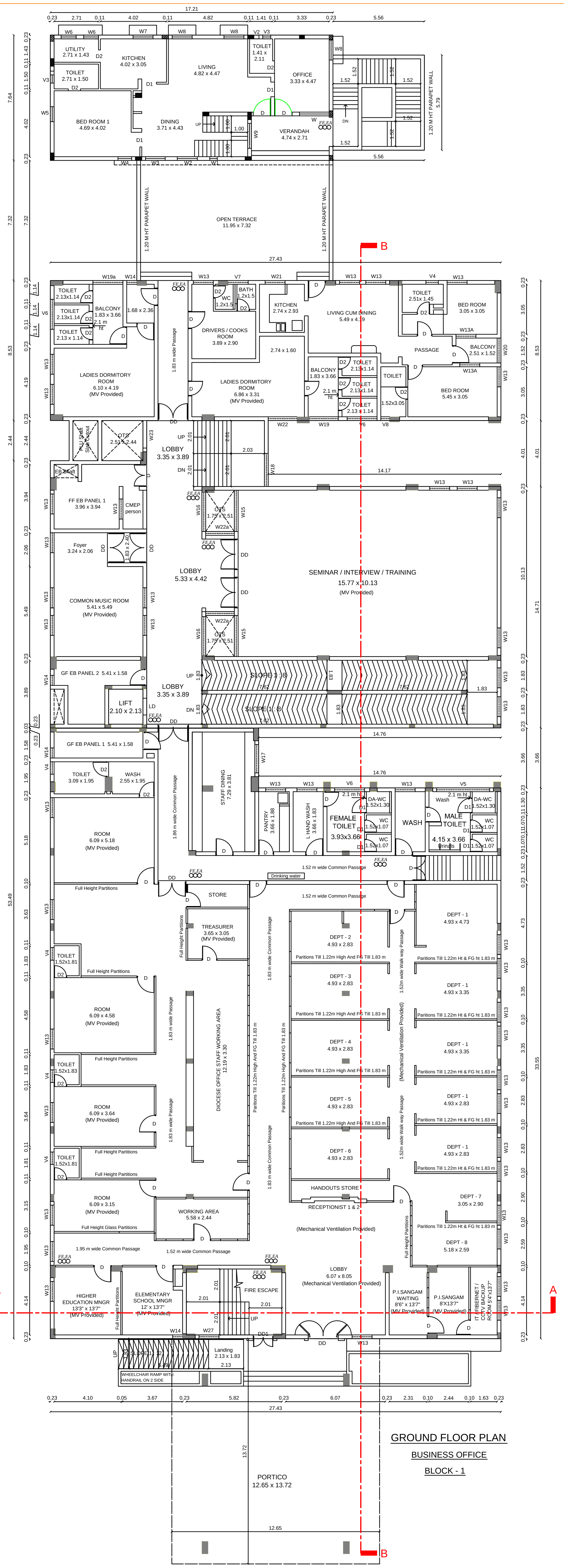
Er.M.VELMURUGAN DCE.BE
No:13/3, Sowdeshwari Nagar,
Ondipudur,Coimbatore - 641 016
LPA / CE / 012 / 2022
LPA / RE / GR-III / 003 / 2022
Cell: 6383323123

CONSTRUCTION ENGINEER

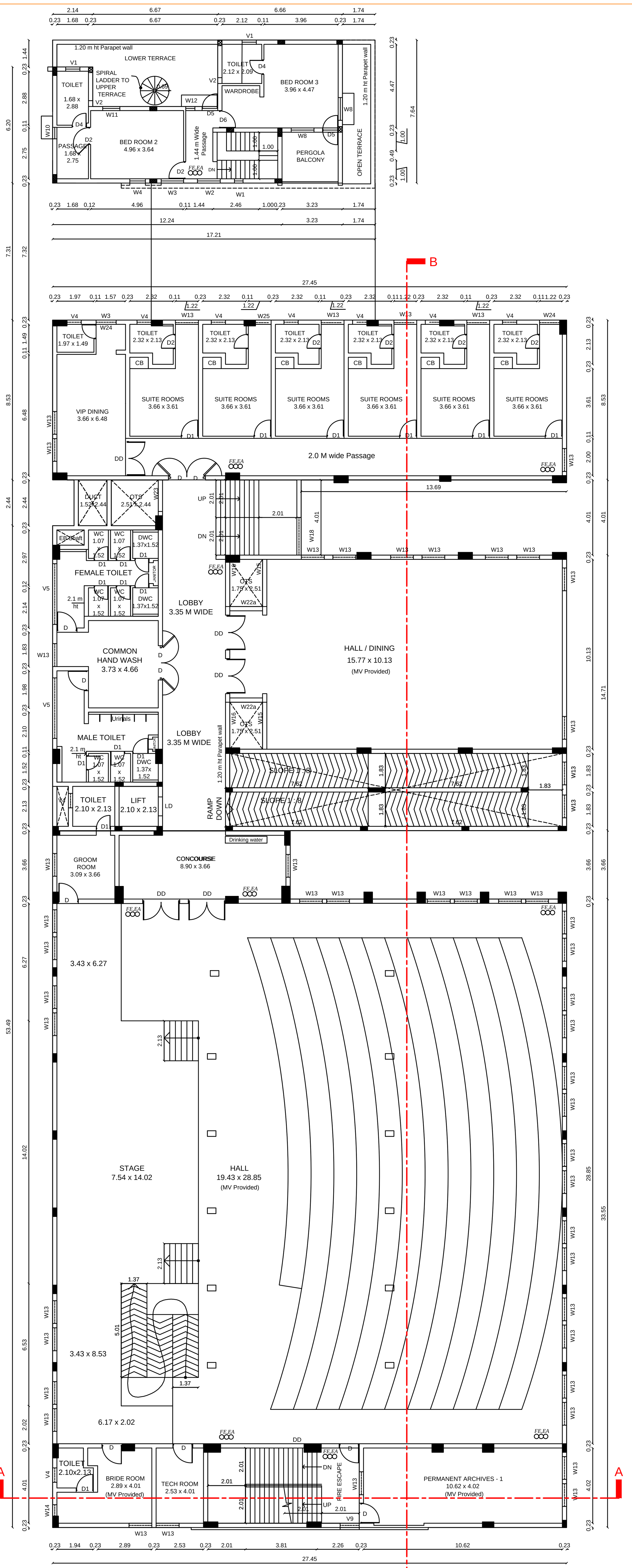
Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell: 91-97902 33332
LBS No. GRII.057.2019 LPA/RE/GR-II/19/04/008

REGISTERED ENGINEER

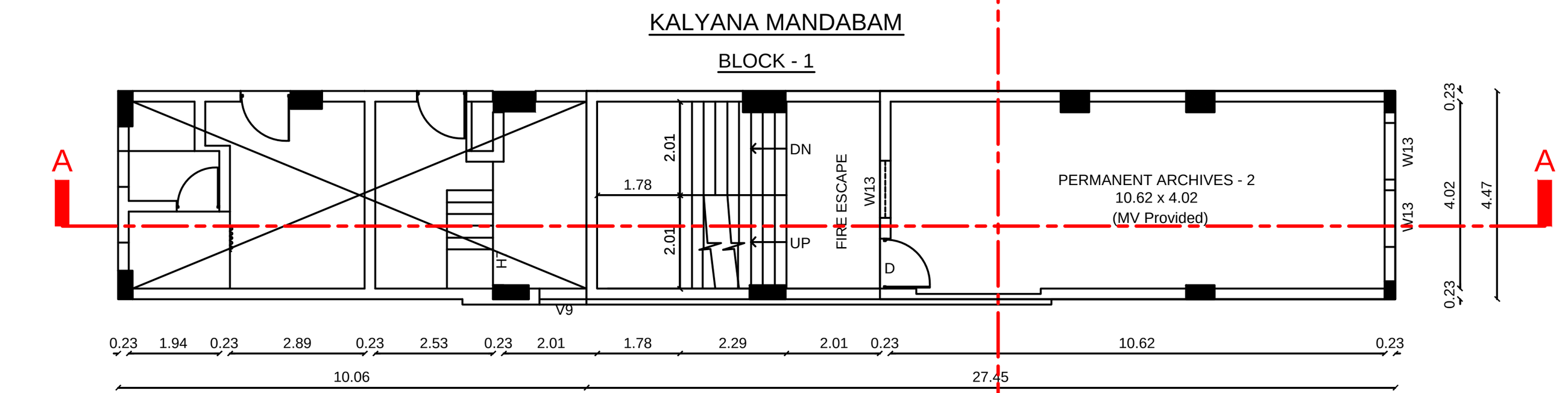
BLOCK 3 & BLOCK 1 & 2 - ELEVATION SHEET No : 3 / 3



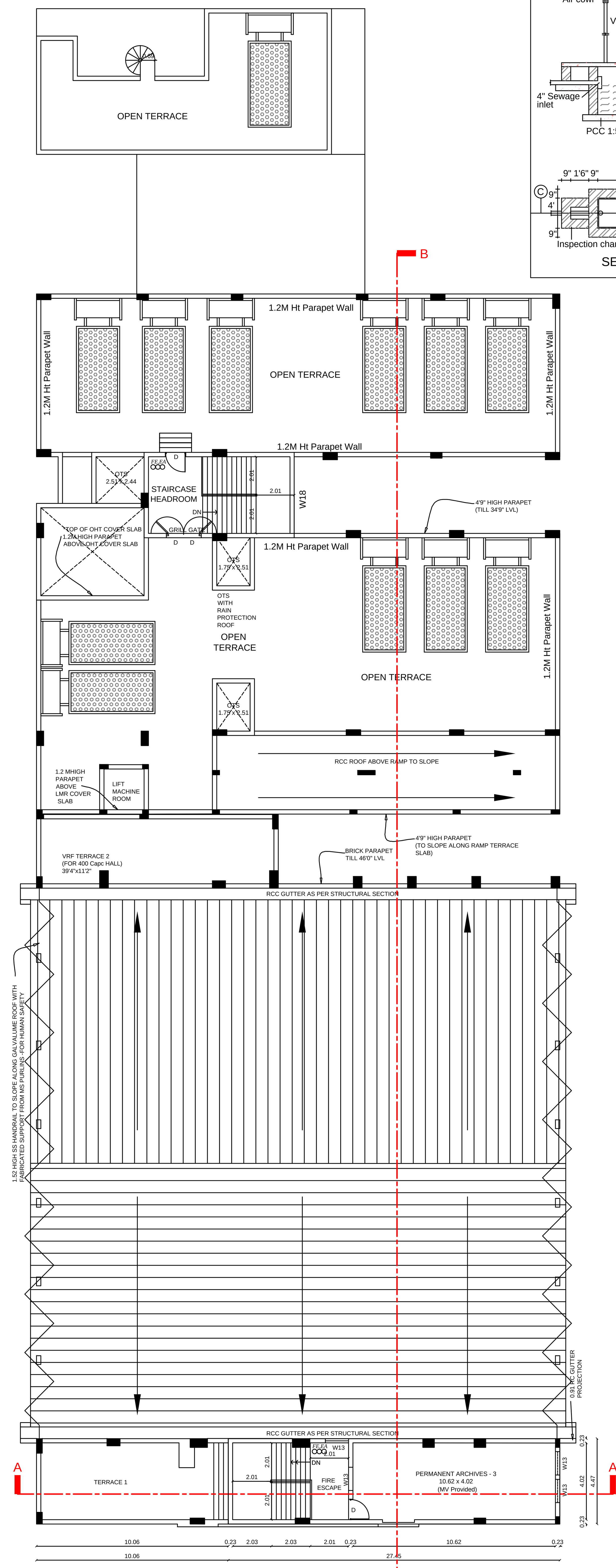
GROUND FLOOR PLAN
BUSINESS OFFICE
BLOCK - 1



FIRST FLOOR PLAN
KALYANA MANDABAM
BLOCK - 1

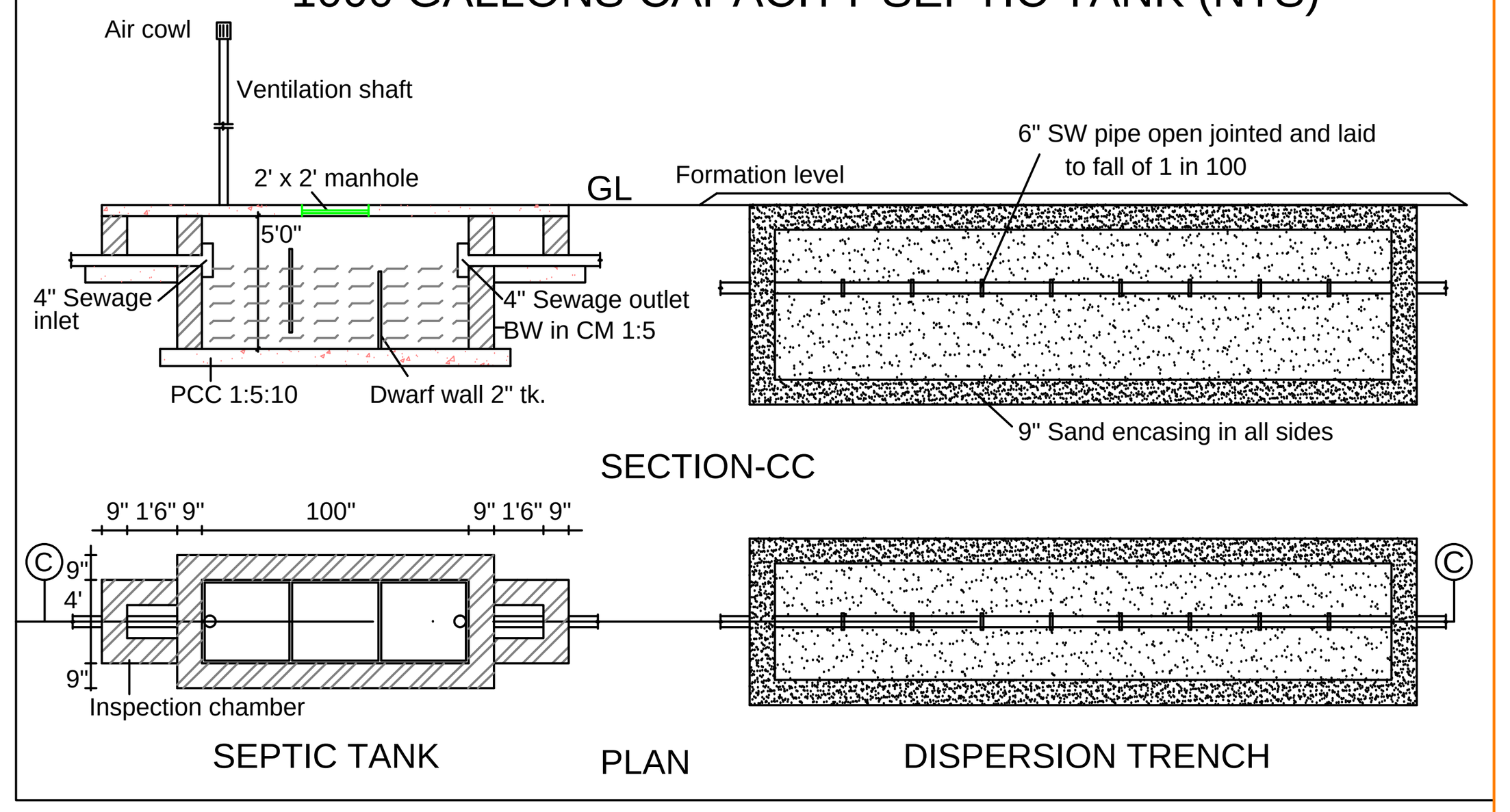


MEZZANINE FLOOR PLAN
BLOCK - 1



SECOND FLOOR PLAN
BLOCK - 1

1000 GALLONS CAPACITY SEPTIC TANK (NTS)



ROC No : SWP / BPA / 245267 / 2024

SITE BOUNDARY SHOWN AS "A TO H "

SWP / THOOTHUKUDI / DTCP / DTCP / PLANNING PERMISSION No : 53 / 2024

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NAME : C.S.I.T.A TUTICORIN NAZARETH DIOCESE.

JOINERRY DETAILS

M.D	MAIN DOOR	1.07 x 2.13	D	DOOR	0.91 x 2.13
DD	DOUBLE DOOR	1.83 X 2.13	D1	DOOR	1.06 x 2.13
DD1	DOUBLE DOOR	1.52 X 2.13	D2,6	DOOR	0.91 x 2.13
LD	LIFT DOOR	1.22 x 2.13	D3	DOOR	0.91 x 2.13
FW	FRENCH WINDOW	1.83 x 2.10	D4,5	DOOR	0.76 x 2.13
FW1	FRENCH WINDOW	1.52 x 2.10	W14	WINDOW	0.61 x 1.22
FW2	FRENCH WINDOW	1.22 x 2.10	W15	WINDOW	2.51 x 1.22
FW3	FRENCH WINDOW	0.76 x 2.10	W16	WINDOW	2.36 x 1.22
W	WINDOW	1.83 x 1.37	W17	WINDOW	2.51 x 1.22
W1	WINDOW	0.46 x 2.36	W18	WINDOW	2.00 x 0.61
W 2,3	WINDOW	1.22 x 2.36	W19	WINDOW	1.83 x 2.59
W4	WINDOW	0.84 x 2.36	W20	WINDOW	1.52 x 2.59
W5	WINDOW	0.91 x 2.36	W21	WINDOW	1.22 x 0.91
W6	WINDOW	0.91 x 0.91	W22& W22A	WINDOW	1.75 x 1.22
W7	WINDOW	1.22 x 0.91	W23	WINDOW	1.67 x 0.91
W8	WINDOW	1.22 x 1.22	W24	WINDOW	1.06 x 1.22
W9	WINDOW	1.52 x 0.91	W25	WINDOW	0.83 x 1.22
W10	WINDOW	0.61 x 1.22	W26	WINDOW	0.78 x 1.22
W11	WINDOW	0.91 x 1.22	W27	WINDOW	1.22 x 1.22
W12	WINDOW	0.48 x 1.22	V4	Ventilator	0.76 x 0.91
W13,A W13A	WINDOW	1.22 x 1.22	V5	Ventilator	3.23 x 0.91
KW	KITCHEN WINDOW	1.19 x 1.06	V6	Ventilator	1.83 x 0.91
V1	VENTILATORE	0.76 x 0.61	V7	Ventilator	1.22 x 0.91
V2	VENTILATORE	0.30 x 0.30	V8	Ventilator	0.53 x 1.22
V3	VENTILATORE	0.49 x 0.61	V9	Ventilator	1.01 x 0.45

APPLICANT

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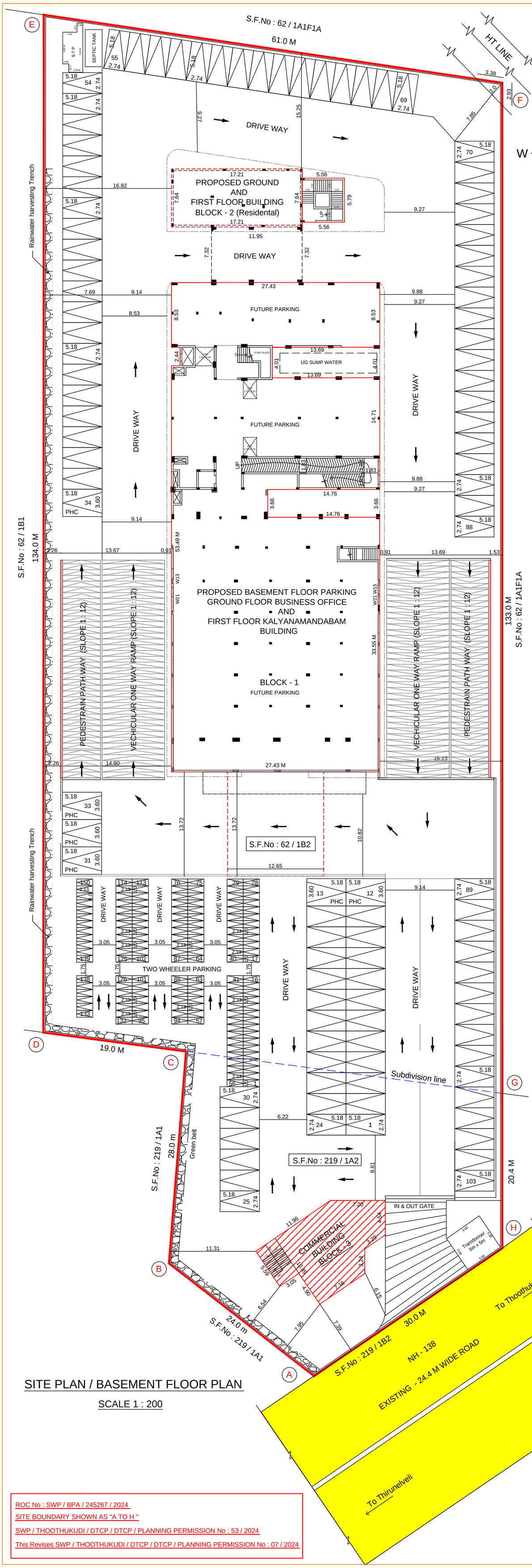
CONSTRUCTION ENGINEER

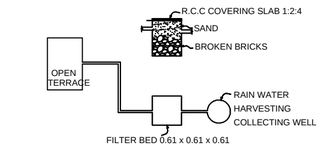
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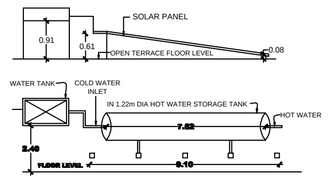
BLOCK 1 , 2 - GF , FF & SF

SHEET No : 2 / 3

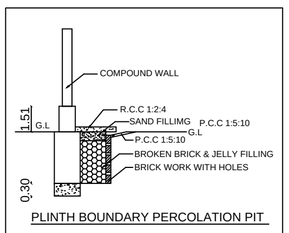




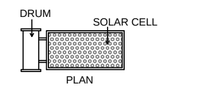
DETAILS OF RAIN WATER HARVESTING SYSTEM



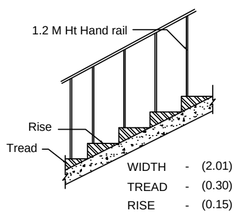
DETAILS OF SOLAR WAYER HEATING SYSTEM



PLINTH BOUNDARY PERCOLATION PIT

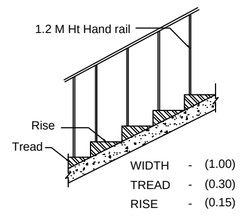


SOLAR WATER HEATER DETAIL (NTS) (PROVIDED ON THE TERRACE)



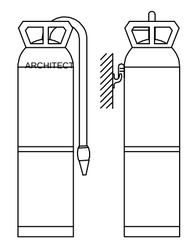
TYPICAL STAIR-CASE - 1 & 2

(NOT TO SCALE)

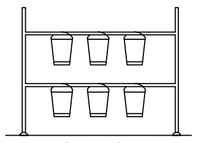


TYPICAL STAIR-CASE - 3

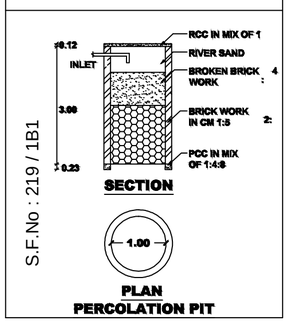
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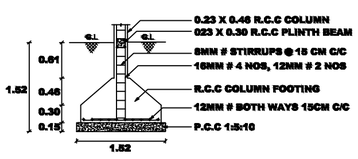


FIRE EXTINGUISHER

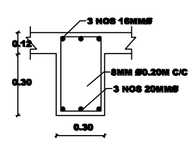


SAND BUCKET





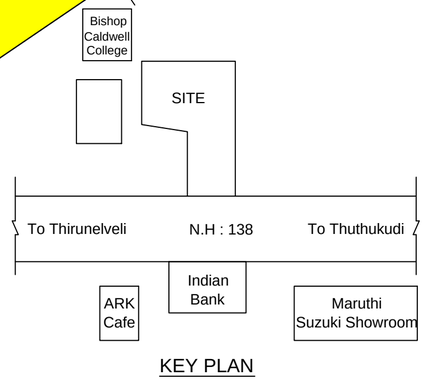
COLUMN FOOTING DETAILS



ROOF BEAM DETAILS

FE :- FIRE DETECTING AND ExTINGUI-SHING SYSTEM PROVIDED.

EA :- EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.



KEY PLAN

SITE PLAN / BASEMENT FLOOR PLAN

SCALE 1 : 200

ROC No : SWP / BPA / 245267 / 2024

SITE BOUNDARY SHOWN AS "A TO H "

SWP / THOOTHUKUDI / DTCP / DTCP / PLANNING PERMISSION No : 53 / 2024

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NAME : C.S.I.T.A TUTICORIN NAZARETH DIOCESE.

SCALE 1 : 200 | NOTE : ALL DIMENSIONS ARE IN METRE

AREA DETAILS

AREA OF SITE (As per Document & Patta) — Color Under Reference

S.F.No : 62 / 1B2	:	8138.0 Sq m
S.F.No : 219 / 1A2	:	1376.0 Sq m
TOTAL AREA	:	9514.0 Sq m

Block No's	Description	USE	FSI (Sq.m)	Non FSI (Sq.m)	Total (Sq.m)	Color Under Ref
01	Basement	Parking	---	1774.14	1774.14	
	Ground Floor	Business Office	1554.10	347.16	1901.26	
	First Floor	Kalyana Mandapam	1471.49	109.58	1581.07	
	Mezzanine Floor	Kalyana Mandapam	122.70	---	122.70	
	Second Floor	Rooms	122.70	34.07	156.77	
02	Ground Floor	Residential	131.48	32.19	163.67	
	First Floor	Residential	91.50	---	91.50	
03	Ground Floor	Shops	137.50	---	137.50	
Sum of Total Built up			3631.47	2297.14	5928.61	

Existing Road

$$\text{FSI } \frac{\text{Total FSI}}{\text{of site}} = \frac{3631.47}{9514.00} = 0.38 < 2.00$$

PARKING STANDARDS AS PER TNCDBR 2019

S.No	DESCRIPTION	NORMS
1)	OFFICE	1 car space for every 100 sq.m of floor area or part thereof & 1 two wheeler space for every 25sqm of floor area or part thereof
2)	KALYANA MADAPAM	1 car space & 1 two wheeler space for the every 50 sq.m of Hall area or part thereof
3)	RESIDENTIAL	1 car space & 1 two wheeler space for the every 100 sq.m
4)	COMMERCIAL	1 car space & 1 two wheeler space for the every 75 sq.m

DESCRIPTION	Car Parking		Two Wheeler	
	Required	Provided	Required	Provided
OFFICE (1554.10 / 100 Sq m)	16 No's	18 No's	63 No's	63 No's
KALYANA MANDAPAM (1366.90 / 50 Sq m)	28 No's	33 No's	28 No's	28 No's
RESIDENTIAL (222.98 / 75 Sq m)	3 No's	3 No's	3 No's	3 No's
COMMERCIAL (137.50 / 75 Sq m)	2 No's	2 No's	2 No's	2 No's
Visitors parking (52 x 10%)	6 No's	47 No's	6 No's	54 No's
TOTAL PARKING PROVIDED	55 No's	103 nos (Including PH Parking - 6 Nos)	102 No's	150 No's

SANITARY DETAILS

TOTAL Nos PERSONS OFFICE - M 40 + F10 HALL - M 250 + F 200	MALE	FEMALE	TOTAL	
	Required	Required	Required	Provided
WATER CLOSET	4 nos	3 nos	7 Nos	16 Nos
BATH SHOWER	30 nos	15 nos	45 Nos	45 Nos
ABLUTION TAPS	1 no	1 no	2 no	2 no
URINALS	7 nos	5 nos	12 nos	15 nos
WASH BASIN	2 nos	2 nos	4 nos	4 nos
DRINKING WATER	2 nos	2 nos	4 nos	4 nos
EMERGENCY SHOWER AND EYE WASHFOUNTAIN	1 no	1 no	2 no	2 no

CERTIFICATE :

1. CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDE "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.
2. BATH ROOM & WASHBASIN WATER IS CONNECTED TO PERCOLAION PIT FOR GROUND WATER RECHARGE. PROPOSED CONSTRUCTION AS PER PLAN.
3. SOLAR WATER HEATING SYSTEM IS PROVIDED IN THE BUILDING CONSTRUCTION AS PER PLAN.

APPLICANT

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REGISTERED ENGINEER

SITE PLAN — SHEET No : 1 / 3

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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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.