Verified RealEstate™

REFERENCE
80/2023-24

ISSUED
02 August 2024

PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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.

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

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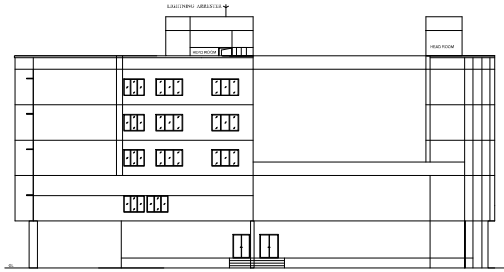
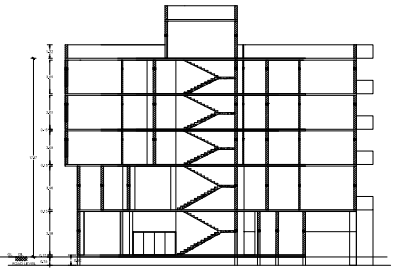
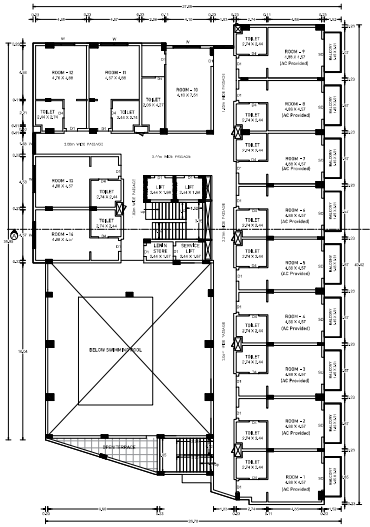
DIGITALLY VERIFIED RECORD



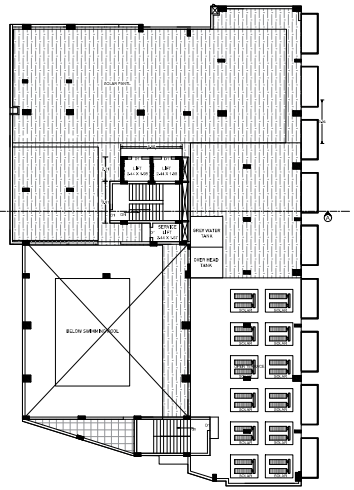
WEST SIDE ELEVATION



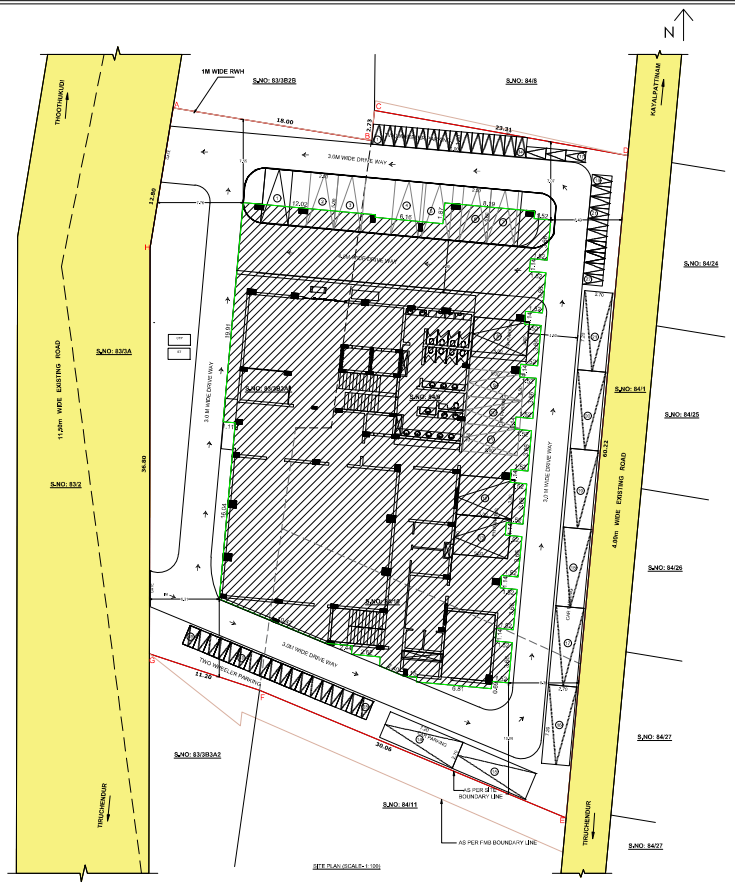
SECTION - AA



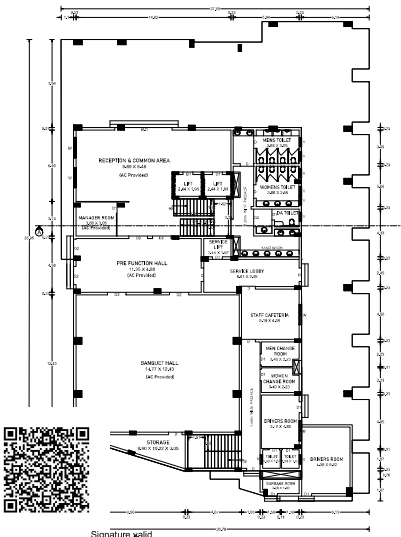
TYPICAL THIRD, FOURTH FLOOR PLAN



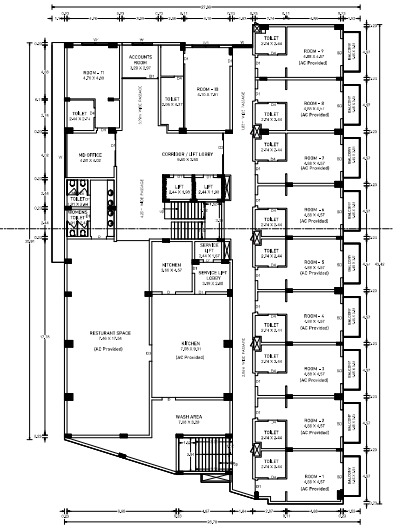
TERRACE FLOOR PLAN



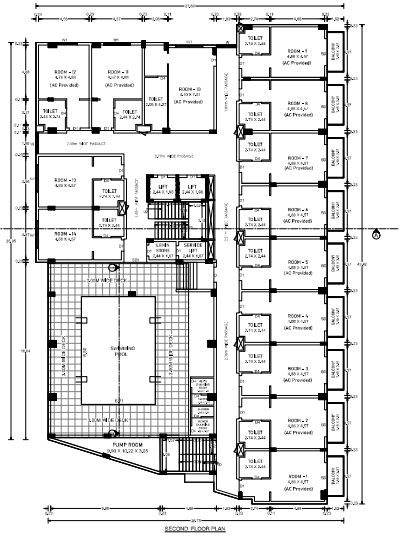
SITE PLAN (SCALE:- 1:100)



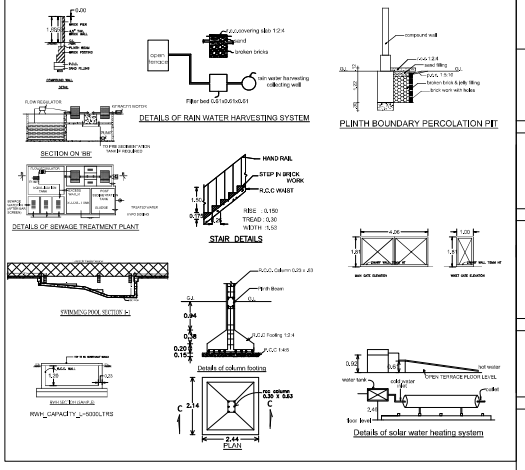
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Signature valid

Signed by: [illegible]
Date: [illegible]

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF HOTEL BUILDING IN SURVEY NOS : 83/3B3A1,84/9 & 84/10, VEERAPANDIYANPATTANAM VILLAGE AND PANCHAYAT, TIRUCHENDUR TALUK, THOOTHUKUDI DISTRICT(NON PLANNING AREA)

OWNER : Mrs.J.TRUDHAYA SASIKALA, W/o.Mr.MARIA JOSEPH

AREA STATEMENT

SITE AREA DETAILS (in Sq.m)

AS PER DOCUMENT	2832.00
AS PER PATTA	2464.00
AS PER SITE	2832.00

BUILDING AREA DETAILS (in Sq.m)

FLOOR NAME	FSI	NON FSI	TOTAL BUILTUP AREA
FLOOR - GROUND	629.26	453.43	1082.69
FLOOR - FIRST	1082.26	-	1082.26
FLOOR - SECOND	836.24	-	836.24
FLOOR - THIRD	836.24	-	836.24
FLOOR - FOURTH	836.24	-	836.24
FLOOR - TERRACE (Head Room)	-	66.10	66.10
TOTAL	4220.27	519.53	4739.80

FLOOR SPACE INDEX = TOTAL AREA OF ALL FLOORS / PLOT AREA = 4220.27 / 2832.00 = 1.20 = 1.20

PARKING DETAILS FOR FSI

PARKING TYPE	REQUIRED	PROVIDED
TWO WHEELERS	40 Nos	45 Nos
CAR PARKING (Having Physically Handicapped car 3 Nos)	21 Nos	21 Nos

SCALE - (1 : 100) ALL DIMENSIONS ARE IN "METRE"

JOINERIES

M.D	MAIN DOOR	3.17 X 2.13
D	DOOR	1.20 X 2.13
D1	DOOR	0.89 X 2.13
D2	DOOR	0.83 X 2.13
D3	DOOR	1.40 X 2.13
D4	DOOR	0.98 X 2.13
W	GLAZED WINDOW	1.83 X 1.20
W1	GLAZED WINDOW	2.44 X 2.26
SD	SLIDING DOOR	2.43 X 2.13
SD1	SLIDING DOOR	2.28 X 2.13

NOTES:-

Waste Water Used For Garden
Rain Water Harvesting Details Provided
Solar System Water Tank Provided
Fire Resistance to be Provided
Emergency Alarm to be Provided
Drinking Water to be Provided As Per Corporation Norms
Rain Water Harvesting Tank to be Provided
Waste Water from Recycled Water Tank & Trench Connected to Sullage Disposal Tank
Solid Waste to be Provided
"U" Traps Provided in Septic Tank to Prevent Curb Breeding of Mosquitoes
(As Per G.O (Ms.5) No : 361 - Dated 03.11.2004
CCTV Surveillance Camera to be Provided for Entire Building & Campus

COLOUR INDEX

PROPOSED SITE BOUNDARY	-
PROPOSED BUILDING BOUNDARY	-
EXISTING ROAD	-
CLSR	-

SANITARY DETAILS

RESIDENTIAL STAFF MEMBERS = 20 Nos
TOTAL NUMBER OF NON RESIDENTIAL STAFF MEMBERS = 60 Nos
MALE = 40 Nos FEMALE = 20 Nos

SL NO.	SANITARY DETAILS	RESIDENTIAL		NON RESIDENTIAL				TOTAL	
				MALE		FEMALE			
		REQ.	PRO.	REQ.	PRO.	REQ.	PRO.	REQ.	PRO.
1	WATER CLOSET	3	3	3	3	2	2	5	5
2	ABLUTION TAPS	3	3	3	3	2	2	5	5
3	URINALS	-	-	2	2	-	-	2	2
4	WASH BASINS	2	2	3	3	3	2	7	7
5	BATH	2	2	-	-	-	-	2	2
6	CLEANERS SINK	2	2	-	-	-	-	2	2
7	KITCHEN SINK	1	1	-	-	-	-	1	1

SWP/BPA/0269169/2024/TCP6
B.P/DTCP.NO.323/2024

LAND AND BUILDING OWNER

E.R.SUNDHTHUMAR, D.C.E.,
Licensed Surveyor & Civil Engineering Contractor
REGISTRATION NO. CE - MPI VOC10969 / 858
No.11/12 Gandhi Street, Kamarajapuram
Thoothukudi - 628 008, Tuticorin District - 628 701
Cell: 9159271119

CONSTRUCTION ENGINEER

Dr.K.Sethuraman, M.E., (Geo Technical), M.E.S., M.I.T.A. L.L.B., P.Eng.,
Govt.Approved Geo-Tech Engineer - Chartered Engineer / Valuer
SAGE Tech SOIL TESTING SERVICES
An ISO / IEC 17025:2017 (E) Accredited Laboratory(TC-0807)
(An Regn.No.GOA 2011 - 2016) (Min. Ref. No. 1.2600 / 07 / 07 / 2016) 12595/2012
Head Off: D-125, New Nilgiri Colony, Thottiyapalayam, Annanagar, Madurai-625020
Branch Office: 2 NRI Street, 21st Avenue, Anna Nagar, Chennai-600050
Contact No:0341 6450, 63820 34013
www.sethuraMtechgroup.com

GEO TECHNICAL ENGINEER

P.MUTHUKUMAR
Registered Structural Engineer Grade-II
Reg.No: RSE-II/TN/TCP (Lrn)/3/2003
6/13 Abiram Nagar
Mathapuram, Thoothukudi - 5.
Cell: 7598150604

STRUCTURAL ENGINEER

P.MUTHUKUMAR
Registered Engineer Grade-II
Reg.No: RE-II/TN/TCP (Lrn)/3/2003
6/13 Abiram Nagar
Mathapuram, Thoothukudi - 5.
Cell: 7598150604

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

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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.