Verified RealEstate™

REFERENCE
SWP/BPA/312964/2024

ISSUED
25 October 2024

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.

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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BANK AND MARRIAGE HALL BUILDING AT SURVEY NOS. 31B/2A2A4B, 31B/27 AT ETTAYAPURAM ROAD, VILATHIKULAM VILLAGE, VILATHIKULAM TOWN PANCHAYAT, VILATHIKULAM TALUK, THOOTHUKUDI DISTRICT.

APPLICANT : THE PRESIDENT, M/S THEVAR MAHAJANA SANGAM

ALL DIMENSIONS ARE IN METER, SCALE 1: 100

SITE EXTENT

DESCRIPTION	AREA IN sq.m
AS PER PATTA	800.00
AS PER DOCUMENT	809.36

BUILDING AREA DETAILS

Floor Details	Usage Detail	FSI Area sq.m	Non FSI sq.m	Total Built Up Area sq.m
Ground Floor	BANK	247.83	-	247.83
First Floor	Dining Hall , Kitchen & Toilet	247.83	-	247.83
Second Floor	Marriage Hall	247.83	-	247.83
Terrace Floor	Head Room	-	50.43	50.43
Total Area		743.49	50.43	793.92

$$FSI = \frac{FSI\ AREA}{PLOT\ AREA} = \frac{743.49}{800.00} = 0.929 < 2.00$$

PARKING DETAILS

BANK PARKING DETAILS AS PER TNCDBR 2019

1 Car space for every 125 Sq.m, 1 Two wheeler space for every 25 Sq.m

MARRIAGE HALL BUILDING PARKING DETAILS AS PER TNCDBR 2019

1 Car space for every 50 Sq.m Seating area, 1 Two wheeler space for every 50 Sq.m

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
BANK		
CAR	2 Nos	3 Nos
TWO WHEELER	10 Nos	10 Nos
MARRIAGE HALL		
CAR	4 Nos	4 Nos
TWO WHEELER	4 Nos	4 Nos

JOINERY DETAILS

D	DOOR	1.83 X 2.40
D1	DOOR	0.91 X 2.13
D2	DOOR	0.76 X 2.13
L.D	DOOR	1.00 X 2.13
S.G	STRUCTURAL GLAZING	7.33 X 8.55
W	WINDOW	2.44 X 1.68
W1	WINDOW	1.83 X 1.52
W2	WINDOW	1.52 X 1.52
V	VENTILATOR	0.91 X 0.61

COLOUR INDEX:

- SITE BOUNDARY SHOWN
- PROPOSED BUILDING SHOWN
- EXISTING ROAD SHOWN
- DRIVEWAY

SANITARY DETAILS

BANK BUILDING

TOTAL NO. OF PERSONS - 20, MALE: 10, FEMALE: 10

S.NO.	SANITARY UNIT	REQUIRED		PROVIDED	
		MALE	FEMALE	MALE	FEMALE
1	WATER CLOSETS (W.C)	1	1	1	1
2	ABLUTION TAPS	1	1	1	1
3	URINALS	1	1	1	1
4	WASH BASINS	1		1	
5	DRINKING WATER FOUNTAINS	1		1	
6	CLEANER SINK	1		1	

MARRIAGE HALL

TOTAL NO. OF PERSONS - 100, MALE: 67, FEMALE: 33

S.NO.	SANITARY UNIT	REQUIRED		PROVIDED	
		MALE	FEMALE	MALE	FEMALE
1	WATER CLOSETS (W.C)	1	2	1	2
2	ABLUTION TAPS	1	1	1	1
3	URINALS	2	-	2	-
4	WASH BASINS	1	1	1	1
5	DRINKING WATER FOUNTAINS	1		1	
6	CLEANER SINK	2		2	

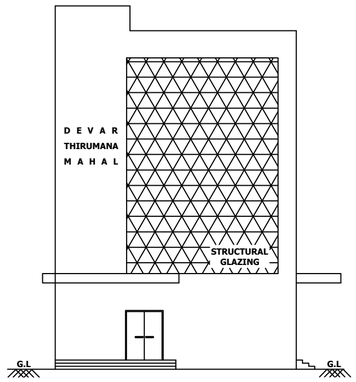
TECHNICAL APPROVAL

ROC.NO: SWP/BPA/312964/2024

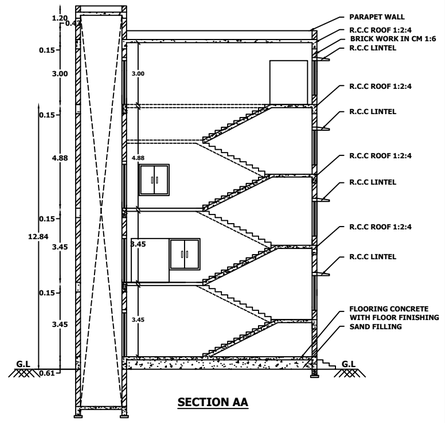
SWP/THOOTHUKUDI/BPA/AD/DTCP NO: 29/2024

OFFICE USE

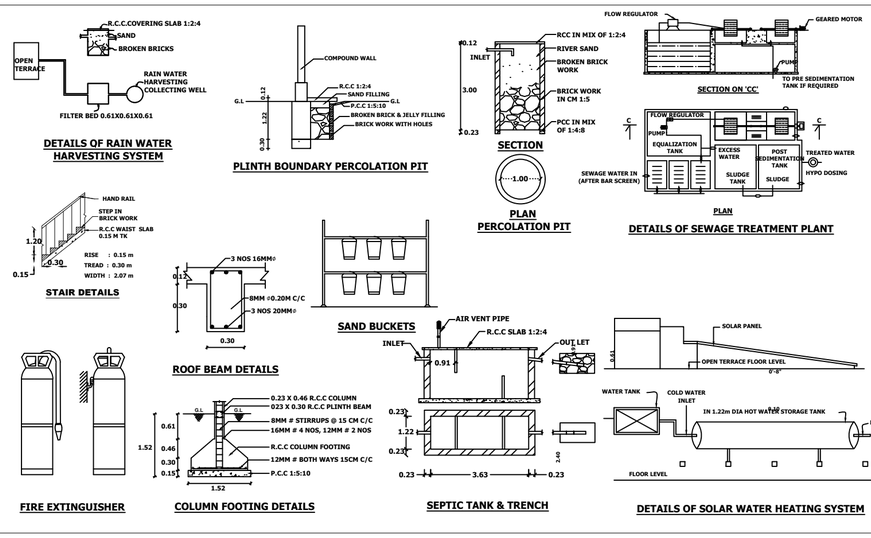
STRUCTURAL ENGINEER	REGISTERED ENGINEER	APPLICANT
A.GETHSY, ME, Registered Structural Engineer REG NO: RSE-II/TKDTCP/SEP /03/2021 6B/A, 6th Street East Bryant Nagar, Thoothukudi -628 008 cell : 8637456416	P.RANJITH., B.E REGISTERED ENGINEER GRADE - II THOOTHUKUDI LPA- RE- II/TKDTCP/May /1/2023 TOOVEYPURAM 11TH STREET THOOTHUKUDI - 628 003. CELL : 9080604776,9786495616 Email: ranjithsl.93@gmail.com	

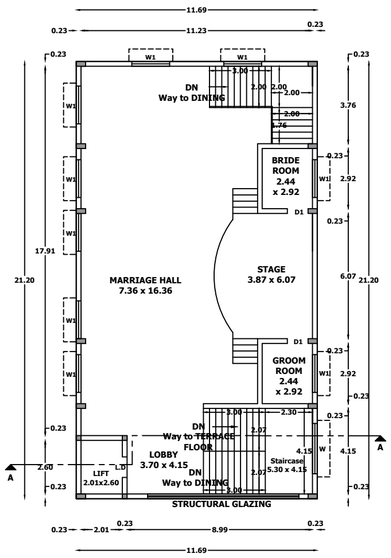


ELEVATION

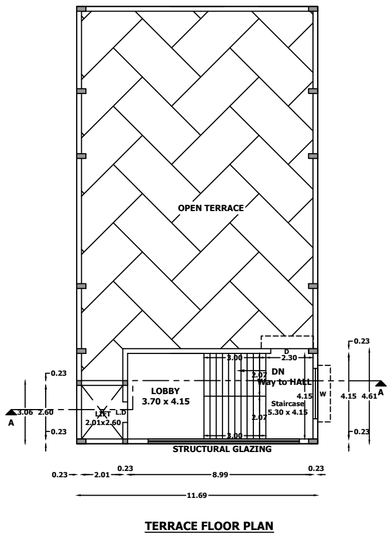


SECTION AA

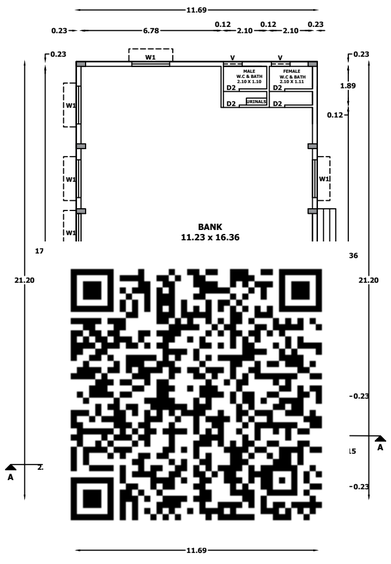




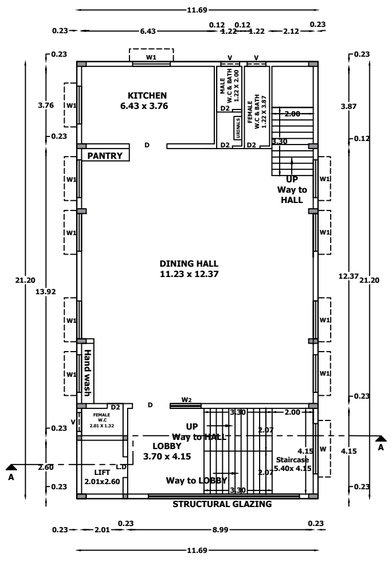
SECOND FLOOR PLAN



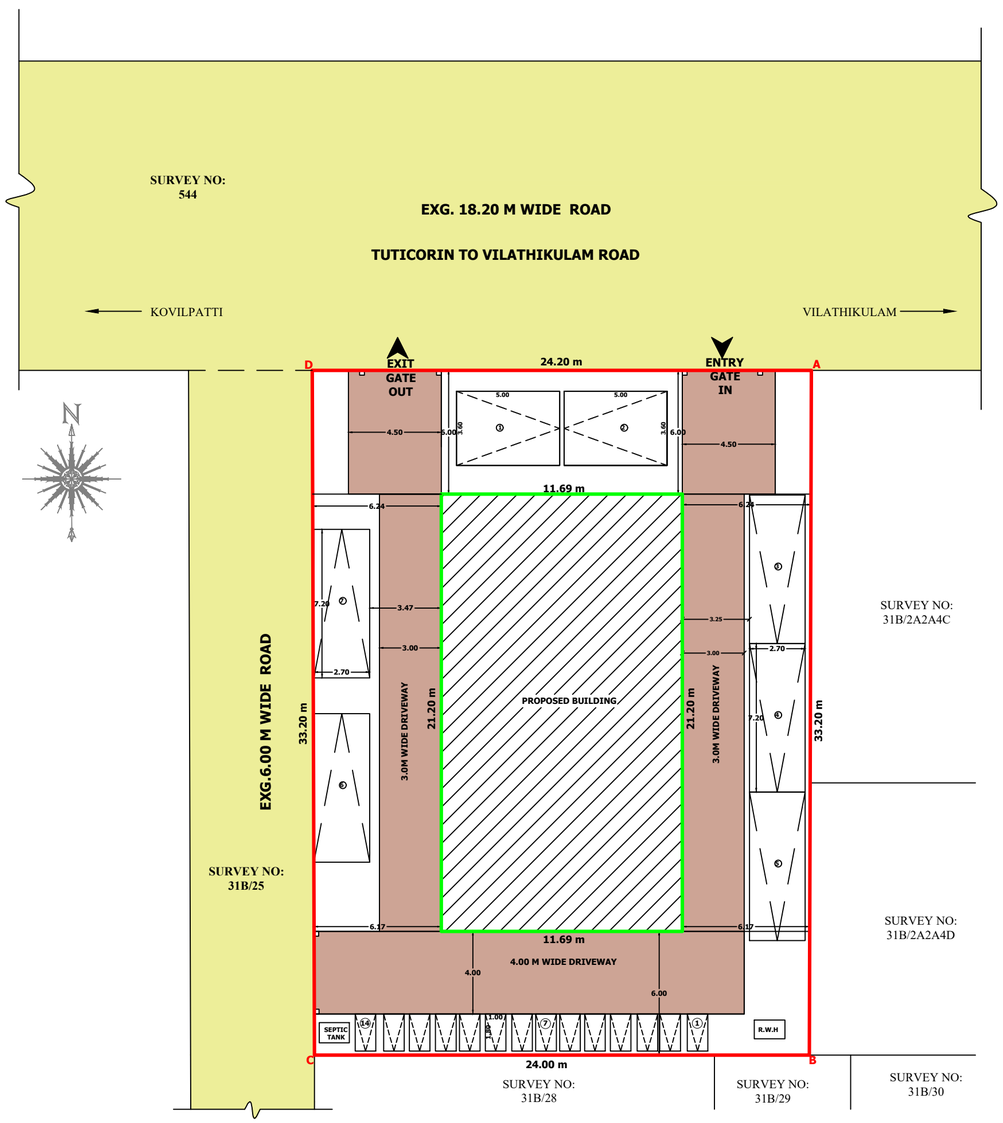
TERRACE FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SITE PLAN

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.