Verified RealEstate™

REFERENCE
SWP/BPA/337772/2024

ISSUED
30 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.

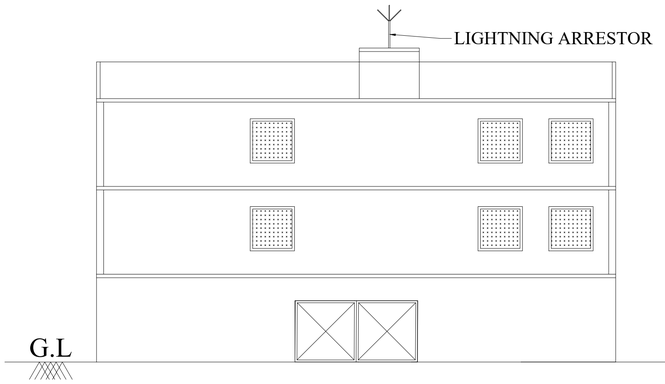
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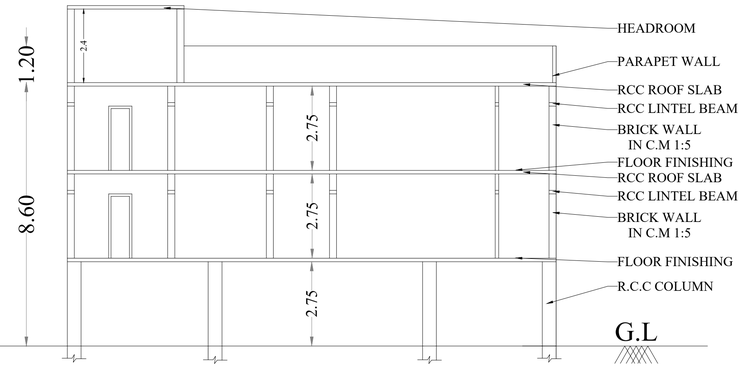
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF SERVICE APARTMENTS BUILDING IN SURVEY NO: 297/20, 21, 22, 25A, 25B, 25C, 26, 31, 32, 33, 49, 50, 51 IN KEELA TIRUCHENDUR VILLAGE, TIRUCHENDUR MUNICIPALITY, TIRUCHENDUR TALUK, THOOTHUKUDI DISTRICT.

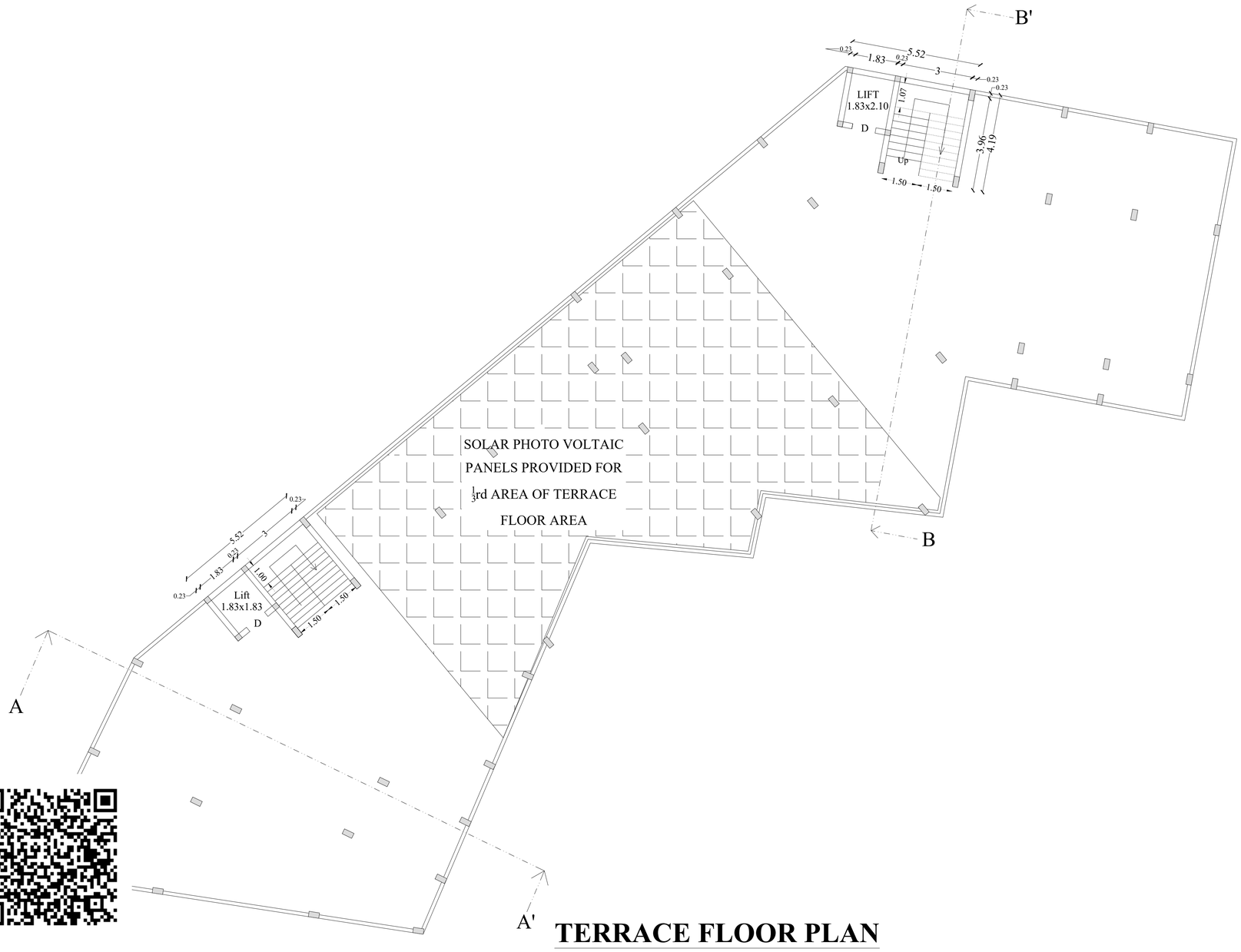
APPLICANT NAME: Mr.A.PALANI, Managing Partner, A.V.V Promoters



ELEVATION



SECTION A - A'



TERRACE FLOOR PLAN

AREA STATEMENT			
LAND IN SURVEY NUMBER	DOCUMENT IN Sq.m	PATTA IN Sq.m	N / W E / S
Sy.No: 297/20	210.07 Sq.m	155.00 Sq.m	
Sy.No: 297/21	99.840 Sq.m	104.00 Sq.m	
Sy.No: 297/26, 31, 51	123.00 Sq.m	123.00 Sq.m	
Sy.No: 297/33, 49	53.80 Sq.m	52.00 Sq.m	
Sy.No: 297/32,50	41.10 Sq.m	38.00 Sq.m	
Sy.No: 297/22, 25A, 25B, 25C	631.546 Sq.m	618.00 Sq.m	ALL DIMENSIONS ARE IN METRE SCALE 1:100
TOTAL AREA	1159.356 Sq.m	1090.00 Sq.m	

SUPER IMPOSED AREA = 1119.68 Sq.m

BUILDING AREA DETAILS (In Sq.m)

FLOOR NAME	FSI AREA	NON - FSI AREA	TOTAL BUILTUP AREA
STILT FLOOR	---------	723.03	723.03
FIRST FLOOR	723.03	---------	723.03
SECOND FLOOR	723.03	---------	723.03
FLOOR - TERRACE (Head Room)	---------	37.66	37.66
TOTAL AREA	1446.06	760.69	2169.09

FSI CALCULATION

$$\frac{\text{TOTAL FSI AREA}}{\text{LAND AREA}} = \frac{1446.06}{1090.00} = 1.33 < 2.00$$

FOR OFFICE USE:

TECHNICAL APPROVAL

Roc.No: SWP/BPA/337772/2024

SWP/THOOTHUKUDI/BPA/AD/DTCP No: 30/2024

JOINERY DETAILS

D	DOOR	1.00 M x 2.13 M
D1	DOOR	0.76 M x 2.13 M
W2	WINDOW	1.00 M x 1.91 M
W3	WINDOW	1.45 M x 1.91 M
W4	WINDOW	1.91 M x 1.91 M
V	VENTILATOR	1.00 M x 0.60 M

DETAILS OF DWELLING UNITS

UNIT TYPE	NO.OF.UNITS	UNIT AREA IN SQ.M
A	2	33.63
B	2	33.66
C	2	39.62
D	2	57.51
E	2	48.25
F	2	96.57
G	2	60.69
H	2	59.17
I	2	47.93
J	2	45.84

APPLICANT:

MANAGING PARTNER
AVV PROMOTERS
THIRUCHENDUR

STRUCTURAL ENGINEER:

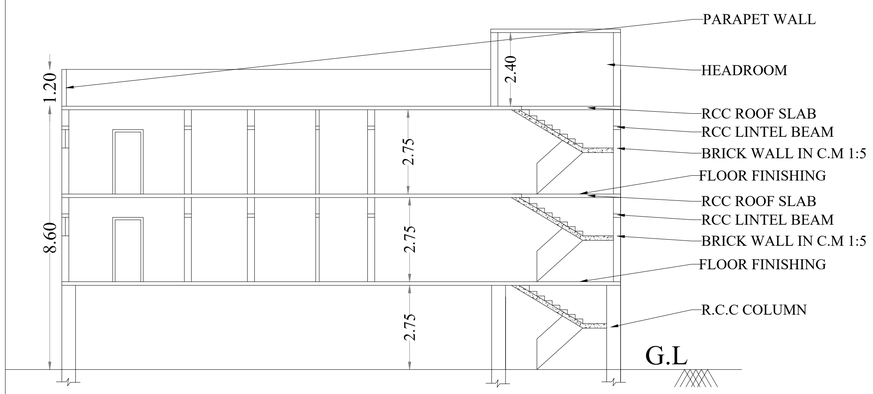
M.SURYA PRAKASH,B.E.,
REGISTERED STRUCTURAL ENGINEER GRADE-II
Regn.No; RSE - II/TKDTCP/May/1/2023
VIVEGA CONSTRUCTIONS
34, Kamarajar Salai, Tiruchendur - 628215
Cell : 9842645675

REGISTERED ARCHITECT:

Ar.N.Muthulakshmi B.Arch
Regd.No:CA/2018/101332
77, South New Street
Tiruchendur-628215
Mobile:9952645064

PLAN SHOWING THE PROPOSED CONSTRUCTION OF SERVICE APARTMENTS BUILDING IN SURVEY NO: 297/20, 21, 22, 25A, 25B, 25C, 26, 31, 32, 33, 49, 50, 51 IN KEELA TIRUCHENDUR VILLAGE, TIRUCHENDUR MUNICIPALITY, TIRUCHENDUR TALUK, THOOTHUKUDI DISTRICT.

APPLICANT NAME: Mr.A.PALANI, Managing Partner, A.V.V Promoters



SECTION B - B'

TYPICAL FLOOR PLAN
(FIRST & SECOND FLOOR)

AREA STATEMENT			
LAND IN SURVEY NUMBER	DOCUMENT IN Sq.m	PATTA IN Sq.m	N / W E / S
Sy.No: 297/20	210.07 Sq.m	155.00 Sq.m	
Sy.No: 297/21	99.840 Sq.m	104.00 Sq.m	
Sy.No: 297/26, 31, 51	123.00 Sq.m	123.00 Sq.m	
Sy.No: 297/33, 49	53.80 Sq.m	52.00 Sq.m	
Sy.No: 297/32,50	41.10 Sq.m	38.00 Sq.m	
Sy.No: 297/22, 25A, 25B, 25C	631.546 Sq.m	618.00 Sq.m	ALL DIMENSIONS ARE IN METRE SCALE 1:100
TOTAL AREA	1159.356 Sq.m	1090.00 Sq.m	

SUPER IMPOSED AREA = 1119.68 Sq.m

BUILDING AREA DETAILS (In Sq.m)

FLOOR NAME	FSI AREA	NON - FSI AREA	TOTAL BUILTUP AREA
STILT FLOOR	---------	723.03	723.03
FIRST FLOOR	723.03	---------	723.03
SECOND FLOOR	723.03	---------	723.03
FLOOR - TERRACE (Head Room)	---------	37.66	37.66
TOTAL AREA	1446.06	760.69	2169.09

FSI CALCULATION

$$\frac{\text{TOTAL FSI AREA}}{\text{LAND AREA}} = \frac{1446.06}{1090.00} = 1.33 < 2.00$$

JOINERY DETAILS

D	DOOR	1.00 M x 2.13 M
D1	DOOR	0.76 M x 2.13 M
W2	WINDOW	1.00 M x 1.91 M
W3	WINDOW	1.45 M x 1.91 M
W4	WINDOW	1.91 M x 1.91 M
V	VENTILATOR	1.00 M x 0.60 M

FOR OFFICE USE:

TECHNICAL APPROVAL

Roc.No: SWP/BPA/337772/2024

SWP/THOOTHUKUDI/BPA/AD/DTCP No: 30/2024

DETAILS OF DWELLING UNITS

UNIT TYPE	NO.OF.UNITS	UNIT AREA IN SQ.M
A	2	33.63
B	2	33.66
C	2	39.62
D	2	57.51
E	2	48.25
F	2	96.57
G	2	60.69
H	2	59.17
I	2	47.93
J	2	45.84

APPLICANT:

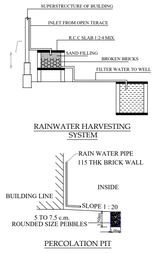
MANAGING PARTNER
AVV PROMOTERS
THIRUCHENDUR

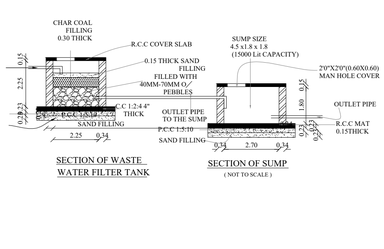
STRUCTURAL ENGINEER:

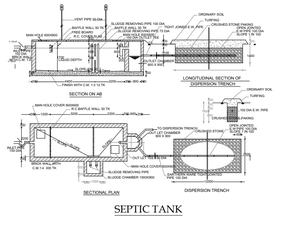
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Regn.No; RSE - II/TKDTCP/May/1/2023
VIVEGA CONSTRUCTIONS
34, Kamarajar Salai, Tiruchendur - 628215
Cell : 9842645675

REGISTERED ARCHITECT:

Ar.N.Muthulakshmi B.Arch
Regd.No:CA/2018/101332
77, South New Street
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Mobile:9952645064



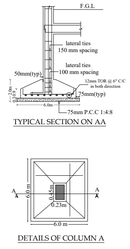




SEPTIC TANK

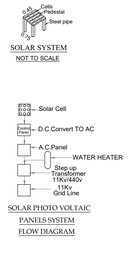


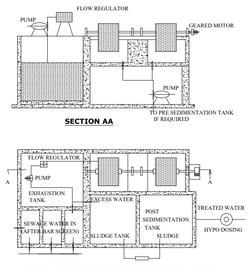
STAIRCASE DETAILS (NOT TO SCALE)



TYPICAL SECTION ON AA

DETAILS OF COLUMN A
Column size - 0.3m x 0.45m

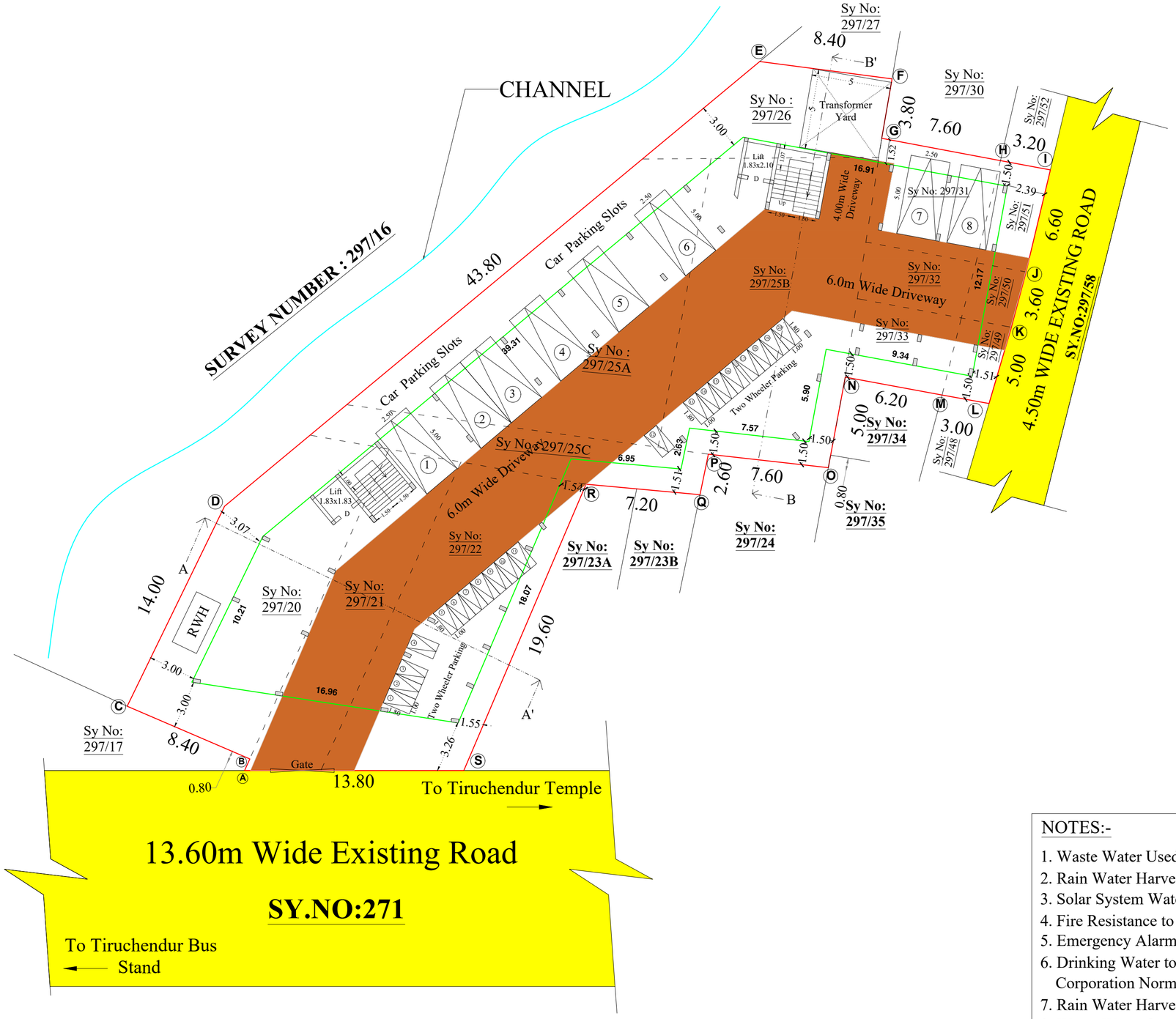




SEWAGE TREATMENT PLANT (S.T.P)

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF SERVICE APARTMENTS BUILDING IN SURVEY NO: 297/20, 21, 22, 25A, 25B, 25C, 26, 31, 32, 33, 49, 50, 51 IN KEELA TIRUCHENDUR VILLAGE, TIRUCHENDUR MUNICIPALITY, TIRUCHENDUR TALUK, THOOTHUKUDI DISTRICT.

APPLICANT NAME: Mr.A.PALANI, Managing Partner, A.V.V Promoters



SITE CUM STILT FLOOR PLAN

AREA STATEMENT

LAND IN SURVEY NUMBER	DOCUMENT IN Sq.m	PATTA IN Sq.m
Sy.No: 297/20	210.07 Sq.m	155.00 Sq.m
Sy.No: 297/21	99.840 Sq.m	104.00 Sq.m
Sy.No: 297/26, 31, 51	123.00 Sq.m	123.00 Sq.m
Sy.No: 297/33, 49	53.80 Sq.m	52.00 Sq.m
Sy.No: 297/32,50	41.10 Sq.m	38.00 Sq.m
Sy.No: 297/22, 25A, 25B, 25C	631.546 Sq.m	618.00 Sq.m
TOTAL AREA	1159.356 Sq.m	1090.00 Sq.m

N / W / E / S

ALL DIMENSIONS ARE IN METRE

SCALE 1:200

SUPER IMPOSED AREA = 1119.68 Sq.m

BUILDING AREA DETAILS (In Sq.m)

FLOOR NAME	FSI AREA	NON - FSI AREA	TOTAL BUILTUP AREA
STILT FLOOR	---------	723.03	723.03
FIRST FLOOR	723.03	---------	723.03
SECOND FLOOR	723.03	---------	723.03
FLOOR - TERRACE (Head Room)	---------	37.66	37.66
TOTAL AREA	1446.06	760.69	2169.09

FSI CALCULATION

$$\frac{\text{TOTAL FSI AREA}}{\text{LAND AREA}} = \frac{1446.06}{1090.00} = 1.33 < 2.00$$

PARKING REQUIREMENTS

PARKING TYPE	REQUIRED	PROVIDED
CAR PARKING	08	08
TWO WHEELERS	20	20

PARKING CALCULATION

DWELLING UNIT WITH FLOOR AREA 25.00-50.00 Sq.M = 12 Units = 12 TWO WHEELER

DWELLING UNIT WITH FLOOR AREA 50.00-75.00 Sq.M = 06 Units = 06 TWO WHEELER = 03 CAR

DWELLING UNIT WITH FLOOR AREA >75.00 Sq.M = 02 Units = 04 CAR

FOR DWELLING UNIT MORE THAN 06 UNITS 10% FOR VISITORS PARKING = 02 TWO WHEELER = 01 CAR

DETAILS OF DWELLING UNITS

UNIT TYPE	NO.OF.UNITS	UNIT AREA IN SQ.M
A	2	33.63
B	2	33.66
C	2	39.62
D	2	57.51
E	2	48.25
F	2	96.57
G	2	60.69
H	2	59.17
I	2	47.93
J	2	45.84

NOTES:-

1. Waste Water Used for Garden
2. Rain Water Harvesting Details Provided
3. Solar System Water Tank Provided
4. Fire Resistance to be Provided
5. Emergency Alarm to be Provided
6. Drinking Water to be Provided As per Corporation Norms
7. Rain Water Harvesting Tank to be Provided
8. Waste Water from Recycled Water Tank & Trench Connected to Sullage Disposal Tank
9. Solid Waste Tub to be Proivded
10. "U" Traps Provided un Septic Tank to Prevent Curb Breeding of Mosquitoes (As per G.O (M.S) No: 341 - Dated: 03.11.2004
11. CCTV Surveillance Camera to be Provided for Entire Building

FOR OFFICE USE:

TECHNICAL APPROVAL

Roc.No: SWP/BPA/337772/2024

SWP/THOOTHUKUDI/BPA/AD/DTCP No: 30/2024

LEGEND (COLOUR INDEX DETAILS)

- APPLICANT SITE BOUNDARY
- PROPOSED BUILDING
- DRIVE WAY
- EXISTING ROAD

APPLICANT:

MANAGING PARTNER
AVV PROMOTERS
THIRUCHENDUR

REGISTERED ARCHITECT:

Ar.N.Muthulakshmi B.Arch
Regd.No:CA/2018/101332
77, South New Street
Tiruchendur-628215
Mobile:9952645064

STRUCTURAL ENGINEER:

M.SURYA PRAKASH,B.E.,
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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.