PP APPROVAL RECORD

# Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

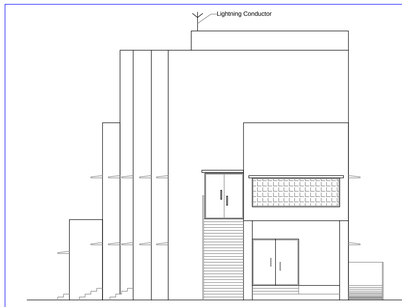
ISSUING AUTHORITY
**DTCP**

The approval as the planning authority issued it, reproduced in full behind this page.

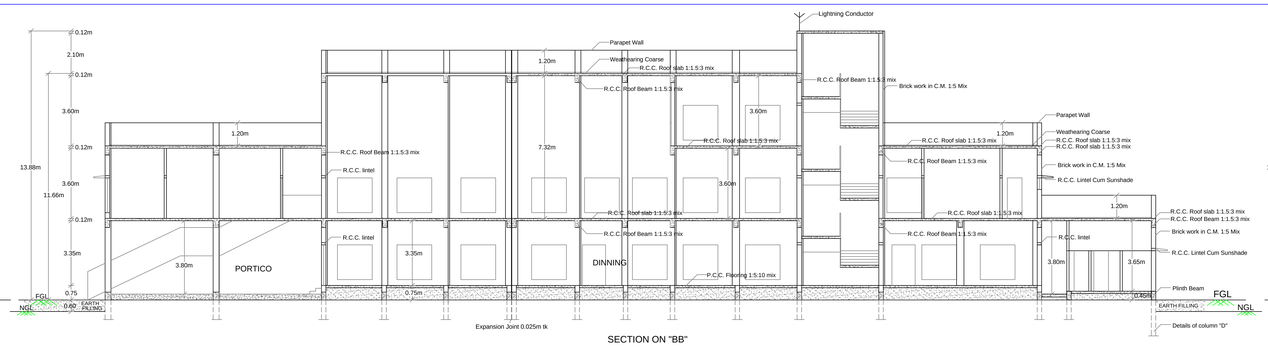
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

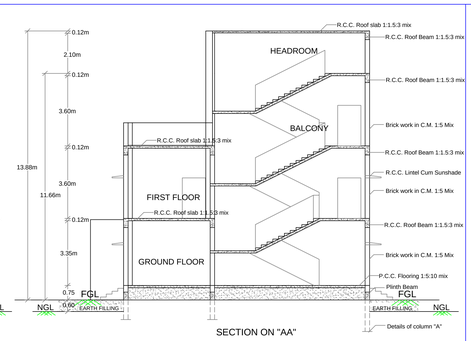
hello@verified.realestate
+91 9996 12 9996
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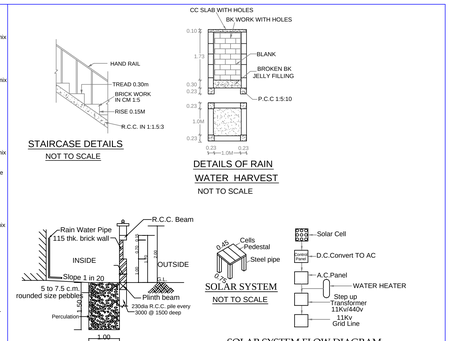

FRONT ELEVATION




SECTION ON "BB"




SECTION ON "AA"



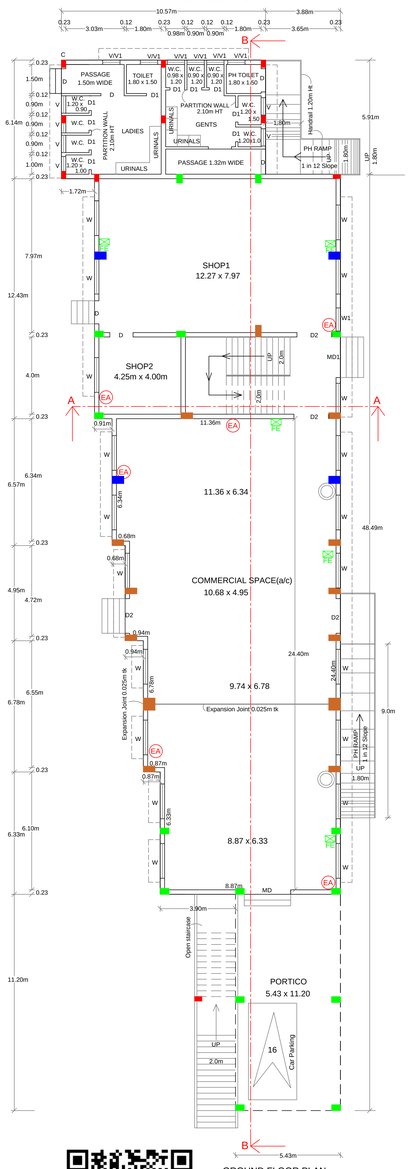

STAIRCASE DETAILS
NOT TO SCALE

DETAILS OF RAIN WATER HARVEST
NOT TO SCALE

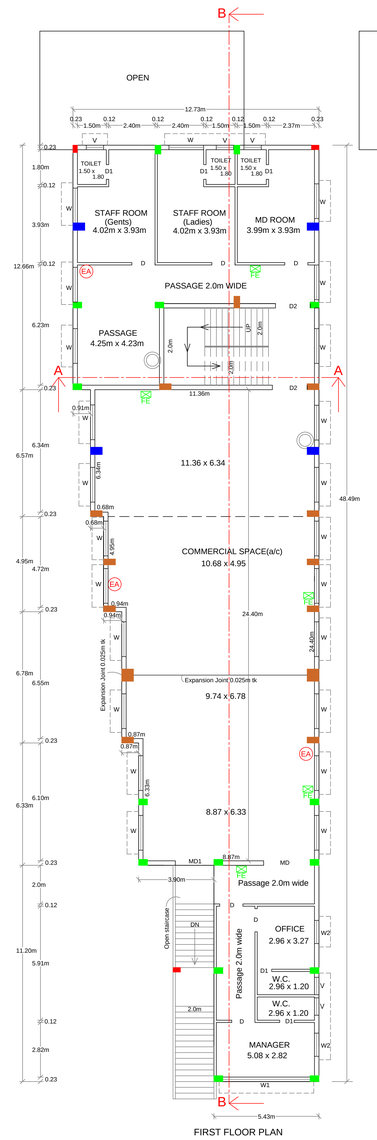
PERCULATION BED
SCALE - 1 : 50

SOLAR SYSTEM
NOT TO SCALE

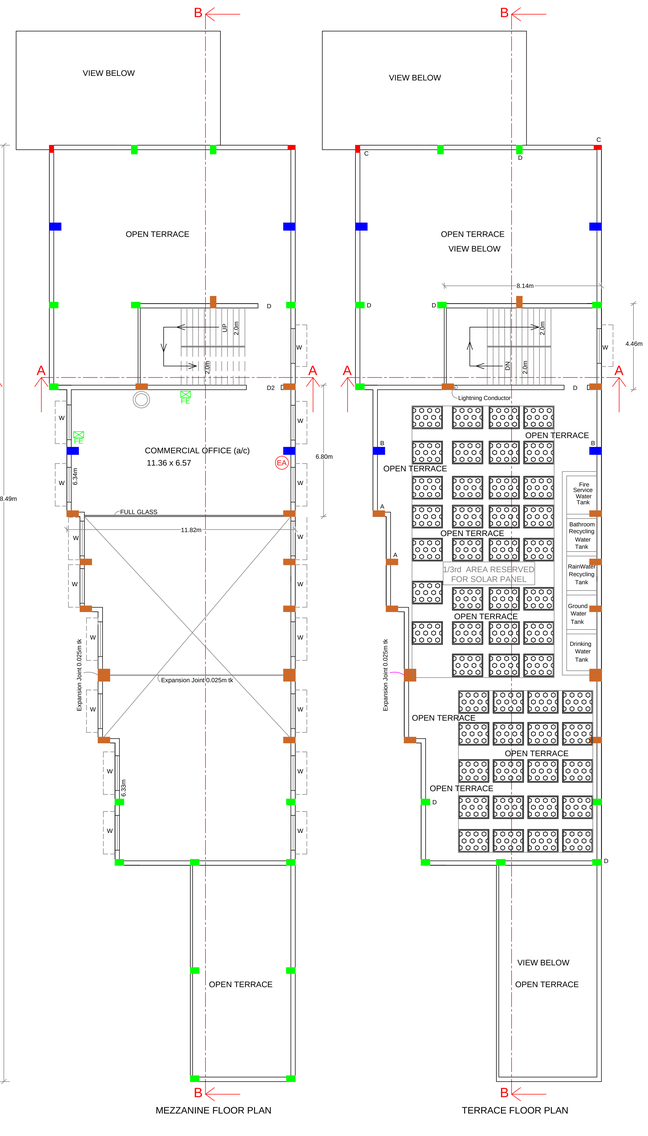
SOLAR SYSTEM FLOW DIAGRAM




GROUND FLOOR PLAN




FIRST FLOOR PLAN



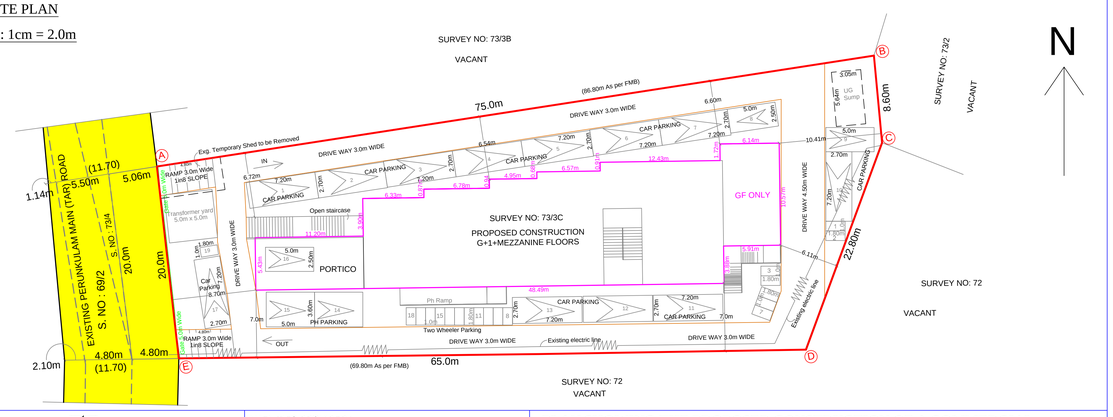

MEZZANINE FLOOR PLAN




TERRACE FLOOR PLAN

## SITE PLAN

Scale : 1cm = 2.0m







COLUMN FOOTING DETAILS - A
(Size of column 'A' - 0.30m x 0.60m)
NOT TO SCALE




COLUMN FOOTING DETAILS - B
(Size of column 'B' - 0.38m x 0.60m)
NOT TO SCALE




COLUMN FOOTING DETAILS - C
(Size of column 'C' - 0.23m x 0.38m)
NOT TO SCALE



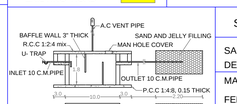

COLUMN FOOTING DETAILS - D
(Size of column 'D' - 0.30m x 0.46m)
NOT TO SCALE

AMENITIES PROVIDED :

1) HEAD ROOM ROOF HEIGHT 2.20 M.
2) SEPTIC TANK WITH DISPERTION TRENCH
3) "U" TRAP PROVIDED IN SEPTIC TANK.
4) SOLAR POWER ASSISTED WATER HEATING SYSTEM PROVIDED.
5) UNDER GROUND SUMPPROVIDED.
6) PLINTH BOUNDARY PERCOLATION PIT.
7) F.S - FIRE SERVICE WATER SUMP .
8) RAIN WATER FILTRATION PIT WITH SUMP AND TANK.
9) ENTRANCE GATE 5.0 M WIDE.
10) EMERGENCY ALARAM PROVIDED IN EVERY FLOOR.
11) THUNDER AND LIGHTNING ARRESTOR.
12) EARTH QUAKE RESISTANCE STRUCTURE.
13) TOILET AND RAMP PROVIDED FOR HANDICAPPED PERSONS.
14) FIRE EXTINGUISER PROVIDED IN EVERY FLOOR.
15) EMERGENCY OPEN STAIRCASE PROVIDED.
16) SOLID WASTE TUB PROVIDED.
17) BORE WELL PROVIDED.
18) PARKING SPACE PROVIDED FOR DISABLED PERSONS.
19) TRANSFORMER YARD 5.0m x 5.0m PROVIDED.
20) AIR CONDITIONING , HEATING & MECHANICAL VENTILATION SYSTEM PROVIDED.
21) MOSQUITO PROOF CONDITION PROVIDED FOR WATER TANK.
22) FAST EV CHARGING POINT FOR PARKING PROVIDED.
23) EXPANSION JOINT 0.025m THICKNESS PROVIDED.

REFERENCE :

- SITE BOUNDARY
- PRO CONSTRUCTION
- EXISTING BUILDING
- EXISTING ROAD
- EA EMERGENCY ALARAM
- FIRE EXTINGUISHER
- DRINKING WATER




SEPTIC TANK WITH DISPERSION TRENCH
NOT TO SCALE

SANITATION REQUIREMENTS

| SANITARY DETAILS | REQUIRED | PROVIDED |
|---|---|---|
| MALE W.C. | 1 | 6 |
| FEMALE W.C. | 1 | 6 |
| WASH BASIN | 1 | 2 |
| CLEANER SINK | 1 | 1 |
| DRINKING WATER FOUNTAIN | 1 | 1 |

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING IN SURVEY NO: 73/3C AT PERUNKULAM VILLAGE , PERUNKULAM TOWN PANCHAYAT , ERAL TALUK , THOOTHUKUDI DISTRICT.

Applicant: Mr.J.MURUGESAN

ALL DIMENSIONS ARE IN METRE SCALE = 1:100

NON PLANNING AREA

PARKING SPACE CALCULATION AS PER TNCDBR,2019
( Annexure - IV , Part-I , Sl No 2 )

COMMERCIAL BUILDING

UPTO 75 SQ.M - NIL
ABOVE 75 SQ.M - 1 CAR PARKING, 1 TWO WHEELER PARKING

AVAILABLE 1109.61SQ.M (1109.61-75.00 = 1034.61SQ.M) | 14 CAR PARKING, 14 TWO WHEELER PARKING

1034.61 SQ.M / 75.0 SQ.M = 14 Car Parking & 14 Two Wheeler Parking

FAST EV CHARGING POINT 10% OF PARKING | 2 CAR PARKING, 2 TWO WHEELER PARKING

So Totally (14+2) 16 CAR PARKING (Required)
16 TWO WHEELER PARKING (Required)

Size of Two wheeler parking - 1.00m x 1.80m
Size of Car parking - 2.50m x 5.00m ; 2.70m x 7.20m

| PARTICULARS | REQUIRED | | PROVIDED |
|---|---|---|---|
| PARKING SPACE | 16 Car parking | < | 17 Car parking (Included 2 PH Parking) |
| | 16 Two wheeler parking | < | 19 Two wheeler parking |
| FLOOR AREA RATIO | 2.00 | > | 1109.61 / 1750.00 = 0.634 |

REFERENCE:

| | | |
|---|---|---|
| MD MAIN DOOR | - | 2.40m x 2.40m |
| MD1 MAIN DOOR | - | 2.00m x 2.40m |
| D DOOR | - | 1.20m x 2.10m |
| D1 DOOR | - | 0.75m x 2.10m |
| D2 DOOR | - | 1.80m x 2.10m |
| W WINDOW | - | 1.80m x 1.50m |
| W1 WINDOW | - | 4.50m x 1.50m |
| W2 WINDOW | - | 1.20m x 1.50m |
| V VENTILATOR | - | 0.90m x 0.60m |
| V1 VENTILATOR | - | 4.90m x 0.30m |

AREA DETAILS :

AREA OF SITE (As per patta) – 1750.00 SQM 18835.25 SQ.FT

| AREA OF PRO. CONS. | FSI AREA in Sq.m | NON FSI AREA in Sq.m | TOTAL BUILTUP AREA in Sq.m |
|---|---|---|---|
| GROUND FLOOR | 546.17 | --- | 546.17 |
| FIRST FLOOR | 483.01 | --- | 483.01 |
| MEZZANINE FLOOR | 80.43 | --- | 80.43 |
| HEAD ROOM | --- | 36.30 | 36.30 |
| TOTAL AREA OF PRO. | 1109.61 | 36.30 | 1145.91 |

AREA OF OPEN SPACE – 1203.83 SQM 12956.82 SQ.FT

## PLANNING PERMISSION

ROC. NO. SWP/BPA/755053/2026
SITE BOUNDARY SHOWN AS "A TO E"
PLANNING PERMISSION NO:
SWP/THOOTHUKUDI / BPA/A.D/D.T.C.P. No. 15/2026

Er K. ESSAKKIYAPPAN, B.E.,M.Sc.(Tech)
CHARTERED ENGINEER
Registered Construction Engineer (RCE,
Reg.No: RCE/TVL R/03/2020
142A, Kottur Road, Palayamkottai, Tirunelveli
Cell: 98430 57439, 93642 57439
Email: sakthi57439@yahoo.com
Registered Construction engineer

S. SARAVANAN, B.E.,M.E.,(Struct)
Registered Structural Engineer
RSE/Gr-II/TVL/March/2019/003
4, Mana Kanjara Nayanar Street,
Palayamkottai, Tirunelveli-627002.
Cell: 9344883326, 7402616266
Registered Structural engineer

Applicant

Er. T. Lakshmanan, B.E.,M.I.E.,
Registered Engineer Gr.II
Reg.No: RE/Gr.II/TVl/March/2019/011
HERITAGE HOMES
110F/17, Balaji Street, Barani Nagar,
Vannarpettai, Tirunelveli - [illegible]
Mobile: 90804 80883, 80120 [illegible]
Architect/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**

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

**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.