PP APPROVAL RECORD

# Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

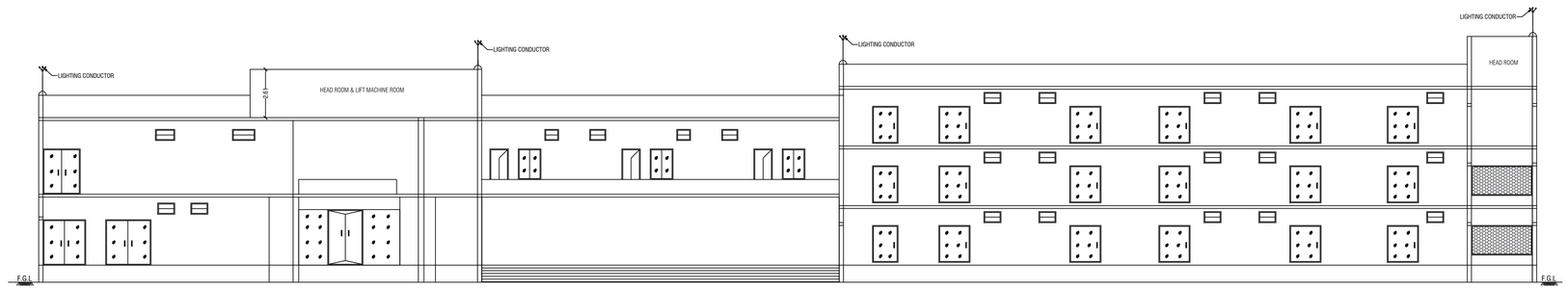
ISSUING AUTHORITY
**DTCP**

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

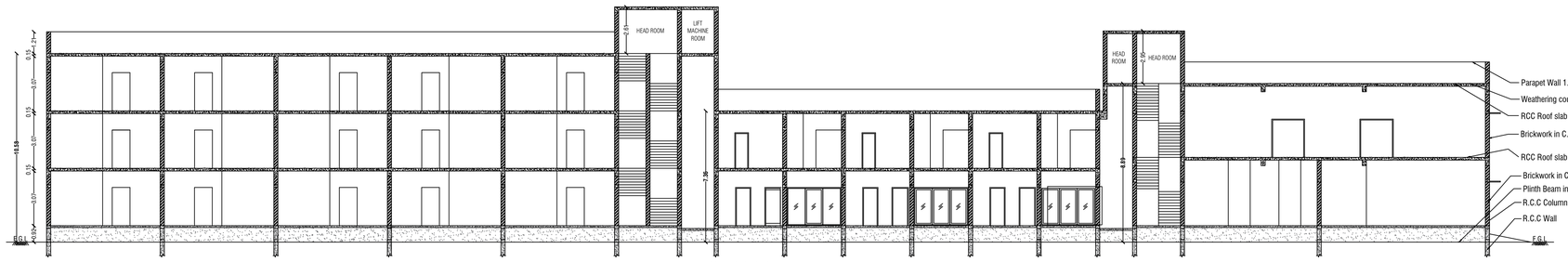
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

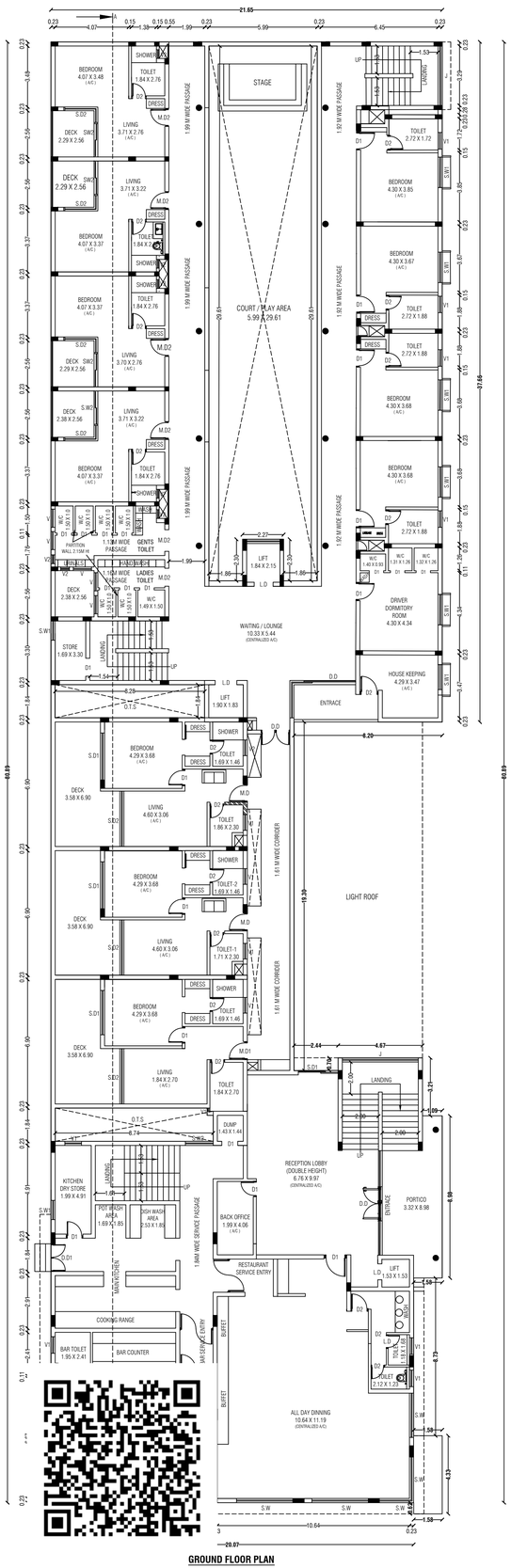
hello@verified.realestate
+91 9996 12 9996
verified.realestate



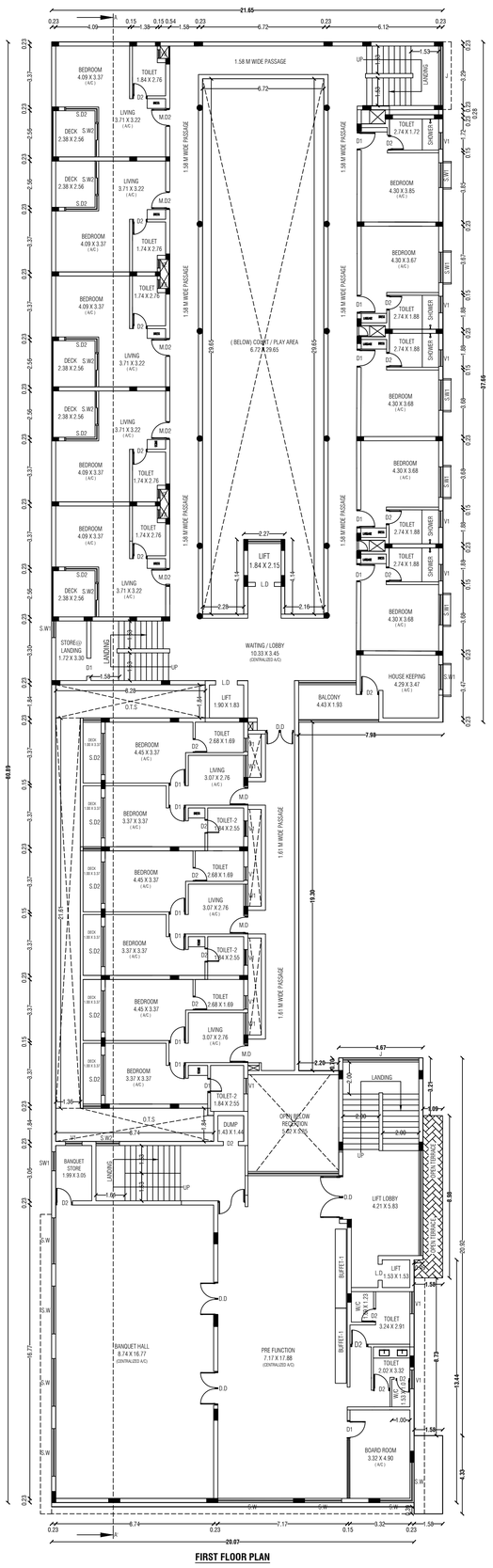

NORTH ELEVATION



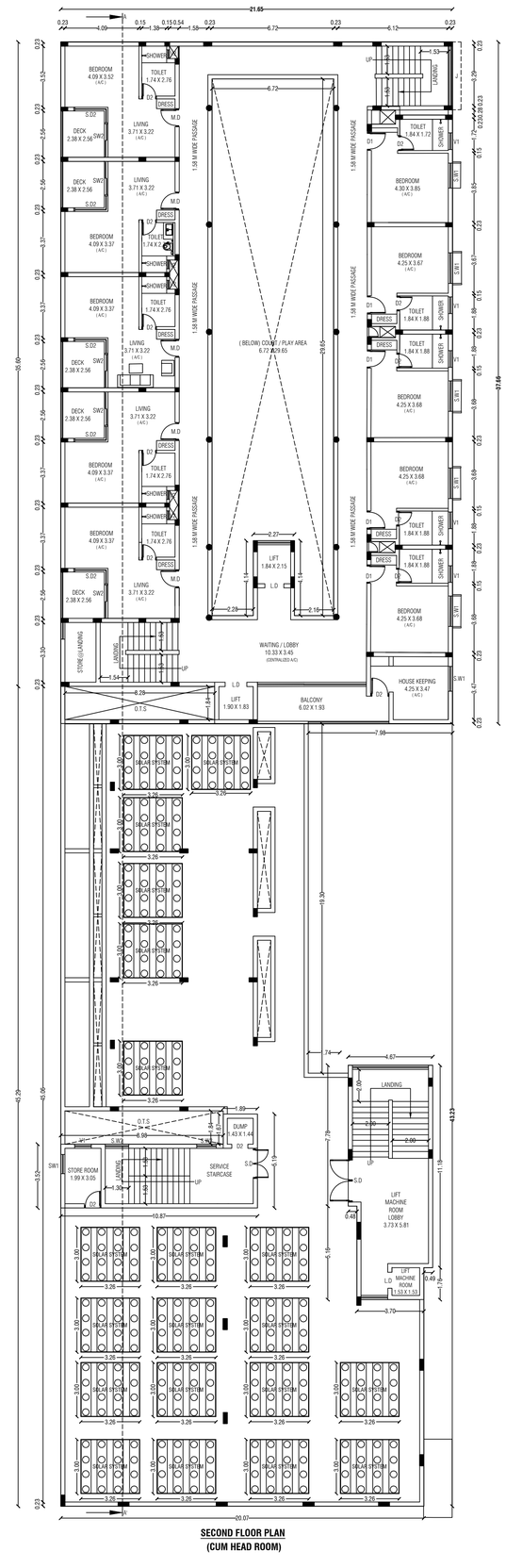

SOUTH SECTION ON - AA'



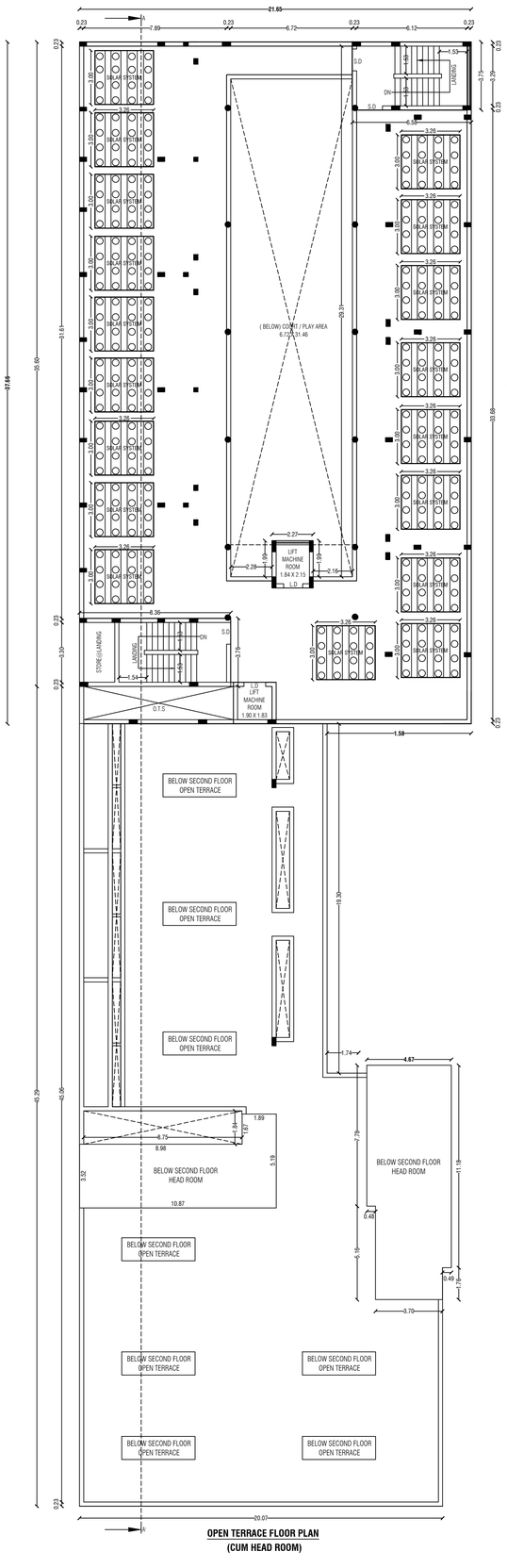

GROUND FLOOR PLAN



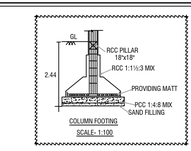

FIRST FLOOR PLAN



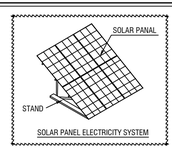

SECOND FLOOR PLAN
(CUM HEAD ROOM)



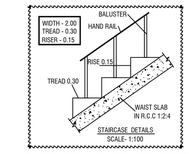

OPEN TERRACE FLOOR PLAN
(CUM HEAD ROOM)



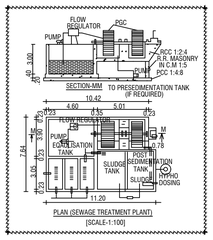

COLUMN FOOTING
SCALE- 1:100




SOLAR PANEL ELECTRICITY SYSTEM




STAIRCASE DETAILS
SCALE- 1:100


FLOW REGULATOR
PSC
PUMP
RCC 1:2:4 R.R. MASONRY IN C.M 1:5
PCC 1:4:8
SECTION-MM
TO PRESEDIMENTATION TANK (IF REQUIRED)
10.42
4.60
5.01
0.15
0.23
0.78
0.30
0.45
0.60
0.75
0.90
0.23
0.23
0.23

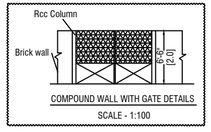
SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING ( HOTEL & RESTAURANTS ) IN S.F.No:635/3A2B OF KANDASAMYPURAM VILLAGE, ARUMUGANERI SPECIAL GRADE TOWN PANCHAYAT, TIRUCHENDUR TALUK, THOOTHUKUDI DISTRICT.

**APPLICANT : Mr.G.RAMESH S/o. S.GOPAL.**

ALL DIMENSIONS ARE IN "METER" | SCALE 1:200 | N

## Total Parking Details

| Vahicle | Number of Parking Spaces | Area in Sq.mt | Required in Nos. | Provided in Nos. |
|---|---|---|---|---|
| Car Parking | 1 Car Space for Every 100 Sq.Mt of Floor Area or Part Thereof | 3310.60 | 34 | **38** |
| | Including 10% P.H Parking - 3 Nos | | | |
| | Including 10% Electrical Vehicle Parking - 3 Nos | | | |
| Two Wheeler Parking | 1 Two Wheeler Space for Every 50.0 Sq.Mt of Floor Area or Part Thereof | 3310.60 | 67 | **80** |
| | Including 10% Electrical Vehicle Parking - 7 Nos | | | |




**NOTE:-**

* 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 Tub to be Provided.
* 'U' Traps Provided in Septic tank to Prevent Curb Breeding of Mosquitoes. ( As per G.O (M.S) No:341 - Date - 03.11.2004 ).
* CCTV Camera to be Provided.

**FSI DETAILS:-**

Total ALL Floor Area / Total Land Area = 3318.25 / 5470.00 = **FSI = 0.607**

**PLOT COVERAGE DETAILS:-**

Total Ground Floor Area / Total Land Area = 1580.73 / 5470.00 x 100 = **PC = 28.90 %**

## SANITATION CALCULATION DETAILS ( HOTEL BUILDING )

| Particulars | Required in Nos. | | Provided in Nos. | |
|---|---|---|---|---|
| | For Male | For Female | For Male | For Female |
| Water Closet & Ablution Taps | 2 | 2 | 4 | 3 |
| Urinals | 2 | - | 4 | - |
| Wash Basins | 2 | 2 | 5 | 11 |
| **TOTAL NO OF LABOURS - 60.0 Nos** | | | 35.0 Nos | 25.0 Nos |

## Open Space Reservation Details

| Particulars | Required | Provided |
|---|---|---|
| Open Space Reservation Area (O.S.R) | 547.0 Sq.Mt (10.00%) | Paid to DTCP |

**COLOR INDEX**

SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
PROPOSED DRIVE WAY




## Site Area Details

| | |
|---|---|
| PLR / FMB Area | 5470.00 Sq.Mt |
| Document Area | 5470.00 Sq.Mt |
| Super Imposed Area | 5468.00 Sq.Mt |

| Area Details | Total Buildup Area Sq.mt | Non FSI Area Sq.mt | Total FSI Area Sq.mt |
|---|---|---|---|
| Area of Ground Floor | 1578.83 | 203.33 | 1375.50 |
| Area of First Floor | 1574.68 | 250.13 | 1324.55 |
| Area of Second Floor | 815.34 | 204.79 | 610.55 |
| Area of Second Floor Head Room | 90.30 | 90.30 | - |
| Area of Lift Room | 9.78 | 9.78 | - |
| Area of Head Room | 67.43 | 67.43 | - |
| Total Area | 4136.36 | 825.76 | 3310.60 |

OFFICE USE:-

**PLANNING PERMISSION**
ROC. NO: SWP/BPA/826670/2026
SITE BOUNDARY SHOWN AS " A TO D "
SWP/THOOTHUKUDI / BPA/A.D/D.T.C.P.No: 30/2026

APPLICANT

Er.M.VADIVEL, ME(Struct)., AMIE., C.Engg(I)., MISTE., AIV., MICI., MISSE.,MICA
Consulting Civil Engineer, Chartered Engineer,
TN.Govt. Registered Professional of DTCP,
R.E-II-01/2023, R.S.E-II-21/2020, R.C.E-27/2020, R.D-06/2020,
R.E.(G-3), DMC No.037/LS/2019/00004, CCMC No.004/2021,
**DMV CONSTRUCTION,**
#19/17, 1st Floor, Annamalai Street, Near Municipality Office,
Dharmapuri - 636701, Cell: 8122 101 282, 9443 101 282.
E.Mail : dmvconstruction.dp@gmail.com

REGISTERED ENGINEER & REGISTERED STRUCTURAL 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**
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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.