Verified RealEstate™

REFERENCE
SWP/BPA/094011/2024

ISSUED
22 March 2024

PP APPROVAL RECORD

# Planning Permission

Tirunelveli

Tirunelveli district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**DTCP**

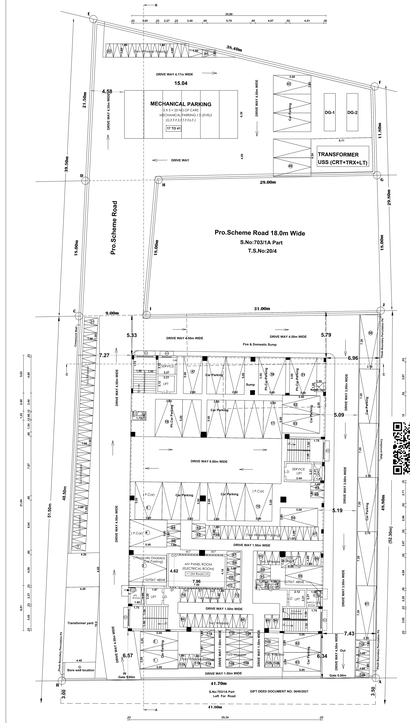
The approval as the planning authority issued it, reproduced in full behind this page.

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

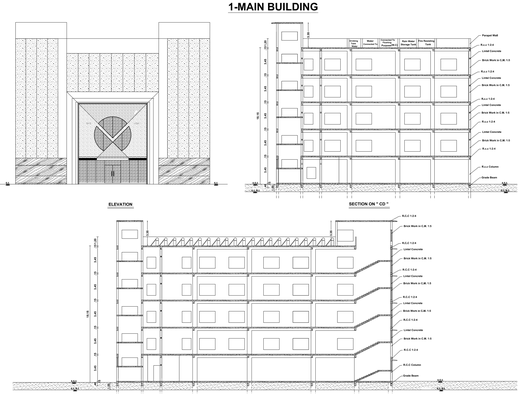
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

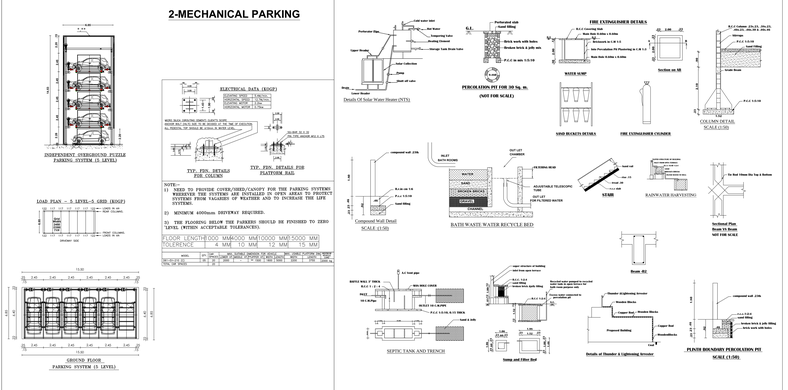
DIGITALLY VERIFIED RECORD

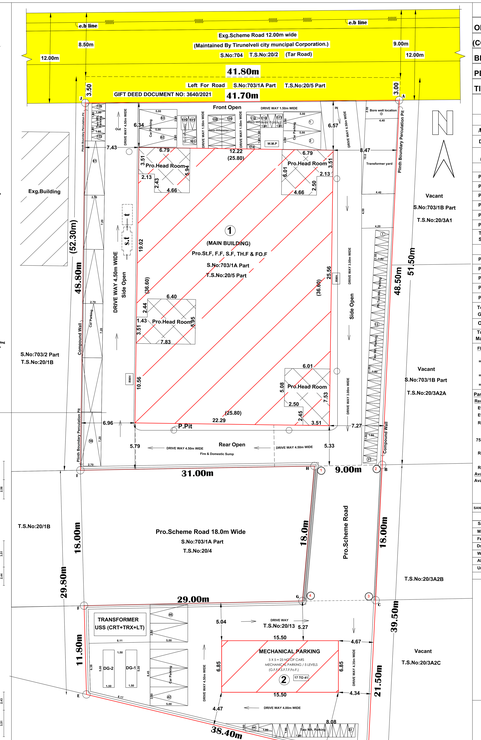



## 1-MAIN BUILDING



## 2-MECHANICAL PARKING






# REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF "INFORMATION TECHNOLOGY DEVELOPMENT " USE BUILDING IN (COMMERCIAL BUILDING),NEW T.S.NO:(20/5 PART & 20/13),T.S.WARD:BP. BLOCK:37, OLD R.S.NO:703/1A PART, KULAVANIGARPURAM VILLAGE, PERUMALPURAM D.D.PLAN NO:10, MELAPALAYAM WARD OFFICE TIRUNELVELI CITY MUNICIPAL CORPORATION.

PLAN ALREADY APPROVED in D.T.P.3.No:301/2021TLPA , Date: 05.05.2021

ட.எண்:3/அ/அ.க/ த.மு/ப்லிங் அனு/ 2021

ALL DIMENSIONS ARE IN METRE, SCALE 1 : 100

### AREA DETAILS

| DESCRIPTION | SQ.MT. | SQ.FT. |
|---|---|---|
| SITE AREA (ABCDEFGHIJ) (Total Super Imposed Site Area) | 2790.25 | 30034 |
| **1-MAIN BUILDING:-** | | |
| PRO. STILT FLOOR AREA | 944.28 | 10160 |
| PRO. FIRST FLOOR AREA | 944.28 | 10160 |
| PRO. SECOND FLOOR AREA | 944.28 | 10160 |
| PRO. THIRD FLOOR AREA | 944.28 | 10160 |
| PRO. FOURTH FLOOR AREA | 944.28 | 10160 |
| PRO. HEAD ROOM AREA | 152.87 | 1645 |
| Total Main Building Area in B,I,F,F,S,F,T,T,F,F,J,H. | 4874.27 | 52445 |
| **2-MECHANICAL PARKING:-** | | |
| PRO. GROUND FLOOR AREA | 106.20 | 1143 |
| PRO. FIRST FLOOR AREA | 106.20 | 1143 |
| PRO. SECOND FLOOR AREA | 106.20 | 1143 |
| PRO. THIRD FLOOR AREA | 106.20 | 1143 |
| PRO. FOURTH FLOOR AREA | 106.20 | 1143 |
| Total Mechanical Parking Area in G,F,F,S,F,T,F,F,J,H. | 531.00 | 5715 |
| OPEN AREA | 1739.77 | 18731 |
| Total Proposed Building Area in Main Building & Mechanical Parking | 5405.27 | 58160 |
| FLOOR AREA CALCULATION B,I,F(Electrical Room)+F + S,F + T,F + F0,F = 944.28 + 944.28 + 944.28 + 36.70+944.28 = 3813.90 Sq.Mt. | 3813.90 2790.25 | 41065 30034 |
| + 1.367 = 2.00 | | |

**Parking Calculation :** (I.T. Development Building)

Required Parking :

Every 50 Sq.mt ] = 1 Car Space ( 2.50 x 5.00 ) ;

Every 20 Sq.mt ] = 1 Two Wheeler Space ( 0.75x1.80) ;

Required Parking = (B,F (Electrical Room) + S,F + T,F + F0,F ) = 3813.90 Sq.Mt

75 % of Parking Area = 3813.90 x 75/100 = 2860.43 sq.mt

Required Parking = ( 2860.43 / 50) = 58 Cars

= ( 2860.43 / 20) = 115 Two Wheeler Space

Required Parking = 58 Cars & 115 Two Wheeler Space

Available Parking :

Available Parking = (38 + 20) Cars & 126 Two Wheeler Space

= 63 Cars & 126 Two Wheeler Space

(Including 1 Physically challenged Car parking

& 13 Physically challenged Two Wheeler Space)

SANITATION REQUIREMENTS FOR INFORMATION TECHNOLOGY DEVELOPMENT

| Male: 200 Female: 200 | Required | Available | |
|---|---|---|---|
| Sanitary Unit Fittings | | | |
| Male Water Closet | 9 | 22 | OK |
| Female Water Closet | 9 | 22 | OK |
| Drinking Water Fountain | 3 | 8 | OK |
| Wash Basin | 17 | 44 | OK |
| Ablution Taps | 17 | 48 | OK |
| Urinals | 3 | 6 | OK |

**JOINERY DETAILS**

| | | |
|---|---|---|
| D | Main Door | 2.40 x 3.00 |
| SD | Sliding Door | 2.40 x 3.00 |
| T | Door | 1.00 x 2.00 |
| D1 | Door | 0.91 x 2.00 |
| D2 | Door | 0.76 x 2.00 |
| D3 | Door | 0.76 x 2.00 |
| LD | Lift Door | 0.90 x 2.40 |
| S,D | Sliding Door | 1.20 x 3.00 |
| W | Window | 1.20 x 1.20 |
| W1 | Window | 1.20 x 1.20 |
| W2 | Window | 2.00 x 2.00 |
| W3 | Window | 0.75 x 1.20 |
| W4 | Window | 2.40 x 1.20 |
| W5 | Window | 2.40 x 1.20 |
| W6 | Window | 1.20 x 1.20 |
| W7 | Window | 1.20 x 1.20 |
| V | Ventilator | 0.60 x 0.60 |
| V1 | Ventilator | 0.60 x 0.60 |
| V2 | Ventilator | 0.60 x 0.60 |
| V3 | Ventilator | 0.10 x 0.60 |
| V4 | Ventilator | 0.60 x 0.60 |
| V5 | Ventilator | 0.90 x 0.60 |
| V6 | Ventilator | 1.50 x 0.60 |
| EF | Exhaust Fan | |

### LEGENDS:-

- Site Boundary
- Pro. Building
- Exg. Road
- Pro.Scheme Road

SITE AREA :- (As per T.S.L.R ) T.S.NO : 20/3

Total Site Area : 2145.00 Sq.Mt

Deduction of Left For Road Widening Area : 135.69 Sq.Mt

Pro.Site Area : 2009.31 Sq.Mt

Super Imposed Site Area : 1987.00 Sq.Mt

T.S.NO : 20/13

As Per T.S.L.R Area : 809.00 Sq.Mt

Super Imposed Site Area : 803.25 Sq.Mt

Total Site Area : (1987.00 + 803.25) Sq.Mt

2790.25 Sq.Mt

| Area Details : | Sq. Mt. | No.Of Sq.Mt. | Total (Sq.Mt) |
|---|---|---|---|
| Pro. S2F.Floor Area | 944.28 | 1 | 944.28 |
| Pro.Ground Floor Area | — | 106.20 | 106.20 |
| Pro.First Floor Area | 944.28 | 106.20 | 1050.48 |
| Pro.Second Floor Area | 944.28 | 106.20 | 1050.48 |
| Pro.Third Floor Area | 944.28 | 106.20 | 1050.48 |
| Pro.Fourth Floor Area | 944.28 | 106.20 | 1050.48 |
| Pro.Head Room Area | — | 152.87 | 152.87 |
| Total Area | 3813.90 | 1591.37 | 8405.27 |

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 soakage disposal tank

Solid waste tub to be Provided

'U' traps provided in septictank to prevent curb breeding. (As per G.O (Ms.D) No. : 341 : dated 03.11.2004) of mosquitoes

STRUCTURAL ENGINEER

CONSTRUCTION ENGINEER

APPLICANT

SWP / BPA / 0094011 / 2024

B.P/ DTCP NO: 109 / 2024

P.P.B/P.TLPA NO: SMP/313024

OFFICE USE

REGISTERED ENGINEER/ARCHITECT

Sheet No:1
R-12 2023
25/12/2023

Signature Valid

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**



hello@verified.realestate · +91 9996 12 9996

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.