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REFERENCE
SWP/BPA/222464/2024

ISSUED
05 August 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.

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

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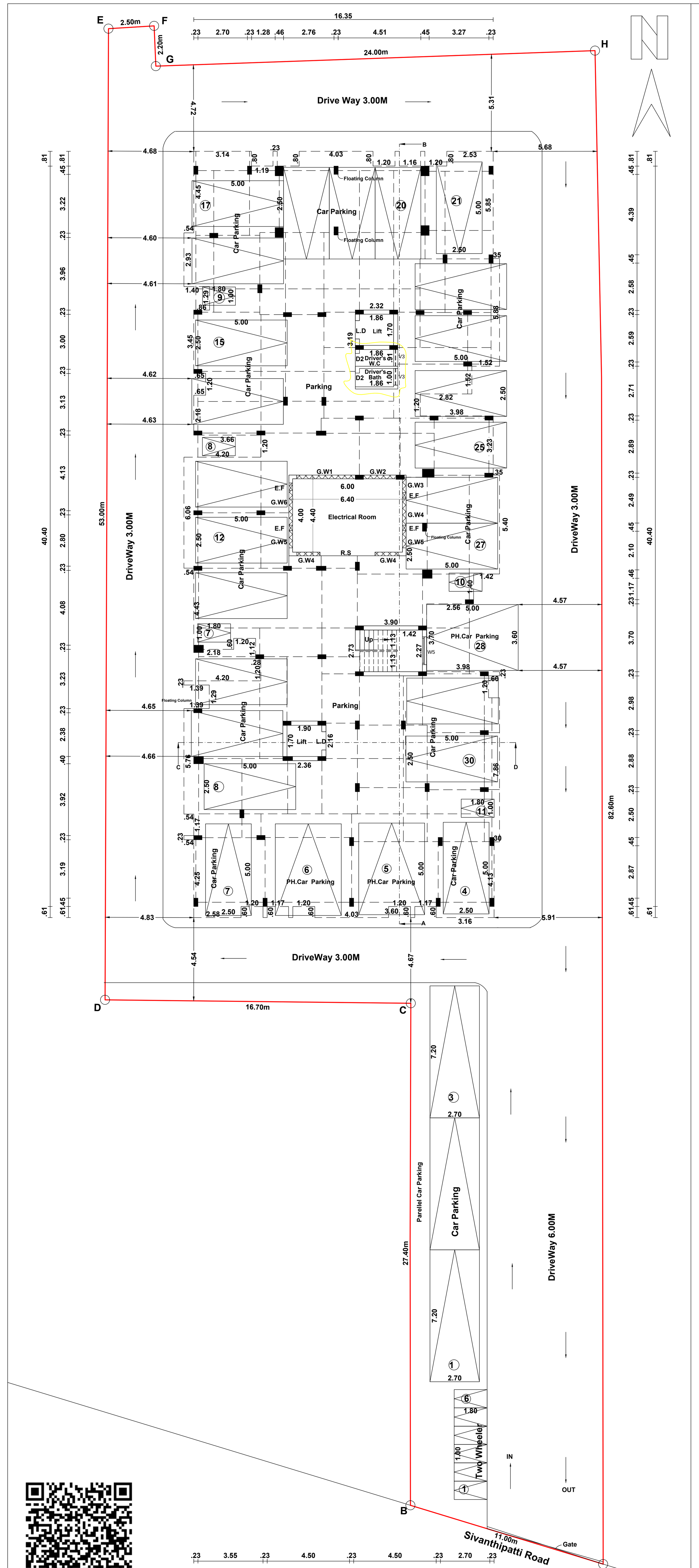
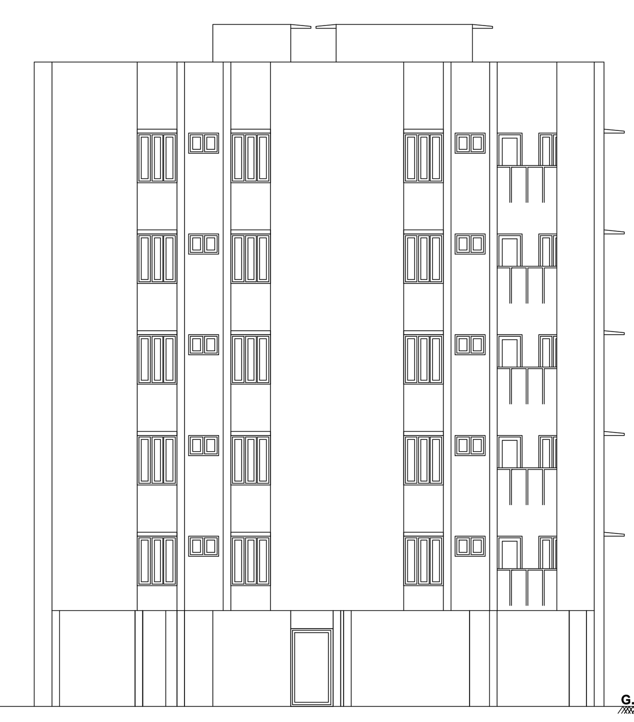
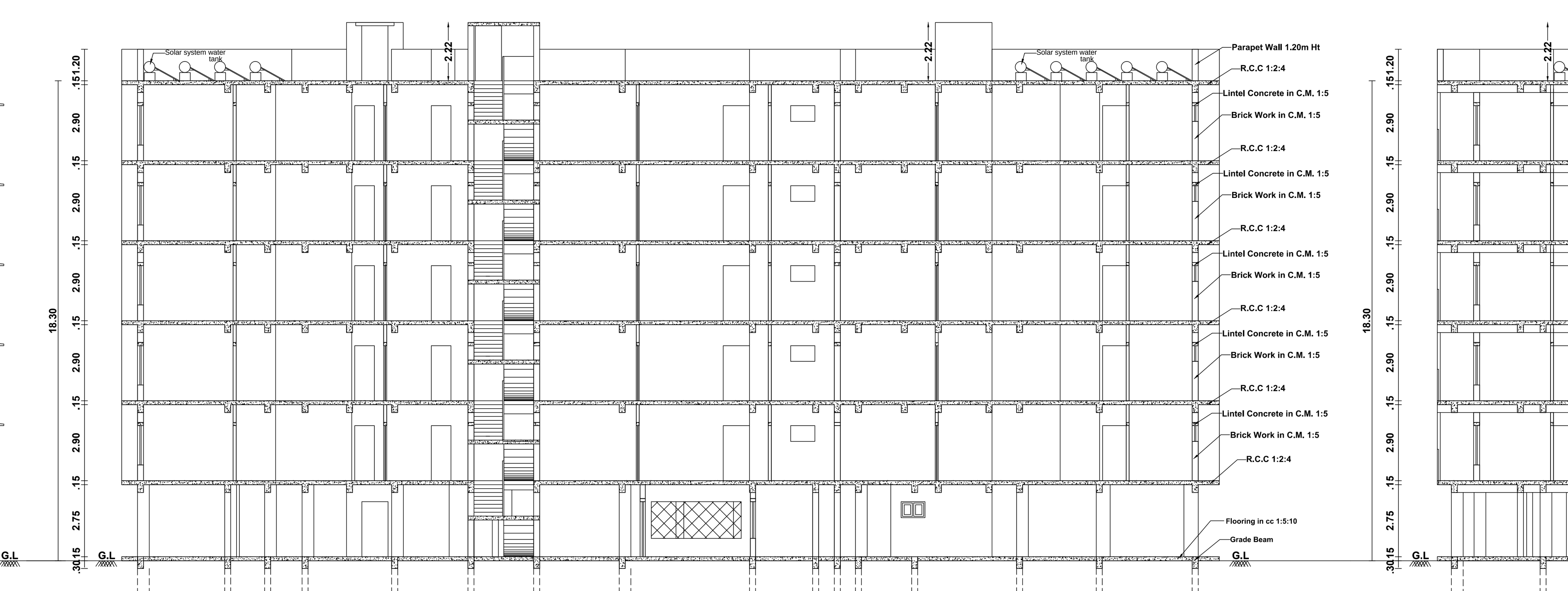
DIGITALLY VERIFIED RECORD



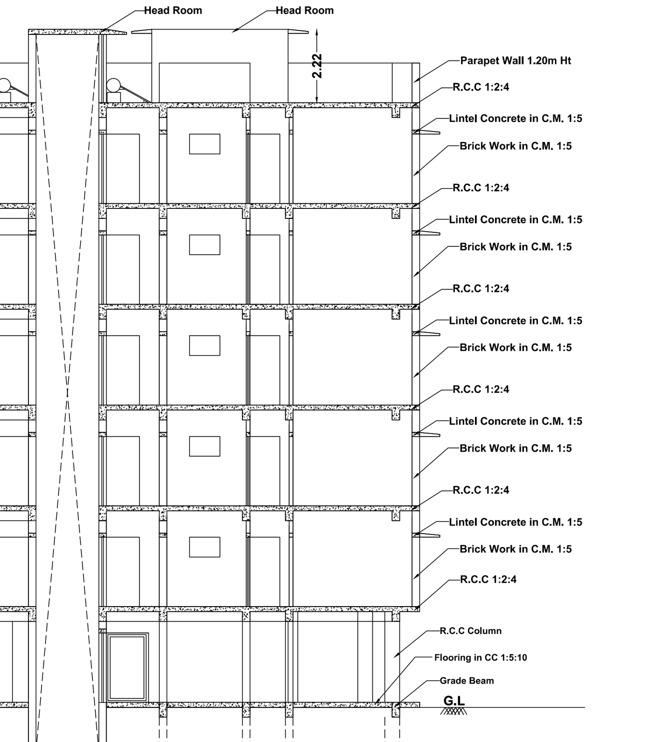
STILT FLOOR PLAN



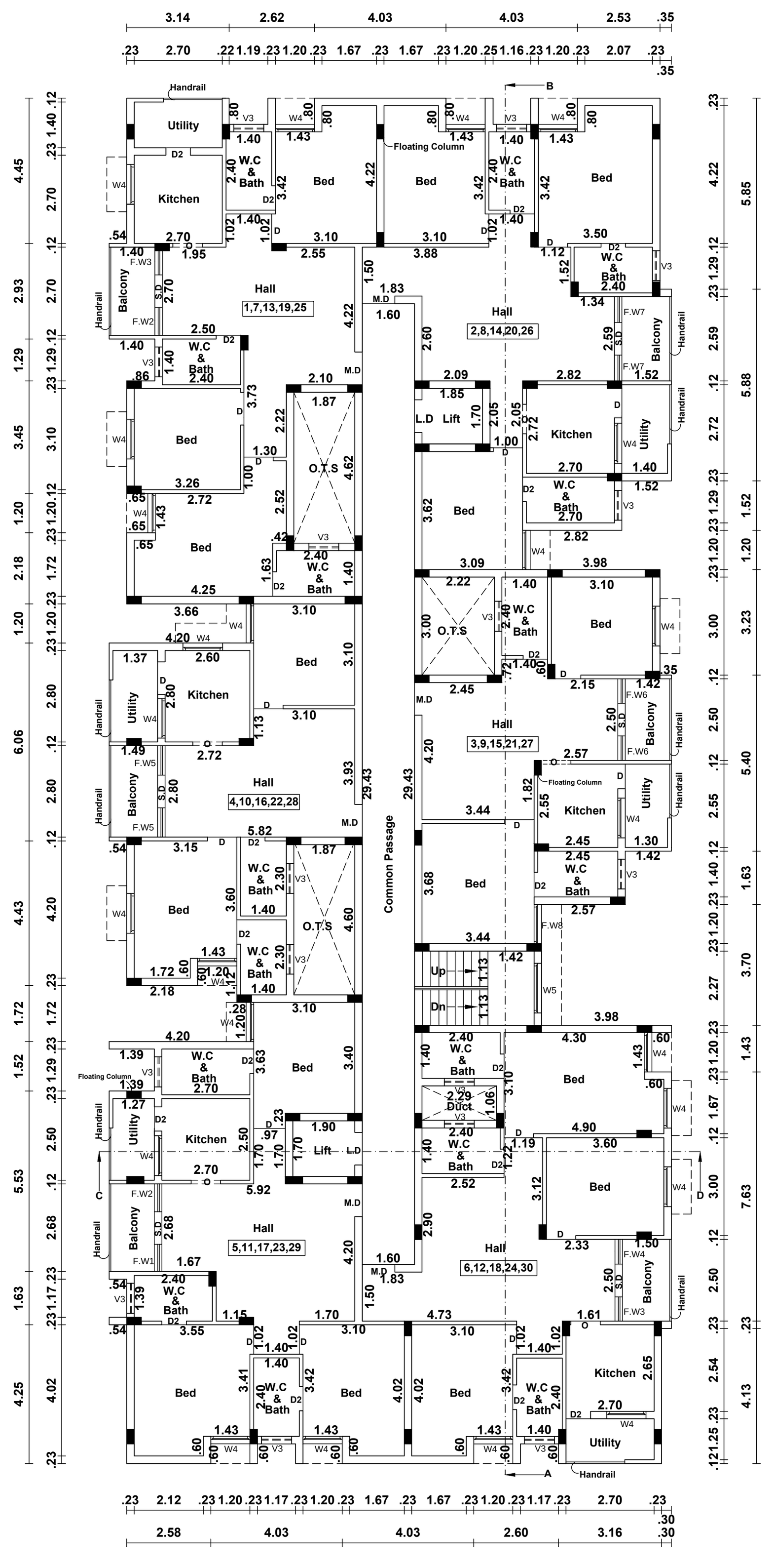
ELEVATION



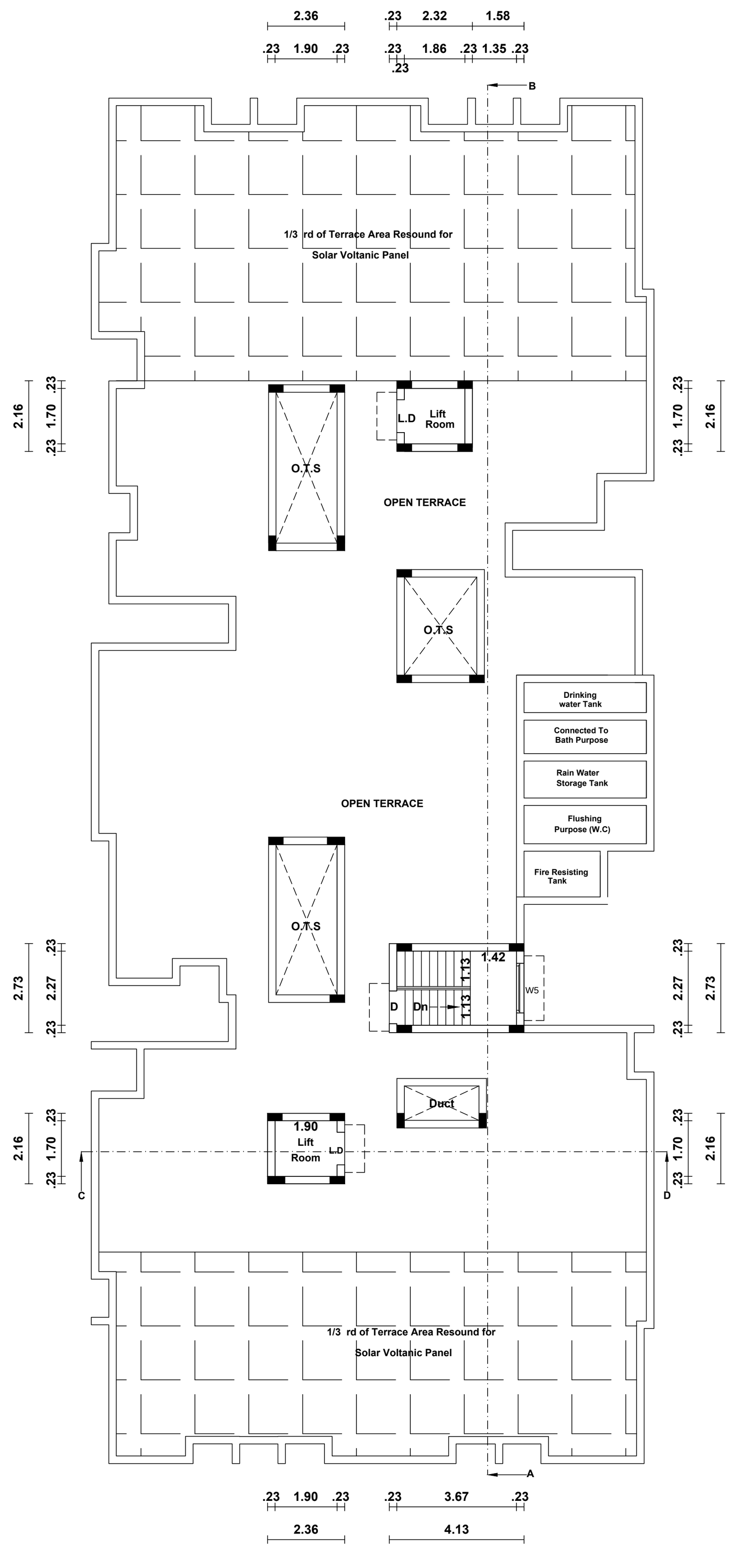
SECTION - 'AB'



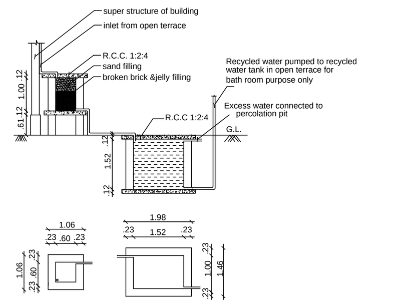
SECTION - 'CD'



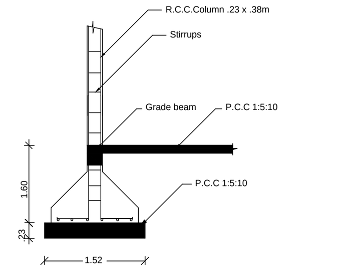
PRO.TYPICAL FIRST, SECOND, THIRD, FOURTH, FIFTH FLOOR PLAN



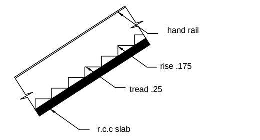
TERRACE FLOOR PLAN

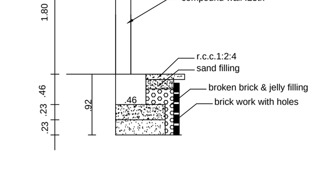


Sump and Filter Bed

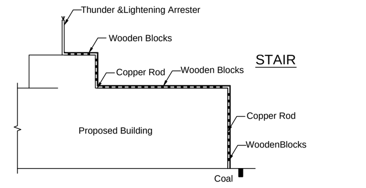


COLUMN DETAIL

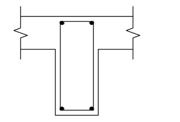




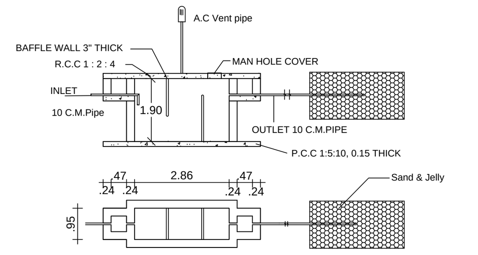
PLINTH BOUNDARY PERCOLATION PIT
SCALE (1:50)



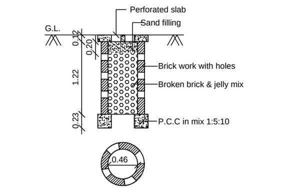
Details of Thunder & Lightening Arrester



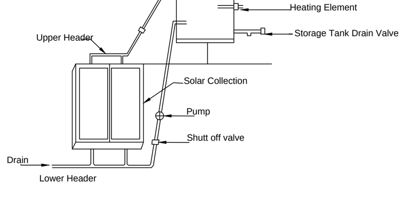
Beam -B2



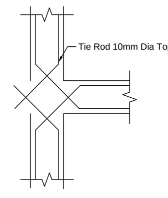
SEPTIC TANK AND TRENCH



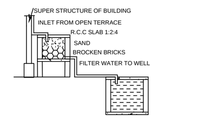
PERCOLATION PIT FOR 30Sq.m.
(Scale:- 1:50)



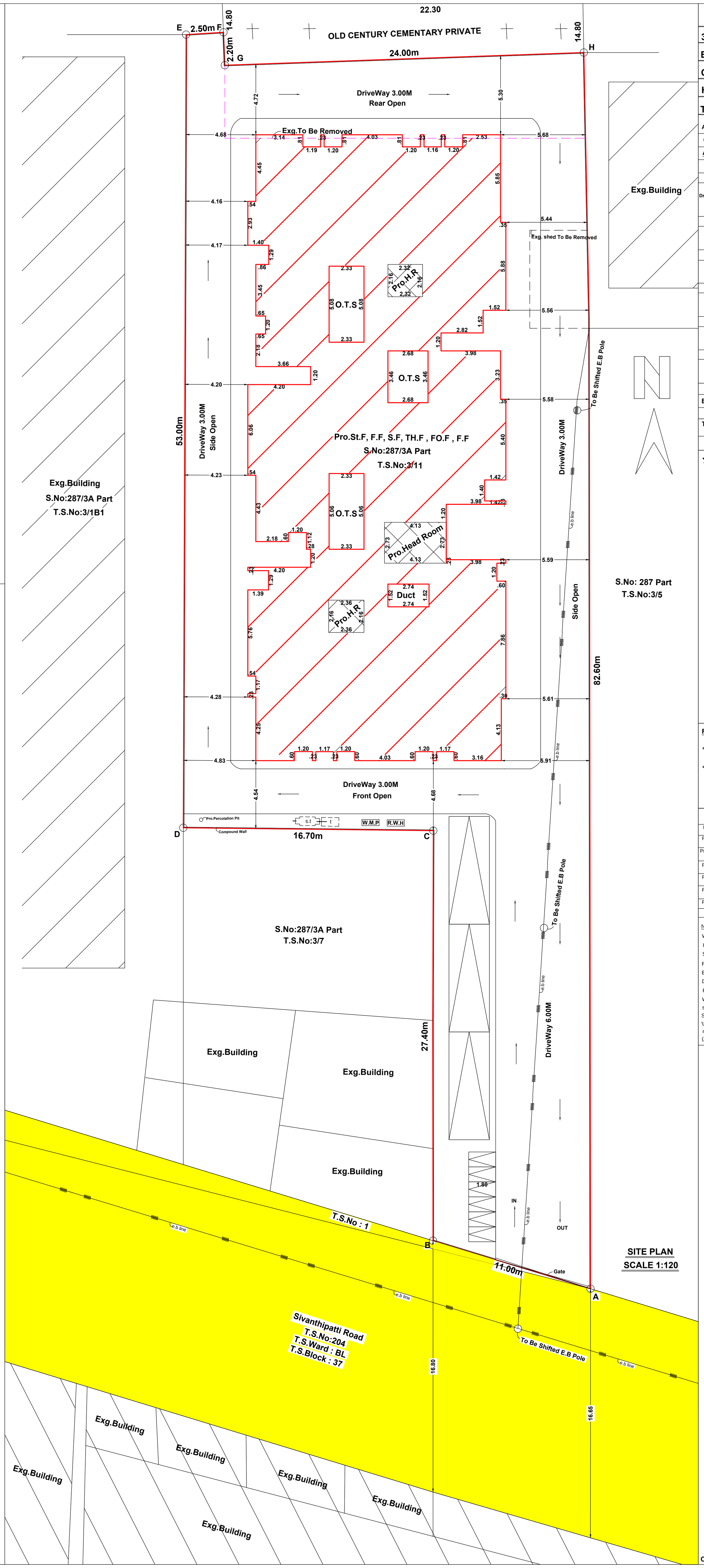
Details Of Solar Water Heater (NTS)



Sectional Plan
Beam VS Beam
NOT FOR SCALE



RAINWATER HARVESTING



SITE PLAN
SCALE 1:120

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF 30 DWELLING UNITS HOUSE BUILDING IN NEW T.S.NO : 3/11 , T.S.WARD : BS BLOCK : 06 , ( OLD T.S.NO : 3/7 PART , T.S.WARD : BS , BLOCK : 06 ) OLD S.NO : 287/3A PART , V.M CHATRAM VILLAGE , SIVANTHIPATTI ROAD HIGHGROUND D.D PLAN , PALAYAMKOTTAI WARD OFFICE , TIRUNELVELI CITY MUNICIPAL CORPORATION

APPROVED LAND USE VARIATION (PUBLIC PURPOSE USE TO RESIDENTIAL USE) IN D.D.P(V)/D.T.C.P NO:12/2007

ORDINARY BUILDING — All Dimension Are In Meter, Scale 1:100

| AREA DETAILS:- | Sq.Mt | Sq.Ft |
|---|---|---|
| Site Area ( ABCDEFGH ) (As Per Super Imposed Area) | 1698.32 | 18281 |
| Pro.Stilt Floor Area<br>Building Area : 20.73 Sq.Mt<br>Driver's W.C & Bath Area : 4.99 Sq.Mt<br>Electrical Room Area : 28.15 Sq.Mt<br>Parking Area : 574.05 Sq.Mt | 627.92 | 6759 |
| Pro.First Floor Area<br>Building Area : 654.24 Sq.Mt<br>Duct & O.T.S (-) Area : 26.32 Sq.Mt | 627.92 | 6759 |
| Pro.Second Floor Area<br>Building Area : 654.24 Sq.Mt<br>Duct & O.T.S (-) Area : 26.32 Sq.Mt | 627.92 | 6759 |
| Pro.Third Floor Area<br>Building Area : 654.24 Sq.Mt<br>Duct & O.T.S (-) Area : 26.32 Sq.Mt | 627.92 | 6759 |
| Pro.Fourth Floor Area<br>Building Area : 654.24 Sq.Mt<br>Duct & O.T.S (-) Area : 26.32 Sq.Mt | 627.92 | 6759 |
| Pro.Fifth Floor Area<br>Building Area : 654.24 Sq.Mt<br>Duct & O.T.S (-) Area : 26.32 Sq.Mt | 627.92 | 6759 |
| Pro.Head Room Area | 21.36 | 230 |
| Exg.Building To Be Removed | 153.15 | 1649 |
| Open Area | 1070.40 | 11522 |
| Total Pro. St.F, F.F, S.F, T.F Fo.F , FI.F & H.R Area | 3788.88 | 40784 |
| FSI Area | 3160.96 | 34025 |

LEGENDS :-
- Site Boundary
- Exg. Road
- Proposed Building
- Exg.To Be Removed

SITE AREA DETAILS:-
As Per Document Area = 1701.50 Sq.mt.
As Per T.S.L.R Area = 1700.00 Sq.mt.
As Per Super Imposed Area = 1698.32 Sq.mt.
The Least Value Taken As Per Super Imposed Area

DWELLING UNIT PARKING CALCULATION:-
Dwelling Unit Above 75 Sq.m = 1 Car space
Dwelling Unit with Floor Area above 50 Sq.m and upto 75 Sq.m = 1 Car space for every 2 dwelling units and 1 Two wheeler Space for every dwelling unit

| Floor Name | Dwelling Reference | Single / Duplex | Dwelling Area | Required Parking |
|---|---|---|---|---|
| First Floor | 1 | Single | 101.87 Sq.Mt | 1 Car Space |
| | 2 | Single | 106.22 Sq.Mt | 1 Car Space |
| | 3 | Single | 74.85 Sq.Mt | 1 Two Wheeler + } + 1 Car Space |
| | 4 | Single | 74.66 Sq.Mt | 1 Two Wheeler |
| | 5 | Single | 100.59 Sq.Mt | 1 Car Space |
| | 6 | Single | 103.58 Sq.Mt | 1 Car Space |
| Second Floor | 7 | Single | 101.87 Sq.Mt | 1 Car Space |
| | 8 | Single | 106.22 Sq.Mt | 1 Car Space |
| | 9 | Single | 74.85 Sq.Mt | 1 Two Wheeler + } + 1 Car Space |
| | 10 | Single | 74.66 Sq.Mt | 1 Two Wheeler |
| | 11 | Single | 100.59 Sq.Mt | 1 Car Space |
| | 12 | Single | 103.58 Sq.Mt | 1 Car Space |
| Third Floor | 13 | Single | 101.87 Sq.Mt | 1 Car Space |
| | 14 | Single | 106.22 Sq.Mt | 1 Car Space |
| | 15 | Single | 74.85 Sq.Mt | 1 Two Wheeler + } + 1 Car Space |
| | 16 | Single | 74.66 Sq.Mt | 1 Two Wheeler |
| | 17 | Single | 100.59 Sq.Mt | 1 Car Space |
| | 18 | Single | 103.58 Sq.Mt | 1 Car Space |
| Fourth Floor | 19 | Single | 101.87 Sq.Mt | 1 Car Space |
| | 20 | Single | 106.22 Sq.Mt | 1 Car Space |
| | 21 | Single | 74.85 Sq.Mt | 1 Two Wheeler + } + 1 Car Space |
| | 22 | Single | 74.66 Sq.Mt | 1 Two Wheeler |
| | 23 | Single | 100.59 Sq.Mt | 1 Car Space |
| | 24 | Single | 103.58 Sq.Mt | 1 Car Space |
| Fifth Floor | 25 | Single | 101.87 Sq.Mt | 1 Car Space |
| | 26 | Single | 106.22 Sq.Mt | 1 Car Space |
| | 27 | Single | 74.85 Sq.Mt | 1 Two Wheeler + } + 1 Car Space |
| | 28 | Single | 74.66 Sq.Mt | 1 Two Wheeler |
| | 29 | Single | 100.59 Sq.Mt | 1 Car Space |
| | 30 | Single | 103.58 Sq.Mt | 1 Car Space |

Required Car Parking = 25 Car + 10 Two Wheeler
+ 10 % Visitors Car Parking = 3 Car + 1 Two Wheeler
Total Required Car Parking = (25+3) Car + (10+1) Two Wheeler
Total Required Car Parking = 28 Car + 11 Two Wheeler
Total Available Car Parking = 30 Car + 11 Two Wheeler
Including 3 Physically Handicapped Car Parking

JOINERY DETAILS:-

| | | |
|---|---|---|
| M.D | - Main Door | 1.00 x 2.10 |
| D | - Door | 0.90 x 2.10 |
| D2 | - Door | 0.75 x 2.10 |
| O | - Open | 0.90 x 2.10 |
| L.D | - Lift Door | 1.00 x 2.10 |
| R.S | - Rolling Shutter | 3.00 x 2.10 |
| S.D | - Sliding Door | 1.00 x 2.10 |
| W4 | - Window | 1.22 x 1.50 |
| W5 | - Window | 1.52 x 1.50 |
| FW1 | - Window | 0.84 x 2.00 |
| FW2 | - Window | 0.85 x 2.00 |
| FW3 | - Window | 0.74 x 2.00 |
| FW4 | - Window | 0.76 x 2.00 |
| FW5 | - Window | 0.90 x 2.00 |
| FW6 | - Window | 0.75 x 2.00 |
| FW7 | - Window | 0.79 x 2.00 |
| FW8 | - Window | 1.20 x 2.00 |
| E.F | - Exhaust Fan | 0.30 x 0.30 |
| V3 | - Ventilation | 0.90 x 0.60 |
| G.W1 | - Grill Window | 3.42 x 1.50 |
| G.W2 | - Grill Window | 1.78 x 1.50 |
| G.W3 | - Grill Window | 0.72 x 1.50 |
| G.W4 | - Grill Window | 1.49 x 1.50 |
| G.W5 | - Grill Window | 1.17 x 1.50 |
| G.W6 | - Grill Window | 1.89 x 1.50 |

FLOOR AREA RATIO

$$= \frac{St.F\ (Electrical\ Room) + F.F + S.F + T.F + FO.F + Fi.F}{Total\ Site\ Area}$$

$$= \frac{21.36 + 627.92 + 627.92 + 627.92 + 627.92 + 627.92}{1698.74}$$

$$= \frac{3160.96}{1698.32}$$

= 1.861 < 2.00

| Area Details :- | Area FSI ( Sq.Mt ) | Area NON-FSI ( Sq.Mt ) | TOTAL ( Sq.Mt ) |
|---|---|---|---|
| Pro. Stilt Floor Area (Parking) | 21.36 | 606.56 | 627.92 |
| Pro. First Floor Area (6 Dwelling units) | 627.92 | - | 627.92 |
| Pro. Second Floor Area (6 Dwelling units) | 627.92 | - | 627.92 |
| Pro. Third Floor Area (6 Dwelling units) | 627.92 | - | 627.92 |
| Pro. Fourth Floor Area (6 Dwelling units) | 627.92 | - | 627.92 |
| Pro. Fifth Floor Area (6 Dwelling units) | 627.92 | - | 627.92 |
| Pro. Head Room Area | - | 21.36 | 21.36 |
| Total Area | 3160.96 | 627.92 | 3788.88 |

T.N COMBINED DEVELOPMENT & BUILDING RULES -2019

| Description | Required | Available | |
|---|---|---|---|
| Front Setback | 3.00m | 4.54m | OK |
| Side Setback (West) | 1.50m | 4.16m | OK |
| Side Setback (East) | 1.50m | 5.44m | OK |
| Rear Setback | 1.50m | 4.72m | OK |
| Parking | 28 Car & 11 Two Wheeler | 30 Car & 11 Two Wheeler | OK |
| FSI | 2.00 | 1.861 | OK |

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 septictank to prevent curb breeding of mosquitoes
(As per G.O (M.S) No : 341 - dated 03.11.2004)

P. VELAN, B.E., Registered Civil Engineer, CGLRGN/RE/GR-II/2019/05/001, 4, Barathy Street, Pallavan Nagar, Nerkundram, Chennai - 107, Mail ID : velan@rubybuilders.in, Ph: 7299010227

Contruction Engineer

Er. P. RAMAN, Registered Structural Engineer Grade-I (SE), DTCP Reg No: CGLRGN/SE/GR-I/2019/07/023, S.S. Mariams Apartment, No.5/13, Thambiah Road Extn., West Mambalam, Chennai-600 033.

Structural Engineer

Applicant

PP/BP/TLPA NO: SWP / 80 / 2024

FILE NO: SWP / BPA / 222464 / 2024

Office Use

N. MOHAMMED AARIF, B.Arch., CA/2012/56313, CMDA Reg.No. RA/Gr.II/19/05/241, 52/5B, Blue Diamond Apartments, Mothilal Street, T. Nagar, Chennai - 17. Mail: mstwrid.men@gmail.com, Ph: 9962430416

Registered Engineer/Architect

Sheet-1
54 | 2024
17 | 04 | 2024

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**



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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

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# 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.