

PP

APPROVAL RECORD

Planning Permission

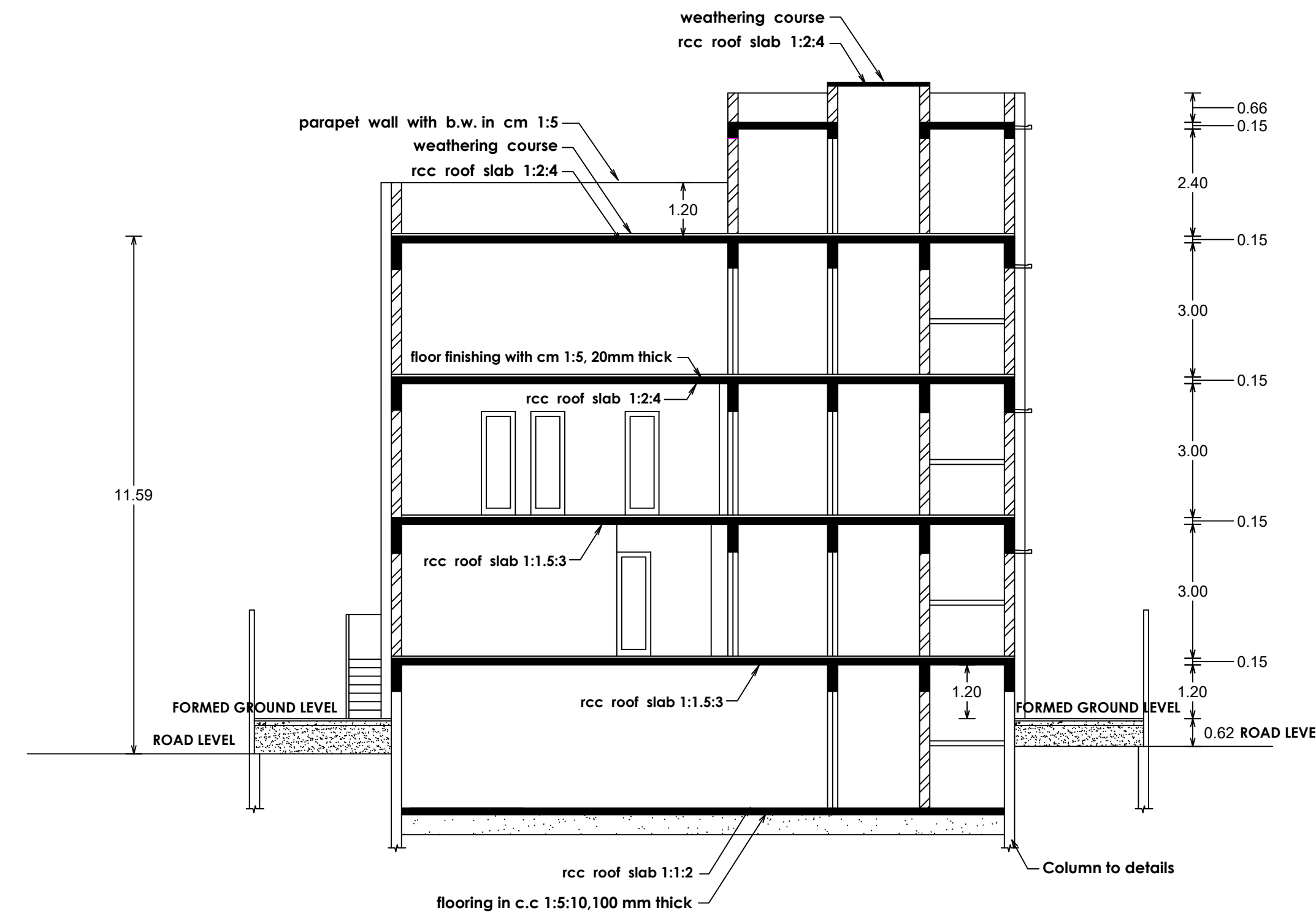
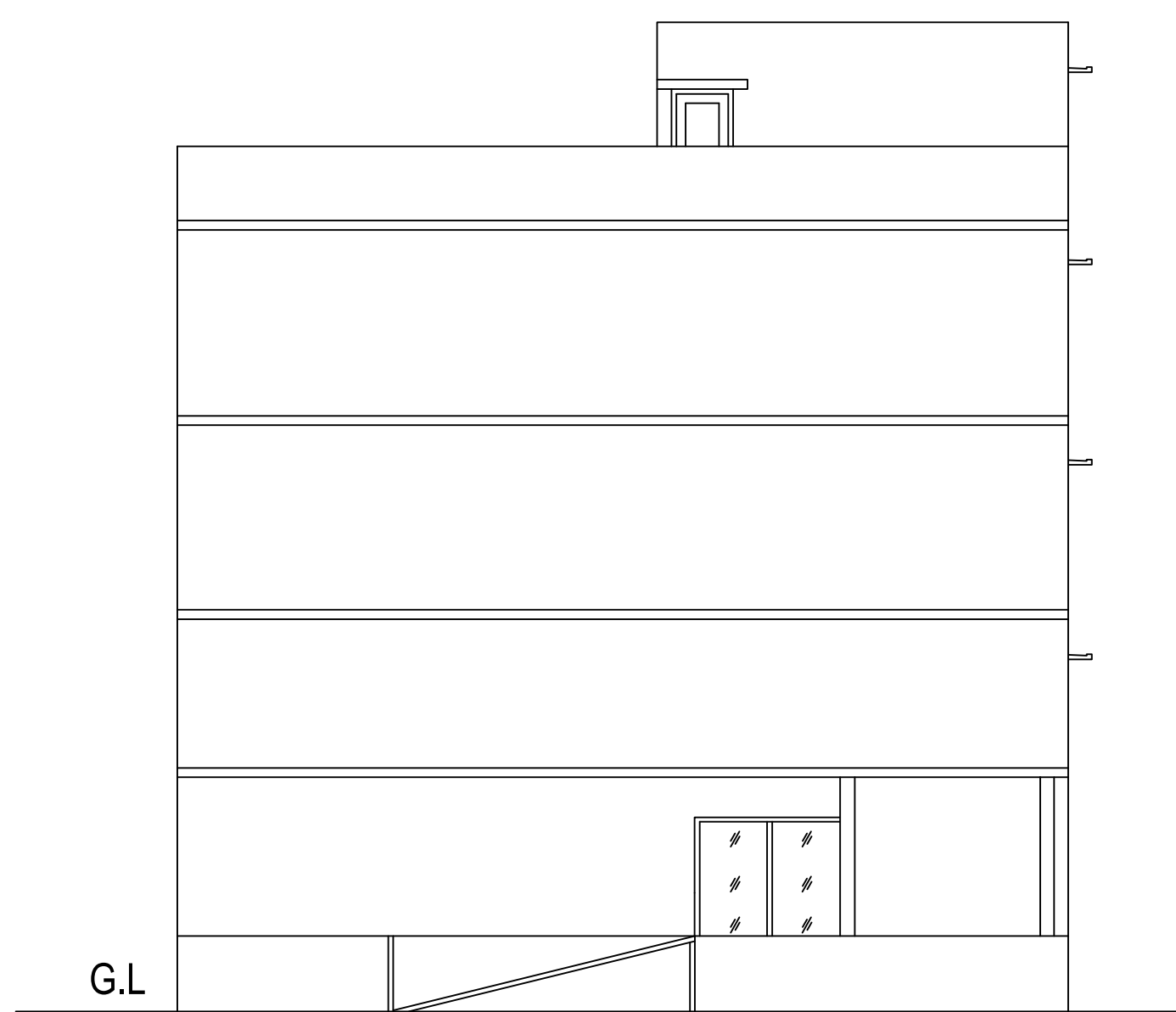
Thoothukkudi
Thoothukkudi district, Tamil Nadu

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.



AREA OF OPEN SPACE ... 316.02 Sq.m

AREA OF APPLICANT SITE ... 6964 Sq.ft 647.00 Sq.m

NET FSI AREA REQUESTED FOR PLANNING PERMISSION & BUILDING PERMISSION ... 1654 SQFT 153.66 SQM

AREA NAME	FSI & NON FSI AREA IN SQ.M FOR PLANNING PERMISSION & BUILDING PERMISSION					
	ALREADY PP ISSUED		REVISED PLAN SUBMITTED FOR		NET AREA TO ISSUED	
	FSI IN SQ.M	NON FSI IN SQ.M	FSI IN SQ.M	NON FSI IN SQ.M	FSI IN SQ.M	NON FSI IN SQ.M
BASEMENT FLOOR	---	331.14	---	330.98	---	(-) 0.16
GROUND FLOOR	327.79	3.35	339.51	---	11.72	---
FIRST FLOOR	336.16	3.35	339.51	---	3.35	---
SECOND FLOOR	200.92	3.35	339.51	---	138.59	---
TERRACE FLOOR	---	18.85	---	39.10	---	20.25
TOTAL	864.87	360.04	1018.53	370.08	153.66	10.04
GRAND TOTAL	1224.91	---	1388.61	---	163.70	---
TOTAL BUILT-UP AREA IN ALL FLOORS	---		1552.31		---	

DETAILS OF EXISTING BUILDING GOT ALREADY APPROVED

Planning Permission Obtained Details	Building Permission Obtained Details	FLOOR	BUILT-UP AREA IN SQ.M
Tuticorin LPA PP No.09/2019; Dt:25/03/2019(FILE NO: 41/2019)	Tuticorin Corporation Commissioner Proceedings No. 157/EZ/F/1/26/08/2019	BASEMENT FLOOR	331.14
		GROUND FLOOR	331.14
		FIRST FLOOR	339.51
		SECOND FLOOR	204.27
		TERRACE FLOOR	18.85
		TOTAL	1224.91

COLOUR INDEX	PARTICULARS
---	APPLICANT SITE BOUNDARY
---	PROPOSAL
---	EXISTING BUILDING
---	EXISTING ROAD

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF A PORTION OF BUSINESS OFFICE

BUILDING IN SECOND FLOOR WARD NO. 2, BLOCK NO. 20 .T.S. NOS . 2525/1.PART, 2526/1, 2526/2, 2526/3, 2526/4.

2527/1, 2527/2, 2527/3, 2528/1, 2528/2, 2528/3, 2529/1, 2529/2, 2529/3, 2530/1, 2530/2, 2530/3, 2531, 2532/1. PART & 2532/2.PART AT VICTORIA EXTENSION ROAD, NON SCHEME AREA, EAST ZONE, TUTICORIN CITY.

OWNERS : 1. Mr. L.K.K.LEBBAI THAMBY, 2. Mrs.S.RIZWANA, 3. Mrs.L.AYESHA NIHLA,

4. Mrs.L.ZULFIA & 5. Mrs.L.ZAINAB.

SCALE : 1 : 100

ALL DIMENSIONS ARE IN METRE

PARKING CALCULATION:

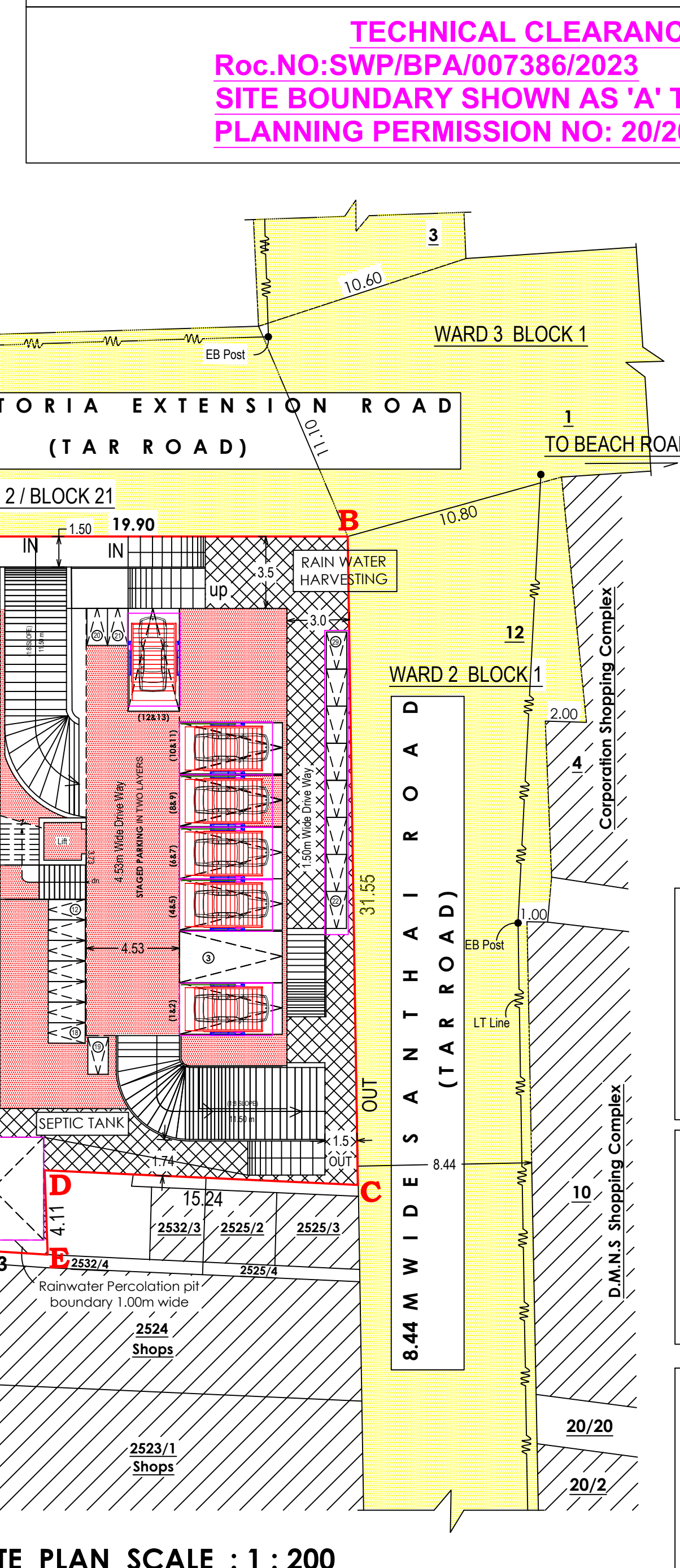
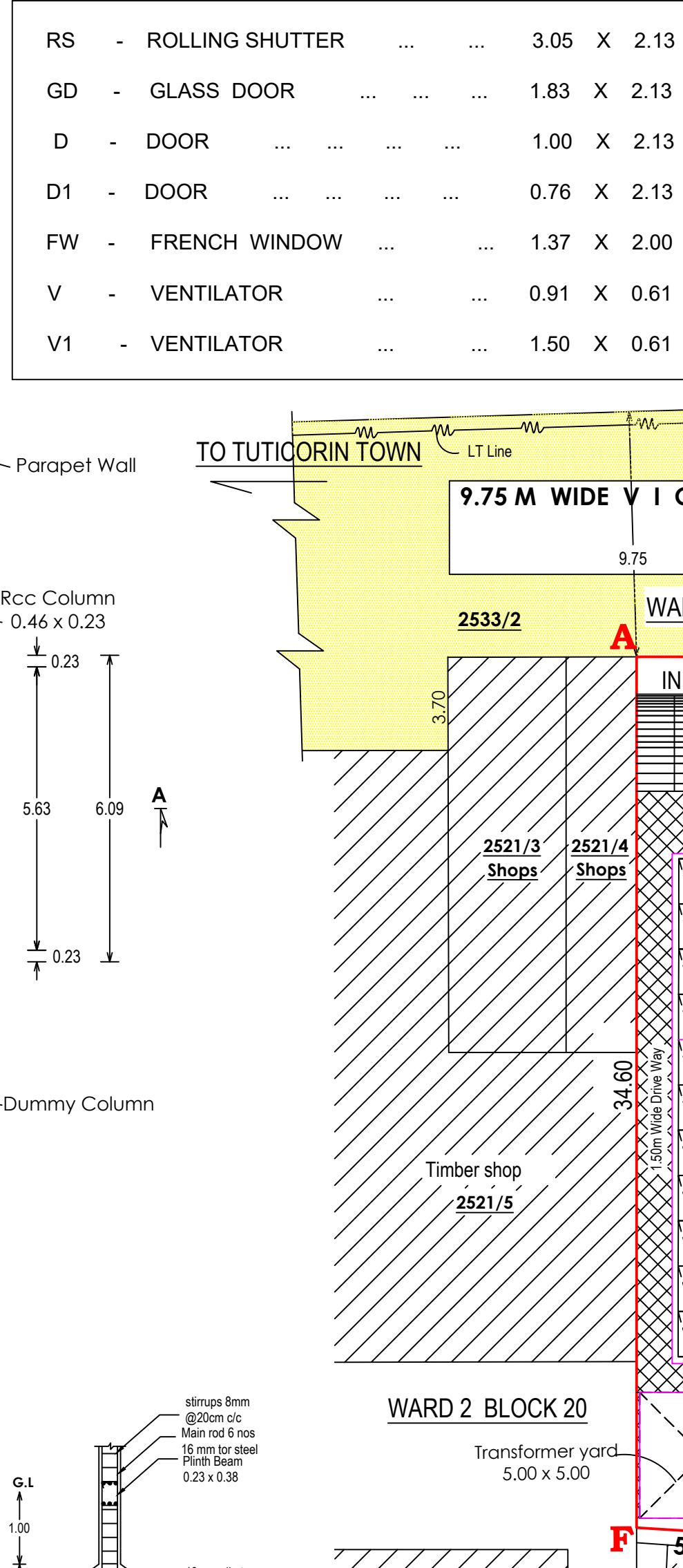
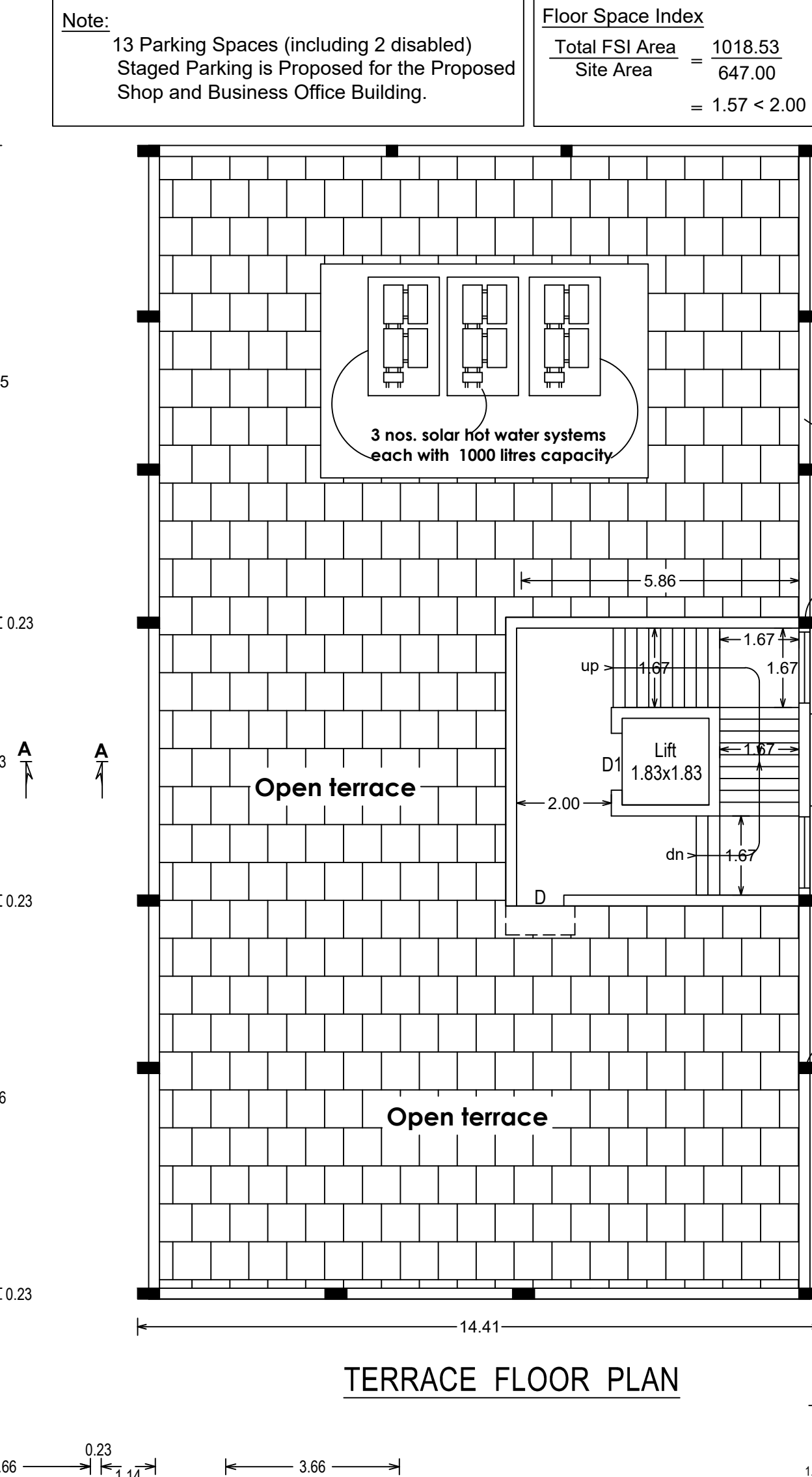
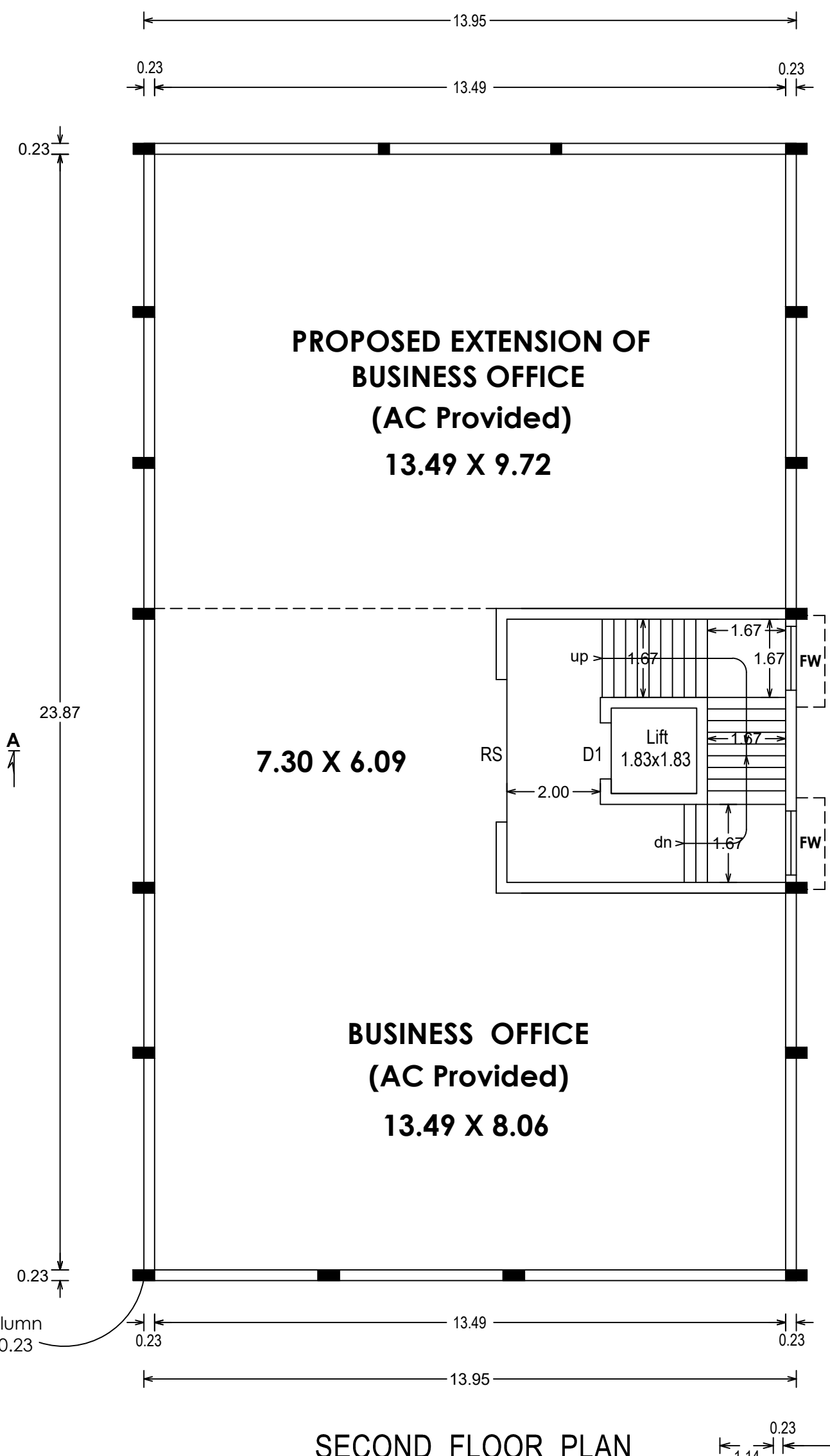
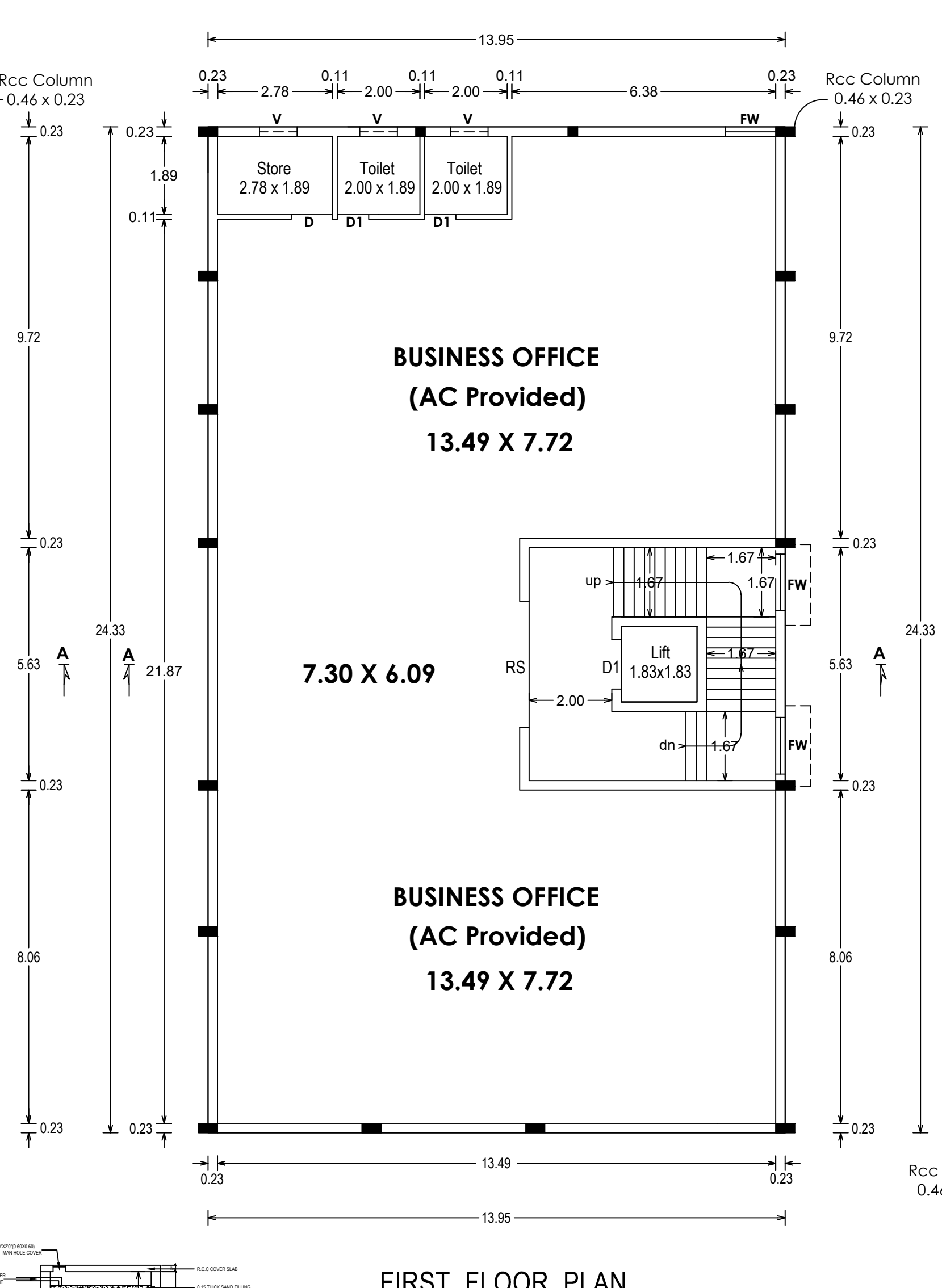
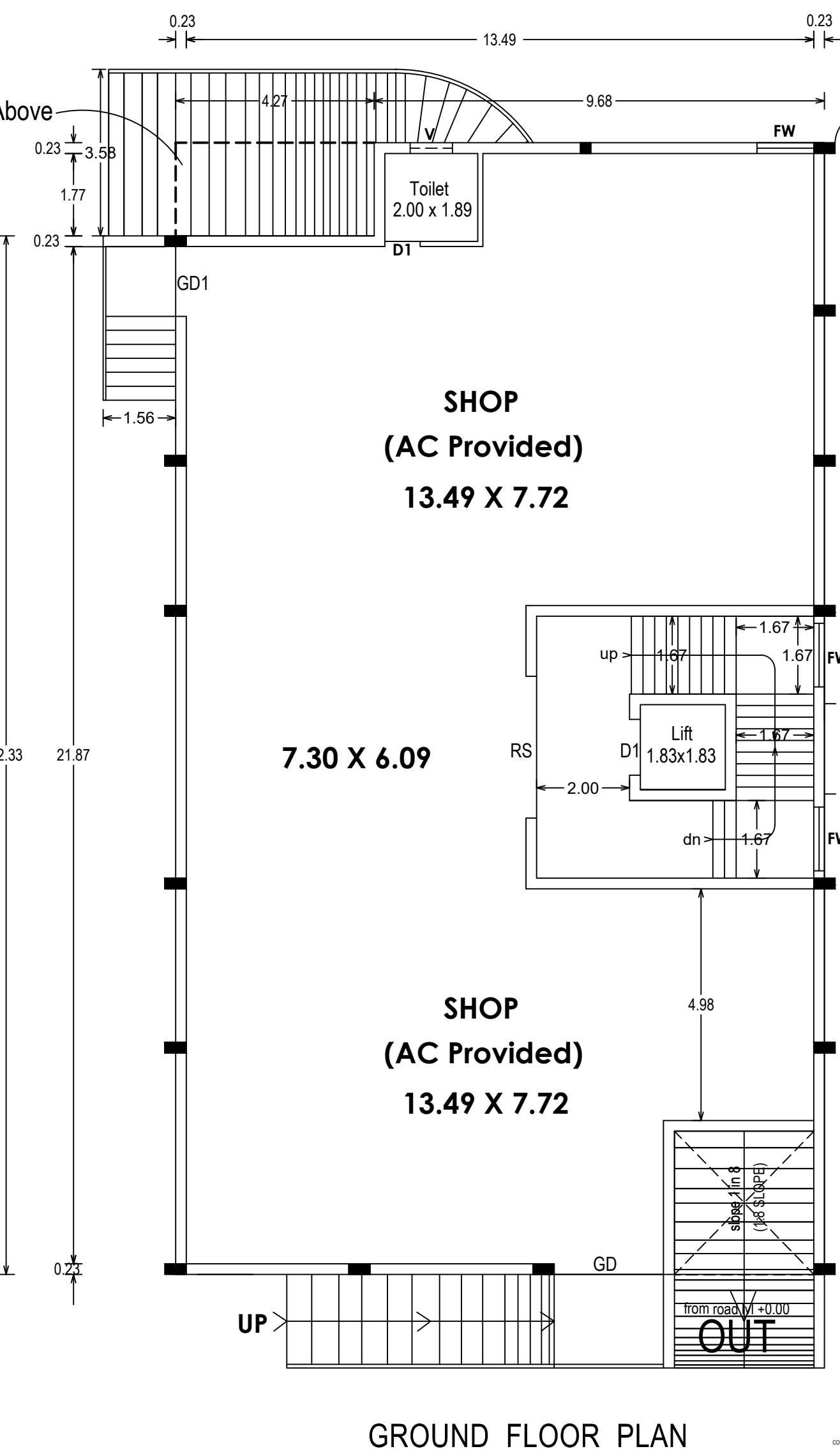
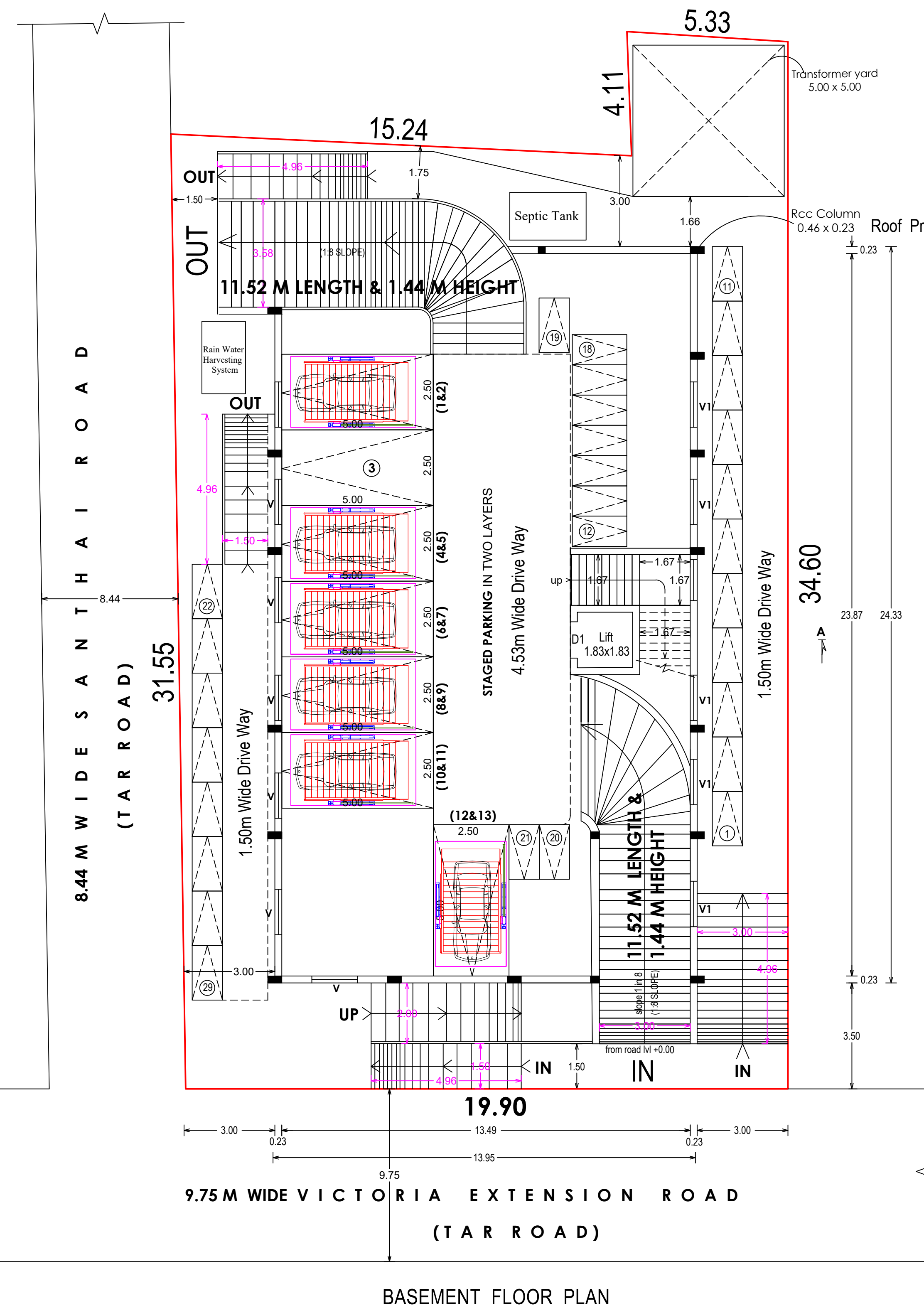
USAGE	FLOOR NAME	BUILT-UP AREA IN SQ.M	TOTAL	75% of TOTAL BUILT-UP AREA in sq.m (Parking Required)		VEHICLE	STALL SIZE	CAR PARKING		TWO WHEELER PARKING	
				REQUIRED	PROVIDED			REQUIRED	PROVIDED		
SHOP	GROUND FLOOR	339.51	339.51	$339.51 \times \frac{75}{100}$: 254.63 50	6	CAR	2.50 X 5.00	6	6	-	-
					6	TWO WHEELER	1.00 X 1.80	-	-	6	6
BUSINESS OFFICE	FIRST FLOOR	339.51	718.12	$718.12 \times \frac{75}{100}$: 538.59 100	6	CAR	2.50 X 5.00	6	6	-	-
	SECOND FLOOR	339.51									
	TERRACE FLOOR	39.10		$;$ 538.59 25	22	TWO WHEELER	1.00 X 1.80	-	-	22	22
GRAND TOTAL IN ALL FLOORS			1,057.63	VISITOR'S PARKING				1	1	1	1
				TOTAL				13	13	29	29

Note: 13 Parking Spaces (including 2 disabled) Staged Parking is Proposed for the Proposed Shop and Business Office Building.

Floor Space Index
Total FSI Area
Site Area
= 1.57 < 2.00

RS	- ROLLING SHUTTER	...	3.05	X	2.13
GD	- GLASS DOOR	...	1.83	X	2.13
D	- DOOR	...	1.00	X	2.13
D1	- DOOR	...	0.76	X	2.13
FW	- FRENCH WINDOW	...	1.37	X	2.00
V	- VENTILATOR	...	0.91	X	0.61
V1	- VENTILATOR	...	1.50	X	0.61

TECHNICAL CLEARANCE
Roc.NO:SWP/BPA/007386/2023
SITE BOUNDARY SHOWN AS 'A' TO 'F'
PLANNING PERMISSION NO: 20/2023 (SWP/TUTY)



L.K.K.LEBBAI THAMBY (FOR HIMSELF)
AND POWER AGENT OF
1. S.RIZWANA
2. L.AYESHA NIHLA
3. L.ZULFIA
4. L.ZAINAB

F.MOHAMED MUJAHITH ALI, M.Tech
REGISTERED ENGINEER GRADE-I
TUTICORIN LPA REG-I TUTICORIN 2019/010
AISWARYA ASSOCIATES
201-A NORTH CAR STREET
TUTICORIN-620 002, Cell:09663447575
Email: f.mohamedmujaithali@gmail.com

R. SANKARAN, DCE
REGISTERED ENGINEER GRADE-III
TUTICORIN CORPORATION, 138A/501/00001
TUTICORIN LPA REG-III TUTICORIN 2019/002
22-A/4, AVAN KONE STREET, TUTICORIN-620 002
Cell:9443321158, Ph:0461-2323154
Email: f.mohamedmujaithali@gmail.com

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](#)



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



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.

