PP APPROVAL RECORD

Planning Permission

Thoothukkudi

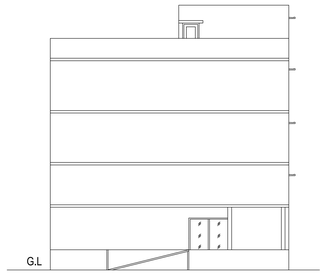
Thoothukkudi district, Tamil Nadu

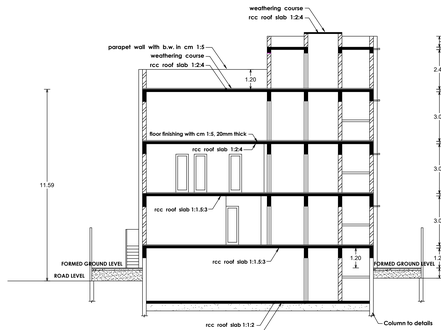
APPROVAL TYPE
Building Plan

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.





SECTION ON AA

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 SQM
Tuticorin LPA PP No.09/2019; Dt:25/03/2019(FILE NO: 41/2019)	Tuticorin Corporation Commissioner Proceedings No. 157/EZ/F1/26/08/2019	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 X 75 / 100 = 254.63	6	CAR	2.50 X 5.00	6	6	-	-
				/ 50		6 TWO WHEELER	1.00 X 1.80	-	-	6	6
BUSINESS OFFICE	FIRST FLOOR	339.51	718.12	718.12 X 75 / 100 = 538.59	6	CAR	2.50 X 5.00	6	6	-	-
	SECOND FLOOR	339.51		/ 100							
	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

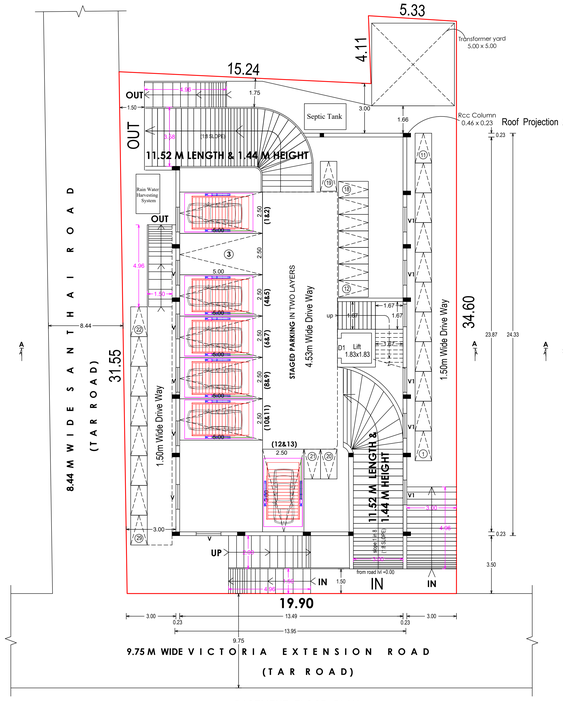
OFFICE USE

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

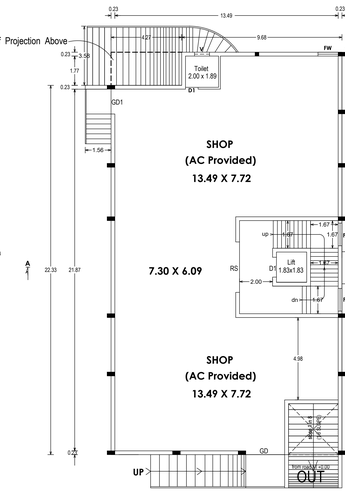
Note:
13 Parking Spaces (including 2 disabled) Staged Parking is Proposed for the Proposed Shop and Business Office Building.

Floor Space Index
Total FSI Area / Site Area = 1018.53 / 647.00 = 1.57 < 2.00

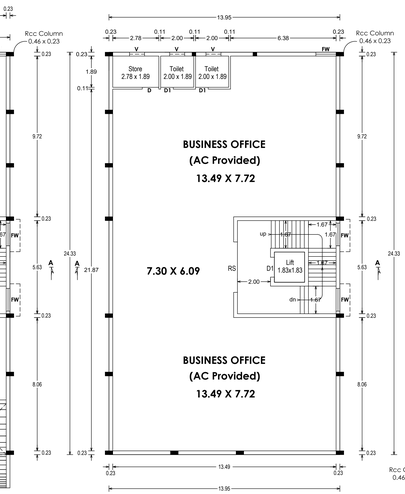
RS	-	ROLLING SHUTTER	...	...	3.05	X 2.13
GD	-	GLASS DOOR	...	...	1.83	X 2.13
D	-	DOOR	...	...	1.00	X 2.13
D1	-	DOOR	...	...	0.76	X 2.13
FW	-	FRENCH WINDOW	...	...	1.37	X 2.00
V	-	VENTILATOR	...	...	0.91	X 0.61
V1	-	VENTILATOR	...	...	1.50	X 0.61



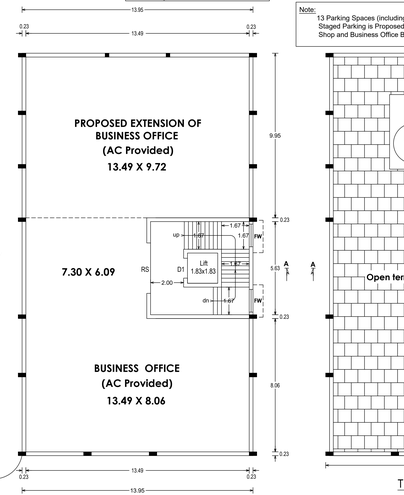
BASEMENT FLOOR PLAN



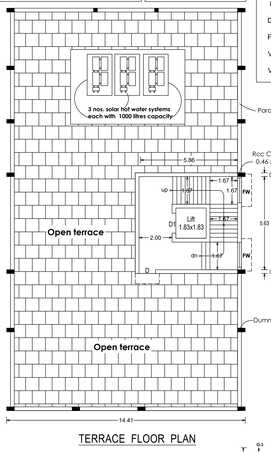
GROUND FLOOR PLAN



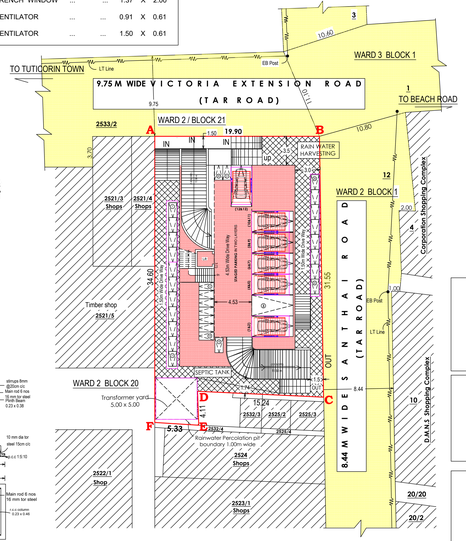
FIRST FLOOR PLAN



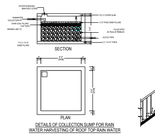
SECOND FLOOR PLAN



TERRACE FLOOR PLAN



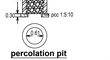
SITE PLAN SCALE : 1 : 200

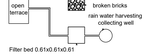




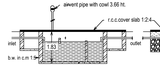
Details of staircase



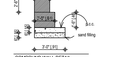


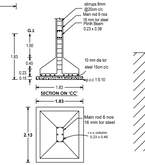


Details of rain water harvesting system



Details of septic tank and trench





Details of column footing

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

P.MOHAMED MUJAHITH ALI, M.Tech
REGISTERED ENGINEER GRADE-I
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AISHARIYAA ASSOCIATES
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REGISTERED ENGINEER GRADE-T
arasivdv@1/2022/Arbitor thambiy 12/02/2023

R.SARAVANAN, (DCE.,)
REGISTERED ENGINEER GRADE-III
TUTICORIN CORPORATION -1/26/LB/2019/00001
TUTICORIN LPA REGN.ID TUTSARC/427/2002
22,AAYI JIVAN AGVS, STREET-I,TUTICORIN-628 002.
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Email Id: narsivendrudsm@gmail.com
REGISTERED ENGINEER GRADE-'III'

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

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+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.