

PP

APPROVAL RECORD

Planning Permission

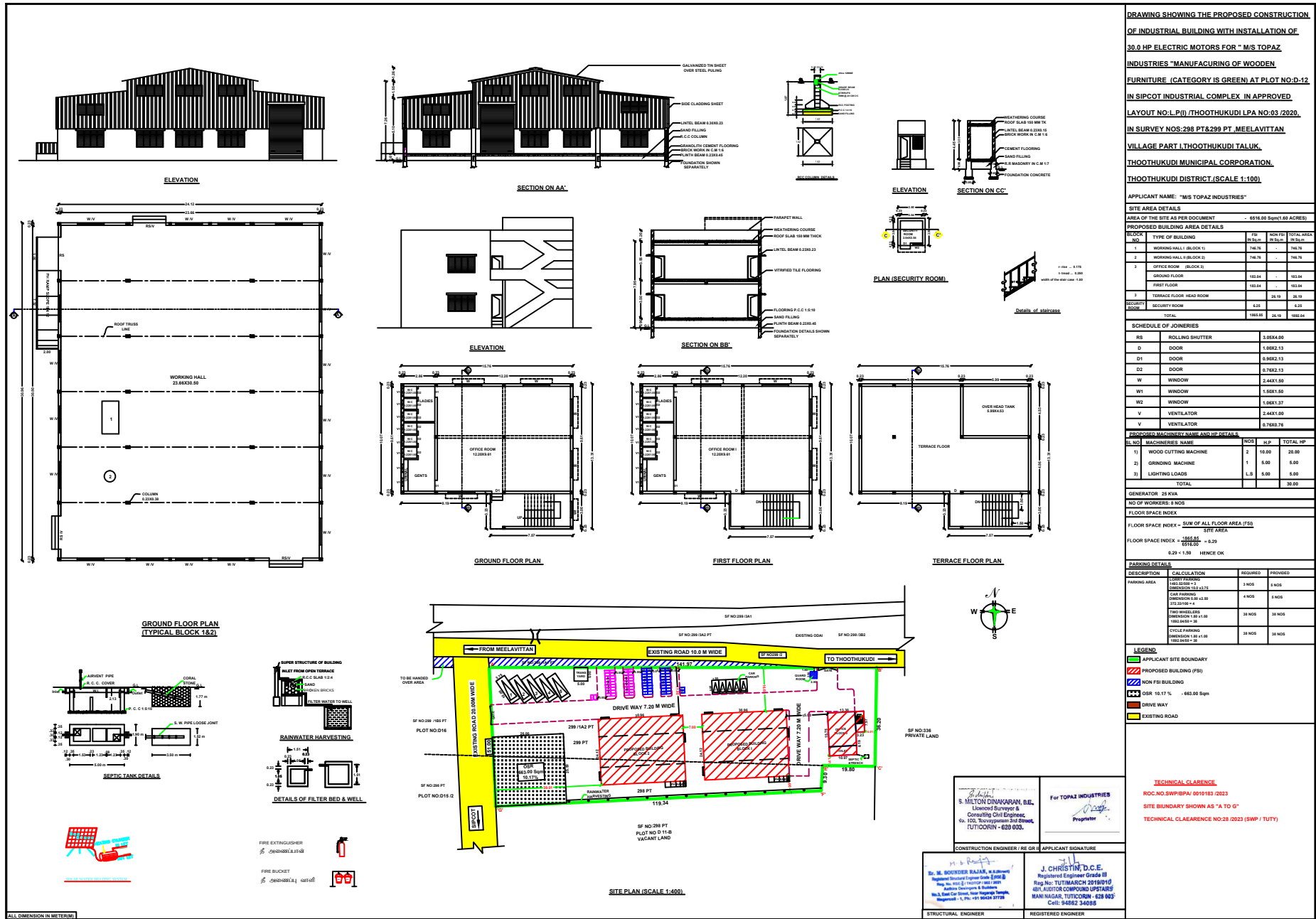
Thoothukkudi
Thoothukkudi district, Tamil Nadu

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.



DRAWING SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING WITH INSTALLATION OF 30.0 HP ELECTRIC MOTORS FOR "M/S TOPAZ INDUSTRIES "MANUFACTURING OF WOODEN FURNITURE (CATEGORY IS GREEN) AT PLOT NO-D-12, IN SIPCOT INDUSTRIAL COMPLEX IN APPROVED LAYOUT NO-L-P(II) /THOOTHUKUDI LPA NO-03 /2020, IN SURVEY NOS:298 PT&299 PT, MEELAVITTAN VILLAGE PART I,THOOTHUKUDI TALUK, THOOTHUKUDI MUNICIPAL CORPORATION, THOOTHUKUDI DISTRICT.(SCALE 1:100)			
APPLICANT NAME: "M/S TOPAZ INDUSTRIES"			
SITE AREA DETAILS			
AREA OF THE SITE AS PER DOCUMENT - 6816.00 Sqm(40 ACRES)			
PROPOSED BUILDING AREA DETAILS			
BLK NO.	TYPE OF BUILDING	NO. OF FLOORS	TOTAL AREA IN SQ.M.
1	WORKING HALL (BLOCK 1)	1	176.76
2	WORKING HALL (BLOCK 2)	1	176.76
3	OFFICE ROOM (BLOCK 3)	1	176.76
4	GROUND FLOOR	1	176.76
5	FIRST FLOOR	1	176.76
6	TERRACE FLOOR	1	176.76
7	SECURITY ROOM	1	176.76
TOTAL			1000.00
SCHEDULE OF JOINERIES			
RS	ROLLING SHUTTER		1.00X4.00
D	DOOR		1.00X2.13
DT	DOOR		1.00X2.13
D2	DOOR		0.70X2.13
W	WINDOW		2.44X1.00
W1	WINDOW		1.00X1.00
W2	WINDOW		1.00X1.37
V	VENTILATOR		2.44X1.00
V	VENTILATOR		0.70X2.76
PROPOSED MACHINERY NAME AND HP DETAILS			
SL NO.	MACHINERY NAME	NO.	TOTAL HP
1)	WOOD CUTTING MACHINE	2	10.00
2)	GRINDING MACHINE	1	5.00
3)	LIGHTING LOADS	1.5	5.00
TOTAL			30.00
GENERATOR: 25 KVA			
NO OF WORKERS: 5 NOS			
FLOOR SPACE INDEX			
FLOOR SPACE INDEX = SUM OF ALL FLOOR AREA (FSI) SITE AREA			
FLOOR SPACE INDEX = 2.88 FS SITE AREA			
6.29 < 1.20 HENCE OK			
PARKING DETAILS			
PARKING AREA	CALCULATION	REQUIRED	PROVIDED
1	TWO WHEELERS	2 NOS	2 NOS
2	CAR PARKING	4 NOS	4 NOS
3	TWO WHEELERS	28 NOS	28 NOS
4	CAR PARKING	28 NOS	28 NOS
LEGEND:			
APPLICANT SITE BOUNDARY			
PROPOSED BUILDING (FBI)			
NON FBI BUILDING			
OSR 10.17% - 663.00 Sqm			
DRIVE WAY			
EXISTING ROAD			
TECHNICAL CLARENCE			
ROC NO SWP/PAI/ 0019183 /2023			
SITE BOUNDARY SHOWN AS "A TO G"			
TECHNICAL CLARENCE NO-28 (2023) (SWP / TUTY)			

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

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

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

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.

