

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi
Thoothukkudi district, Tamil Nadu

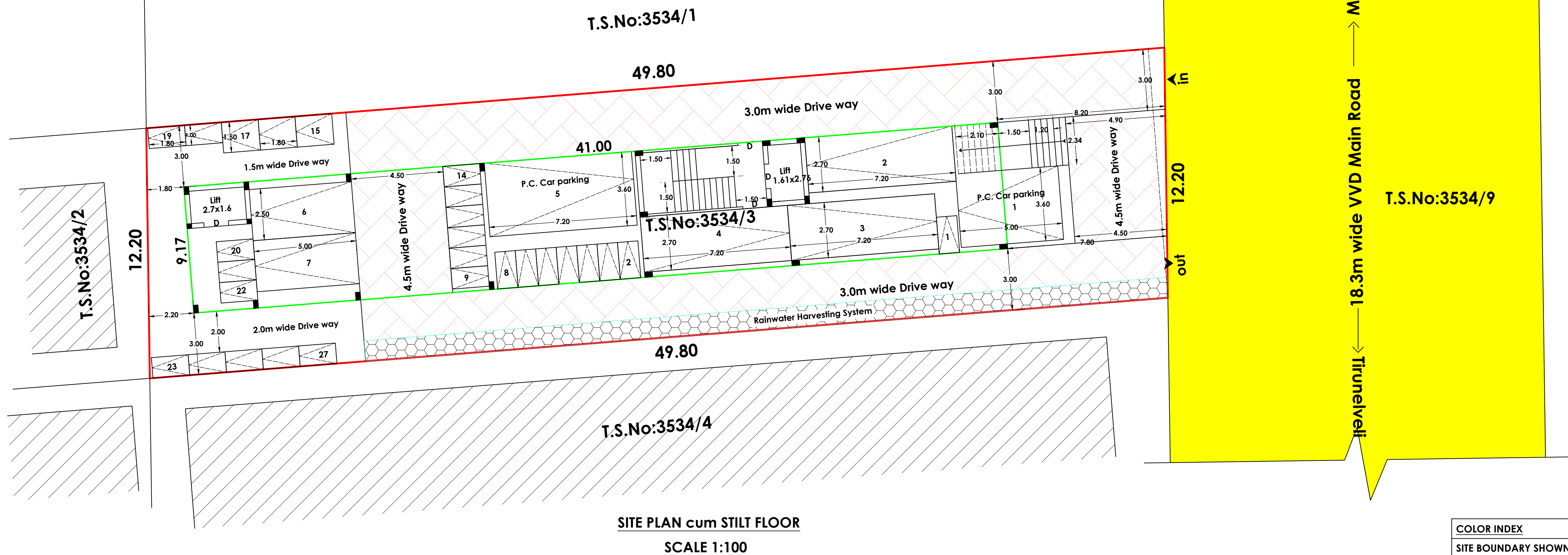
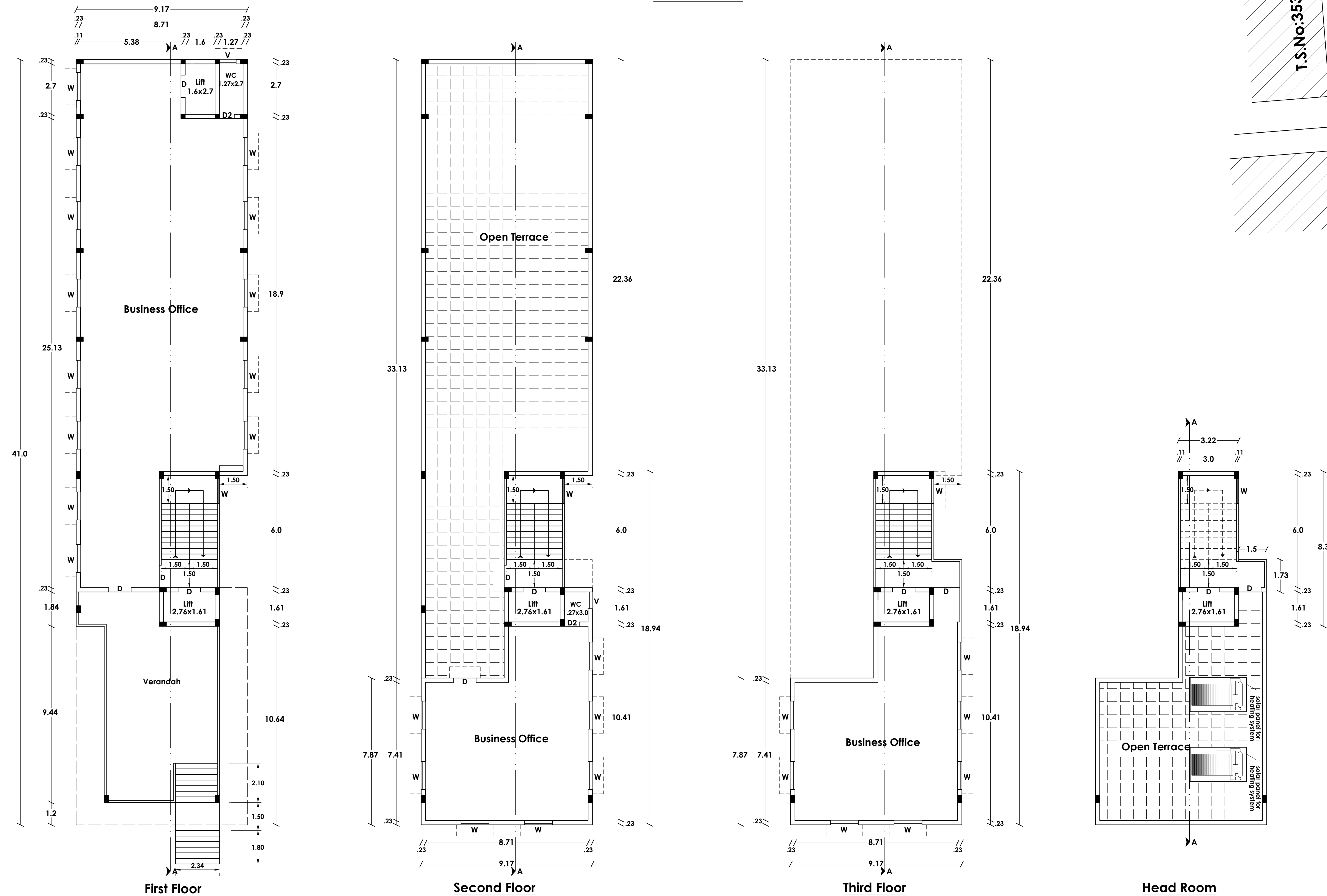
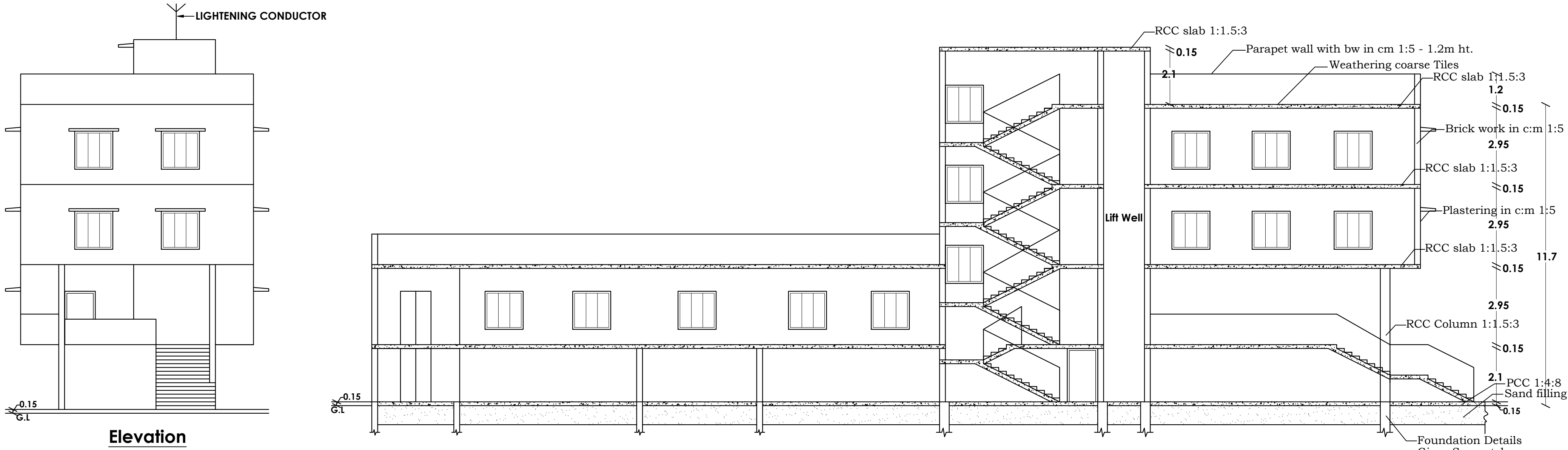
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

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

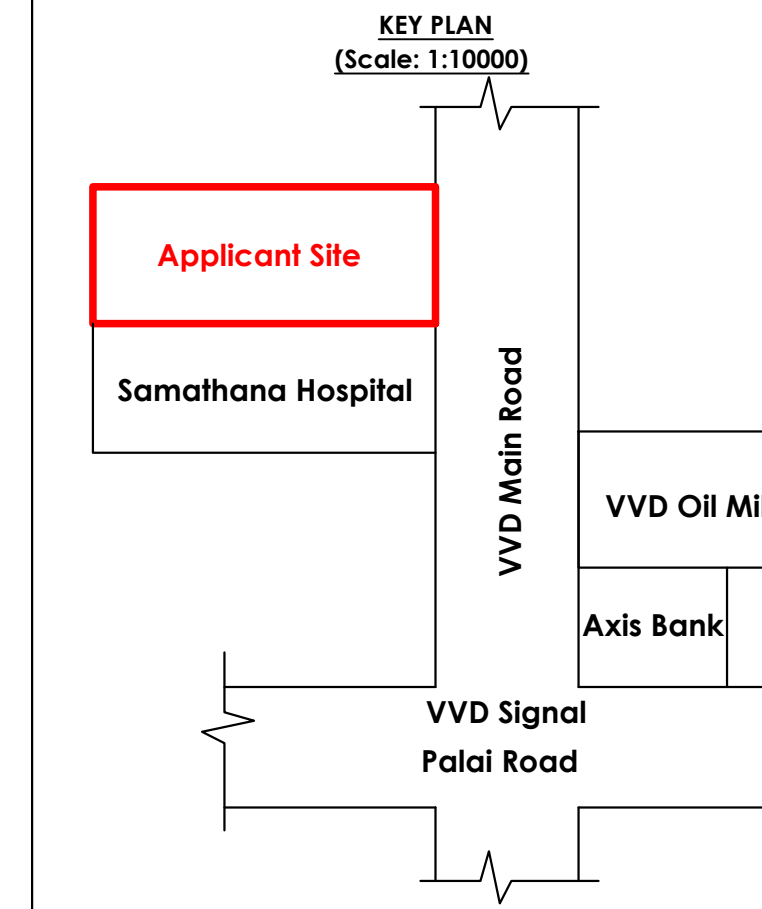
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.





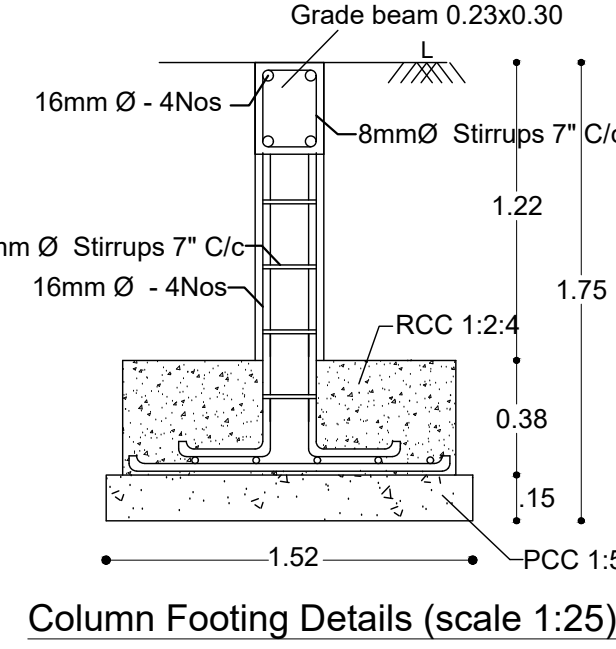
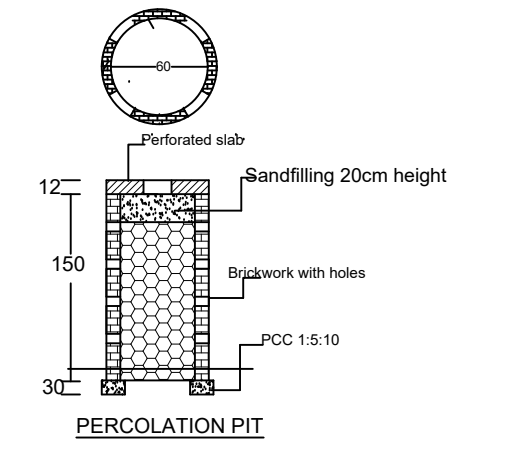
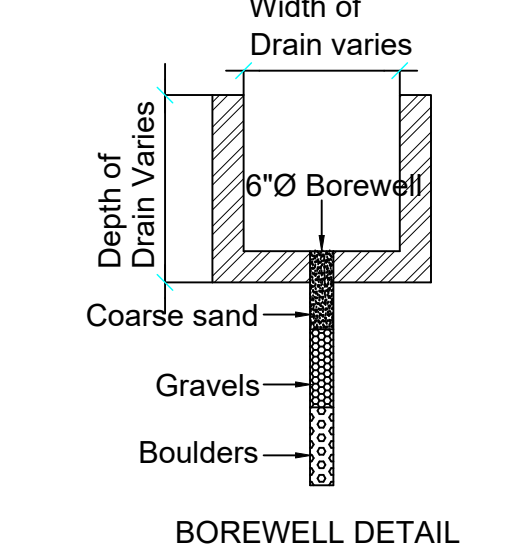
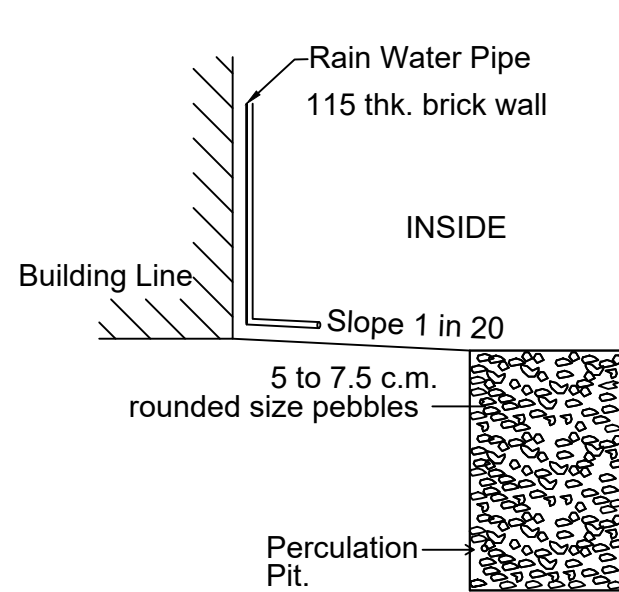
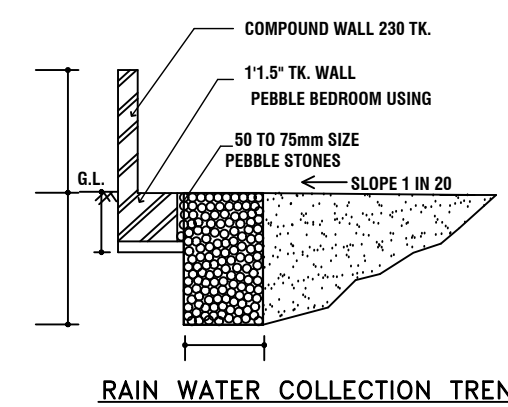
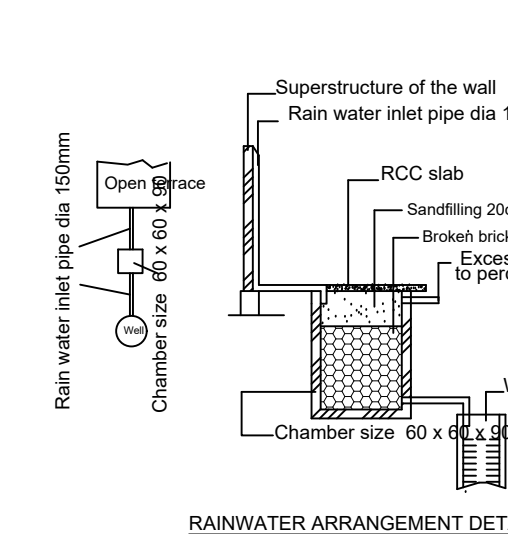
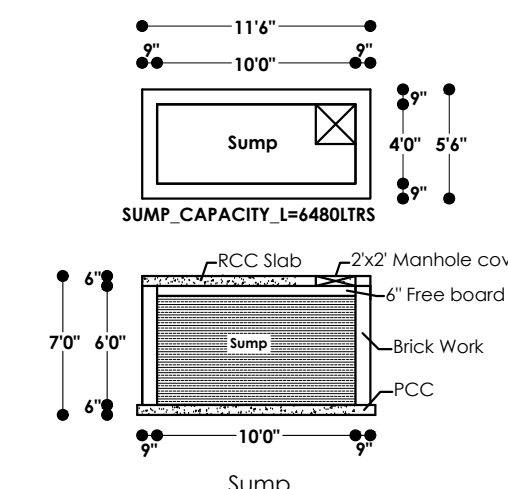
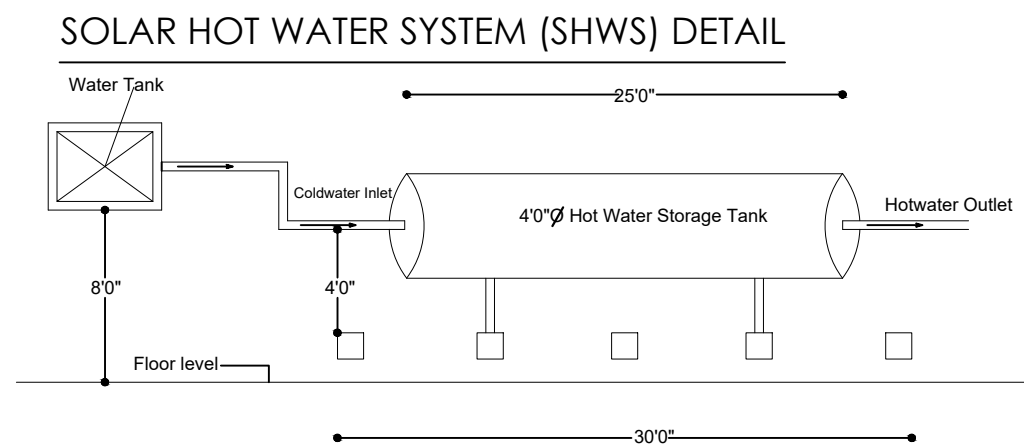
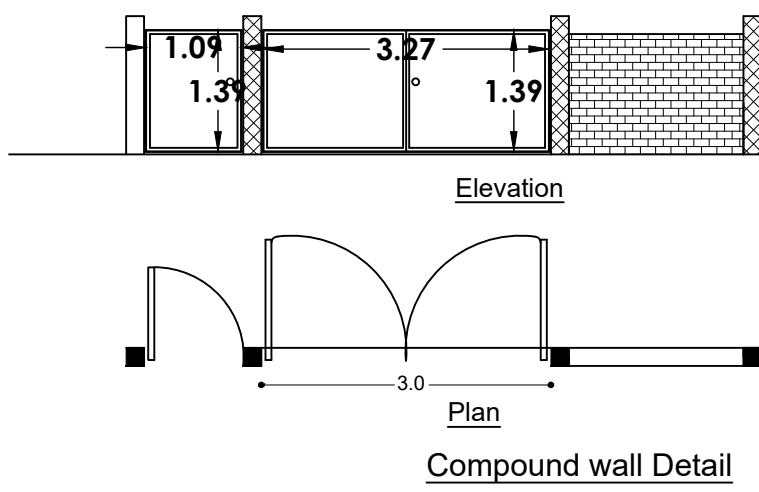
COLOR INDEX

SITE BOUNDARY SHOWN	Red line
PROPOSED BUILDING SHOWN	Green line
EXISTING ROAD SHOWN	Yellow line



STAIR CASE DETAILS :

T	TREAD	- 300 mm
R	RISE	- 150 mm
W	WIDTH	- 1500 mm
NO OF STEPS: 21 nos		
HANDRAILS HEIGHT 1200 mm		



PLAN SHOWING THE PROPOSED CONSTRUCTION OF A BUSINESS OFFICE BUILDING AFTER REMOVING THE EXG. BUILDING AT D.Nos:184/4B,184/4C

P.C.ROAD WEST IN T.S.No: 3534/3

(old T.S.No:3534/1A1B) WARD - 4 BLOCK - 23A

DETAILED DEVELOPMENT PLAN 'B part I'

THOOTHUKUDI LOCAL PLANNING AUTHORITY

THOOTHUKUDI CITY MUNICIPAL CORPORATION & DISTRICT

APPLICANT NAME :- ANBALAGAN (1)

MATHIALAGAN (2)

AREA STATEMENT

SITE AREA DETAILS (in sqm)	
AS PER DOCUMENT	608.00
AS PER PATTI	608.00
SUPER IMPOSED PLOT AREA	606.29

BUILDING AREA DETAILS (in sqm)

Floor Name	FSI Area	Non FSI Area	Total FSI Area
Stillt Floor	-	324.54	324.54
First Floor	366.97	-	366.97
Second Floor	115.07	-	115.07
Third Floor	117.34	-	117.34
Head Room	-	29.31	29.31
Total Area	599.38	353.85	953.23

Floor Space Index (FSI) = $\frac{599.38}{608.00} = 0.99 < 2.0$

PARKING CALCULATION

CAR PARKING REQUIRED

FSI AREA = $\frac{599.38}{100.00} = 6 + 10\%$ of visitor parking = 7 nos or Minimum 1no.

CAR PARKING PROVIDED

7 nos. (Including PC Parking)

TWO WHEELERS PARKING REQUIRED

FSI AREA = $\frac{599.38}{25.00} = 24 + 10\%$ of visitor parking = 27 nos parking 3 Nos.

TWO WHEELERS PARKING PROVIDED

27 nos. (including PC Parking)

SCALE 1:100 All Dimensions are in "METER"

JOINERY DETAILS (in Meter)

D	DOOR	1.20 x 2.10
D2	DOOR	0.80 x 2.10
W	WINDOW	1.50 x 1.50
V	VENTILATOR	0.90 x 0.60

APPLICANT

S. THENKALANATHAN M.E. & S.H. Registered Engineer Reg.No: RE/Gr:NTUT/March 2019/009 65A, V.M. Kovil Street, Thoonthukudi Cell : 98421 24554

CONSTRUCTION ENGINEER

S. THENKALANATHAN M.E. & S.H. Registered Structural Engineer Reg.No: RSE/Gr:NTUT/May 2019/009 65A, V.M. Kovil Street, Thoonthukudi Cell : 97909 70458

STRUCTURAL ENGINEER

E.G. SHANLIN FERNANDO M.E. Registered Engineer (Grade - II) 111/4B, Karandampyparam Main Thoonthukudi - 628 002 Mob : 97903 33891

REGISTERED ENGINEER

Planning Permission

Roc No. : SWP/BPA/0010817/2023

SITE BOUNDARY SHOWN AS "A to D"

Planning Permission No: 33/2023 (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

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.

