

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A BUSINESS OFFICE BUILDING IN T.S WARD-B, BLOCK- 11, T.S.NO-67, WARD No: 15 AT ETAYYAPURAM ROAD, KOVILPATTI MUNICIPALITY, KOVILPATTI TALUK, THOOTHUKUDI DISTRICT.					
APPLICANT'S NAME :-			1. Mr. S.PRABHU KUMAR 2. Mr. S. KRISHNA KUMAR	S/o S/o	Mr. K.SANKARANARAYANAN, Mr. K.SANKARANARAYANAN.
ALL DIMENSIONS ARE IN METRE, SCALE 1 : 100					
DTCP Online Application No:			SWP / BPA / 011149 / 2023		Dt:29/06/2023
AREA DETAILS:-			Sq.Mt	Sq.Ft	Legends :
SITE AREA (As Per Patta) (ABCDE)			960.00	10333	SITE BOUNDARY
PRO. STILT FLOOR AREA			415.98	4478	PRO. BUILDING
PRO. FIRST FLOOR AREA			415.98	4478	EXG. ROAD
PRO. SECOND FLOOR AREA			415.98	4478	
PRO. THIRD FLOOR AREA			104.15	1121	
OPEN SPACE AREA			544.02	5856	
Total Pro. Building Area In STILT, F.F, S.F, T.F & H.R			1352.09	14554	
Area Details :-			FSI (Sq.Mt)	Non FSI (Sq.Mt)	Total (Sq.Mt)
Pro. Stilt Floor Area			-----	415.98	415.98
Pro.First Floor Area			415.98	-----	415.98
Pro.Second Floor Area			415.98	-----	415.98
Pro.Third Floor Area			76.21	27.94	104.15
Total Area			908.17	443.92	1352.09
FLOOR AREA CALCULATION					
F.F + S.F + T.F = 415.98 + 415.98 + 76.21					
Site Area 960.00					
908.17 = 0.95 < 2.00					
PARKING CALCULATION:- (BUSINESS OFFICE BUILDING)					
Every 75 Sq.Mt = 1 Car Space (2.5m X5.0m) & 1 Two Wheeler (1.0m X1.8m)					
TOTAL BUILDUP					
= F.F + S.F + T.F					
= 415.98 + 415.98 + 76.21					
= 908.17 - 50 = 18 Nos.					
50					
Required Parking = 18 Cars & 18 Two Wheeler (Including 2 Physically Challenged (Car Parking & Two Wheeler))					
JOINERY DETAILS:-					
M.D - Main Door		2.00 x 2.10			
D - DOOR		1.00 x 2.10			
D1 - DOOR		0.76 x 2.10			
D2 - DOOR		1.52 x 2.10			
W - WINDOW		1.50 x 1.50			
V1 - VENTILATOR		1.80 x 0.61			
V - VENTILATOR		0.91 x 0.61			
SANITATION REQUIREMENTS FOR BUSINESS OFFICE					
Male: 20		Female: 15			
Sanitary Unit/ Fittings		Required	Available		
Male Water Closet		2	7	OK	
Female Water Closet		2	7	OK	
Drinking Water Fountain		2	4	OK	
Wash Basin		2	2	OK	
Abution Taps		2	2	OK	
Urinals		2	11	OK	
Er. A. Manmathan, B.E., M.Sc. (Valu) Registered Construction Engineer RCE/TVL/2020/030					
Construction Engineer					
P. MARAPPAN, B.E., M.Tech., Consulting Civil & Structural Engineer, Registered Structural Engineer Grade-II-CGL REN /SE / GR-II / 2019 / 07 / DTCP Ph : 26745555. CDP : 9841296750					
Structural Engineer					
Applicant					
Er.K.Sethuraman, M.E.(Gen), M.Tech, MGS, JRC, Civil, P.H. Engg. cert.Approved Geo-Tech Engineer, Geotechnical Engineer/Valuer CATHIRA SOCIETY, CHENNAI As ISO/IEC 17025:2017 NABL Certified Laboratory (TC-10077) LAB.No. 07E 011/2018, CALA-ME/17025/0717, GCL-NBIS030202, CGL-NBIS030202, Bureau Registration Number: NBIS-030202 Branch Off:No.2, 3rd Street, 2nd Avenue, Ashok Nagar Chennai-600033 Contact No: 98451 50071, 93825 34573 www.aarthisoiltesting.com					
Registered Geotechnical Engineer					
Er.M.MUTHURAJ, B.E., Registered Engineer-Grade-I Regn.No.-RE-VTKOTCP/June/1/2023 S.M.BUILDERS D.No-27A, Ettayapuram Road, Near Veterinary Hospital, Kovilpatti - 628501, Mob-9800309904.					
Registered Engineer / Architect					

Office use

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.

