

PP

APPROVAL RECORD

Planning Permission

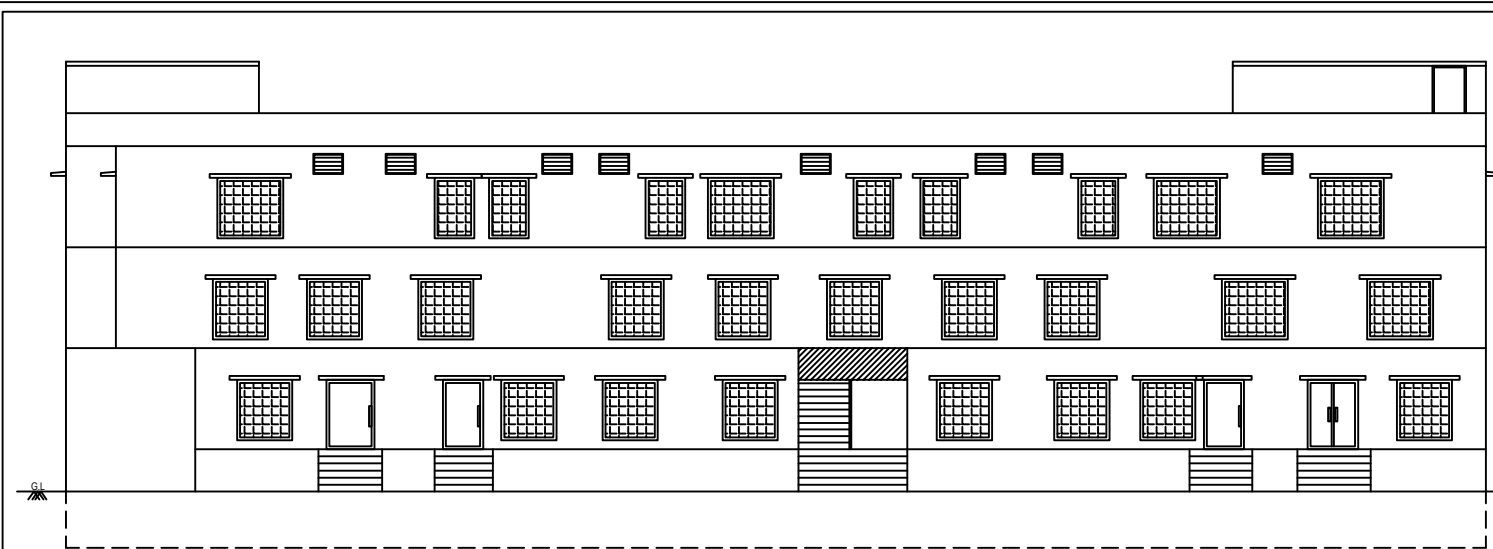
Thoothukkudi
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

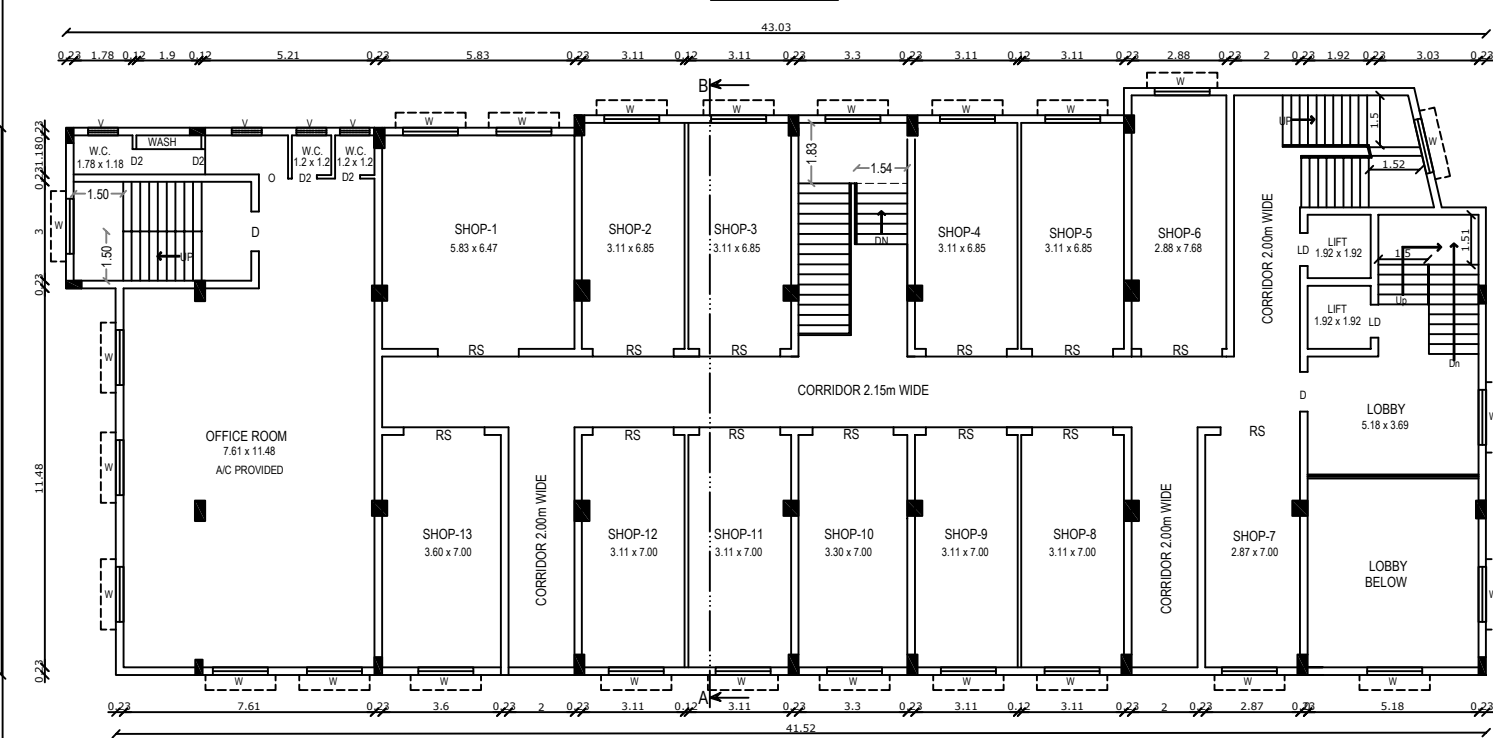
ISSUING AUTHORITY
DTCP

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

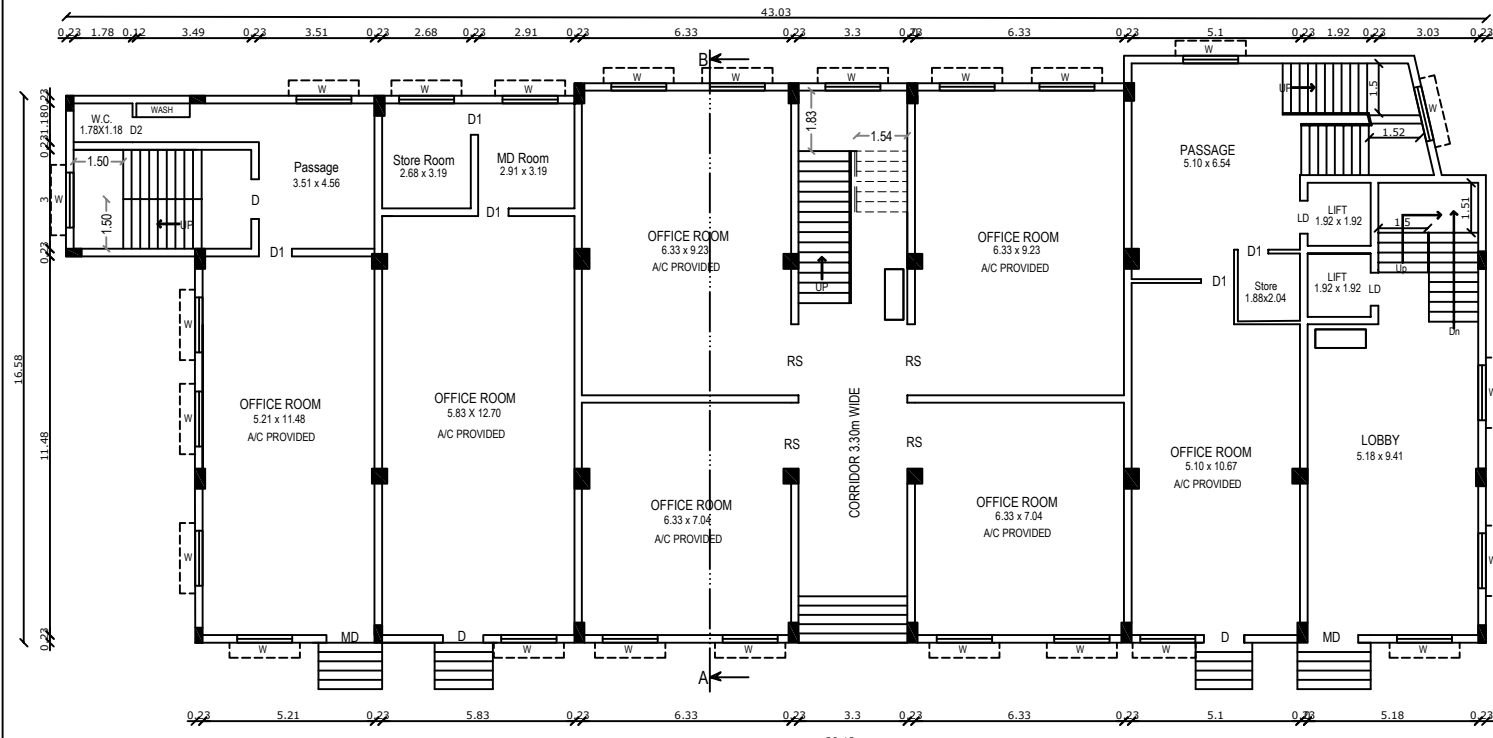
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



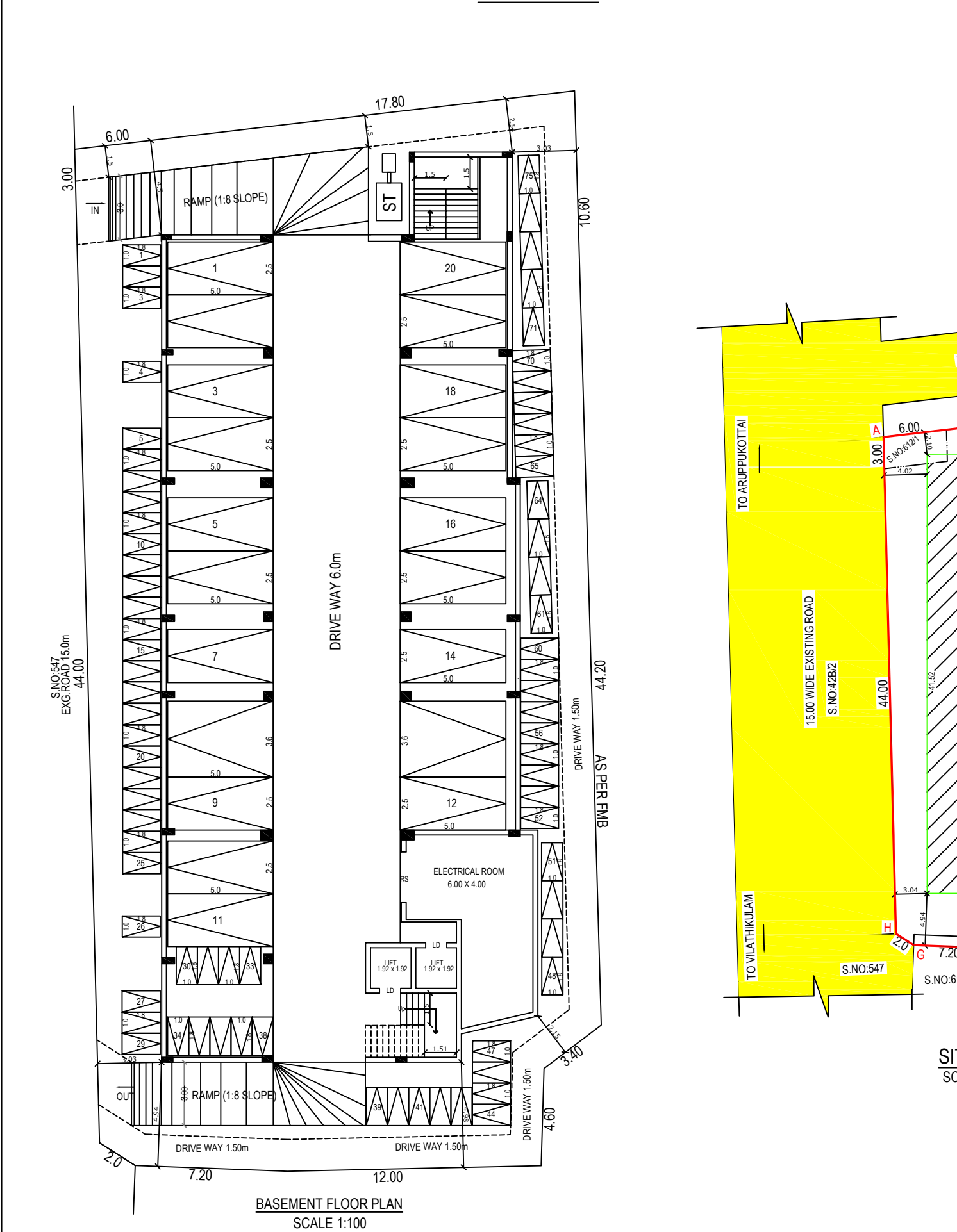
ELEVATION



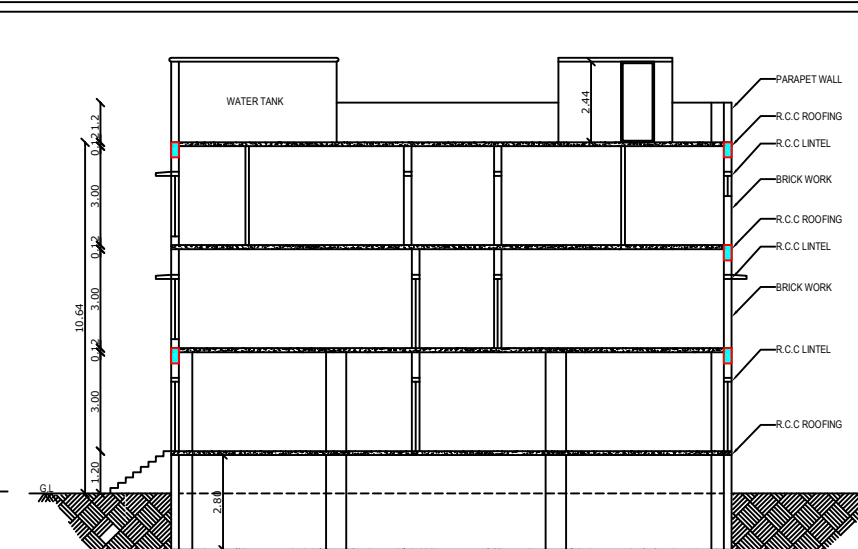
FIRST FLOOR PLAN



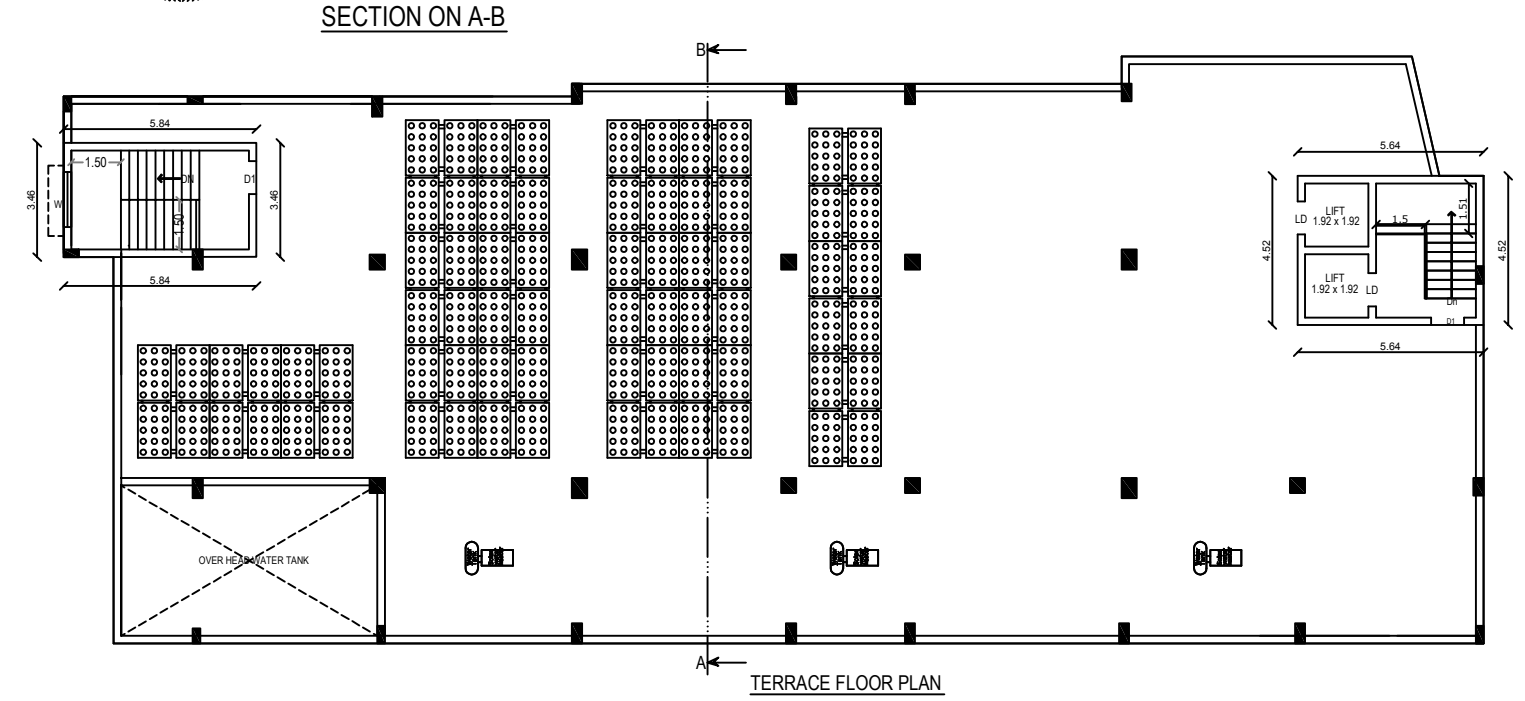
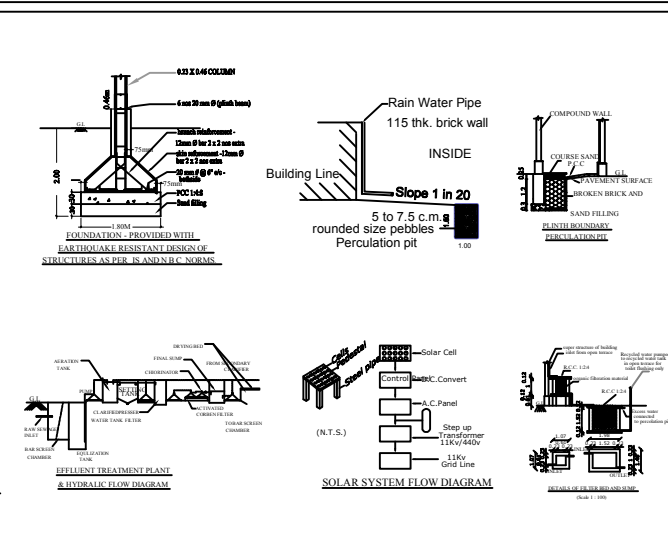
GROUND FLOOR PLAN



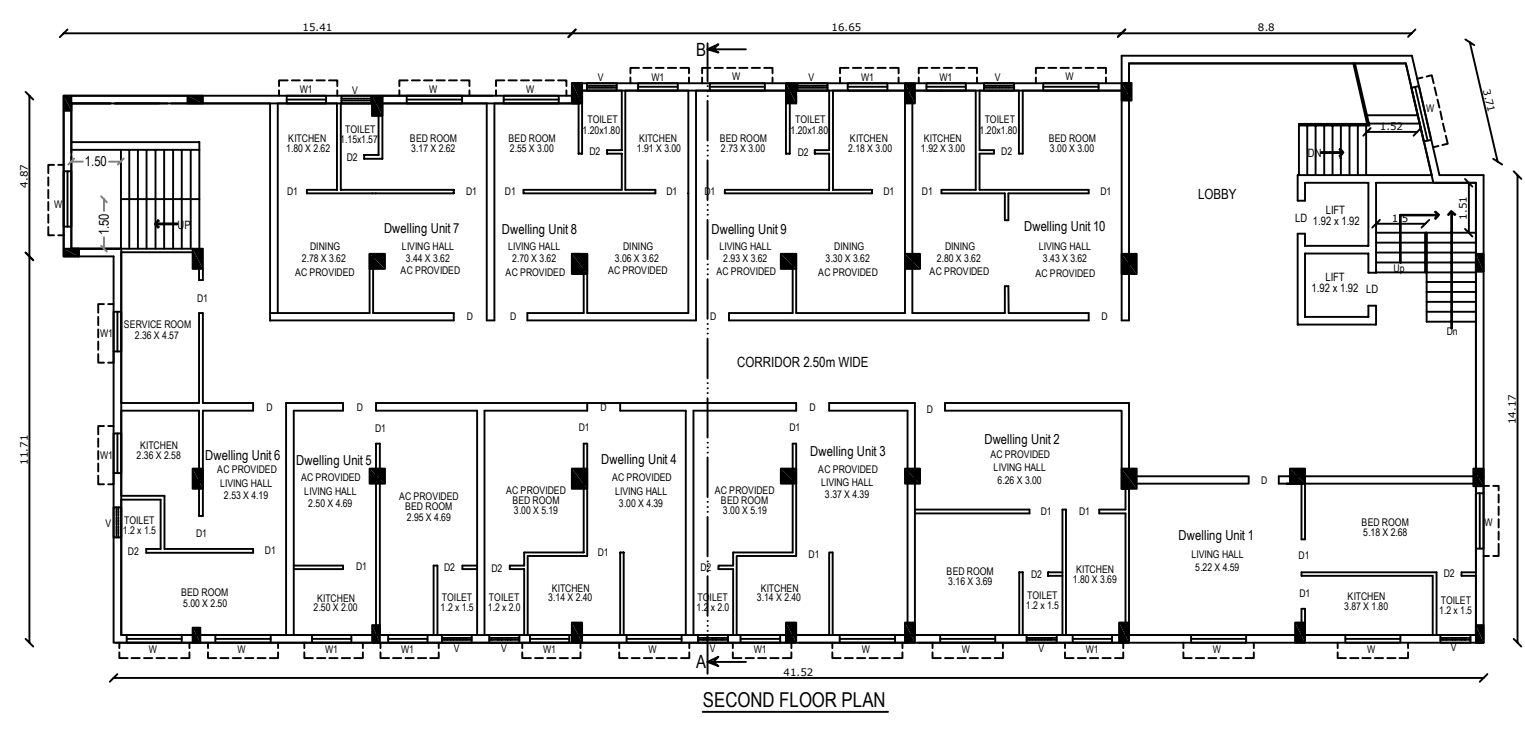
BASEMENT FLOOR PLAN
SCALE 1:100



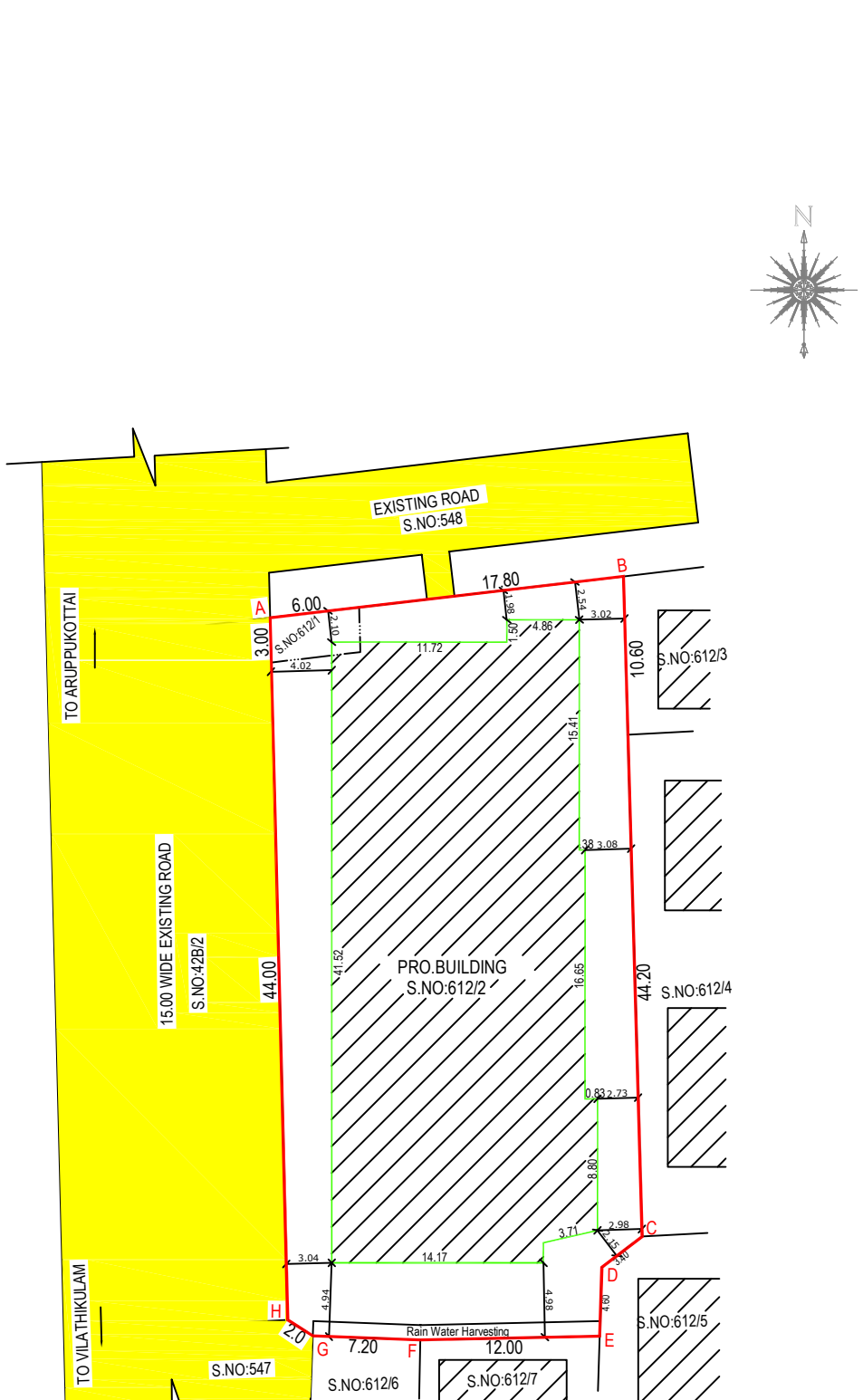
SECTION A-B



TERRACE FLOOR PLAN



SECOND FLOOR PLAN



SITE PLAN
SCALE 1:200

FLOOR SPACE INDEX FSI = $\frac{2098.54}{1111.00} = 1.889 < 2.0$		PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND & FIRST FLOOR COMMERCIAL BUILDING AND SECOND FLOOR RESIDENTIAL BUILDING IN NATHAM S.NO:612/1,2 OF VILATHIKULAM VILLAGE AND VILATHIKULAM TOWN PANCHAYAT, VILATHIKULAM TALUK, THOOTHUKUDI DISTRICT.																																																																																						
PARKING CALCULATION ANNEXURE IV PARKING GENERAL NOTE (PAGE-90) Where the prescriptions are based on the total floor space index (FSI) area, the number of car/two wheeler parking spaces required shall be calculated for 75% of the total plinth area in the buildings. 1)OFFICE Plinth area G.F+ F part = 823.00sq.m Parking required area :823.00x75/100 =617.25 Sq.m car parking required area:617.25/100 =7 car Two wheeler Parking required area :617.25/25 = 25 No's 2)SHOP Plinth area F.F = 565.00sq.m Parking required area :565.75/100 = 423.75 Sq.m car parking required area:423.75/50 = 9 Car Two wheeler Parking required area:423.75/50 = 9 No's 3)RESIDENTIAL Plinth area S.F = 708.90sq.m Dwelling Unit Up to 50Sq.m = 1Two Wheeler 11 Dwelling Unit Up to 50Sq.m = 11Two Wheeler Required 16 cars and 45 Two wheeler Parking Provided 20 cars and 75 Two wheeler Parking		ALL DIMENSIONS ARE IN METER. SCALE 1:100 & 200 <table><tr><th>AREA DETAILS</th><th>SQ.M</th><th>SQ.FT</th></tr><tr><td>SITE AREA</td><td></td><td></td></tr><tr><td>S.NO:612/1</td><td>18.00</td><td></td></tr><tr><td>S.NO:612/2</td><td>1093.00</td><td></td></tr><tr><td>TOTAL SITE AREA</td><td>1111.00</td><td>11958.80</td></tr></table> BUILDING AREA DETAILS <table><tr><th>Floor Details</th><th>Usage Details</th><th>FSI Area sq.m</th><th>Non FSI sq.m</th><th>Total Area sq.m</th><th>Total Area sq.ft</th></tr><tr><td>Basement Floor</td><td>Parking</td><td>-</td><td>680.74</td><td>680.74</td><td>7327.48</td></tr><tr><td>Ground Floor</td><td>Office</td><td>680.74</td><td>-</td><td>680.74</td><td>7327.48</td></tr><tr><td>First Floor</td><td>Shop</td><td>708.90</td><td>-</td><td>708.90</td><td>7630.66</td></tr><tr><td>Second Floor</td><td>Residential</td><td>708.90</td><td>-</td><td>708.90</td><td>7630.66</td></tr><tr><td>Terrace Floor</td><td></td><td>-</td><td>45.70</td><td>45.70</td><td>491.91</td></tr><tr><td>Total Floor</td><td></td><td>2098.54</td><td>726.44</td><td>2824.98</td><td>30408.07</td></tr></table> Open Space Area: 430.26 Sq.m JOINERIES DETAILS <table><tr><td>M.D</td><td>---</td><td>DOOR</td><td>1.22 X 2.10</td></tr><tr><td>D1</td><td>---</td><td>DOOR</td><td>1.00 X 2.10</td></tr><tr><td>D2</td><td>---</td><td>DOOR</td><td>0.76 X 2.10</td></tr><tr><td>LD</td><td>---</td><td>LIFT DOOR</td><td>1.22 X 2.10</td></tr><tr><td>W</td><td>---</td><td>WINDOW</td><td>2.00 X 1.83</td></tr><tr><td>W1</td><td>---</td><td>WINDOW</td><td>1.20 X 1.83</td></tr><tr><td>V</td><td>---</td><td>VENTILATOR</td><td>0.91 X 0.61</td></tr></table>		AREA DETAILS	SQ.M	SQ.FT	SITE AREA			S.NO:612/1	18.00		S.NO:612/2	1093.00		TOTAL SITE AREA	1111.00	11958.80	Floor Details	Usage Details	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft	Basement Floor	Parking	-	680.74	680.74	7327.48	Ground Floor	Office	680.74	-	680.74	7327.48	First Floor	Shop	708.90	-	708.90	7630.66	Second Floor	Residential	708.90	-	708.90	7630.66	Terrace Floor		-	45.70	45.70	491.91	Total Floor		2098.54	726.44	2824.98	30408.07	M.D	---	DOOR	1.22 X 2.10	D1	---	DOOR	1.00 X 2.10	D2	---	DOOR	0.76 X 2.10	LD	---	LIFT DOOR	1.22 X 2.10	W	---	WINDOW	2.00 X 1.83	W1	---	WINDOW	1.20 X 1.83	V	---	VENTILATOR	0.91 X 0.61
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COLOUR INDEX SITE BOUNDARY PROPOSED BUILDING EXISTING ROAD		TECHNICAL APPROVAL ROC.NO: SWP/BPA/0012013/2023 SWP/THOOTHUKUDI/BPA/AD/DTCP NO.20/2023																																																																																						
NOTES :- - Bathroom & wash basin water recycling collectionsump - Rain water filtration pit - Waste water collection sump - Percolation Pit - Plinth boundary percolation pit - Fire extinguishers to be provided - Emergency alarm - Solar power assistant heating water system - Solid waste tub - Septic Tank - Sand bucket to be provided		CONSTRUCTION ENGINEER M. KANNAN, A. Arch. (S. No. 58, Chandragodhi Nagar, Surapasa Road, MADURAI-625 019)																																																																																						
CONSTRUCTION ENGINEER M. KANNAN, A. Arch. (S. No. 58, Chandragodhi Nagar, Surapasa Road, MADURAI-625 019)		STRUCTURAL ENGINEER T. KANNAR SADIQ, B. Arch., A.I.A., Architect Reg.No:CA201948129 44, FIRST FLOOR, 3RD JAYASHREE APARTMENT, RAJEE COURSE, COLOMBO 44/198/2022 PH-045-430-148 shrihars1n@gmail.com																																																																																						
APPLICANT		REG. ENGINEER / ARCHITECT																																																																																						

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.

