PP APPROVAL RECORD

Planning Permission

Thoothukkudi

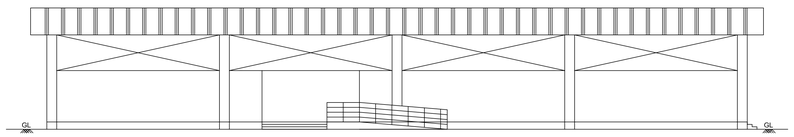
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

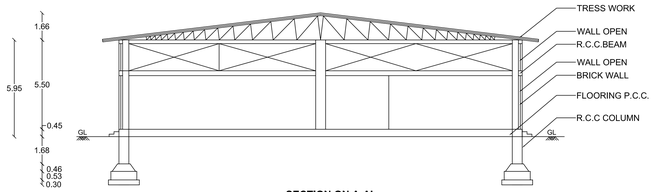
ISSUING AUTHORITY
DTCP

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

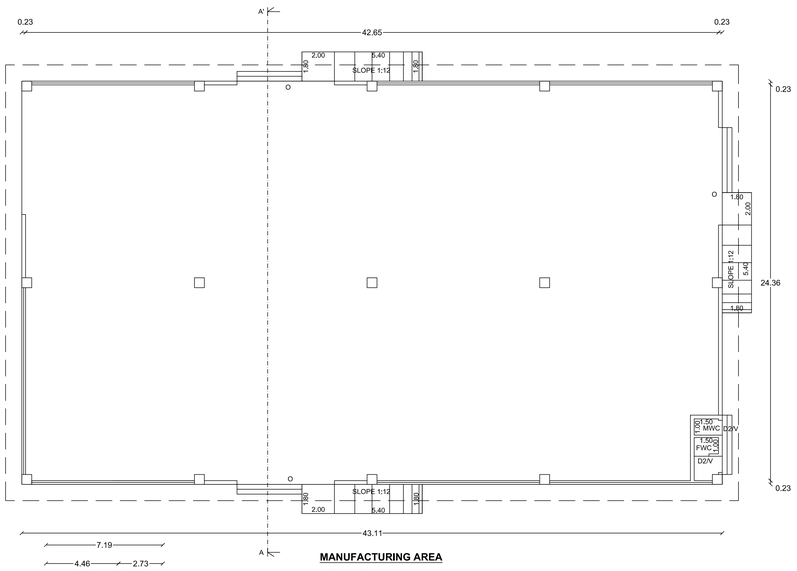
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



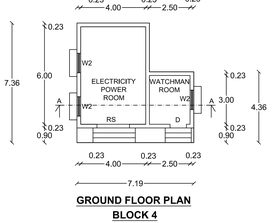
ELEVATION



SECTION ON A-A'



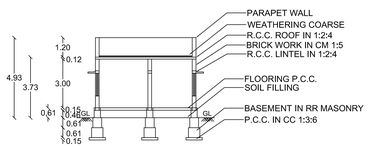
MANUFACTURING AREA
GROUND FLOOR PLAN
BLOCK 1



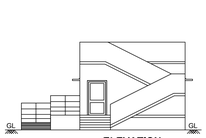
GROUND FLOOR PLAN
BLOCK 4



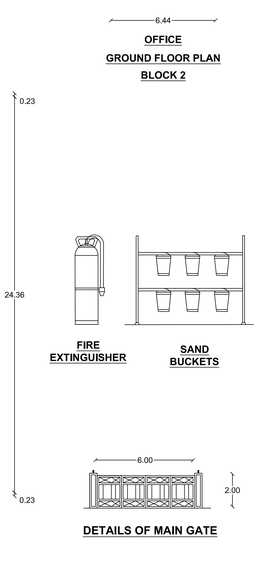
ELEVATION



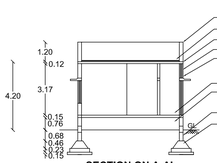
SECTION ON A-A'



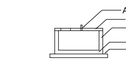
ELEVATION



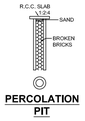
OFFICE
GROUND FLOOR PLAN
BLOCK 2



SECTION ON A-A'



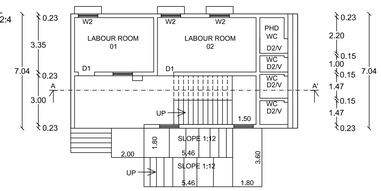
DETAILS OF
RWH STORAGE TANK



PERCOLATION
PIT

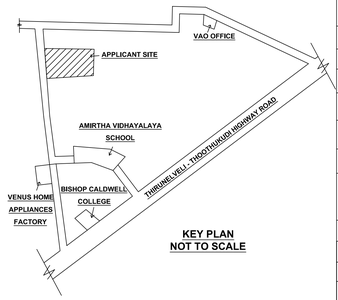


STAIR DETAILS

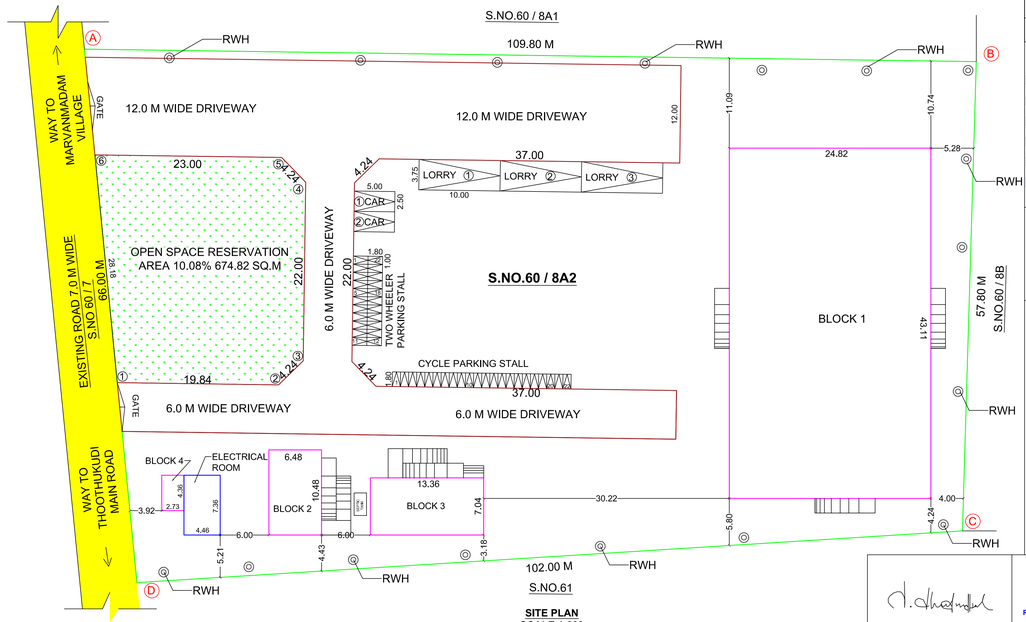


LABOUR 'S ROOM
GROUND FLOOR PLAN
BLOCK 3

SECTION ON A-A'



KEY PLAN
NOT TO SCALE



SITE PLAN
SCALE 1:200

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING WITH INSTALLATION OF 30.0 H.P ELECTRIC MOTOR "FLYASH BRICK MANUFACTURING UNIT" IN S NO. 60 / 8A2, MARAVANMADAM VILLAGE AND PANCHAYAT, THOOTHUKUDI LOCAL PLANNING AUTHORITY, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

APPLICANT NAME : Mr. S. JOHNSON SAMUEL

ALL DIMENSIONS ARE IN METER

SITE AREA DETAILS

PARTICULARS	SQ.M
LAND AREA AS PER DOCUMENT	6700.000
AS PER PATTA	6700.000
AS AT SITE	6530.100

PROPOSED BUILDING AREA DETAILS

BLOCK NO	TYPE OF BUILDING	FSI IN SQ.M	NON FSI IN SQ.M	BUILDUP AREA IN SQ.M
1	MANUFACTURE AREA	1069.990	-- -- --	1069.990
2	OFFICE AREA	67.900	-- -- --	67.980
3	LABOURS CAMP	98.280	-- -- --	98.280
4	SECURITY ROOM	7.500	-- -- --	7.500
ELECTRICAL ROOM		-- -- --	37.230	37.230
TOTAL		1243.67	37.230	1280.980

FSI CALCULATION
= TOTAL AREA OF ALL FLOORS = 1243.670
LAND AREA 6530.100 = 0.19 < 1.50

PARKING DETAILS

DESCRIPTION	DIMENSION	CALCULATION	REQUIRED	PROVIDED
LORRY	3.75M X 10.00M	1069.99 / 500 = 2.13	3	3
CAR	2.50 M X 5.00 M	67.90 / 100 = 0.67	1	2
TWO WHEELER	1.00 M X 1.80 M	1069.99 / 50 = 21.40	22	22
CYCLE	1.00 M X 1.80 M	1069.99 / 50 = 21.40	22	22

LEGEND

- SITE BOUNDARY
- FSI BUILDING
- NON FSI BUILDING
- OSR AREA
- DRIVE WAY
- EXISTING ROAD

JOINERIES

O	- OPEN	- 6.00 X 3.35
D	- DOOR	- 1.20 X 2.20
D1	- DOOR	- 1.00 X 2.20
D2	- PVC DOOR	- 0.90 X 2.20
D3	- GRILL DOOR	- 1.50 X 2.20
W2	- 2 PANEL WINDOW	- 1.20 X 1.40
V	- VENTILATOR	- 0.90 X 0.75

MEMBER DETAILS

NO.OF.WORKERS = 15 NOS

OPEN SPACE RESERVATION CALCULATION

LAND AREA AS PER DOCUMENT = 6700.000 SQ.M
10% OSR REQUIRED = 670.000 SQ.M
10.08% OSR PROVIDED = 674.820 SQ.M

OFFICE USE

PLANNING PERMISSION

ROC. NO. SWP/BPA/016643/2023
SITE BOUNDARY SHOWN AS "A TO D"
PLANNING PERMISSION NO. 04 / 2024 (SWP/TUTY)

APPLICANT

Er. S. SEKHAR, B.E.,
Registered Construction Engineer,
Reg.No. RCE/TKDTCP/October/01/2023,
109 / 1, Gomathibai Colony 1st Street,
Thoothukudi - 628002.
Ph: 9443154594
REGISTERED CONSTRUCTION ENGINEER

Er. A. GETHSY, M.E.,
Registered Structural Engineer
Reg. No.RSE-II/TKDTCP/SEP/03/2021,
6B/A, 6TH STREET EAST BRIYANT NAGAR,
Thoothukudi - 628008.
Ph.: 9789005095
REGISTERED STRUCTURAL ENGINEER

Er. S. SEKHAR, B.E.,
Registered Engineer Gr - I,
Reg.No. RE/Gr-I/TUT/APRIL2019/003,
109 / 1, Gomathibai Colony 1st Street,
Thoothukudi - 628002.
Ph: 9443154594
REGISTERED ENGINEER

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

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.