

PP

APPROVAL RECORD

Planning Permission

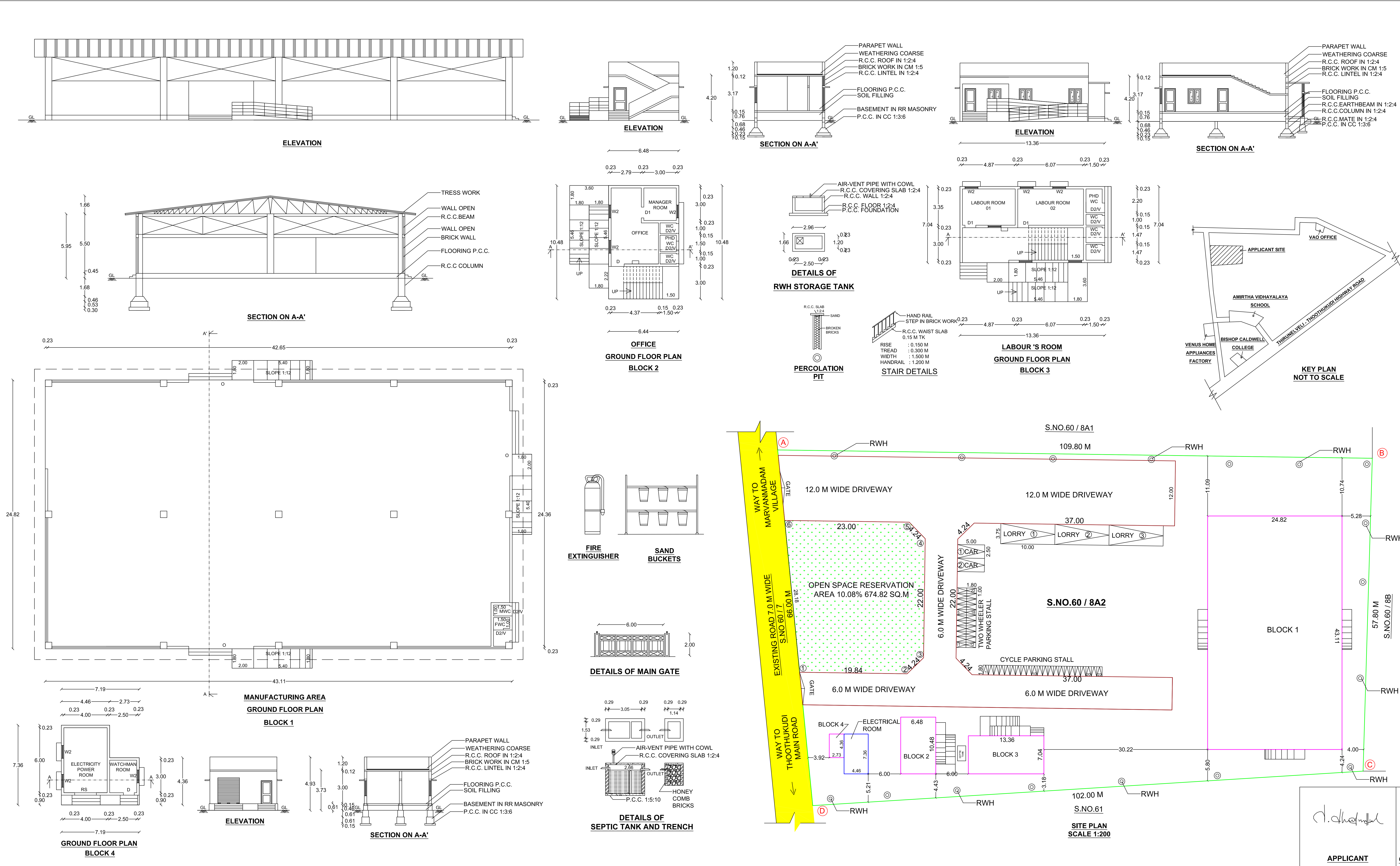
Thoothukkudi
Thoothukkudi district, Tamil Nadu

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 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 LAND AREA = 1243.670 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. SEKSHAR, B.E.,
Registered Construction Engineer,
Reg.No. RCE/TKDTC/016643/2023,
109 / 1, Gomathil Colony 1st Street,
Thoothukudi - 620002.
Ph: 9443154594

REGISTERED CONSTRUCTION ENGINEER

Er. A. GETHSY, M.E.,
Registered Structural Engineer,
Reg. No. RSE-ITKDTCP/SEP/03/2021,
68/A, 6TH STREET EAST BRYANT NAGAR,
Thoothukudi - 620008.
Ph: 9789009095

REGISTERED STRUCTURAL ENGINEER

Er. S. SEKSHAR, B.E.,
Registered Engineer Gr - I,
Reg.No. REG-ITUT/AFRL/019/003,
109 / 1, Gomathil Colony 1st Street,
Thoothukudi - 620002.
Ph: 9443154594

REGISTERED ENGINEER

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.

