

PP

APPROVAL RECORD

Planning Permission

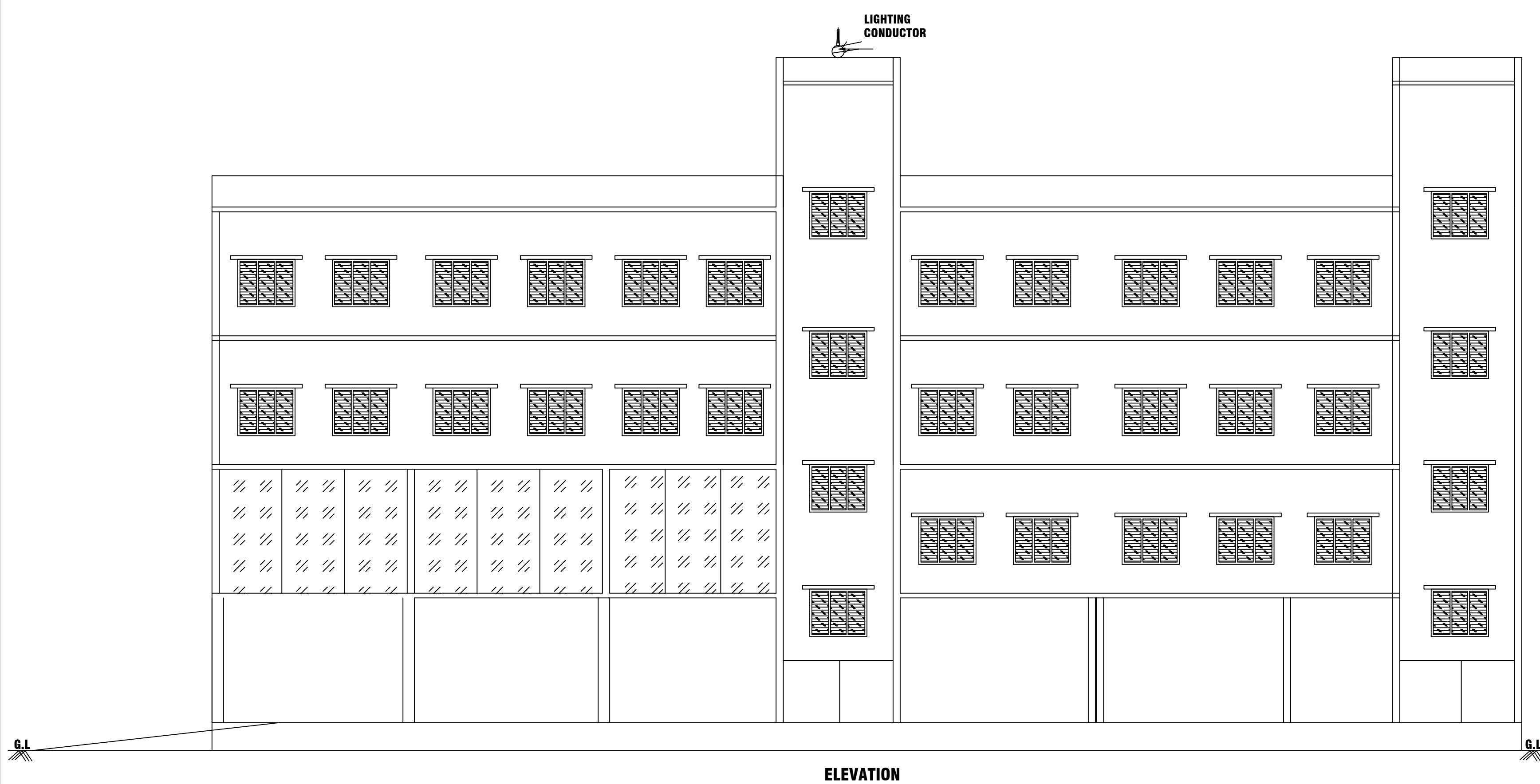
Thoothukkudi
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

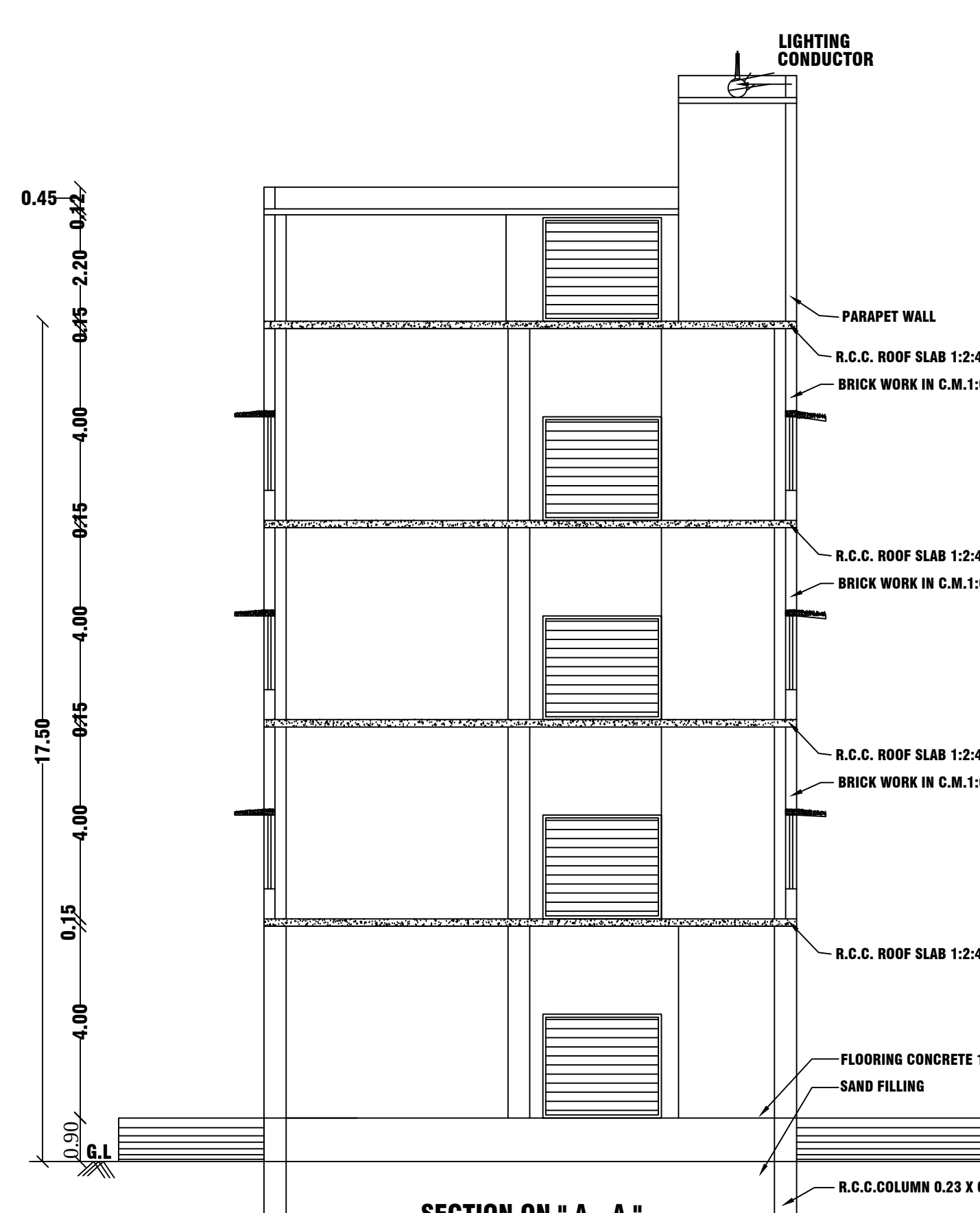
ISSUING AUTHORITY
DTCP

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

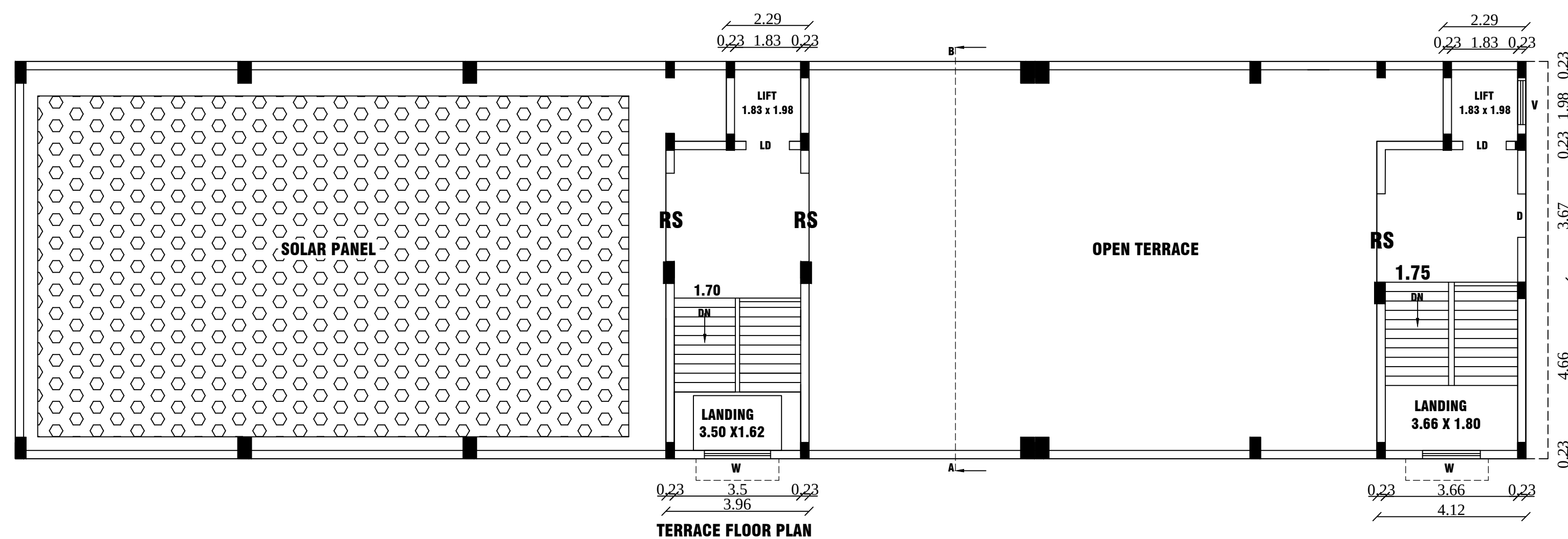
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



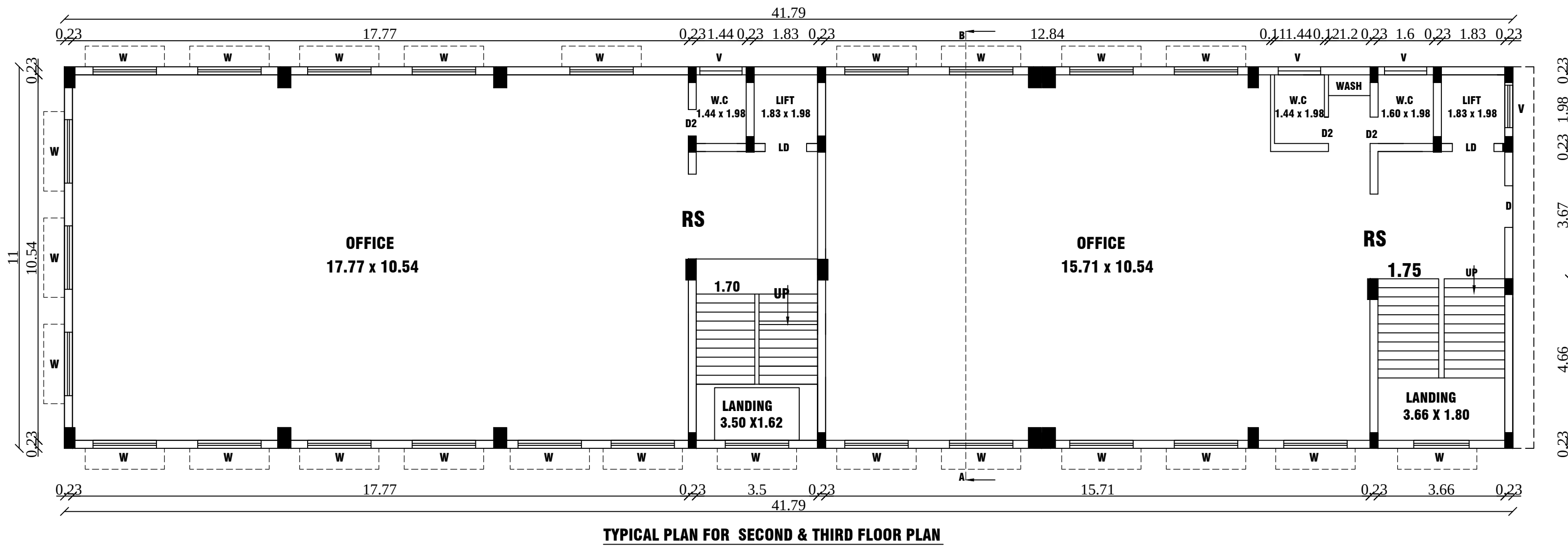
ELEVATION



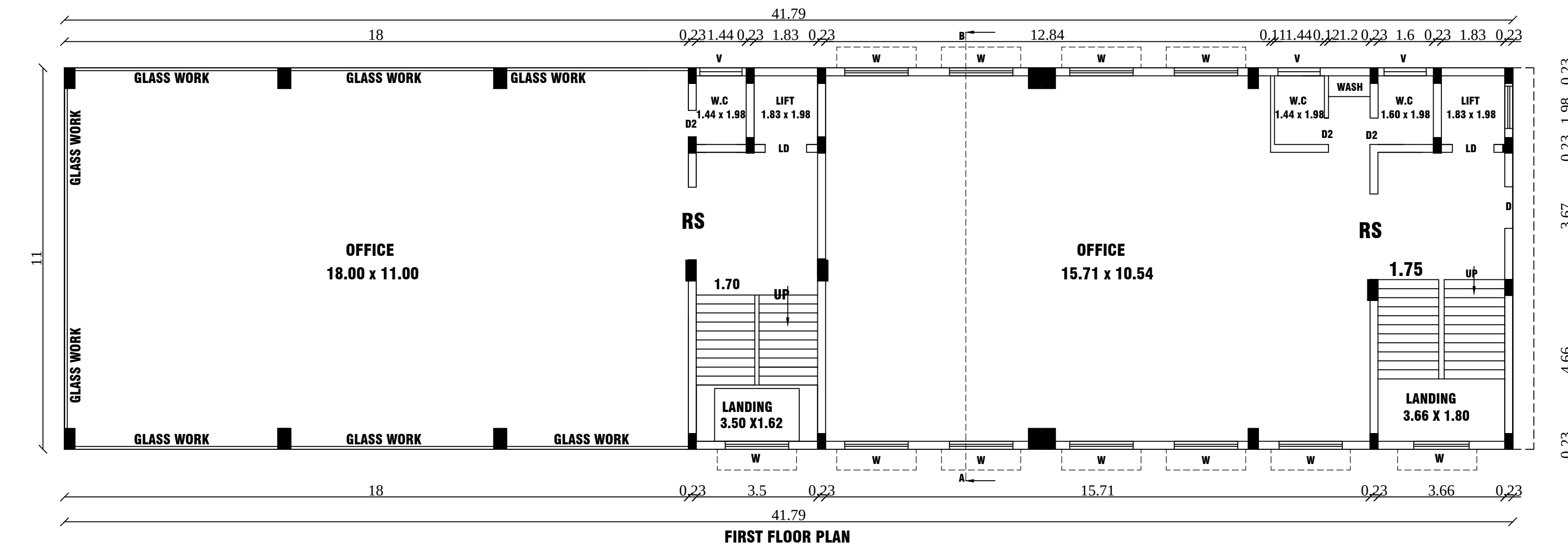
SECTION ON " A - A "



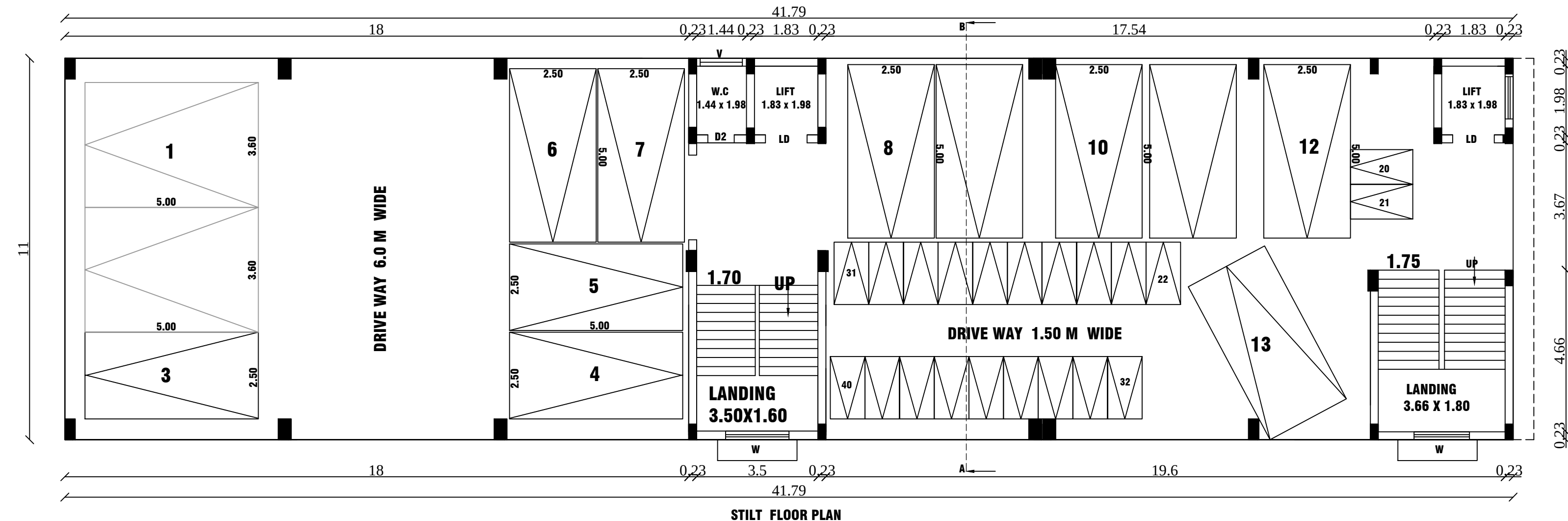
TERRACE FLOOR PLAN



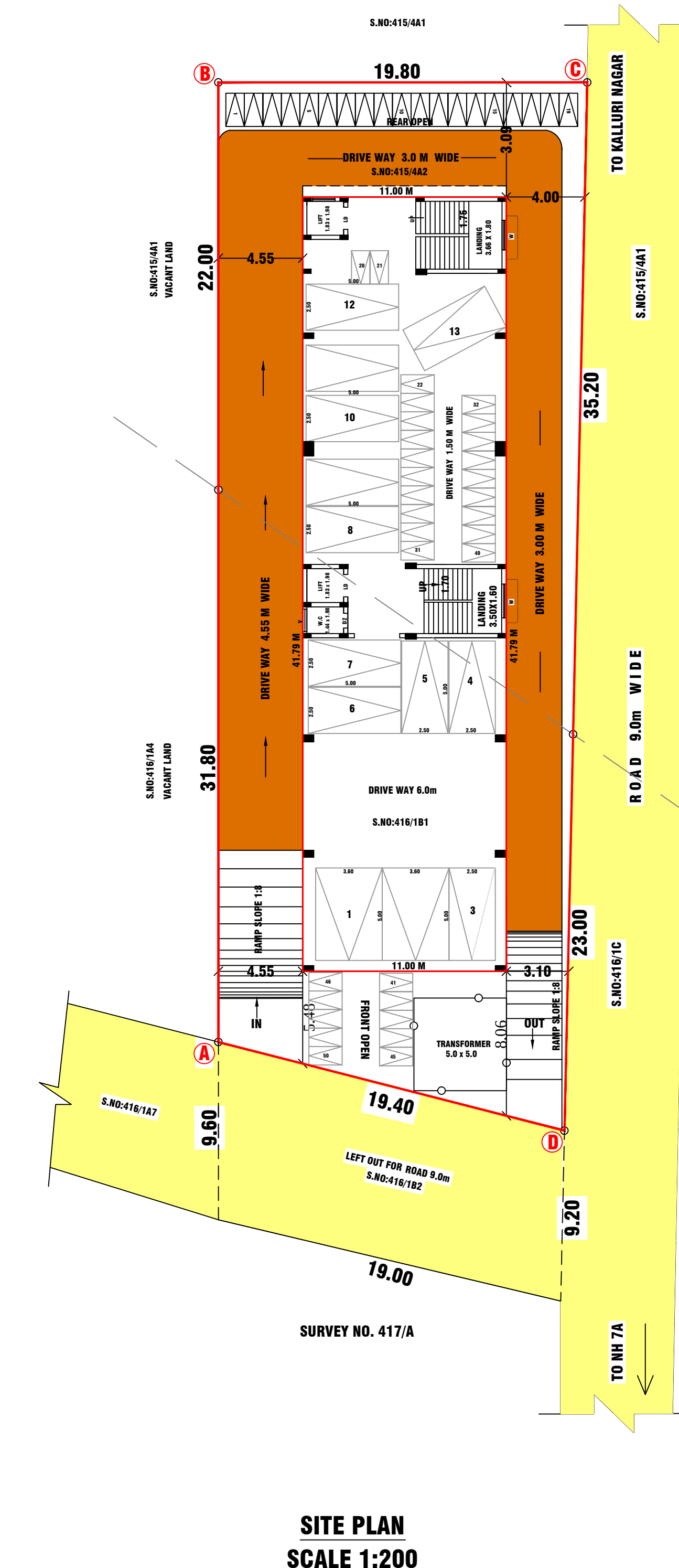
TYPICAL PLAN FOR SECOND & THIRD FLOOR PLAN



FIRST FLOOR PLAN



STILT FLOOR PLAN



SITE PLAN
SCALE 1:200

PLAN SHOWING THE EXISTING BUSINESS OFFICE BUILDING STILT, FIRST, SECOND FLOOR AND PROPOSED ADDITIONAL BUSINESS OFFICE BUILDING THIRD FLOOR IN S.NO:415/4A2, 416/1B1, MEELAVITTAN VILLAGE, THOOTHUKUDI TALUK / DISTRICT, THOOTHUKUDI MUNICIPAL CORPORATION.

ALL DIMENSIONS ARE IN METER, SCALE 1:100 & 200

AREA DETAILS		SQ.MT	SQ.FT
SITE AREA	AS PER TS PATT	1045.00	11244.20
SITE AREA	AS PER DOCUMENT	1219.10	13122.39
CONSIDERED LEAST SITE AREA	AS PER TS PATT	1045.00	11244.20

FLOOR DETAILS	Previous Approved Area		Proposed Area		Total Area	
	F.S.I AREA IN SQ.MT	NON-F.S.I AREA IN SQ.MT	F.S.I AREA IN SQ.MT	NON-F.S.I AREA IN SQ.MT	TOTAL AREA IN SQ.MT	TOTAL AREA IN SQ.FT
STILT FLOOR	-	459.74	-	-	459.74	4948.64
FIRST FLOOR	459.74	-	-	-	459.74	4948.64
SECOND FLOOR	459.74	-	-	-	459.74	4948.64
THIRD FLOOR	-	-	459.74	-	459.74	4948.64
HEAD ROOM	-	-	-	81.17	81.17	873.71
TOTAL AREA	919.48	459.74	459.74	81.17	1920.13	20668.27

JOINERIES DETAILS		
RS	--- ROLLING SHUTTER	2.44 X 2.14
LD	--- LIFT DOOR	1.20 X 2.14
D	--- DOOR	1.20 X 2.14
D2	--- DOOR	0.76 X 2.14
W	--- WINDOW	1.83 X 1.52
V	--- VENTILATOR	1.22 X 0.61

- NOTES :-
1. Bathroom & wash basin water recycling collection sump
 2. Rain water filtration pit
 3. Filtered rain water collection sump
 4. Waste water collection sump
 5. Perculation Pit
 6. Plinth boundary percolation pit
 7. Municipal water
 8. Fire extinguishers to be provided
 9. Emergency alarm
 10. Solar power assistant heating water system
 11. Solid waste tub
 12. Septic Tank
 13. Sand bucket to be provided
 14. Mechanical Ventilation to be provided

FLOOR SPACE INDEX	
F.S.I =	$\frac{F.F + S.F + T.H.F}{SITE AREA}$
	$= \frac{1379.22}{1045.00} = 1.319 < 2.0$

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
Total Area = 1379.22 Sq.m
Parking required area : $1379.22 \times 75 / 100 = 1034.41$ Sq.m
car parking required area : $1034.41 / 100 = 11$ car + 2 visitor
Two wheeler Parking required area : $1034.41 / 25 = 42 + 5$ Nos
Required 13 cars and 47 Two wheeler Parking
Provided 13 cars and 50 Two wheeler Parking

PARKING REQUIRED	PARKING PROVIDED
13CAR	13CAR
47TWO WHEELER	50TWO WHEELER

PREVIOUS APPROVAL DETAILS

DTCP THOOTHUKUDI APPROVAL
ROC. NO:2637/2021
APPROVAL NO:46/2021 DATE:28.12.2021

THOOTHUKUDI CORPORATION APPROVAL
APPROVAL NO:138/BL/2022/000359
DATE:22.08.2022

COLOR CODE REFERENCE	
SITE BOUNDARY	---
PRO.BUILDING	---
DRIVE WAY	---
EXISTING ROAD	---

PLANING PERMISSION

ROC.NO: SWP/BPA/022120/2023
SITE BOUNDARY SHOWN AS "A TO D"
PLANNING PERMISSION NO:41/2023(SWP/TUTY)

A.Aysha Bani In. Er. S.K. Syed Ahmed B.E. M.Tech., Registered Structural Engineer Grade - I (RSSE) REG / (Gr-I) TNA / March / 2019 / 056-01 / 31.03.2019	
APPLICANT	STRUCTURAL ENGINEER
In. Er. S.K. Syed Ahmed B.E. M.Tech., Registered Construction Engineer (RCE) RCE / TPO/TCF / December / 2008 / 1001-01 / 16.10.2009 In. Er. S.K. Syed Ahmed B.E. M.Tech., Registered Engineer Grade - I (R.E) REG / (Gr-I) TNA / March / 2019 / 056-01 / 31.03.2019	
CONSTRUCTION ENGINEER	REG. 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

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.

