

PP

APPROVAL RECORD

Planning Permission

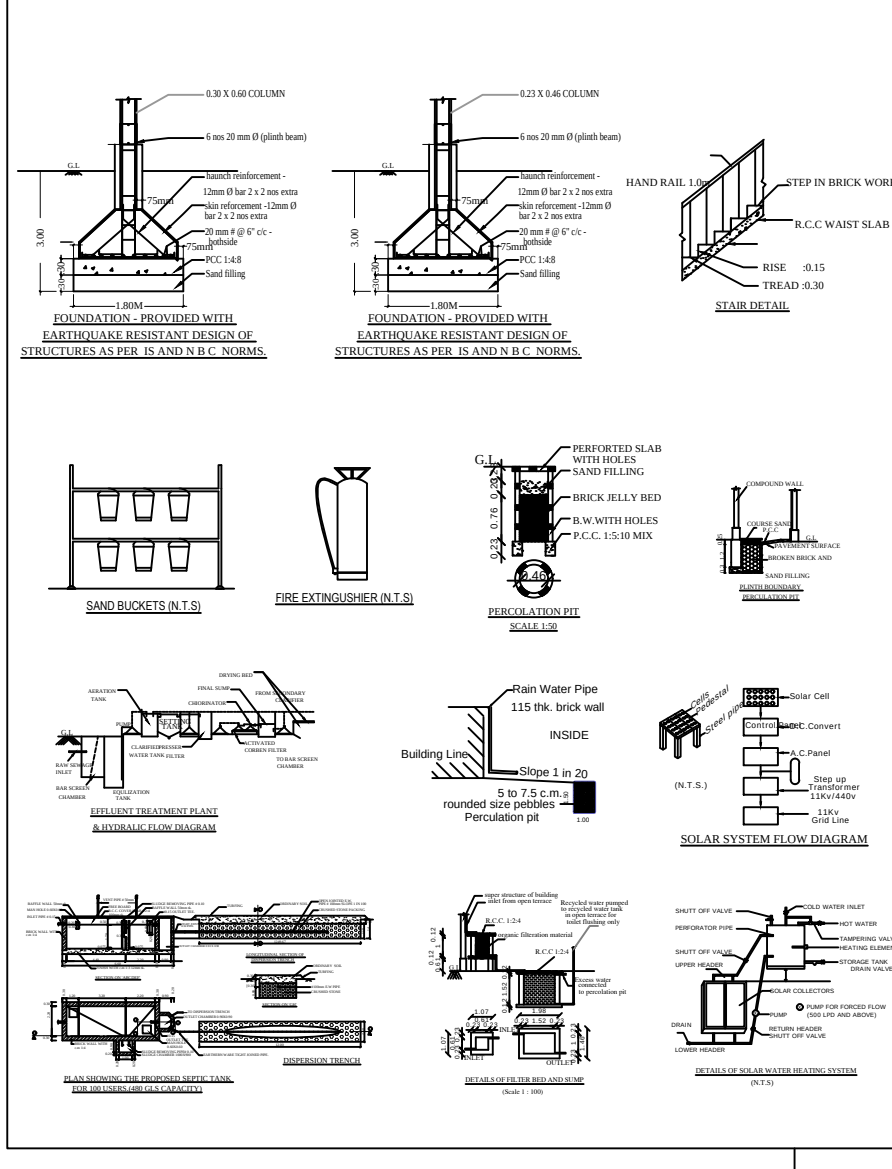
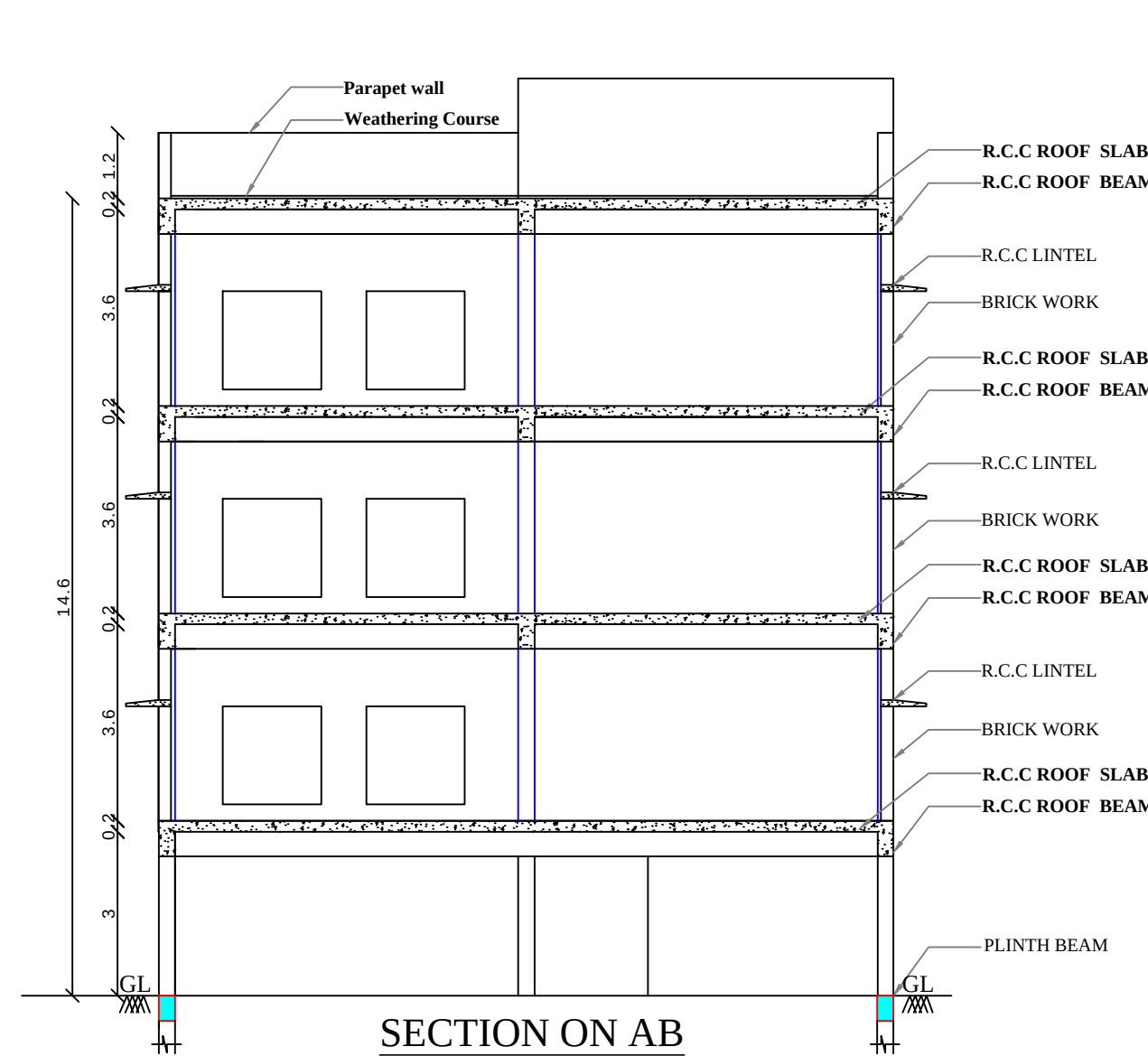
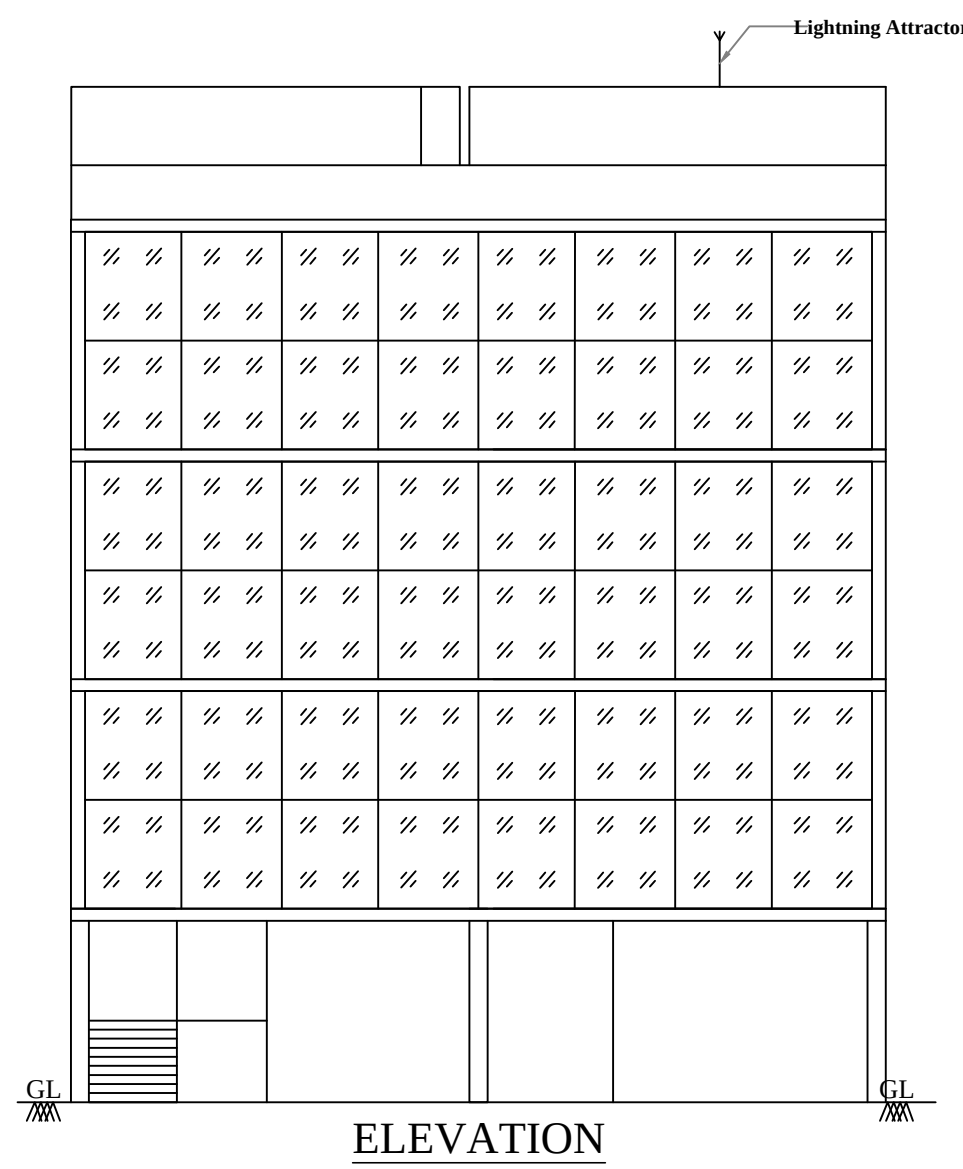
Thoothukkudi
Thoothukkudi district, Tamil Nadu

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.



NOTES :-

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

COLOUR INDEX

SITE BOUNDARY	
PROPOSED BUILDING	
DRIVE WAY	
EXISTING ROAD	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BUSINESS OFFICE BUILDING IN T.S.NO: 3534/1B, BLOCK:23A, T.S.WARD:4 & T.S.NO:40/1A1B, BLOCK:16, WARD:C, THOOTHUKUDI TOWN & CITY MUNICIPAL CORPORATION,THOOTHUKUDI LOCAL PLANNING AREA THOOTHUKUDI DISTRICT.

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

AREA DETAILS	SQ.M	SQ.FT
SITE AREA DETAILS		
AS PER DOCUMENT	1115.31	12005.20
AS PER T.S.L.R.	1115.00	12001.86

Floor Details	Usage Details	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
Stilt Floor	Parking	-	606.67	606.67	6530.20
First Floor	Office	606.67	-	606.67	6530.20
Second Floor	Office	606.67	-	606.67	6530.20
Third Floor	Office	606.67	-	606.67	6530.20
Terrace Floor		-	58.79	58.79	632.80
Total Floor		1820.01	665.46	2485.47	26753.60

Open Space Area: 430.26 Sq.m

FLOOR SPACE INDEX

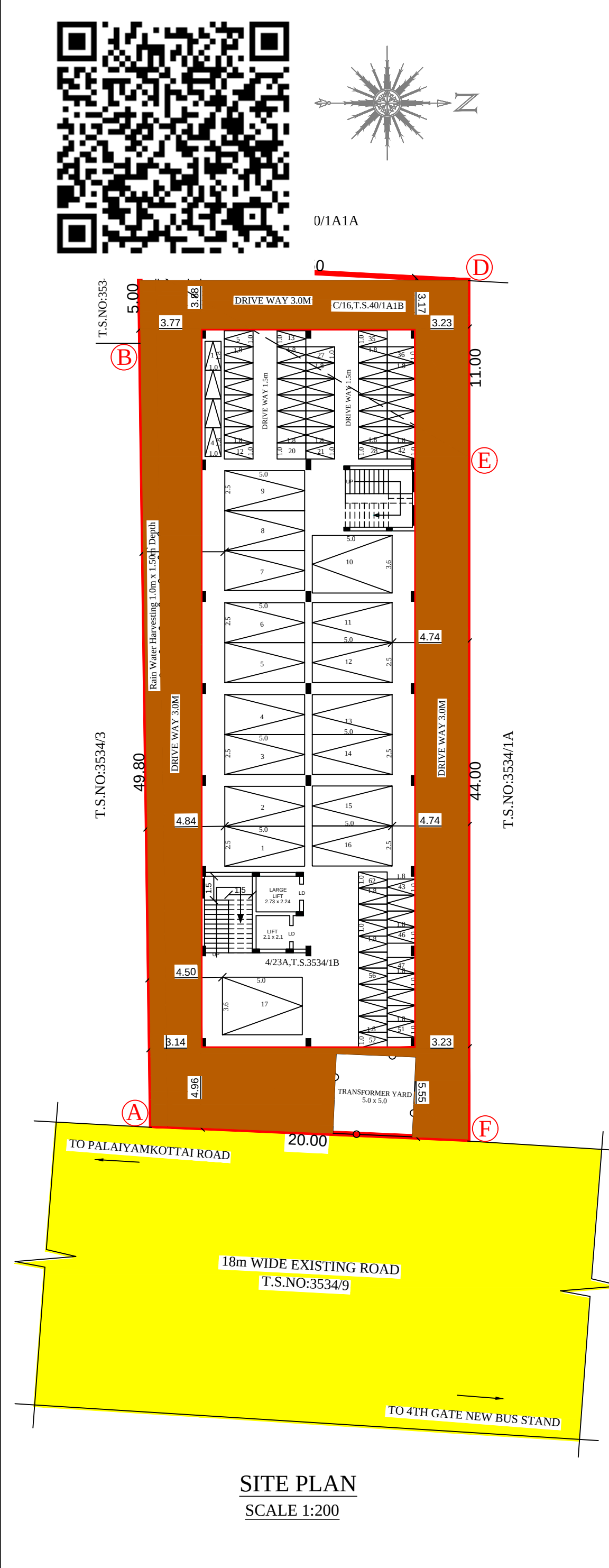
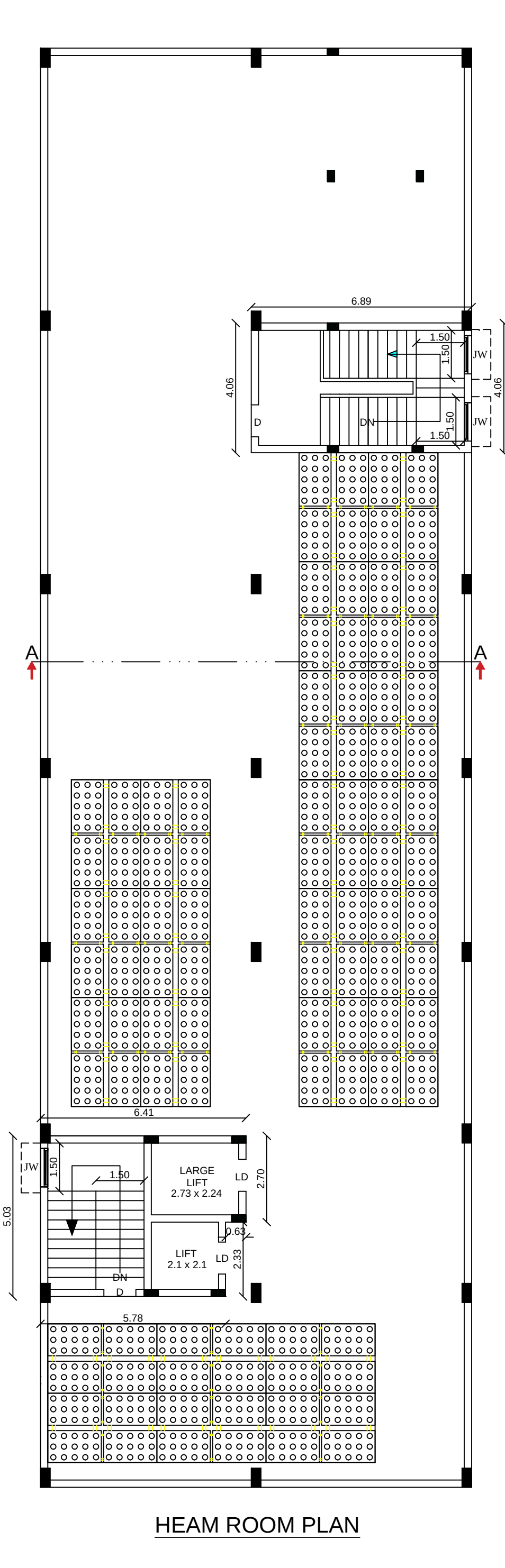
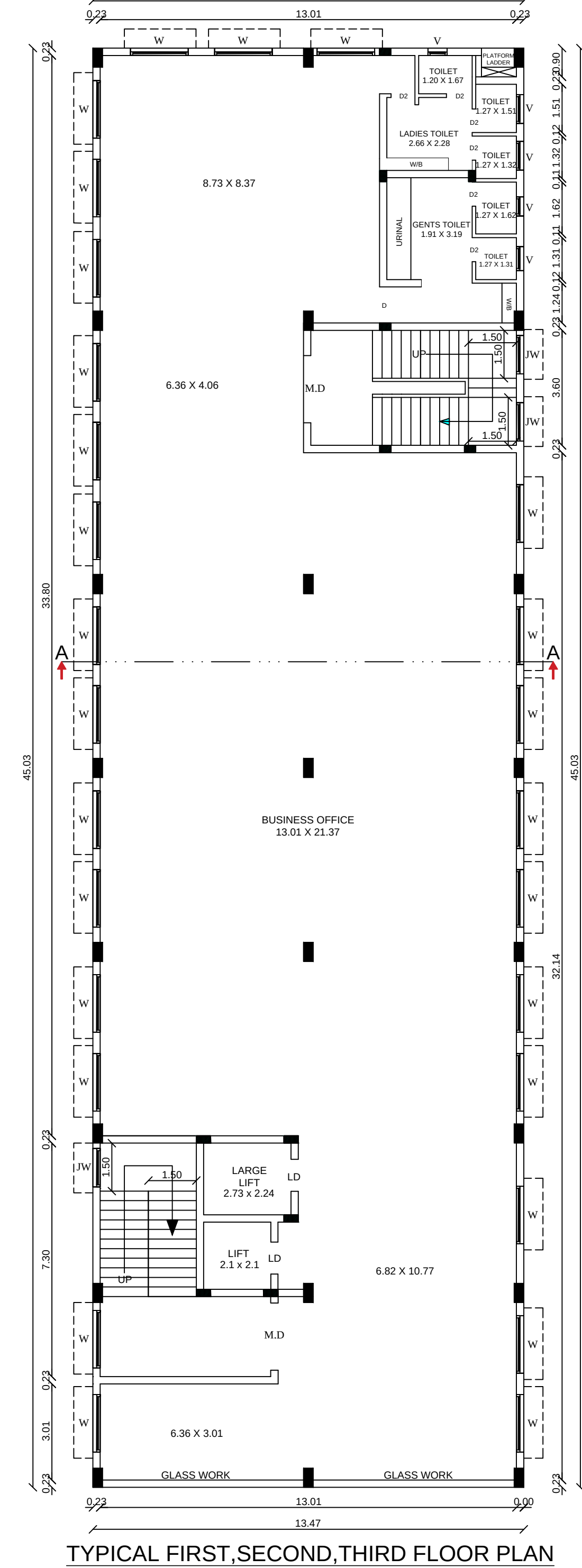
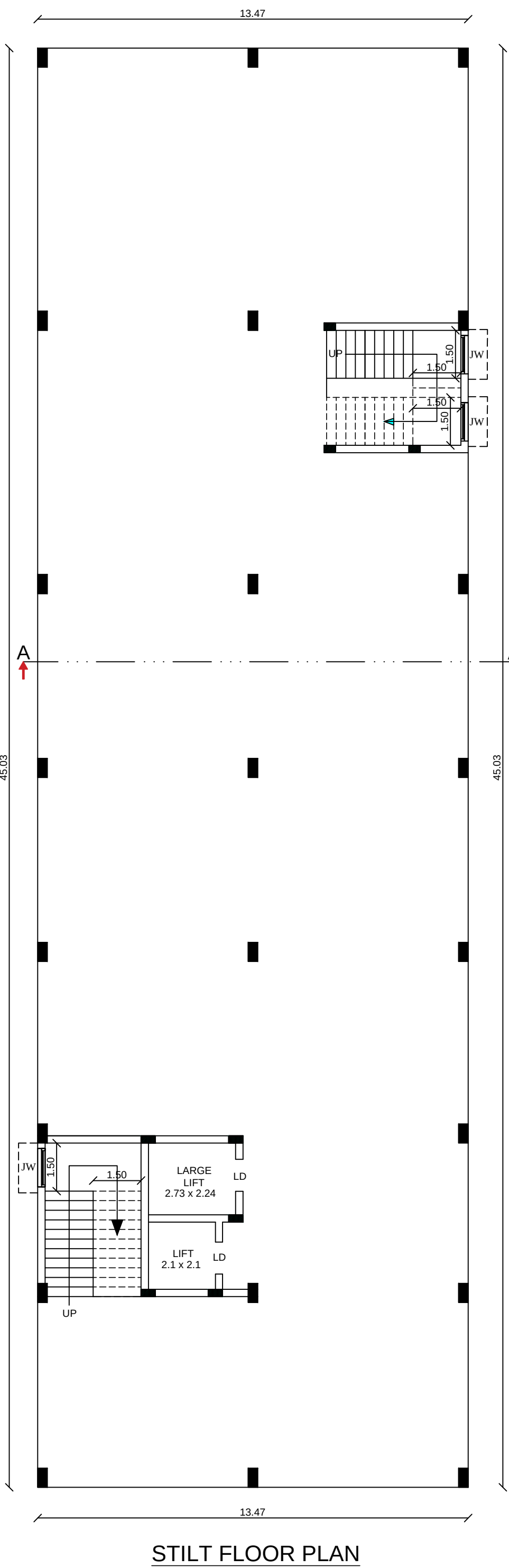
$$FSI = \frac{1820.01}{1115.00} = 1.632 < 2.0$$

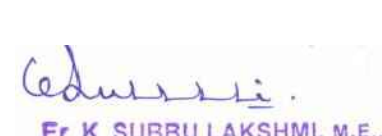
PARKING CALCULATION

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)BUSINESS OFFICE
Plinth area:S.F+F.F+S.F = 1820.01Sq.m
Parking required area :1820.01x75/100 =1365.0 Sq.m
car parking required area:1365/100 =14 car + 2visitor
Two wheeler Parking required area :1364.00/25 = 55 No's +6 Visitor
Required 16 cars and 61 Two wheeler Parking
Provided 17 cars and 67 Two wheeler Parking

FOR OFFICE USE

TECHNICAL APPROVAL
Roc No: SWP / BPA / 0043972 / 2023
SITE BOUNDARY SHOWN AS "A TO F"
PLANNING PERMISSION NO. 14/2024
(SWP/TUT/LPA)



 STRUCTURAL ENGINEER	 CONSTRUCTION ENGINEER
 APPLICANT	 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

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.

