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.

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

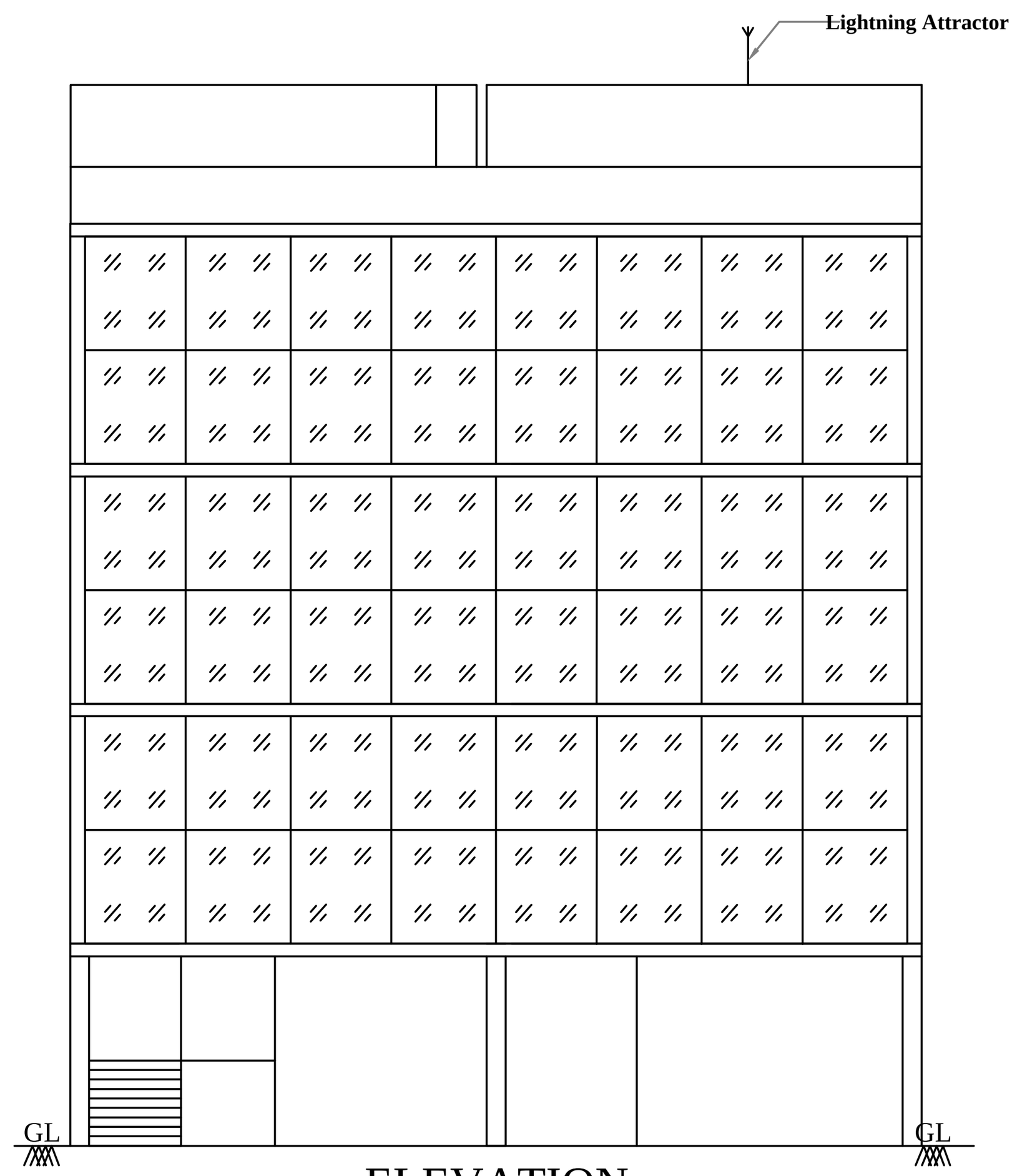
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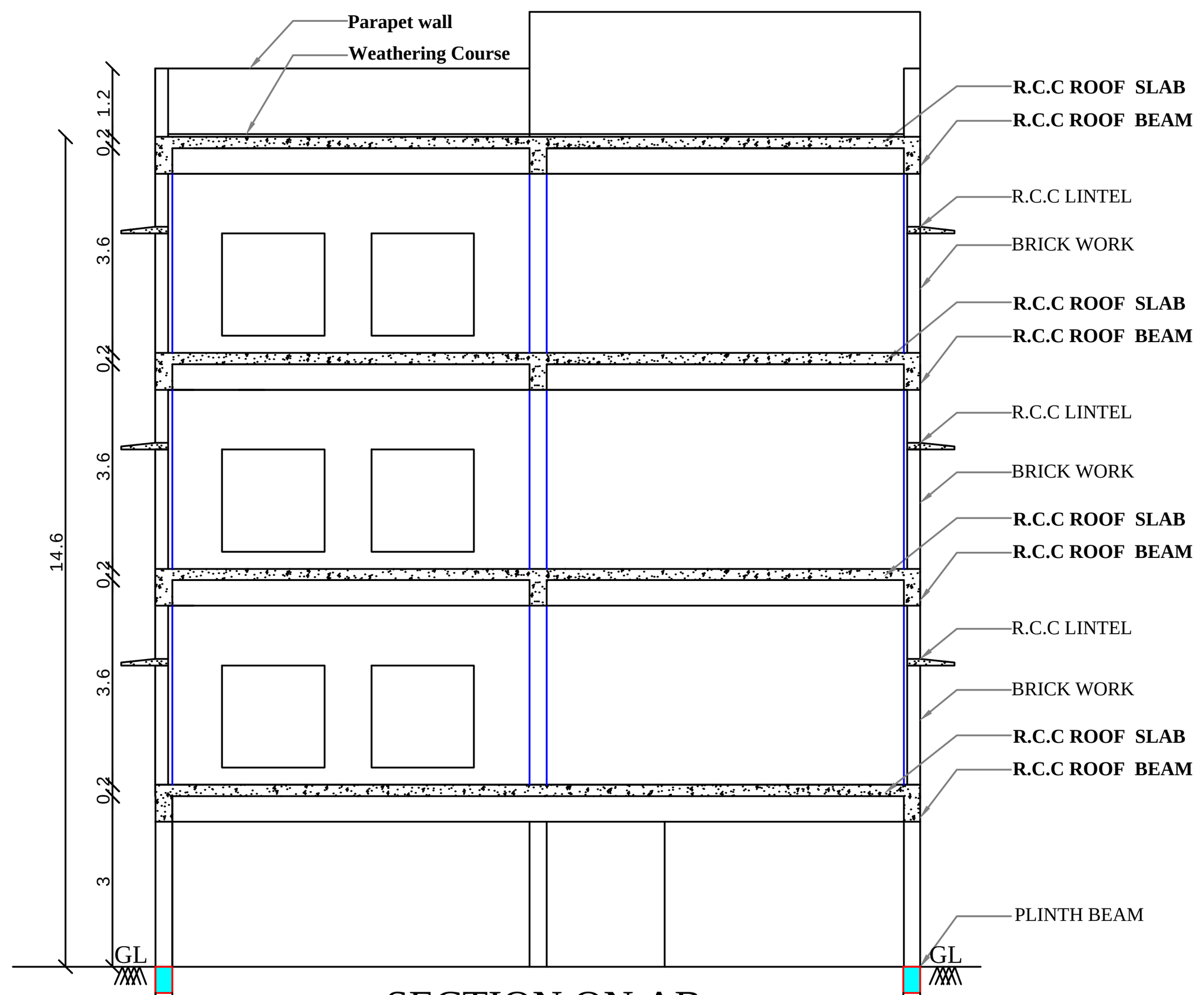
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF BUSINESS OFFICE BUILDING IN T.S.NO: 3534/1B, BLOCK:23A, T.S.WARD:4 & T.S.NO:40/1A1B, BLOCK:16, WARD:C, THOOTHUKUDI TOWN & CITY MUNICIPAL CORPORATION,THOOTHUKUDI LOCAL PLANNING AREA THOOTHUKUDI DISTRICT.

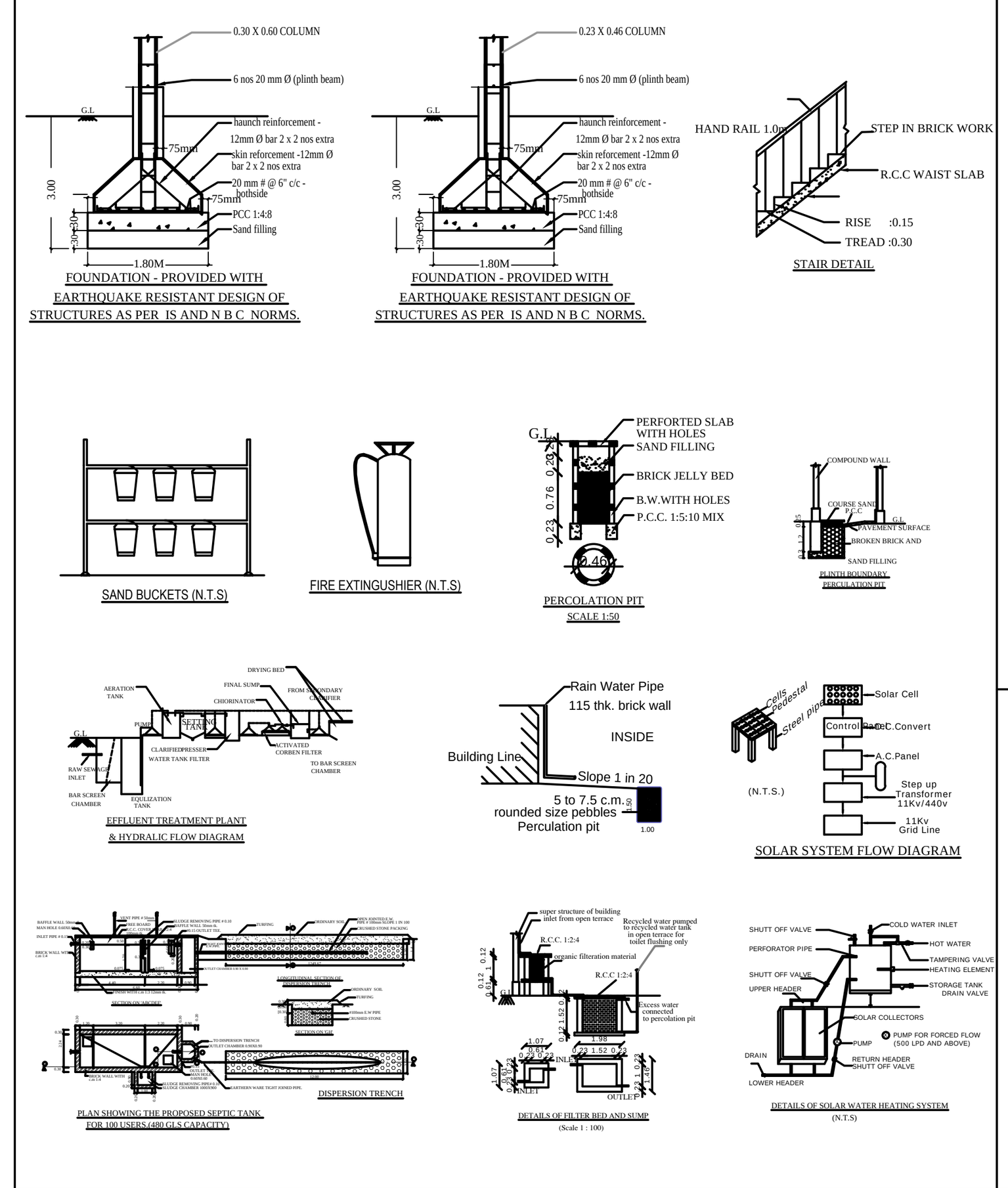
ALL DIMENSIONS ARE IN METER, SCALE 1:100 & 200



ELEVATION



SECTION ON AB



NOTES :-

1.Bathroom & wash basin water recycling collectionsump
2.Rain water filteration pit
3.Waste water collection sump
4.Perculation Pit
5.Plinth boundary perculation 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	red line
PROPOSED BUILDING	red line
DRIVE WAY	brown
EXISTING ROAD	yellow

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

BUILDING AREA DETAILS

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

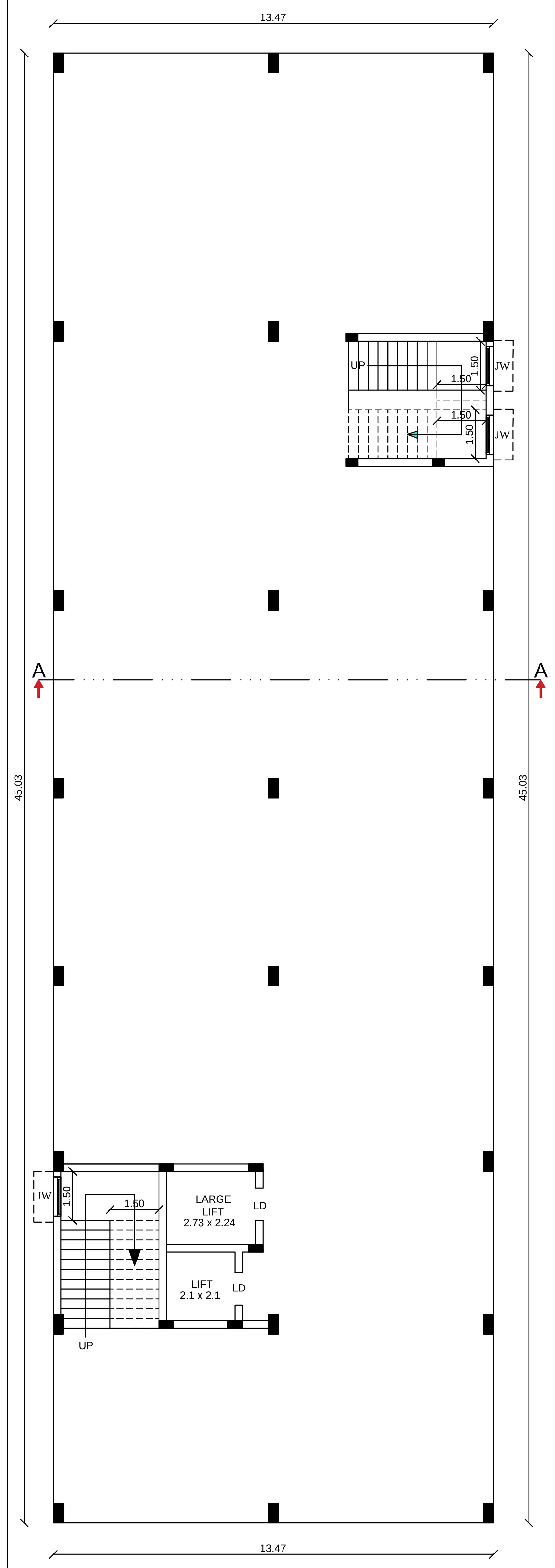
$$FSI = \frac{1820.01}{1115.00} = 1.632 < 2.0$$

PARKING CALCULATION

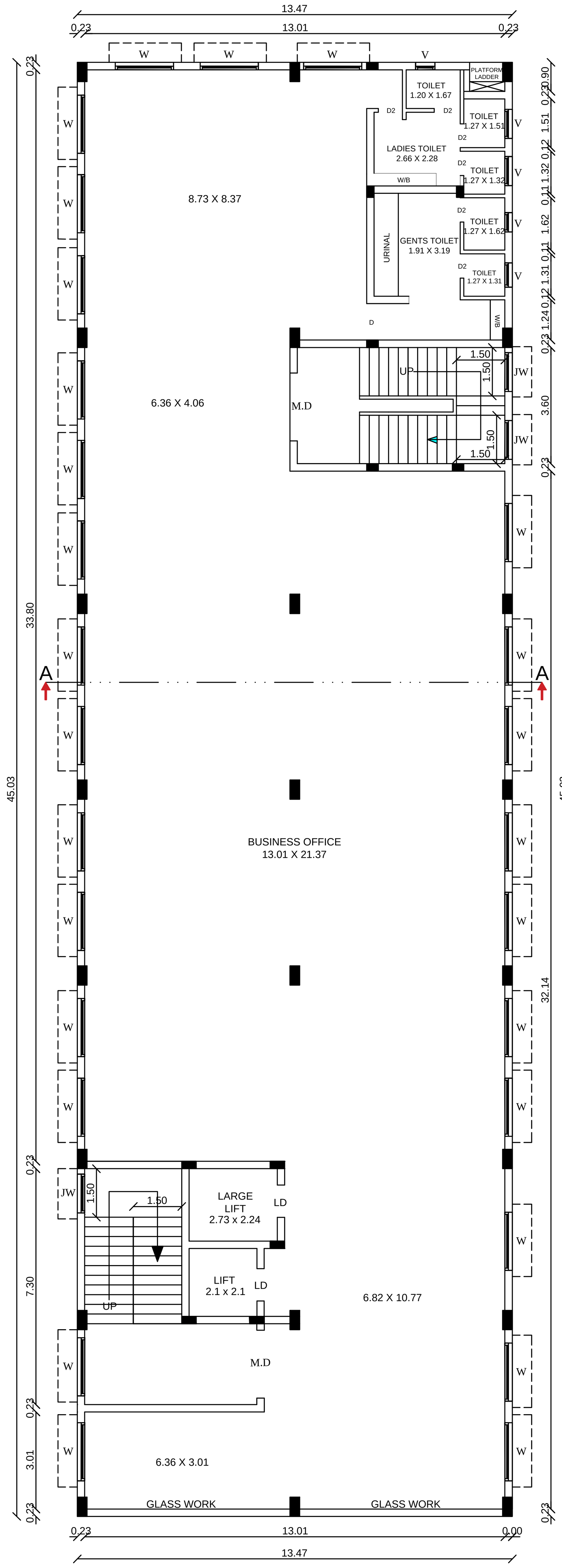
ANNEXURE IV PARKING
GENERAL NOTE (PAGE -90)
Where the prescriptions are based on the total floor space index (FSI) area, the number of car/two wheeler parking spaces required shall be calculated for 75% of the total plinth area in the buildings.

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

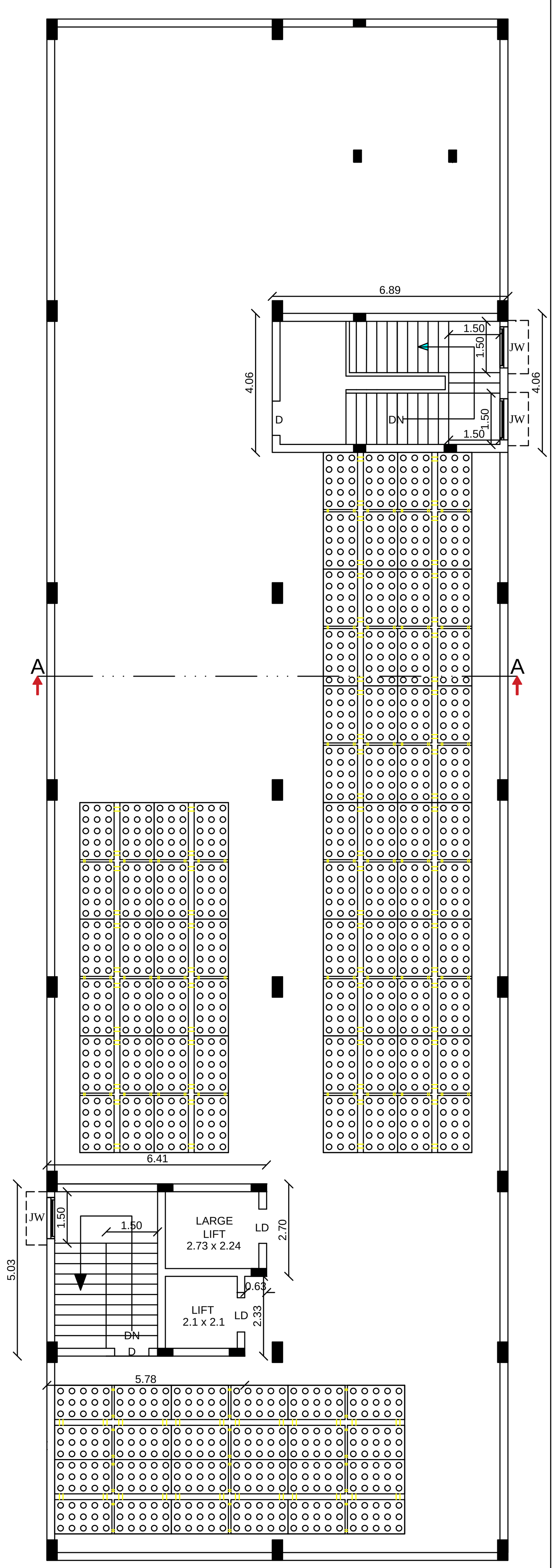
Required 16 cars and 61 Two wheeler Parking
Provided 17 cars and 67 Two wheeler Parking



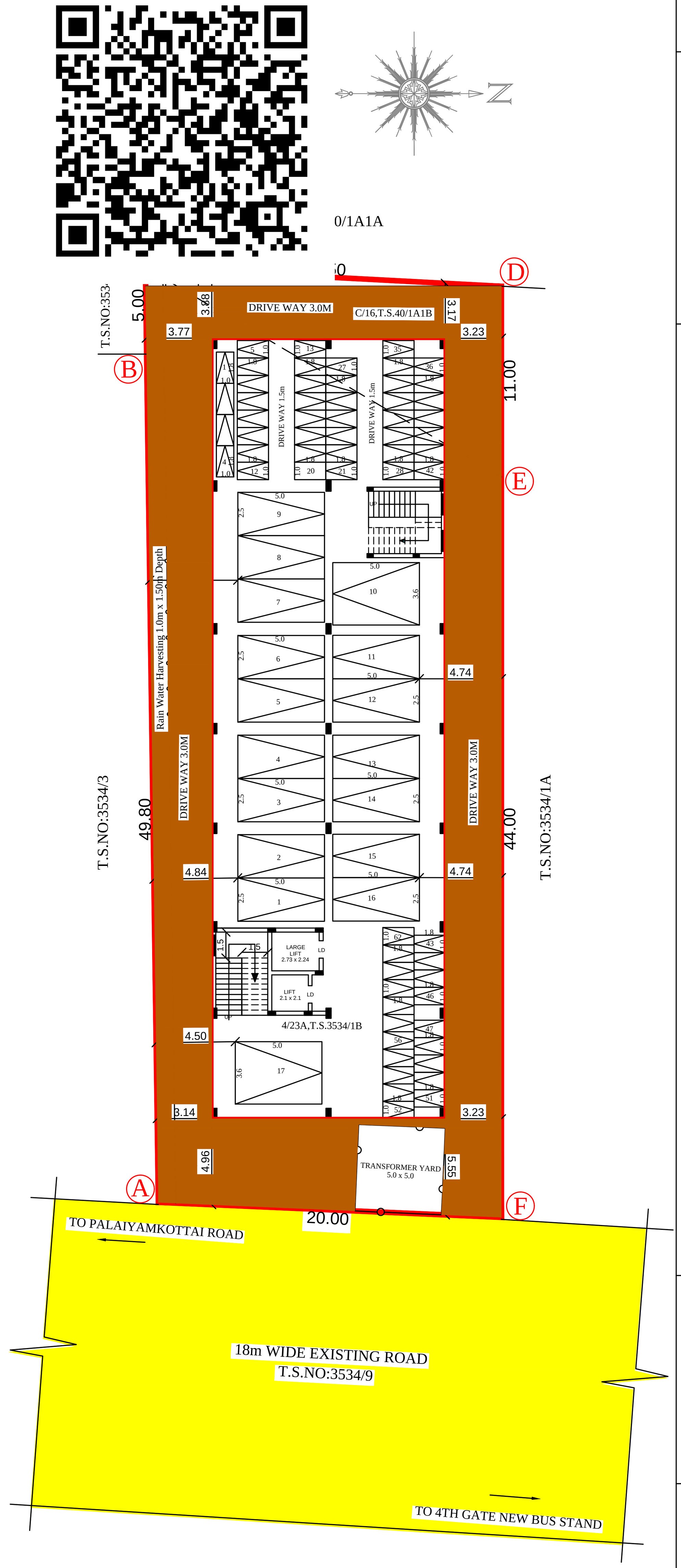
STILT FLOOR PLAN



TYPICAL FIRST,SECOND,THIRD FLOOR PLAN



HEAM ROOM PLAN



SITE PLAN
SCALE 1:200

FOR OFFICE USE

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

BK DESIGN PVT LTD. STRUCTURAL FIRM
Er. C. BALAKRISHNAN ME(Struc)
Registered Structural Engineer
Reg. No. RSE/Gr-I/TVL/March/2019/003
Chartered Structural Engineer
Reg. No. CE/ISE/LM/861
District Panel Engineer, Class-IA
R.O.C. No. 1/171/2022
STRUCTURAL ENGINEER

Er. A. JAWAHAR D.C.E., B.E.,
Registered Construction Engineer,
Regn. No: RCE /TVL/ MAY/2019/009
79/S-1, S.B.I. Colony, Ezhil Nagar,
Tirunelveli-627 007. Cell:7373888607
CONSTRUCTION ENGINEER

APPLICANT

Er. K. SUBBU LAKSHMI, M.E.,
Registered Engineer
Reg No: RE - II /TVLD/03/2020
2/1244-B-Kurinji Nagar, Suthamalli
Tirunelveli - 627604, Ph: 733942105
REG. 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

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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.