

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi
Thoothukkudi district, Tamil Nadu

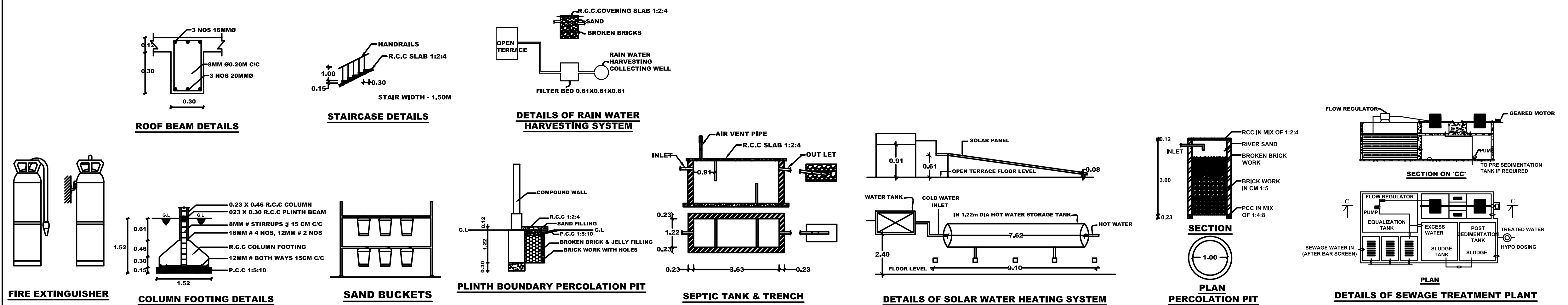
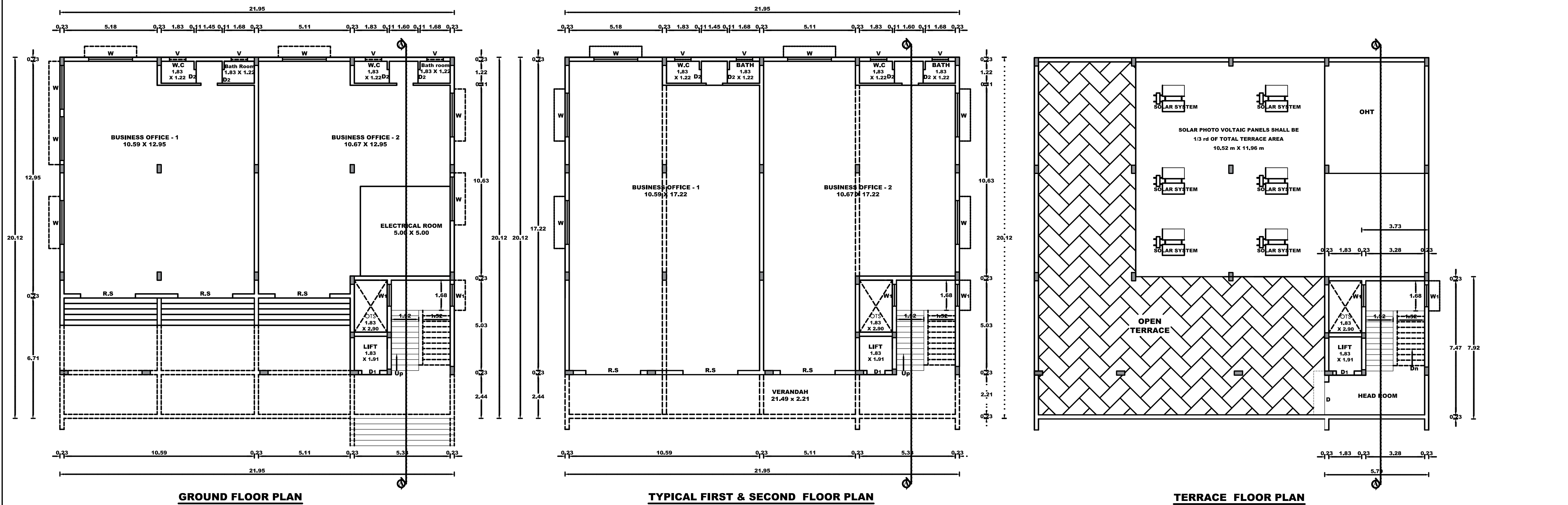
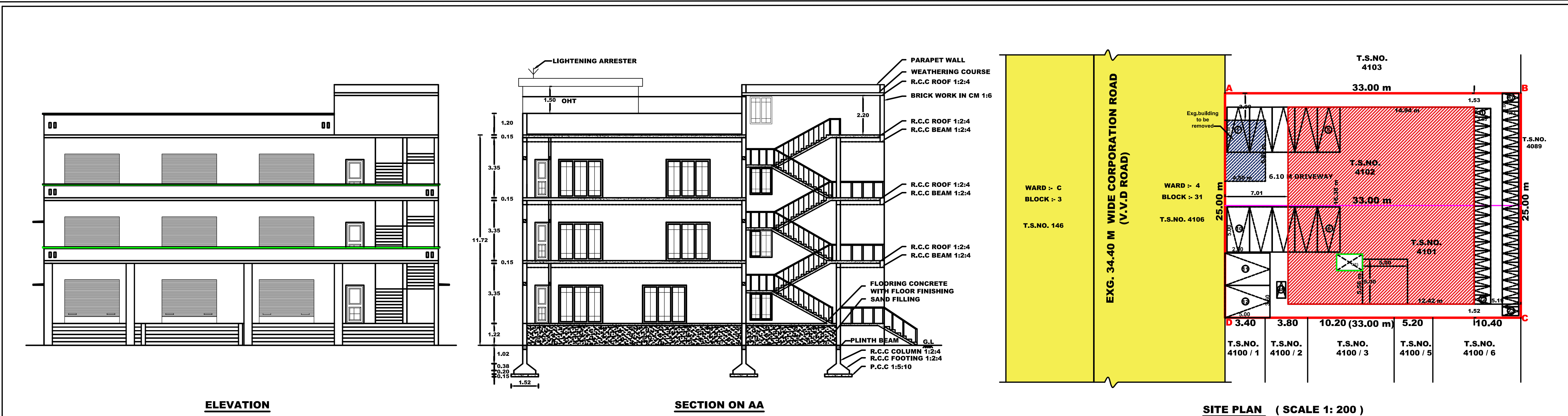
APPROVAL TYPE
Building Plan

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 BUSINESS OFFICE BUILDING AFTER REMOVING THE EXG. BUILDING BEARING DOOR NO: 12, IN T.S. WARD NO: 4, BLOCK NO: 31, T.S.NO: 4101&4102 AT V.V.D. ROAD, T.P.SCHEME 'A' PART 'I', THOOTHUKUDI LOCAL PLANNING AUTHORITY, THOOTHUKUDI CITY MUNICIPAL CORPORATION. (SCALE 1: 100)

OWNER NAME: Mr.N. KARTHIK SHANMUGAM

NOTE: ALL DIMENSIONS ARE IN METER

JOINERY DETAILS	
R.S	ROLLING SHUTTER 3.05 X 2.44
D	DOOR 1.83 X 2.13
D1	DOOR 1.00 X 2.13
D2	DOOR 0.91 X 2.13
W	WINDOW 2.44 X 2.13
W1	WINDOW 2.44 X 1.52
V	VENTILATOR 0.91 X 0.91

DESCRIPTION	AREA in			COLOR
	FSI	NON FSI	TOTAL	
AREA OF THE SITE	823.0 sqm	8856.0 sqft		
PROPOSED AREA				
GROUND FLOOR	313.73	122.45	436.18	
FIRST FLOOR	436.18		436.18	
SECOND FLOOR	436.18		436.18	
HEAD ROOM		40.60	40.60	
TOTAL	1186.09	163.05	1349.14	
OPEN SPACE		386.82		
EXG. BUILDING				
REMOVAL	30.60			
DRIVE WAY				
EXG. ROAD				

$$FSI = \frac{\text{TOTAL AREA OF ALL FLOORS}}{\text{PLOT AREA}} = \frac{1186.09}{823.0} = 1.44 < 2.00$$

PARKING STANDERD SHALL BE CALCULATED FOR 75% OF THE TOTAL PLINTH AREA IN THE BUILDINGS as per TNCDBR 2019 (GENERAL NOTE)

1 CAR SPACE FOR EVERY 100.00 Sq. M OF FLOOR AREA

1 TWO WHEELER SPACE FOR EVERY 25.00 Sq. M OF FLOOR AREA

PARKING DETAILS FOR FSI

DESCRIPTION	AREA	REQUIRED	VISITORS PARKING	PROVIDED
BUSINESS OFFICE	889.50	9 CARS AND 36 TWO WHEELERS	1 CARS 4 TWO WHEELERS	12 CARS AND 47 TWO WHEELERS

- CERTIFICATE**
- CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDE "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.
 - BATH ROOM AND WASH BASIN WATER IS CONNECTED TO PERCOLATION PIT FOR GROUND WATER RECHARGE.
 - SOLAR WATER HEATING SYSTEM IS PROVIDED IN THIS BUILDING CONSTRUCTION AS PER PLAN.

PLANNING PERMISSION

ROC.NO: SWP/BPA/047787/2023

SITE BOUNDARY SHOWN AS "A TO D"

PLANNING PERMISSION NO.51/2023 (SWP/TUTY)

J.JEBAMANI, DC.E., Construction Engr. CE Reg.No.: 138 / LS / 2019 / 00026 26/4A, Mahilchipuram, Anna Nagar 12th Street, THOOTHUKUDI - 628 008. Mobile: +91-94423 50151.	N K K K
CONSTRUCTION ENGINEER	APPLICANT
N. SYED JAFFAR SADIQ M.Tech (Remote Sensing & GIS) RE / Gr. I / TUT / JUNE 2019 / 009 THOOTHUKUDI LPA 111K/7, FIRST FLOOR, POLEPETTAI, THOOTHUKUDI - 628 002. Mobile: +91-7200182002. Email ID: marsdesigns.tuty@gmail.com	DHEENATHAYALAN., BE, REG STRUCTURAL ENGR. GRADE - II (RSE) REG NO:RSE/GR.II/TUT/JULY 2019/005 CORP.REG.NO:STRUCTURAL ENGR.GR.II S.E NO : 138/LS/2019/00010 24E,NANTHA GOPALA PURAM (WEST) , THOOTHUKUDI -628 002 cell : 9442723339 , 8056957099
REGISTERED ENGINEER	STRUCTURAL 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.

