PP APPROVAL RECORD

Planning Permission

Thoothukkudi

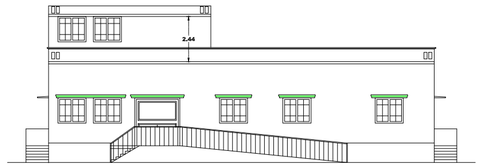
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

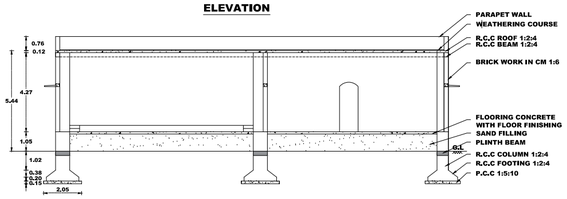
ISSUING AUTHORITY
DTCP

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

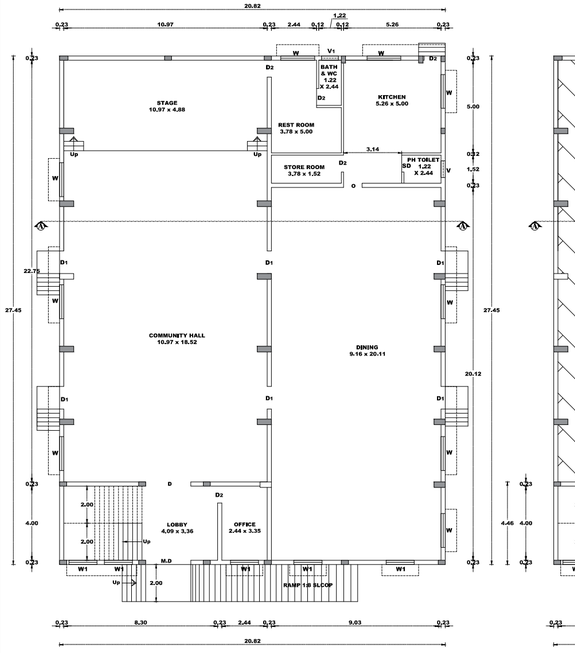
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



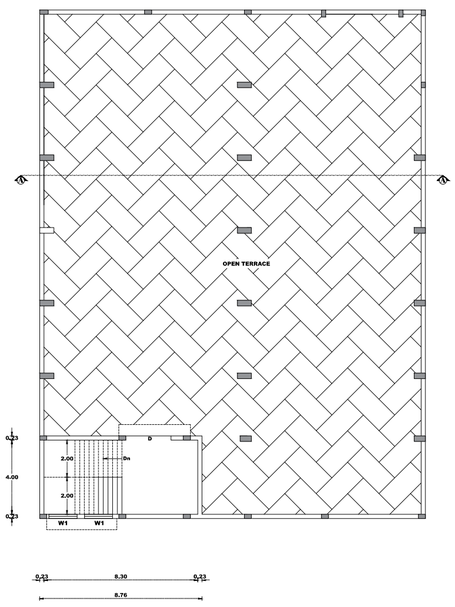
ELEVATION



SECTION ON 'AA'



GROUND FLOOR PLAN (COMMUNITY HALL)

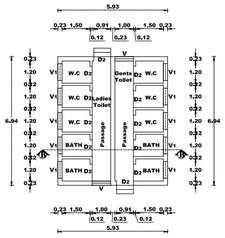


HEAD ROOM PLAN



ELEVATION

SECTION ON 'BB'



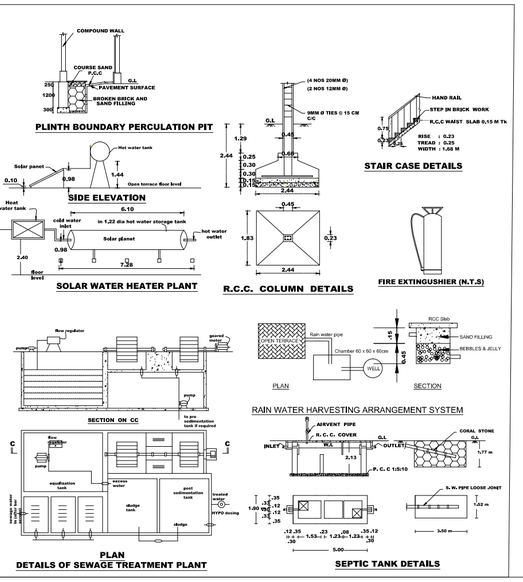
TOILET BLOCK

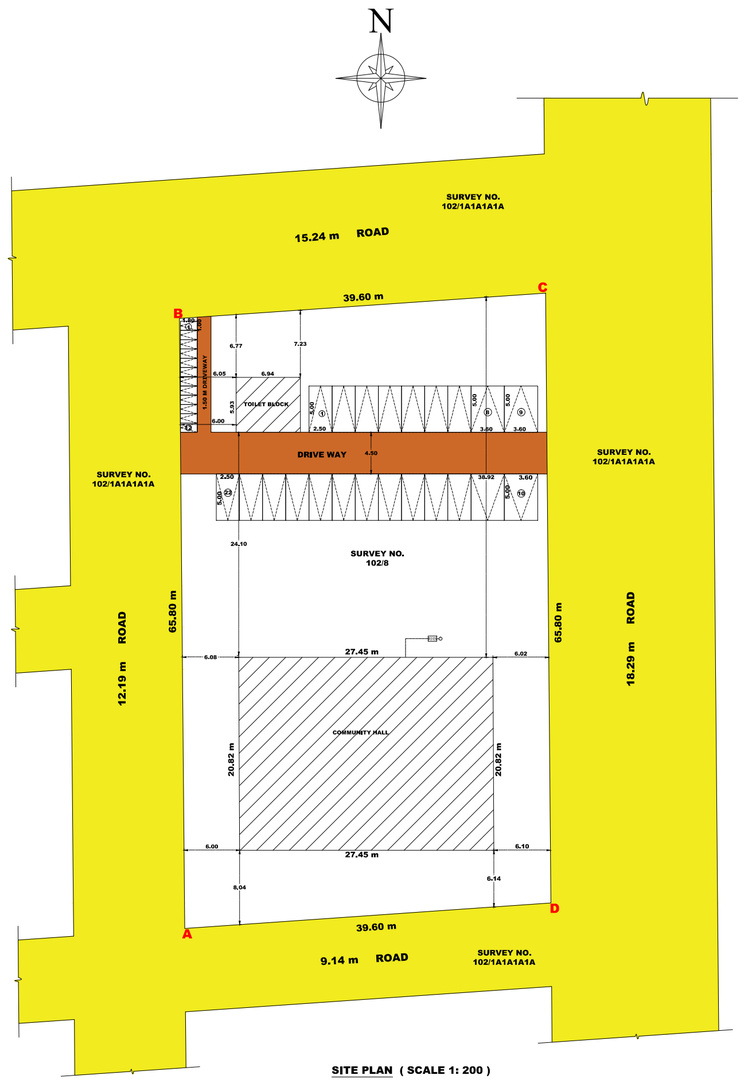
NOTES:-

1. Bath room & wash basin water recycling collection sump to be provided
2. Rain water filtration pit to be provided
3. Waste water collection sump to be provided
4. Peculation Pit to be provided
5. Plinth boundary peculation pit to be provided
6. Fire extinguishers to be provided.
7. EMERGENCY ALARAM to be provided
8. Solar power assistant water heating system to be provided
9. SOLID WASTE TUB to be provided
10. Septic Tank to be provided
11. Sand bucket to be provided

COLOUR INDEX:

- SITE BOUNDARY
- PROPOSED BUILDING
- DRIVE WAY
- EXISTING ROAD SHOWN





SITE PLAN (SCALE 1: 200)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMUNITY HALL IN SURVEY NO: 102 / 8 , APPROVED LAYOUT NO: L.P / D.T.C.P 560/90 , V.G.P PANNERPURAM, PUTHURPADIYAPURAM VILLAGE & PANCHAYAT, OTTAPIDARAM TALUK & PANCHAYAT UNION, THOOTHUKUDI DISTRICT.

APPLICANT NAME :- THOOTHUKUDI BUILDERS SOCIETY.

CHAIRMAN : Mr.N.KARUPPASAMY.

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

AREA DETAILS	SQ.M	SQ.FT
AS PER DOCUMENTS	2608.71	28080.15
AS PER PATTA	2608.00	28072.51

BUILDING AREA DETAILS

Floor Details	Usage Detail	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
Ground Floor	Community Hall	571.43	-	571.43	6150.87
	Toilet Block	41.15	-	41.15	442.94
Head room	-	-	39.07	39.07	420.55
Total Floor		612.58	39.07	651.65	7014.36
Open space		1995.42			

FSI = TOTAL AREA OF ALL FLOORS 612.58 / PLOT AREA 2608.00 = 0.2349 < 2.00

JOINERY DETAILS

M.D	DOOR	2.44 X 2.13
D1	DOOR	1.22 X 2.13
D2	DOOR	0.91 X 2.13
S.D	DOOR	0.91 X 2.13
O	OPEN	1.00 X 2.13
W	WINDOW	1.83 X 1.37
V	VENTILATOR	1.00 X 0.61
V	VENTILATOR	0.91 X 0.61

PARKING DETAILS

DESCRIPTION	AREA	REQUIRED	PROVIDED
COMMUNITY HALL	571.43	22 CARS & 12 TWO WHEELERS	22 CARS & 12 TWO WHEELERS

PARKING DETAILS

COMMUNITY HALL PARKING DETAILS AS PER TNCDBR 2019

SUM OF ALL FLOOR AREA = 571.43 Sqm

50 Sqm = 1 CAR SPACE

1 TWO WHEELER SPACE FOR EVERY 50.00 SQ.M

TECHNICAL APPROVAL

Roc.No.SWP / BPA / 052203 / 2023
SITE BOUNDARY SHOWN AS "A TO D"
PLANNING PERMISSION NO. 25 / 2024
(SWP/TUTLPA)

N.VISWANATHAN, BE., M.Tech.
Govt. (TULPA) Reg.Structural Engg.
Reg. No: RSE/GR.I/TUT MAY/2019/002
Grade I
No: 93c/6/2, Teacher's Colony,
IInd Street West, Tuticorin - 628 008.
Ph.8081821999

STRUCTURAL ENGINEER

R.SARAVANAN, D.C.E.,
Registered Construction Engineer
Reg.No.: RCE/TKDTCP/FEBRUARY/01/2024
2E,A/4, Sivan Kovil Street,Tuticorin -628002
Cell:9443323158, Ph:0461-2323154
Email:rsaravanabuildhero@gmail.com

CONSTRUCTION ENGINEER

Thoothukudi Builders Society
Chairman

N. SYED JAFFAR SADIQ
M.Tech (Remote Sensing & GIS)
RE / Gr. I / TUT / JUNE 2019 / 009
THOOTHUKUDI LPA
111K/7, FIRST FLOOR, POLEPETTAL
THOOTHUKUDI - 628 002.
Mobile: +91-7200182002,
Email ID: marsdesigns.tut@gmail.com

APPLICANT

REGISTERED 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

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.