

PP

APPROVAL RECORD

Planning Permission

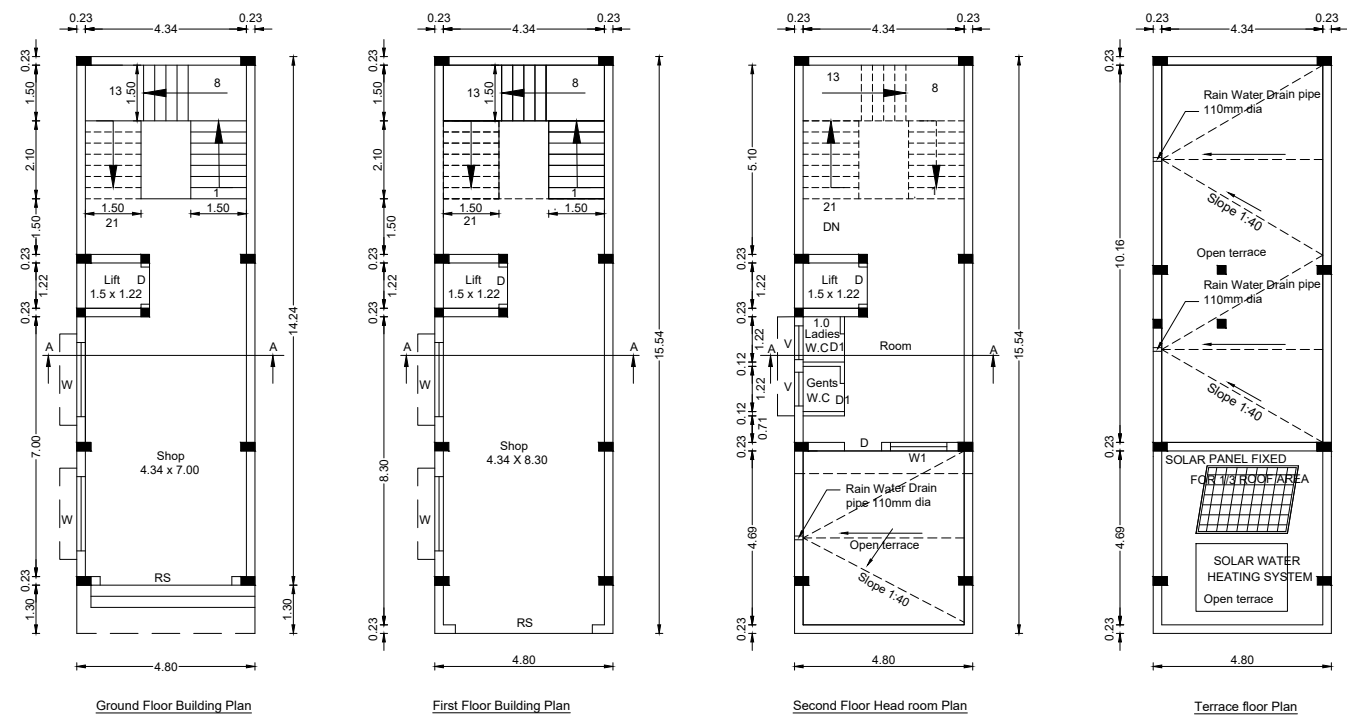
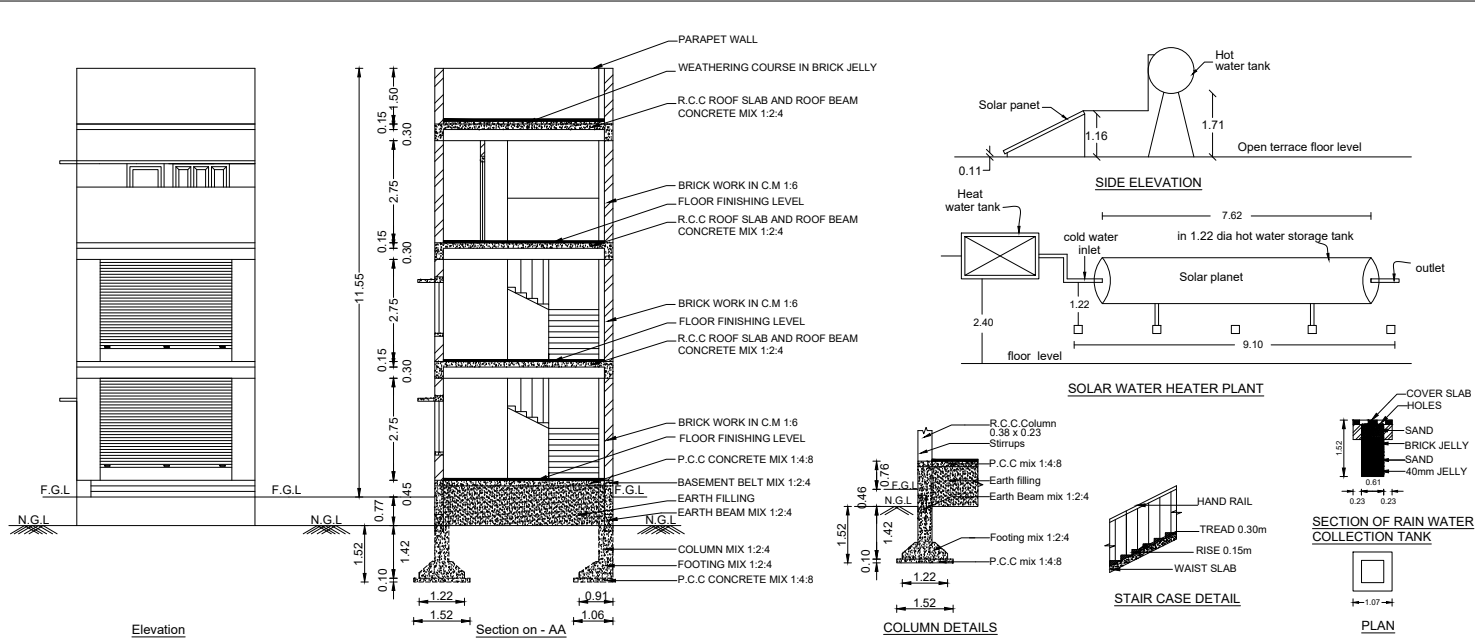
Thoothukkudi
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

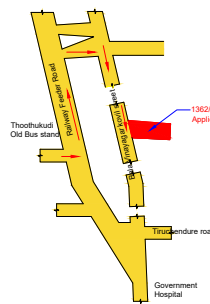
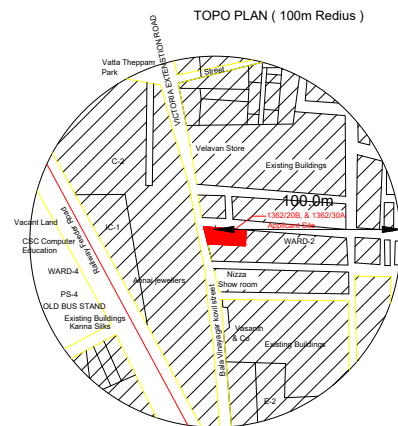
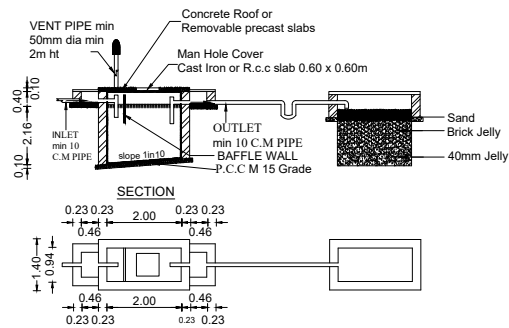
ISSUING AUTHORITY
DTCP

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

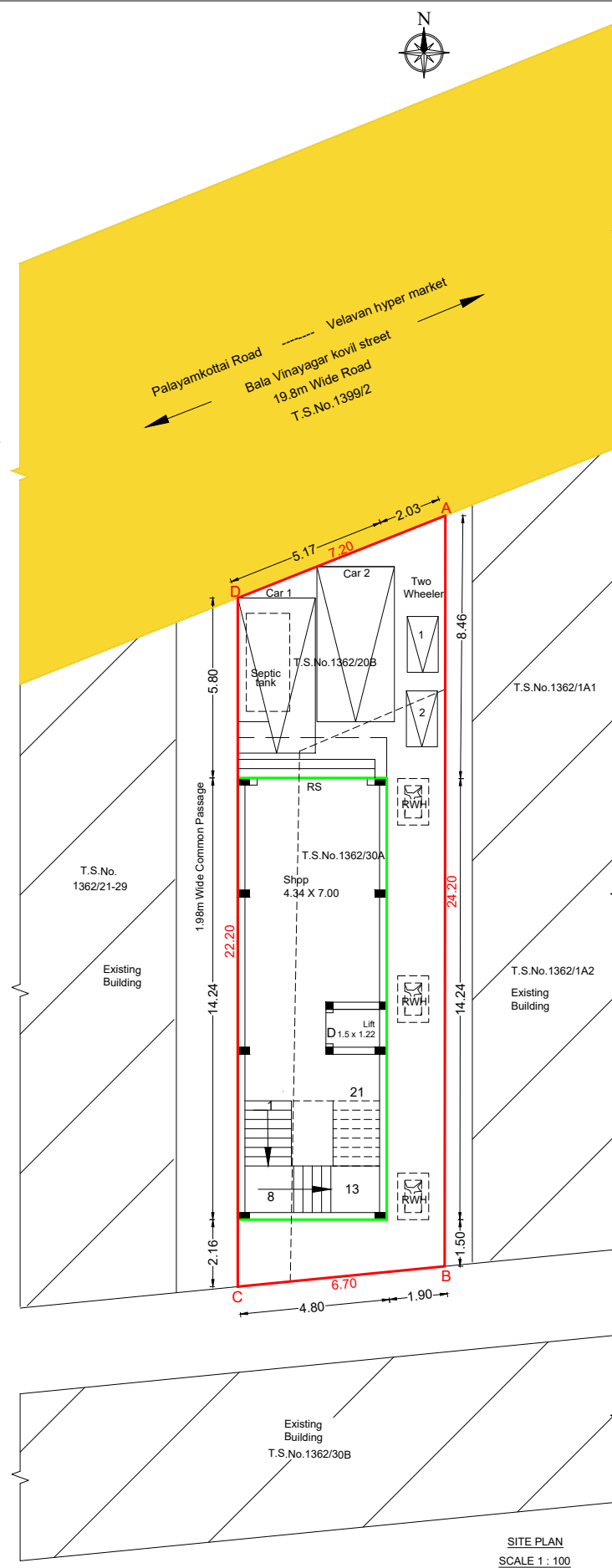
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



ALL DIMENSIONS ARE IN METER
SCALE 1:100



KEY PLAN
(Scale 1 : 10000)



PLAN SHOWING THE PROPOSED RECONSTRUCTION OF COMMERCIAL SHOP BUILDING IN GROUND, FIRST, AND SECOND FLOOR, BEARING DOOR NO: 18, IN T.S WARD-2, BLOCK- 15, T.S.NO -1362/20B AND,1362/30A,

BALA VINAYAGAR KOVIL STREET, THOOTHUKUDI CORPORATION, THOOTHUKUDI DISTRICT.

NAME OF THE APPLICANT'S : 1. Thiru-I.NITHYANANTHAM S/O Thiru-A.IYYADURAI

2. Thiru-I.SATHANANTHAM S/O Thiru-A.IYYADURAI

AREA STATEMENT			
SITE AREA DETAILS (in Sq.m)			
As per Document (1687.56 Sq.ft)	156.78		
As per Patta	157.00		
As per Super Imposed plot area	150.72		
BUILDING AREA DETAILS (in Sq.m)			
FLOOR NAME	FSI AREA (in Sq.m)	NON - FSI AREA (in Sq.m)	TOTAL BUILD UP AREA (in Sq.m)
GROUND FLOOR	68.37	1.83	70.20
FIRST FLOOR	74.61	-----	74.61
SECOND FLOOR (HEAD ROOM)	51.01	-----	51.01
TOTAL AREA	193.99	1.83	195.82
FLOOR SPACE INDEX (FSI) = 1.24 < 2		PARKING CALCULATION	
		FOR COMMERCIAL	
		Plinth area in G.F = 68.37 sq.mt.	
		Plinth area in F.F = 74.61 sq.mt.	
		Plinth area in S.F = 51.01 sq.mt.	
		Total P.A = 193.99 sq.mt.	
		75% of Total Plinth area for parking calculation	
		193.99 x 75 % = 145.49 Sq.m	
		Floor area - Above 1 CAR SPACE & 1 BIKE	
		50 sq.mt. = SPACE EVERY 50sq.mt.	
		EXCLUDING FIRST 50sq.mt.	
		145.49- 50 = 95.49	
		50 = 1.91 Say 2	
JOINERIES		PARKING REQUIRED :-	
RS - ROLLING SHUTTER - 3.55 X 2.75		NO. OF CAR POCKETS : 2 No	
D1 - DOOR - 1.00 X 2.13		NO. OF TWO WHEELER POCKETS : 2 No	
D - DOOR - 0.76 X 2.13			
W1 - WINDOW - 2.00 X 1.37			
W2 - WINDOW - 1.52 X 1.37			
V - VENTILATOR - 1.00 X 0.61			
FOR OFFICE USE		PARKING PROVIDED :-	
		NO. OF CAR POCKETS : 2 No	
		NO. OF TWO WHEELER POCKETS : 2 No	

TECHNICAL APPROVAL
Roc No : SWP / BPA / 088296 / 2023 / TCP
SWP / THOOTHUKUDI / BPA / AD / DTCP / No : 20/2024 / TUT

I. Nithyanantham
I. Sathanantham

P. Mathivanan
Er.P.Mathivanan D.C.E.,
Registered Engineer - Grade III,
Reg.No. RE/Gr III/TUT/March/2019/018,
Mathi Consultancy & Construction,
D.No. 6/647C, Manthithoppu Road,
Kamarajar Nagar, Kovilpatti - 628502.
Cell : 99655 25014, 98655 25014.

APPLICANT

REGISTERED 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.

