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.

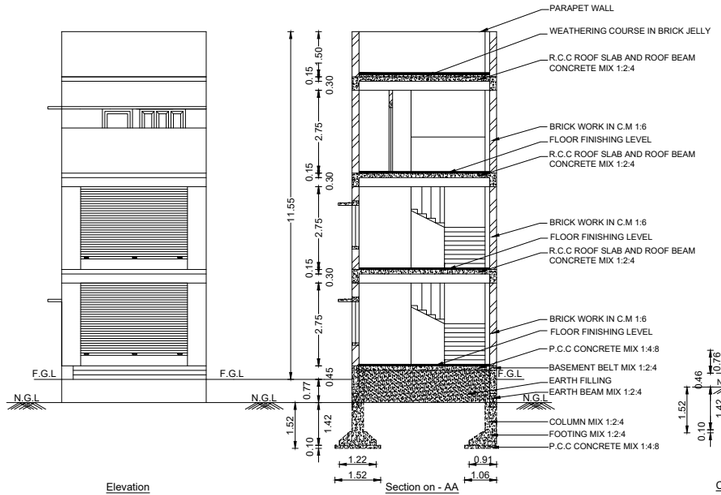
Verified RealEstate™

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

hello@verified.realestate

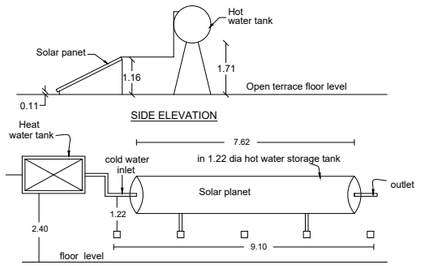
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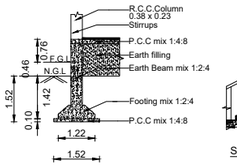
Elevation

Section on - AA

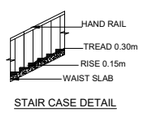


SIDE ELEVATION

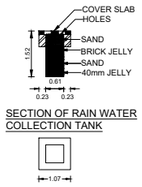
SOLAR WATER HEATER PLANT



COLUMN DETAILS

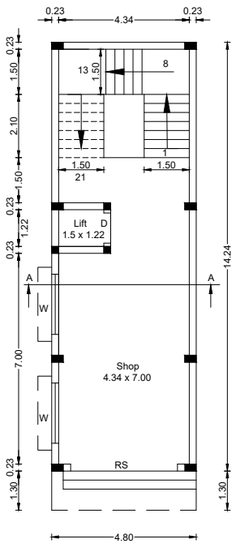


STAIR CASE DETAIL

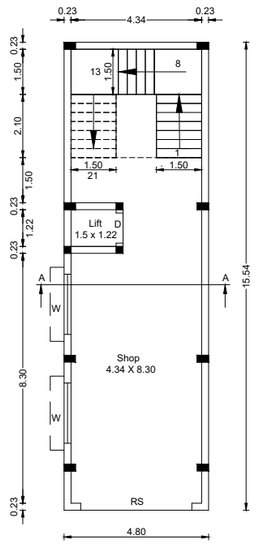


SECTION OF RAIN WATER COLLECTION TANK

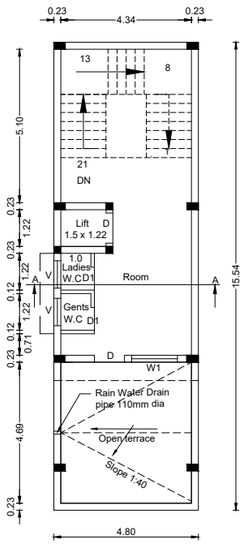
PLAN



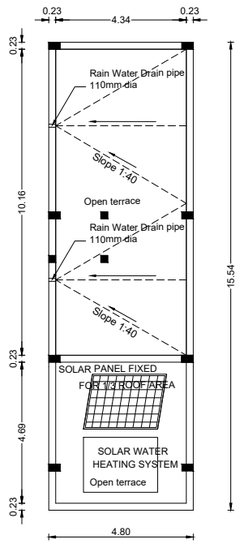
Ground Floor Building Plan



First Floor Building Plan

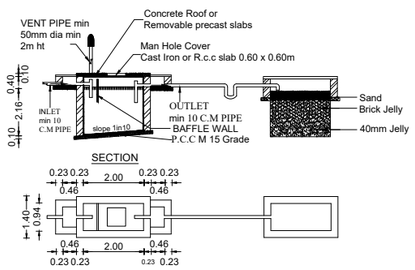


Second Floor Head room Plan

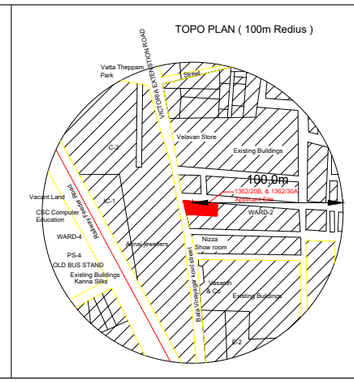


Terrace floor Plan

ALL DIMENSIONS ARE IN METER
SCALE 1:100

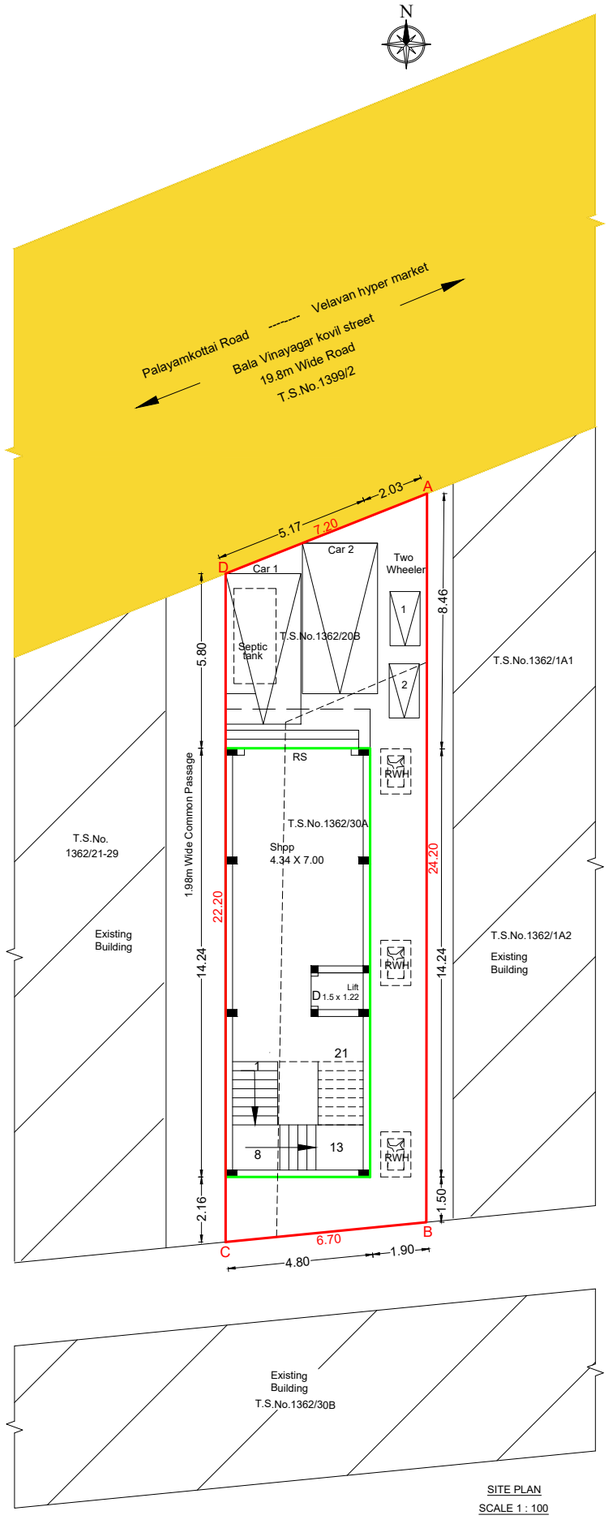


SEPTIC TANK AND DISPERSION TRENCH "U " TRAP ADOPTED PLAN





KEY PLAN
(Scale 1 : 10000)



SITE PLAN
SCALE 1 : 100

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

JOINERIES

RS	- ROLLING SHUTTER	- 3.55 X 2.75
D	- DOOR	- 1.00 X 2.13
D1	- DOOR	- 0.76 X 2.13
W	- WINDOW	- 2.00 X 1.37
W1	- WINDOW	- 1.52 X 1.37
W2	- WINDOW	- 1.00 X 1.37
V	- VENTILATOR	- 0.91 X 0.61

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 50 sq.mt. = 1 CAR SPACE & 1 BIKE SPACE EVERY 50Sq.mt. EXCLUDING FIRST 50Sq.mt.

$\frac{145.49 - 50}{50} = \frac{95.49}{50} = 1.91$ Say 2

SITE BOUNDARY
PRO. CONSTRUCTION
EXG. BUILDINGS
ROAD & STREETS

PARKING REQUIRED :-

NO. OF CAR POCKETS : 2 No
NO. OF TWO WHEELER POCKETS : 2 No

PARKING PROVIDED :-

NO. OF CAR POCKETS : 2 No
NO. OF TWO WHEELER POCKETS : 2 No

FOR OFFICE USE

TECHNICAL APPROVAL

Roc No : SWP / BPA / 088296 / 2023 / TCP

SWP / THOOTHUKUDI / BPA / AD / DTCP / No : 20/2024 / TUT

APPLICANT

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.

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
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OMR Thoraipakkam,
Chennai 600 097, India
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+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.