

PP

APPROVAL RECORD

Planning Permission

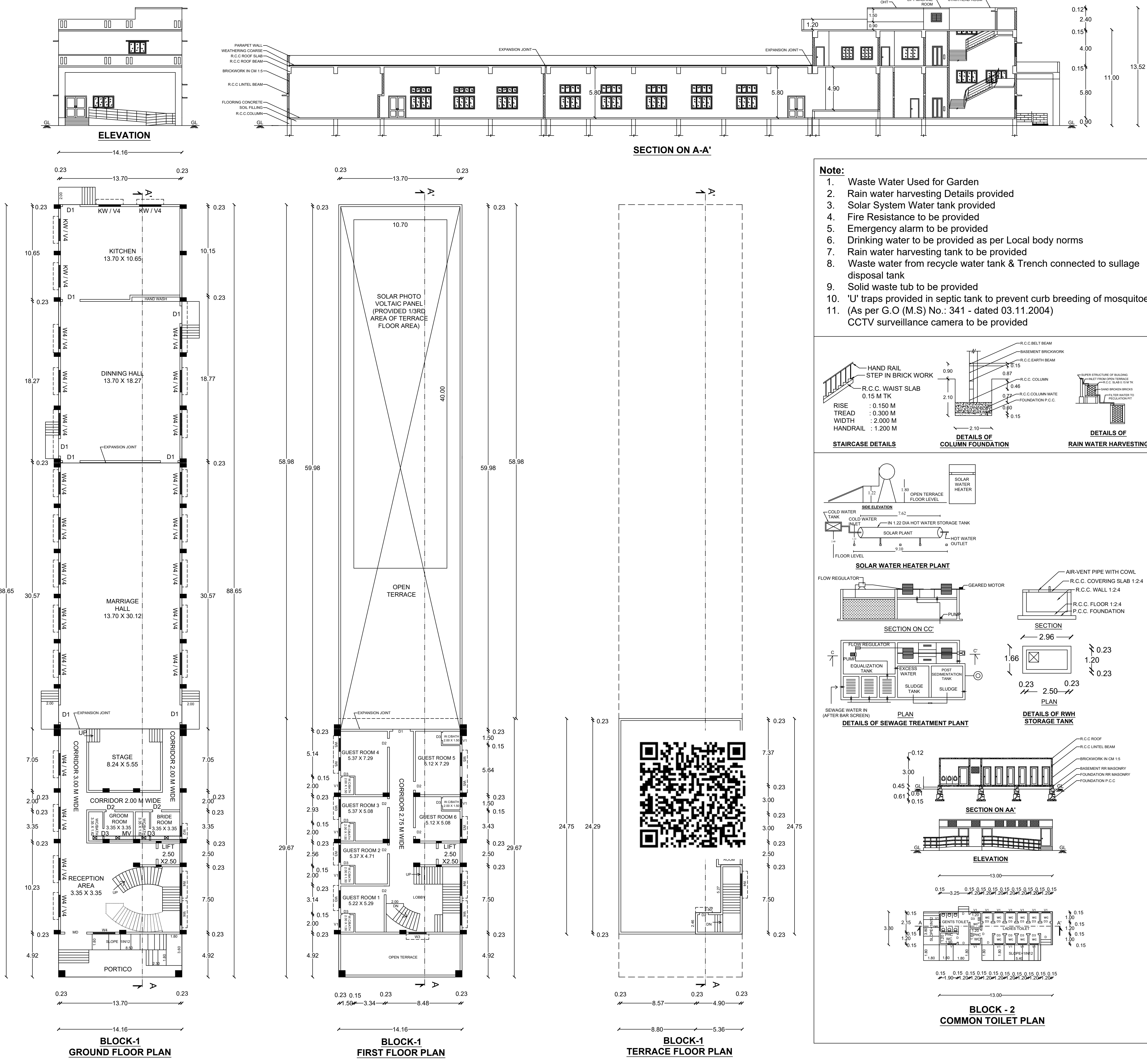
Thoothukkudi
Thoothukkudi district, Tamil Nadu

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 A "KALYANA MANDAPAM" BUILDING IN

S NO. 128 / 2A1C2 & 128 / 2A2, KALUGUMALAI VILLAGE, KALUGUMALAI TOWN PANCHAYAT,

KOVILPATTI TALUK, THOOTHUKUDI DISTRICT.

APPLICANT NAME : Mr. K. CHANDRASEKAR

AREA STATEMENT			ALL DIMENSIONS	
LAND IN SURVEY NUMBER	DOCUMENT SQ.M	PATTA SQ.M	ARE IN METER	
S.NO.128 / 2A1C2	565.00	565.00	SCALE = 1:100	
S.NO.128 / 2A2	3844.65	3550.00		
TOTAL EXTENT	4409.65	4115.00		

AREA OF PROPOSED BUILDING				
BLOCK NAME	FLOOR NAME	FSI AREA IN SQ.M	NON-FSI IN SQ.M	TOTAL BUILTUP AREA IN SQ.M
BLOCK - 1	GROUND FLOOR	1255.280	---	1255.280
	FIRST FLOOR	420.130	---	420.130
	HEAD ROOM	---	34.920	34.920
BLOCK - 2 (COMMON TOILET)	GROUND FLOOR	49.400	---	49.400
TOTAL		1724.810	34.920	1759.730

FSI CALCULATION		
= TOTAL FSI AREA	= 1724.810	= 0.42 < 2.00
LAND AREA	4115.000	
PLOT COVERAGE		
FLOOR AREA X 100%	= 1304.680 X 100%	= 32 %
LAND AREA	4115.000	
PARKING CALCULATION		
FOR EVERY 50 SQ.M OF MARRIAGE HALL AREA	= 526.00 SQ.M / 50 SQ.M	= 11 CAR & 11 TWO WHEELER
1 CAR SPACE FOR EVERY 10 GUEST ROOM	= 1 CAR	
1 CAR SPACE FOR EVERY 100 SQ.M OF NON ROOM AREA	= 245 SQ.M/100 SQ.M	= 3 CAR
10% OF PARKING FOR PHYSICALLY DISABLES	= 2 CAR	

PARKING REQUIREMENTS		
DESCRIPTION	REQUIRED	PROVIDED
CAR	16	16
TWO WHEELER	11	12

SANITARY DETAILS					
TOTAL NUMBER OF PERSONS - 300		MALE - 200 PERSONS		FEMALE - 100 PERSONS	
FOR PUBLIC		REQUIRED		PROVIDED	
S.NO.	SANITARY UNIT	MALE	FEMALE	MALE	FEMALE
1	WATER CLOSET	2	2	2	11
2	ABLUTION TAPS	13		13	
3	URINALS	4	NIL	6	NIL
4	WASH BASINS	1	1	3	3
5	CLEANERS SINK	2		2	

TECHNICAL APPROVAL

Roc No: SWP / BPA / 0101109 / 2024

SWP/THOOTHUKUDI/BPA/AD/DTCP NO: 11/2024

COLOUR INDEX

SITE BOUNDARY

PROPOSED BUILDING

TRANSFORMER YARD

DRIVE WAY

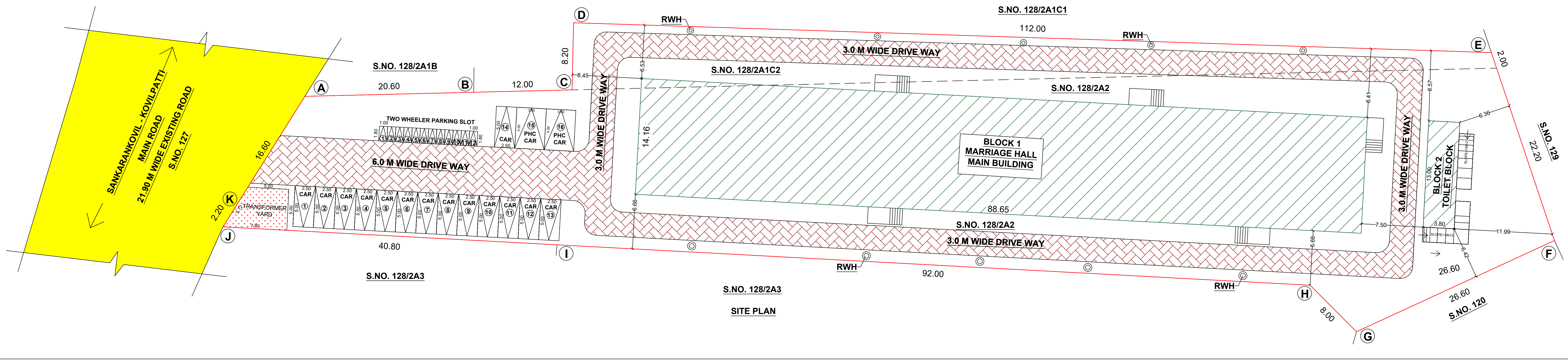
MAIN ROAD

APPLICANT

Er. S. SEKSHAR, B.E.,
Registered Construction Engineer
Reg.No. RCE/TDCTCP/OCTOBER/01/2023,
109 / 1, Gomathilal Colony 1st Street,
Thoothukudi - 628002.
Ph: 9443154594

Er. A. GETHSY, M.E.,
Registered Structural Engineer
Reg. No. RSE/TKDCTCP/SEP/03/2021,
68/A, 6TH STREET EAST BRYANT NAGAR,
Thoothukudi - 628008.
Ph: 9789005095

Er. S. SEKSHAR, B.E.,
Registered Engineer Gr - I,
Reg.No. REG/I/TUT/APRIL/2019/003,
109 / 1, Gomathilal Colony 1st Street,
Thoothukudi - 628002.
Ph: 9443154594



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.

