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,
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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

LAND IN SURVEY NUMBER	DOCUMENT SQ.M	PATTA SQ.M
S.NO.128 / 2A1C2	565.00	565.00
S.NO.128 / 2A2	3844.65	3550.00
TOTAL EXTENT	4409.65	4115.00

ALL DIMENSIONS ARE IN METER

SCALE = 1:100

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 / LAND AREA = 1724.810 / 4115.000 = 0.42 < 2.00

PLOT COVERAGE

FLOOR AREA X 100% / LAND AREA = 1304.680 X 100% / 4115.000 = 32 %

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

JOINERIES

MD	- MAIN DOOR	- 2.50 M X 2.50 M
D1	- DOOR	- 2.00 M X 2.50 M
D2	- DOOR	- 1.00 M X 2.10 M
D3	- DOOR	- 0.90 M X 2.10 M
V1	- VENTILATOR	- 0.90 M X 0.75 M
V4	- VENTILATOR	- 2.50 M X 1.00 M
KW	- WINDOW	- 2.50 M X 1.00 M
W2	- WINDOW	- 1.20 M X 1.50 M
W3	- WINDOW	- 2.00 M X 1.50 M
W4	- WINDOW	- 2.50 M X 1.50 M
W5	- WINDOW	- 1.50 M X 1.50 M

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		TOTAL
S.NO.	SANITARY UNIT	MALE	FEMALE	MALE	FEMALE	
1	WATER CLOSET	2	2	2	11	13
2	ABLUTION TAPS	13		13		13
3	URINALS	4	NIL	6	NIL	6
4	WASH BASINS	1	1	3	3	3
5	CLEANERS SINK	2		2		2

Note:

1. Waste Water Used for Garden
2. Rain water harvesting Details provided
3. Solar System Water tank provided
4. Fire Resistance to be provided
5. Emergency alarm to be provided
6. Drinking water to be provided as per Local body norms
7. Rain water harvesting tank to be provided
8. Waste water from recycle water tank & Trench connected to sullage disposal tank
9. Solid waste tub to be provided
10. 'U' traps provided in septic tank to prevent curb breeding of mosquitoes
11. (As per G.O (M.S) No.: 341 - dated 03.11.2004) CCTV surveillance camera to be provided

TECHNICAL APPROVAL

Roc No: SWP / BPA / 0101109 / 2024

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

COLOUR INDEX

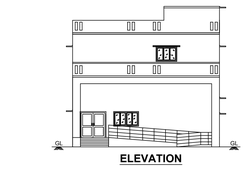
- SITE BOUNDARY
- PROPOSED BUILDING
- TRANSFORMER YARD
- DRIVE WAY
- MAIN ROAD

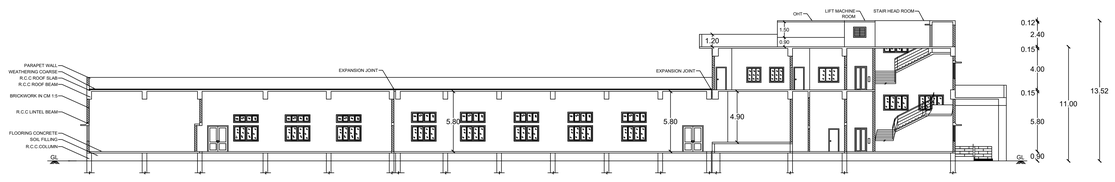
APPLICANT

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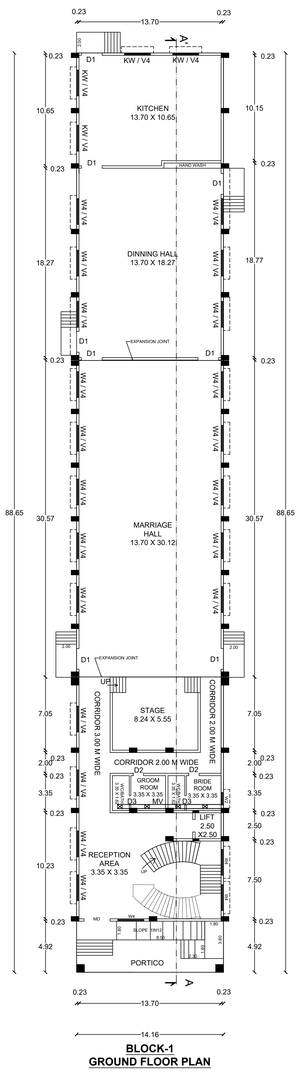
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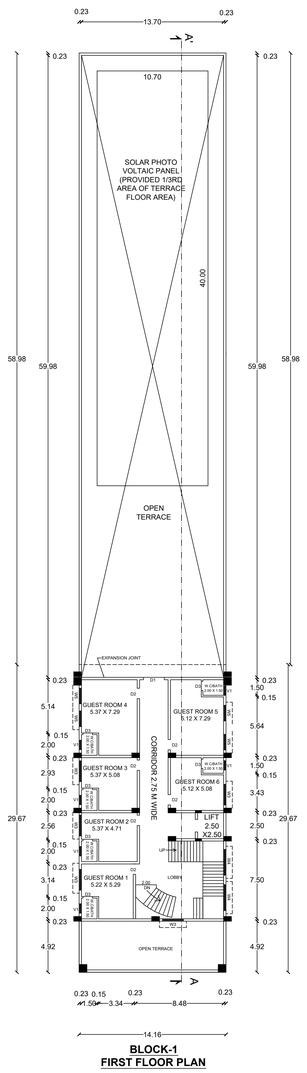




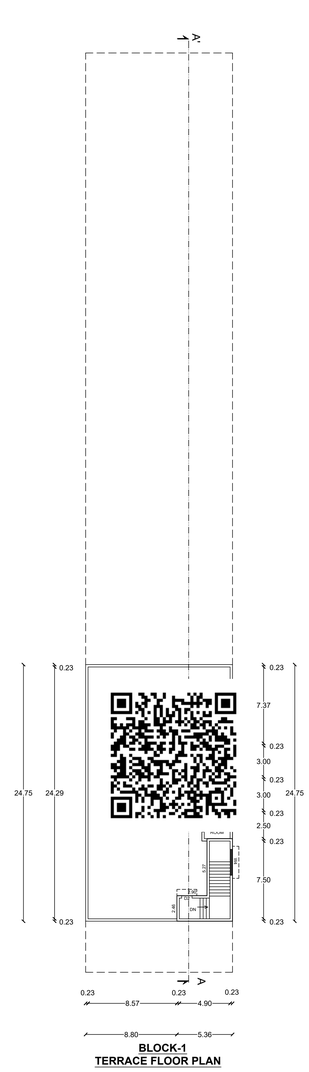
SECTION ON A-A'



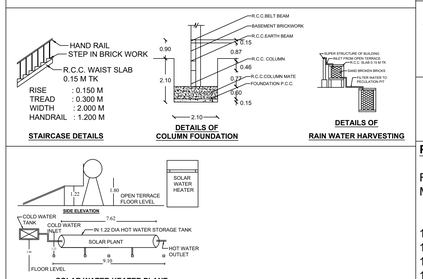
BLOCK-1
GROUND FLOOR PLAN

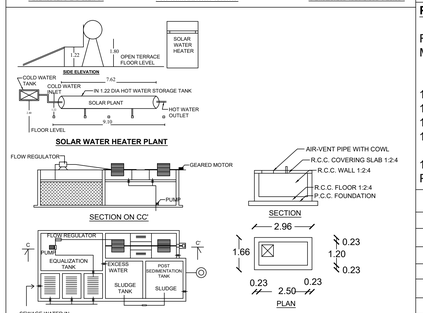


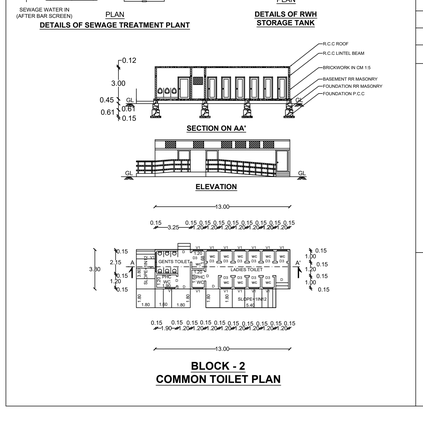
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FIRST FLOOR PLAN

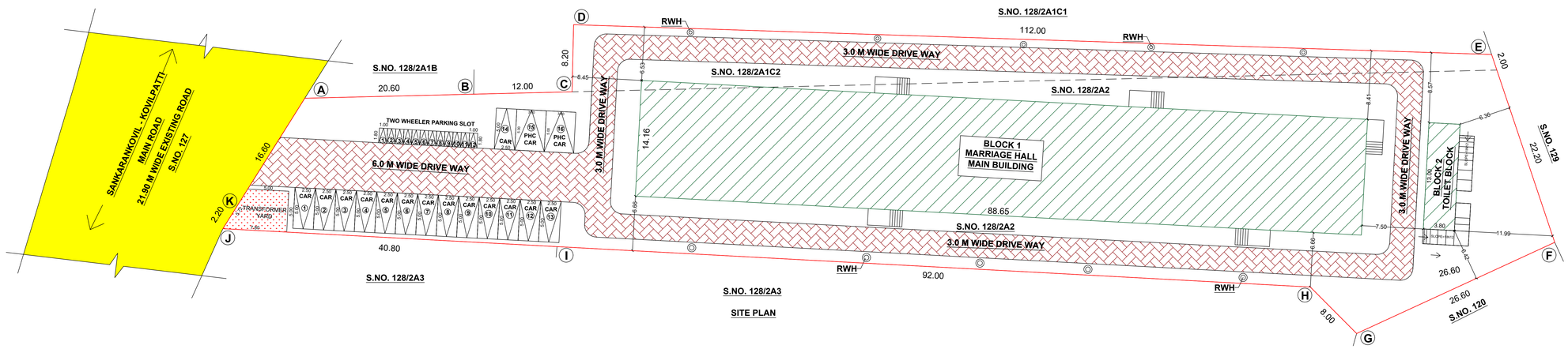


BLOCK-1
TERRACE FLOOR PLAN









SITE PLAN

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

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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.