

PP

APPROVAL RECORD

Planning Permission

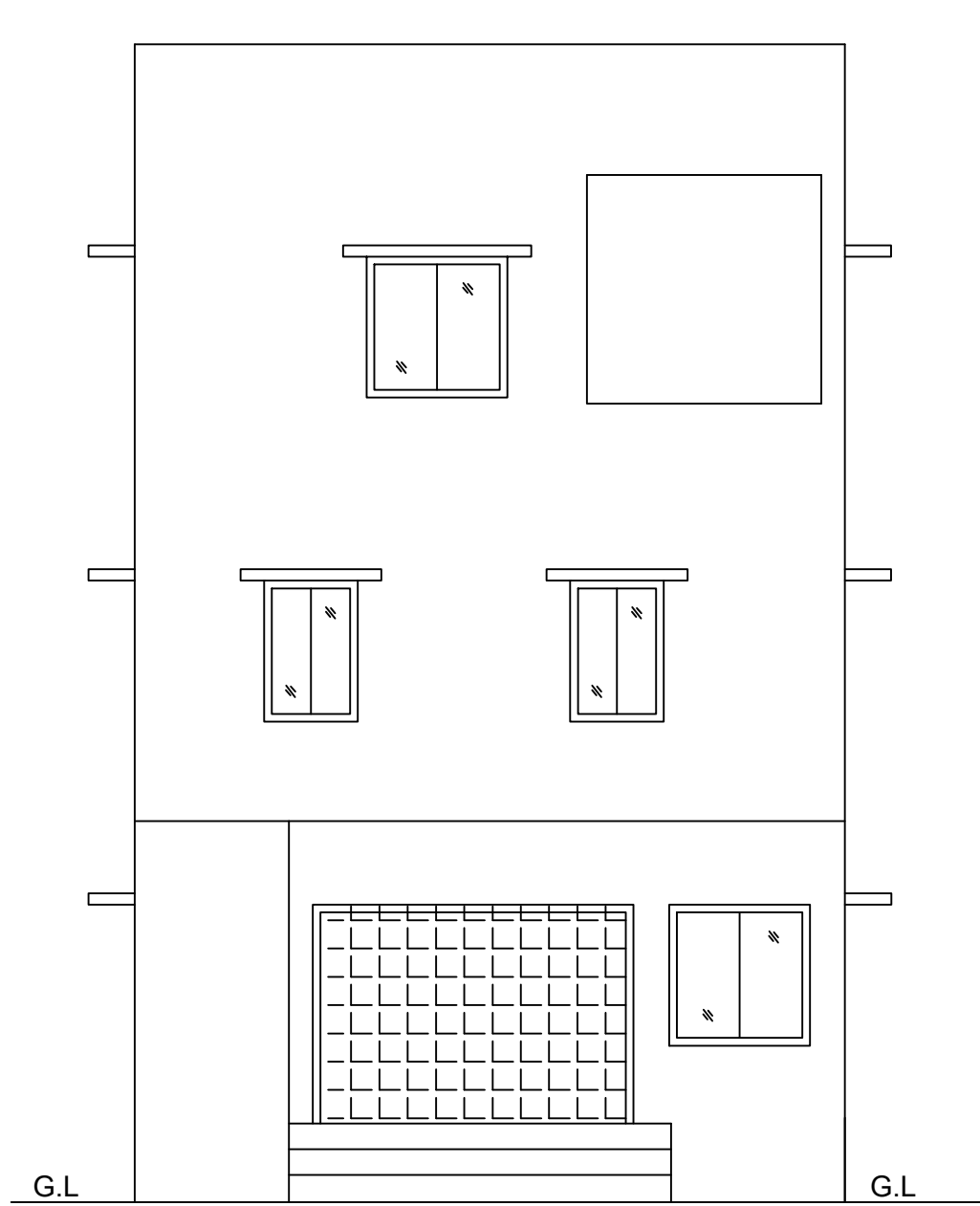
Thoothukkudi
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

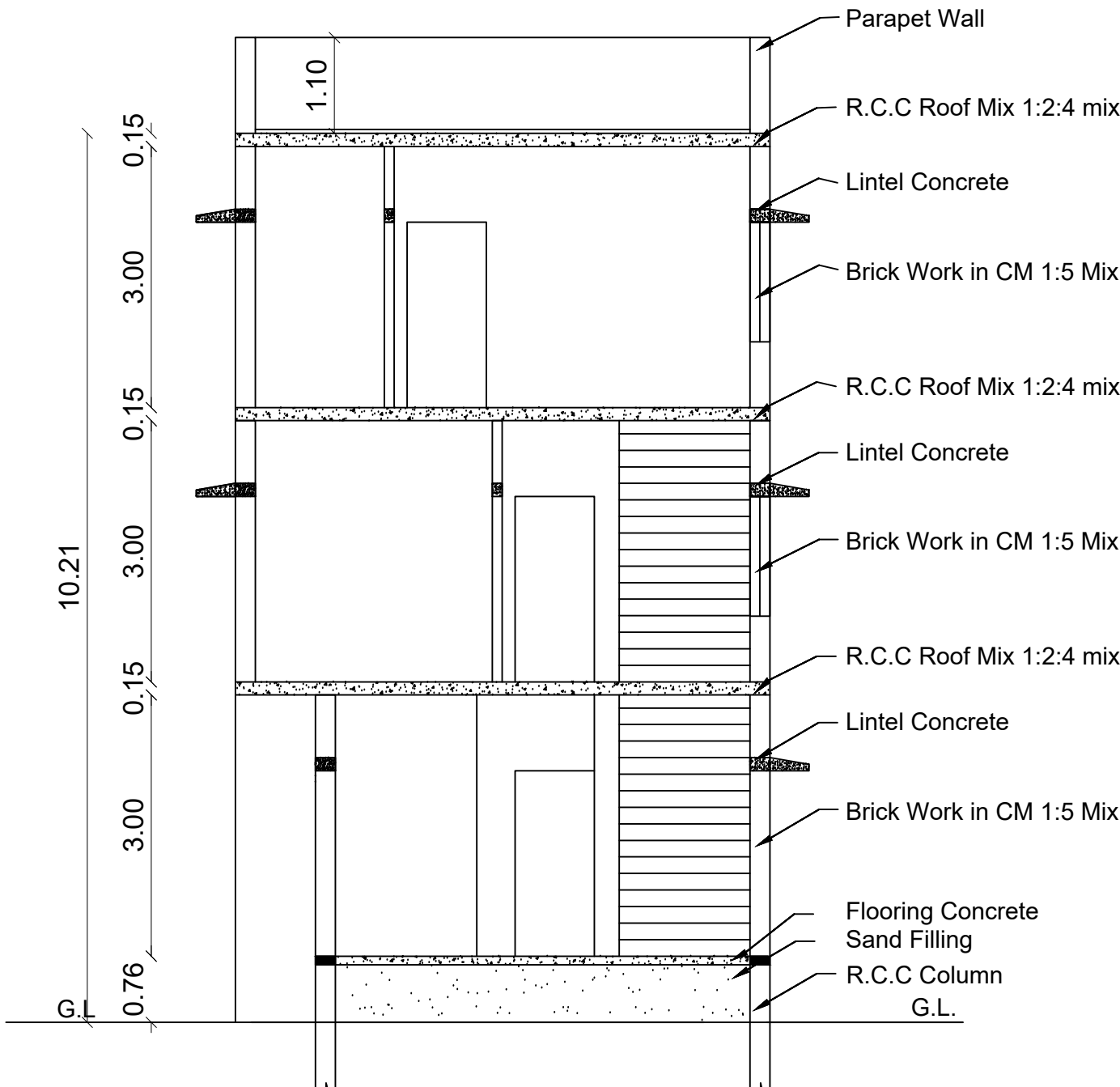
ISSUING AUTHORITY
DTCP

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

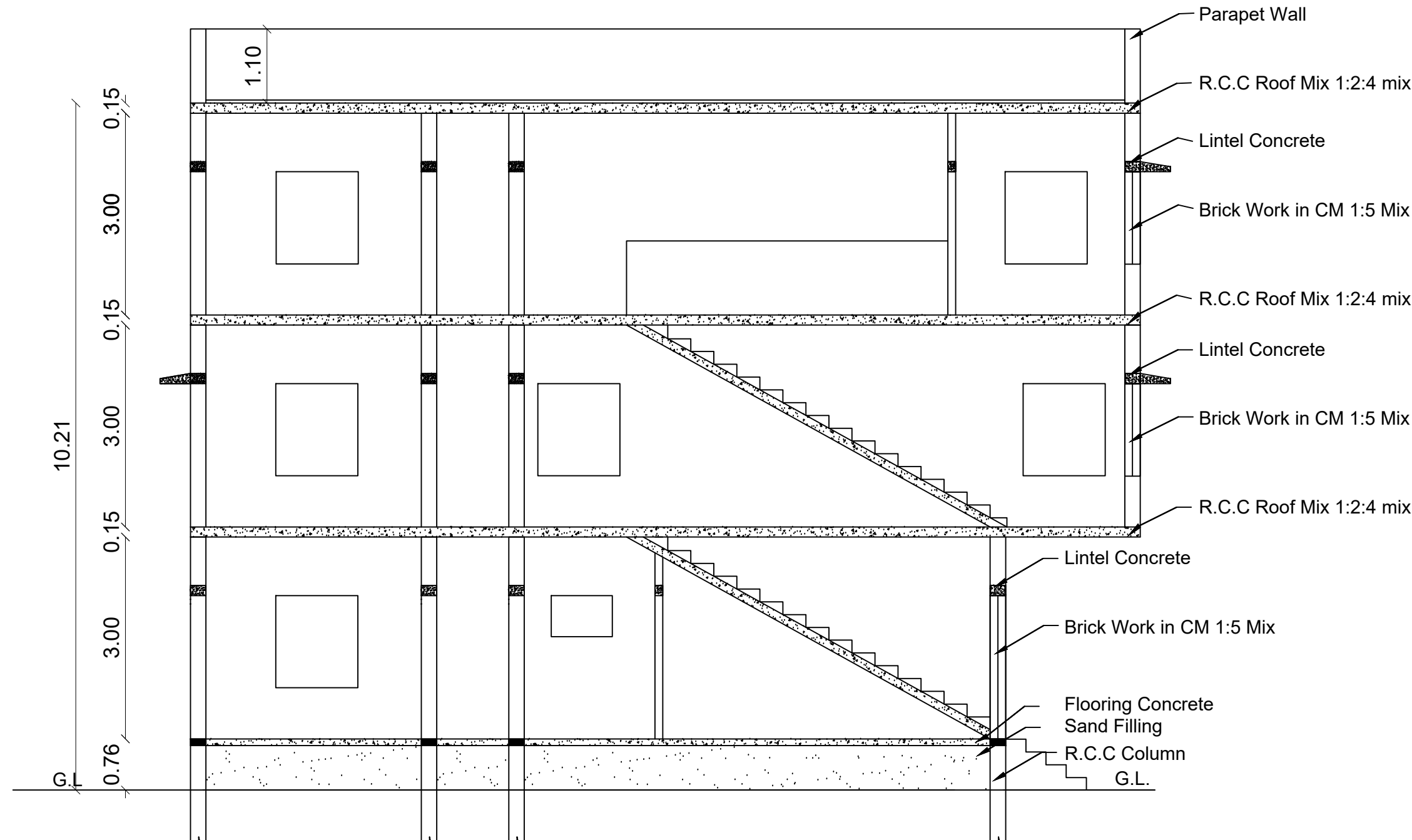
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



ELEVATION

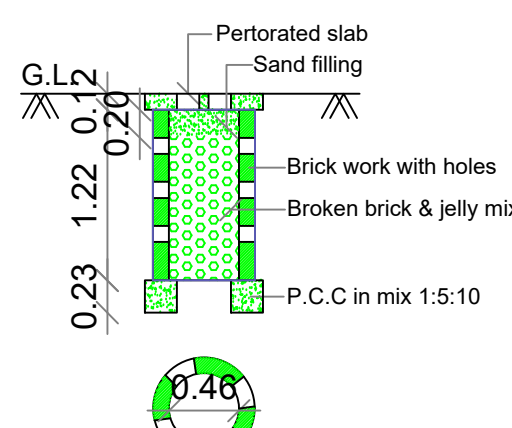


SECTION ON - AA

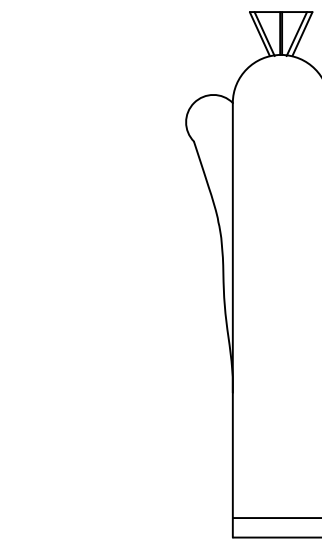


SECTION ON - BB

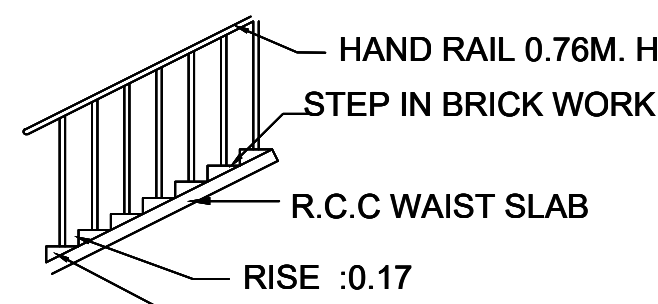
- Note:
- Waste Water Used for Garden
 - Rain Water harvesting Details Provided
 - Solar System Water tank provided
 - Fire Resistance to be provided
 - Emergency alarm to be provided
 - Drinking water to be provided as per corporation norms
 - Rain water harvesting tank to be provided
 - Sewer Line Connected to UGD Line
 - Waste water from recycled water tank & Trench connected to sullage disposal tank
 - Solid waste tub to be Provided
 - 'U' traps provided in septic tank to prevent curb breeding of mosquitoes
 - (As per G.O (M.S) No : 341 - dated 03.11.2004)



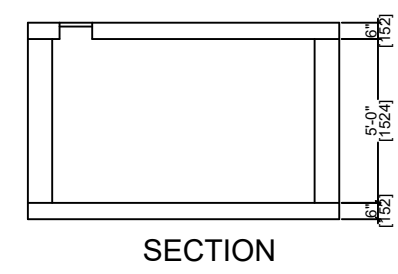
PERCOLATION PIT FOR 30 Sq. m.
(Scale:- 1:50)



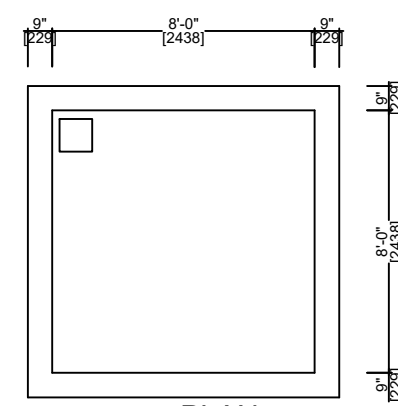
FIRE EXTINGUISHER (N.T.S)
DETAILS



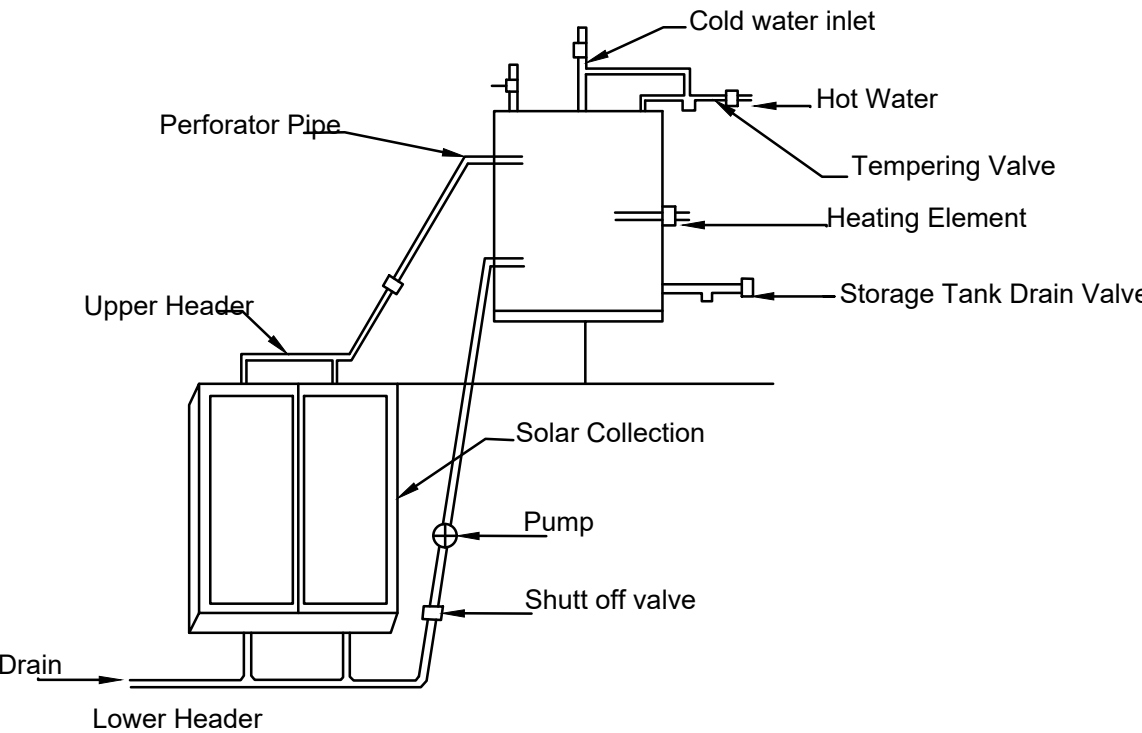
STAIR CASE DETAIL



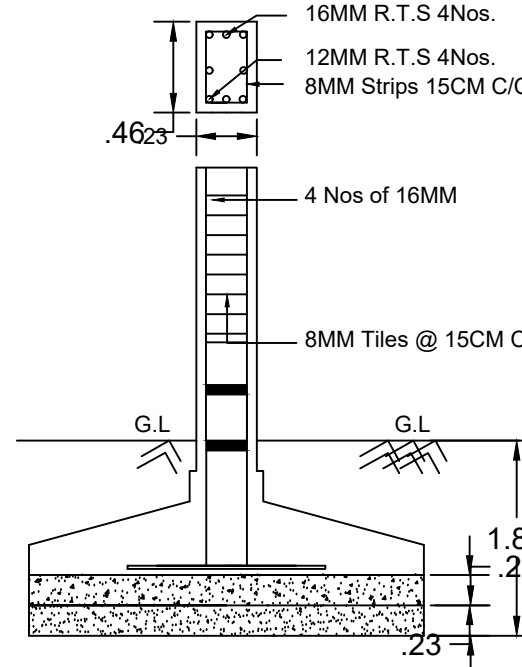
SECTION



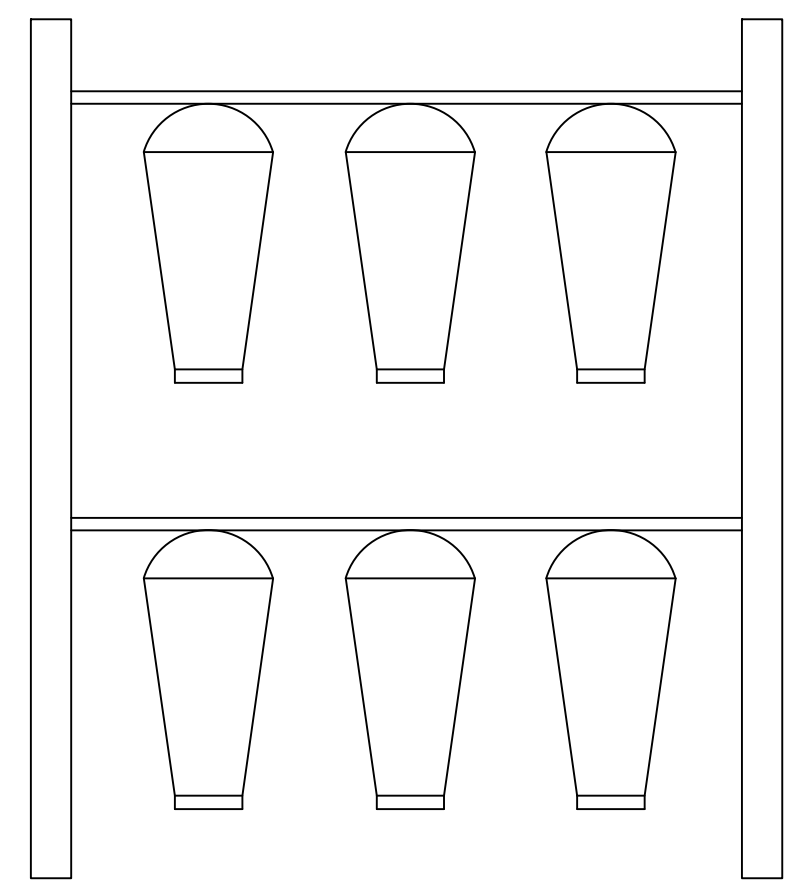
DETAILS OF COLLECTION SUMP FOR RAIN
WATER HARVESTING OF ROOF TOP RAIN WATER



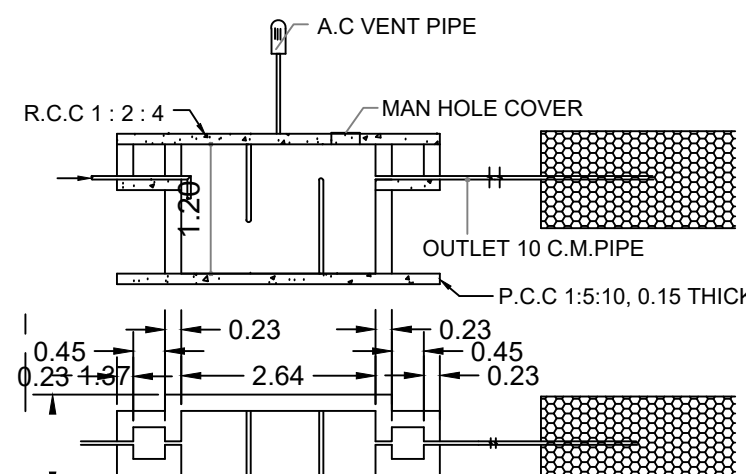
Details of Solar Water Heater (NTS)



RCC COLUMN DETAILS



SAND BUCKETS DETAILS



SEPTIC TANK DETAILS

PLAN SHOWING THE PROPOSED CONSTRUCTION OF CLINIC BUILDING CUM
RESIDENTIAL BUILDING (AFTER DEMOLISHING THE EXISTING BUILDING) BEARING D.NO.52
AT BOLDENPURAM 2ND STREET, T.S.NO.3139, BLOCK.26, T.S.WARD.2, THOOTHUKUDI TOWN,
T.M.C WARD.36, THOOTHUKUDI CITY MUNICIPAL CORPORATION.

Applicant : Mr. D. SAMUEL PRAPTHIK

ALL DIMENSIONS ARE IN METRE SCALE = 1:100					Land Use : Mixed - Residential Zone		
AREA DETAILS					SCHEDULE OF JOINERIES		
T.S.NO	As per Doc. SQ.MT	T.S.L.R Area SQ.MT	As on Ground SQ.MT	Super Imposed Plot Area sq.mt			
3139	202.34	204.00	202.34	202.34	MD	MAIN DOOR	1.00 x 2.10
AREA TAKEN BY CONSIDERATION AS PER SUPER IMPOSED AREA in 202.34 SQ.MT					D1	DOOR	0.91 x 2.10
					D2	DOOR	0.75 x 2.10

	AREA DETAILS	SQ.FT	SQ.MT
	SITE AREA	2178.00	202.34
	PRO.G.F.BLDG.AREA	1061.35	98.60
	PRO.F.F.BLDG.AREA	1061.35	98.60
	PRO.S.F.BLDG.AREA	973.05	90.40
	TOTAL PRO. AREA	3095.75	287.60
	OPEN SPACE AREA	1116.65	103.74
	ROAD		
	DEMOLISHING AREA	645.84	60.00

FLOORWISE BREAKUP				
FLOOR NAME	FSI AREA IN M2	NON FSI AREA IN M2	TOTAL AREA IN M2	REMARKS
GROUND FLOOR	83.51	15.09	98.60	COMMERCIAL
FIRST FLOOR	98.60	-----	98.60	COMMERCIAL
SECOND FLOOR	15.43	-----	15.43	COMMERCIAL
SECOND FLOOR	74.97	-----	74.97	RESIDENTIAL
TOTAL	272.51	15.09	287.60	-----

PARKING CALCULATION

CLINIC PARKING:-
PARKING AREA = 197.54 SQ.MT
[The number of car/two wheeler parking spaces required shall be
calculated for 75% of the total plinth area in the buildings]
PARKING AREA = 148.15SQ.MT
Is up to 50 SQ.MT = Nil
Above 50 SQ.MT = 1 CAR & 1 Two Wheeler Every 50 sq.mt
or Part thereof Excluding the first 50 Sq.mt
148.15/50 = 2.96 say 3 NOS
REQUIRED PARKING = 3 Car & 3 Two Wheeler
TOTAL REQUIRED PARKING = 3 Car & 3 Two Wheeler
TOTAL PROVIDED PARKING = 3 Car & 3 Two Wheeler

Required Parking Area - House

For Area Upto 75Sq.mt = 1 Two Wheeler Space (1.00 x 1.80m)
Plinth Area = 74.97Sq.mt
Required Parking = 1 No.
Available Parking Area
Available Parking = 1 No.

HENCE OK

FLOOR SPACE INDEX :-	
F.S.I =	G.F + F.F + S.F
F.S.I =	Total Site Area
F.S.I =	83.51+98.60+90.40
F.S.I =	202.34
F.S.I =	1.35 < 2.00

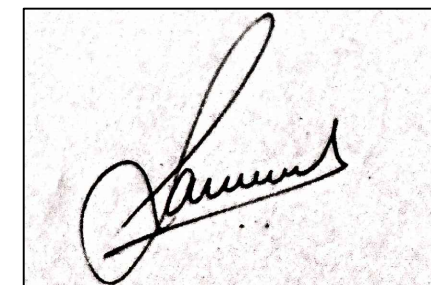
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D2	DOOR	0.75 x 2.10
LD	LIFT DOOR	0.91 x 2.10
O	OPENING	0.91 x 2.10
FW	WINDOW	0.85 x 2.10
W4	WINDOW	1.22 x 1.37
V	VENTILATOR	0.91 x 0.61

- Note:
- Waste Water should be Used for Gardening purpose
 - Rain Water harvesting Details Provided
 - Solar System Water tank provided
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 - (As per G.O (M.S) No : 341 - dated 03.11.2004)

FOR OFFICE USE

TECHNICAL APPROVAL

Roc. No : SWP / BPA/ 0101761 /2024
SITE BOUNDARY SHOWN AS "ABCD"
PLANNING PERMISSION No : 48/2024
(SWP / TUTYLPFA)



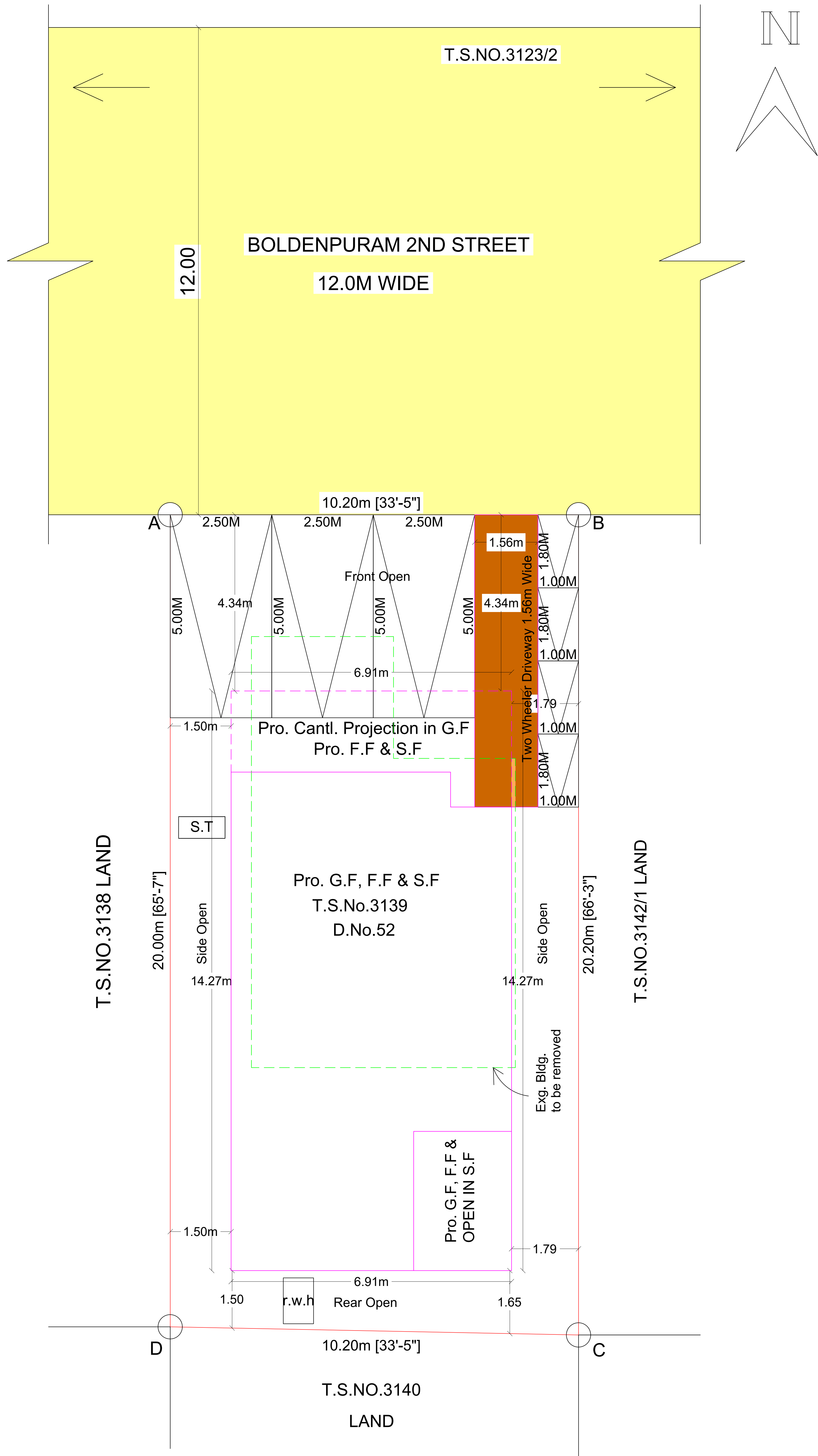
APPLICANT

Er.B.WILSON
District Panel Engineer-D.DIS.No.54646/2018
Registered Engineer in DRDA-TN/PROF39/2022
Registered Engineer in DT&CP-RE/TVLD/01/2002
Registered Engineer in Corporation-146/LS/2002/00009
POTHIHAI CONSTRUCTIONS
260/1, Rajiv Nagar, Tisaiyanvilai-627 65.
Cell: 72000 94000, 90254 38288

REGISTERED ENGINEER

SHEET NO : 1/2





SITE PLAN
(SCALE - 1:100)

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF CLINIC BUILDING CUM RESIDENTIAL BUILDING (AFTER DEMOLISHING THE EXISTING BUILDING) BEARING D.NO.52 AT BOLDENPURAM 2ND STREET, T.S.NO.3139, BLOCK.26, T.S.WARD.2, THOOTHUKUDI TOWN, T.M.C WARD.36, THOOTHUKUDI CITY MUNICIPAL CORPORATION.

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POTHIHAI CONSTRUCTIONS
260/1, Rajiv Nagar, Tisaiyanvilai-627 657.
Cell: 72000 94000, 90254 38288

SHEET NO : 2/2

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

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



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.

