

PP

APPROVAL RECORD

# Planning Permission

Thoothukkudi  
Thoothukkudi district, Tamil Nadu

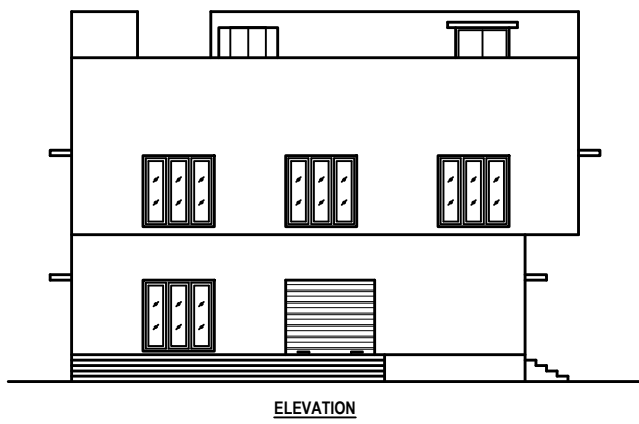
APPROVAL TYPE  
**Building Plan**

ISSUING AUTHORITY  
**DTCP**

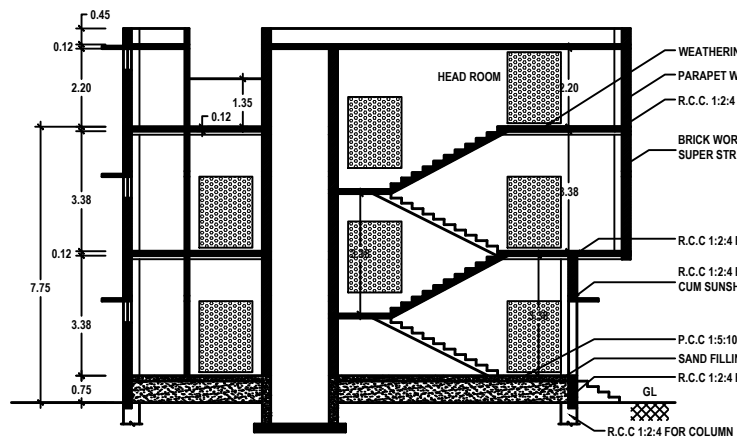
The approval as the planning authority issued it, reproduced in full behind this page.

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

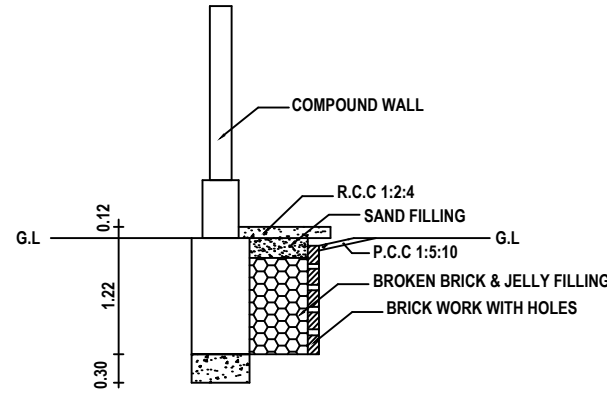




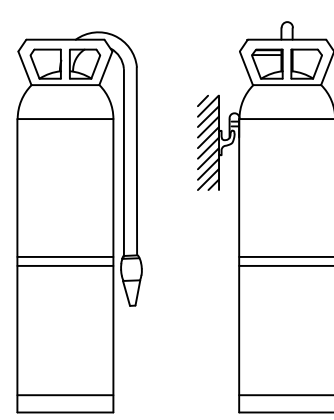
ELEVATION



SECTION: A-A



PLINTH BOUNDARY PERCOLATION PIT



FIRE EXTINGUISHER

| SCALE - 1:100                                                                                                             |                 |                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------|
| REFERENCE                                                                                                                 |                 |                                                                                     |
| DESCRIPTION                                                                                                               |                 | COLOUR                                                                              |
| SITE BOUNDARY                                                                                                             | -----           |  |
| PROPOSED BUILDING                                                                                                         | -----           |  |
| OPEN SPACE                                                                                                                | -----           |  |
| DRIVE WAY                                                                                                                 | -----           |  |
| EXG. ROAD                                                                                                                 | -----           |  |
| CERTIFICATE                                                                                                               |                 |                                                                                     |
| 1. CERTIFIED THAT PROVISIONS SHALL TO BE PROVIDE "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN. |                 |                                                                                     |
| 2. BATH ROOM AND WASH BASIN WATER IS CONNECTED TO PERCOLATION PIT FOR GROUND WATER RECHARGE.                              |                 |                                                                                     |
| SCHEDULE OF JOINERIES                                                                                                     |                 |                                                                                     |
| REF                                                                                                                       | DESCRIPTION     | SIZE (in meter)                                                                     |
| RS                                                                                                                        | ROLLING SHUTTER | 2.50 X 2.10                                                                         |
| D1                                                                                                                        | DOOR            | 1.50 X 2.10                                                                         |
| D2                                                                                                                        | DOOR            | 1.00 X 2.10                                                                         |
| D3                                                                                                                        | DOOR            | 0.75 X 2.10                                                                         |
| J                                                                                                                         | JOLLY           | 1.50 X 2.00                                                                         |
| W                                                                                                                         | WINDOW          | 2.00 X 2.00                                                                         |
| V                                                                                                                         | VENTILATOR      | 1.00 X 0.60                                                                         |



**PLANNING PERMISSION**  
ROC. NO. SWP/BPA/123746/2024  
SITE BOUNDARY SHOWN AS "A TO E"  
PLANNING PERMISSION NO. 21/2024 (SWP/TUTY)

**PLAN SHOWING THE PROPOSED CONSTRUCTION OF  
A BUSINESS OFFICE BUILDING IN T.S.WARD NO. C,  
BLOCK NO. 32, T.S. NO. 12/3 AT PALAYAMKOTTAI ROAD,  
TOWN PLANNING SCHEME "ANNA", THOOTHUKUDI  
CITY MUNICIPAL CORPORATION (WEST ZONE),  
THOOTHUKUDI LOCAL PLANNING AREA,  
THOOTHUKUDI DISTRICT.**

**OWNER NAME: Mr. S. MILTON**

| SITE AREA DETAILS AS PER SALE DEED |                        |               |                    |
|------------------------------------|------------------------|---------------|--------------------|
| S. NO.                             | DOCUMENT NUMBER & YEAR | SURVEY NUMBER | AREA in Sqm Sq. Ft |
| 1.                                 | 5249/2023              | 12/3          | 810.24 8721.42     |

| SITE AREA DETAILS AS PER TSLR |               |  |                    |
|-------------------------------|---------------|--|--------------------|
| S. NO.                        | SURVEY NUMBER |  | AREA in Sqm Sq. Ft |
| 1.                            | 12/3          |  | 810.00 8718.84     |

| BUILDUP AREA DETAILS |          |              |                    |
|----------------------|----------|--------------|--------------------|
| DESCRIPTION          | FSI AREA | NON FSI AREA | AREA in Sqm Sq. Ft |
| AREA OF THE SITE     | ---      | ---          | 810.00 8718.84     |
| PROPOSED AREA        | ---      | ---          | ---                |
| GROUND FLOOR         | 419.81   | 419.81       | 4518.83            |
| FIRST FLOOR          | 42.18    | 42.18        | 454.03             |
| HEAD ROOM            | ---      | ---          | ---                |
| TOTAL                | 792.13   | 89.67        | 881.80 9491.69     |

| TOTAL AREA OF ALL FLOORS |        |        |                |
|--------------------------|--------|--------|----------------|
| FSI =                    | 792.13 | 810.00 | = 0.978 < 2.00 |
| PLOT AREA                | ---    | ---    | ---            |

| STALL SIZE FOR PARKING |               |     |     |
|------------------------|---------------|-----|-----|
| 1 TWO WHEELER SPACE    | 1.00M X 1.80M | --- | --- |
| 1 CAR SPACE            | 2.50M X 5.00M | --- | --- |
| 1 CAR SPACE FOR PH     | 3.60M X 5.00M | --- | --- |

| PARKING DETAILS FOR BUSINESS OFFICE BUILDING                    |     |     |     |
|-----------------------------------------------------------------|-----|-----|-----|
| 1 CAR SPACE FOR EVERY 100.00 Sq. M OF FLOOR AREA                | --- | --- | --- |
| 1 TWO WHEELER SPACE EVERY 25.00 Sq. M OF FLOOR AREA             | --- | --- | --- |
| MINIMUM 2 CARS AND 2 TWO WHEELERS TO BE PROVIDED FOR PH PARKING | --- | --- | --- |
| IN ADDITION 10% FOR VISITOR'S PARKING                           | --- | --- | --- |

| PARKING DETAILS |                                         |                 |                            |
|-----------------|-----------------------------------------|-----------------|----------------------------|
| DESCRIPTION     | CALCULATION                             | REQUIRED        | PROVIDED                   |
| BUSINESS OFFICE | 10% FOR 792.13 + VISITOR'S = 871.34 100 | 9 CARS          | 9 CARS AND 36 TWO WHEELERS |
|                 | 10% FOR 792.13 + VISITOR'S = 871.34 25  | 35 TWO WHEELERS | ---                        |

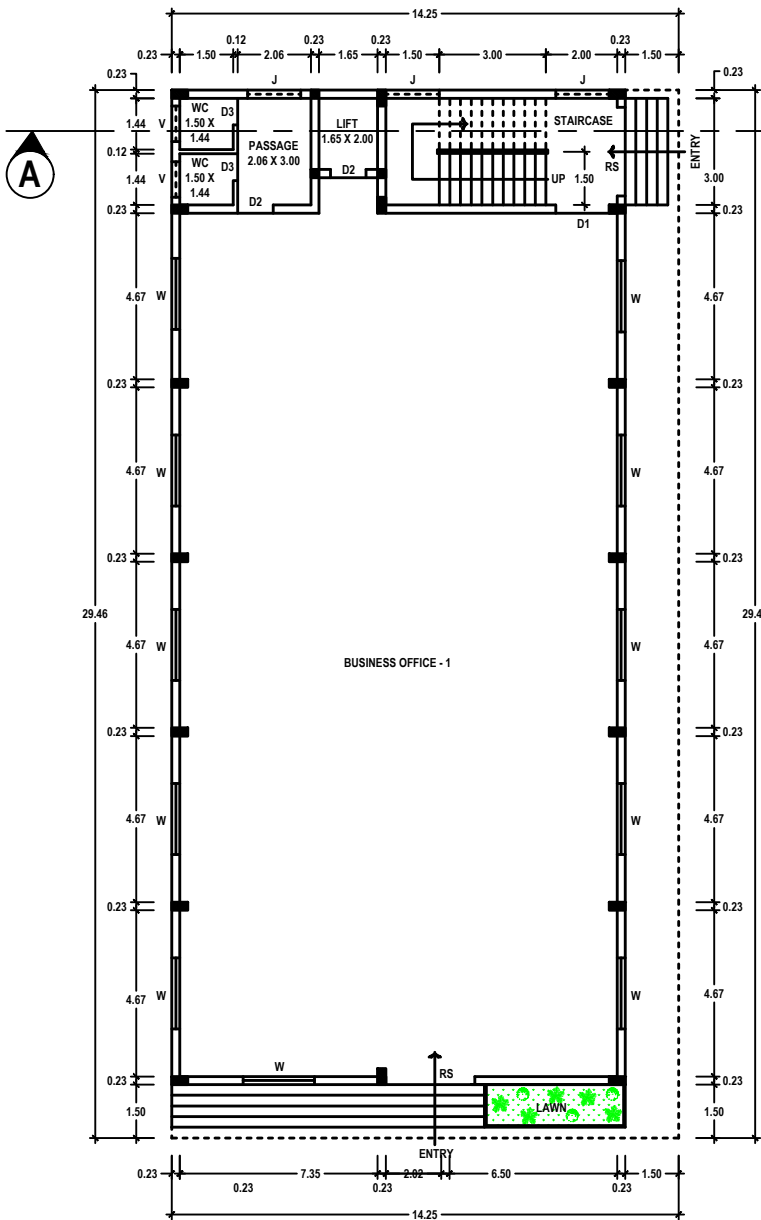
| SET BACK DETAILS |          |          |     |
|------------------|----------|----------|-----|
| DESCRIPTION      | REQUIRED | PROVIDED | --- |
| FRONT            | 4.50     | 5.90     | --- |
| SIDE - 1         | 1.50     | 1.50     | --- |
| SIDE - 2         | 1.50     | 1.55     | --- |
| REAR             | 1.50     | 11.35    | --- |

| NOTE: |                                                  |  |  |
|-------|--------------------------------------------------|--|--|
| 1.    | ALL DIMENSIONS ARE IN METERS.                    |  |  |
| 2.    | CCTV CAMERA TO BE PROVIDED.                      |  |  |
| 3.    | EUROPEAN WATER CLOSET TO BE PROVIDED.            |  |  |
| 4.    | CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED. |  |  |

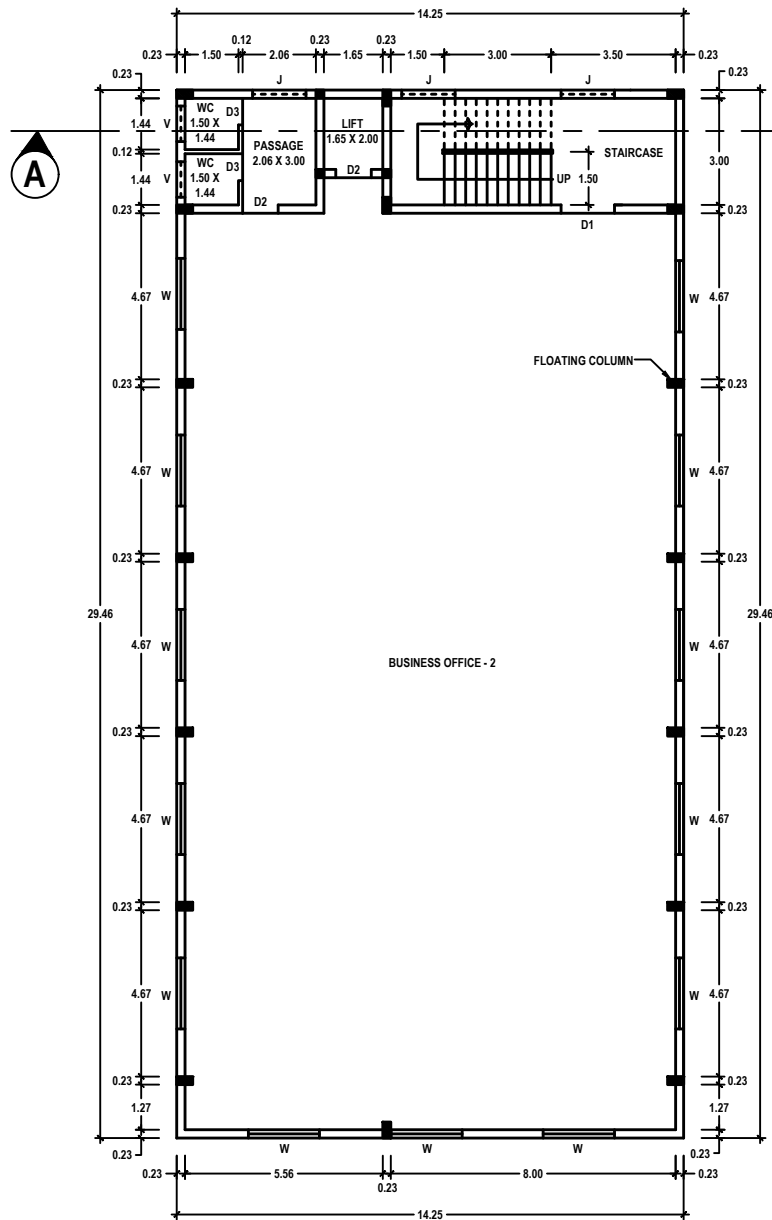
| REGISTERED GEO-TECH ENGINEER                                                                                                                      |     |     |     |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|-----|
| Dr. K. SHANKAR NARAYANAN, B.E., M. TECH.,<br>Registered Geotech Engineer<br>Reg. No. 091/2022<br>VARSHA GEOTECHNICAL WORKS<br>RAJAPALAYAM-626 117 | --- | --- | --- |

| REGISTERED STRUCTURAL ENGINEER                                                                                                                                              |     |     |     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|-----|
| A. GITHISH, M.E.,<br>Registered Structural Engineer<br>Reg. No. 091/2022<br>Approved Valuer/Registered Engineer<br>68/A, 6th Street East<br>Brihannagar Thoothukudi-620 008 | --- | --- | --- |

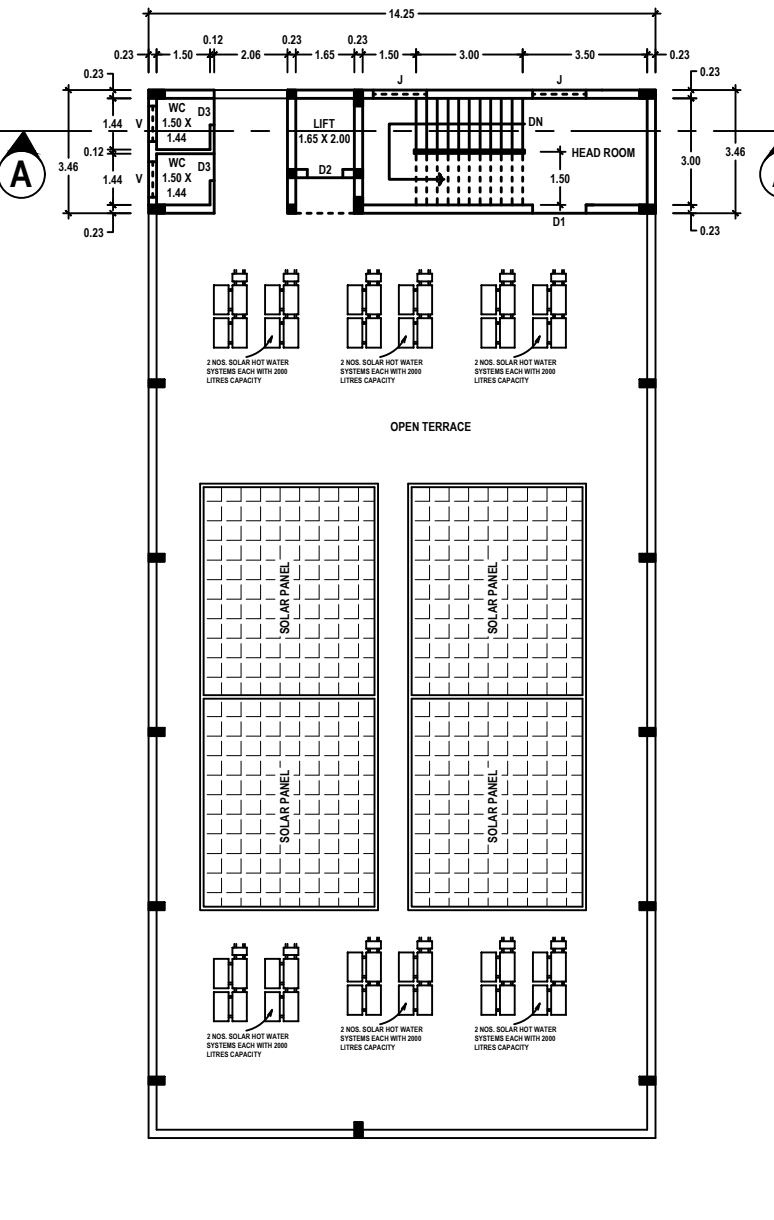
| REGISTERED CIVIL ENGINEER                                                                                                                                                    |     |     |     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|-----|
| Dr. S. KUNJAN, B.E., M. TECH.,<br>Registered Civil Engineer<br>Reg. No. 091/2022<br>Approved Valuer/Registered Engineer<br>14th, Palayamkottai Road<br>Palayamkottai-626 008 | --- | --- | --- |



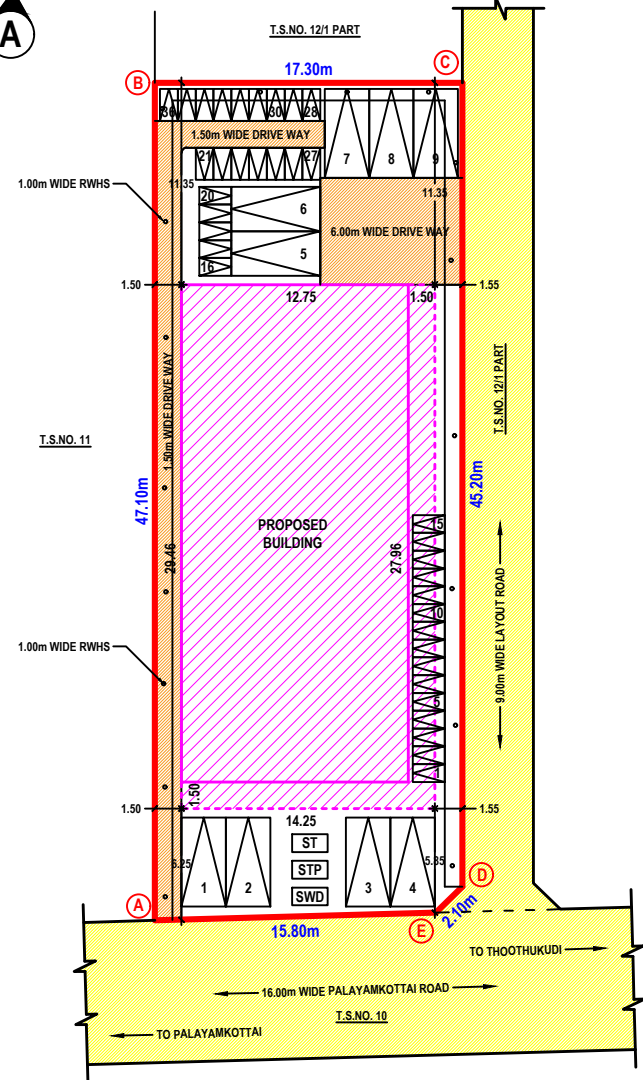
GROUND FLOOR PLAN



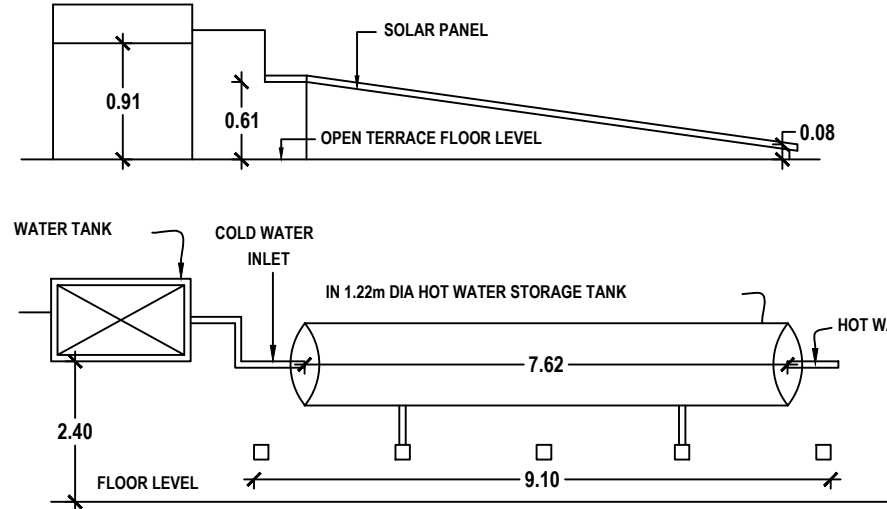
FIRST FLOOR PLAN



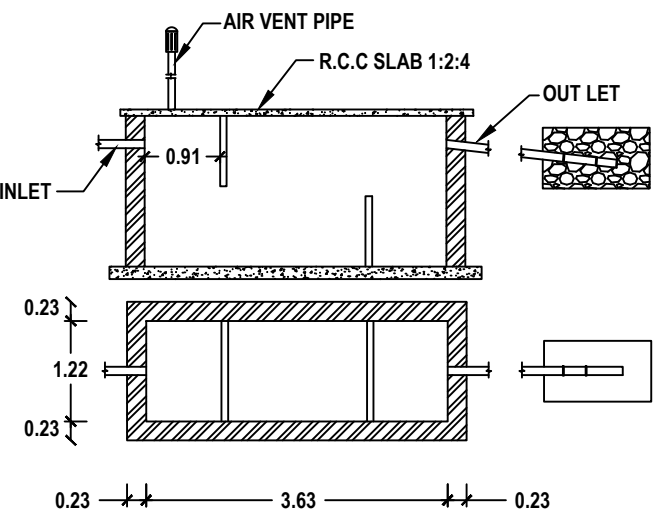
HEAD ROOM PLAN



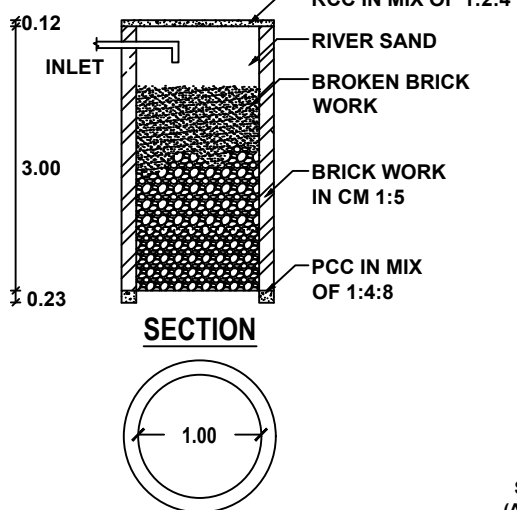
SITE PLAN



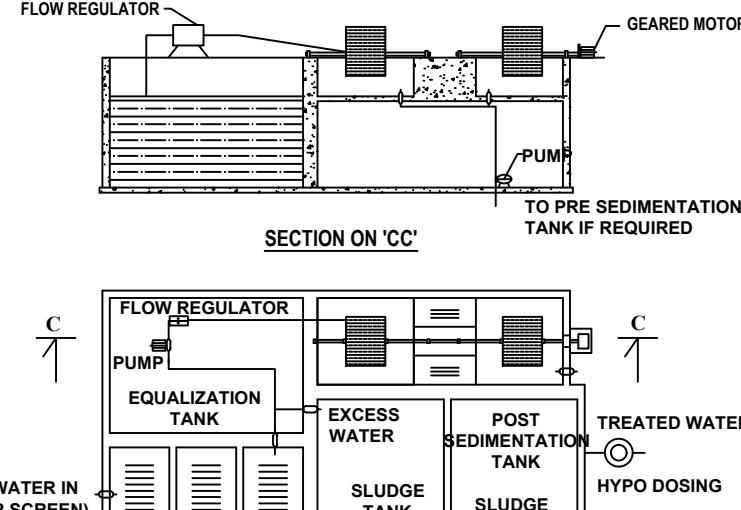
DETAILS OF SOLAR WATER HEATING SYSTEM



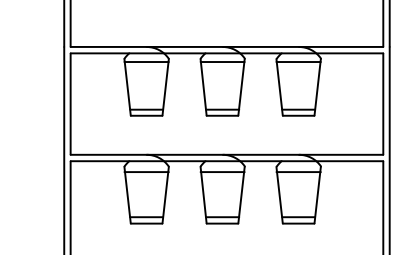
SEPTIC TANK & TRENCH



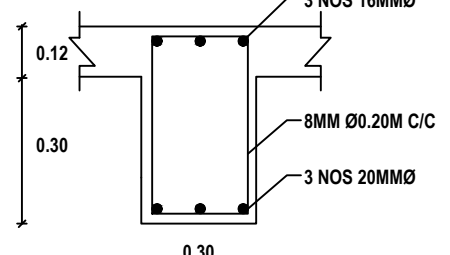
PLAN PERCOLATION PIT



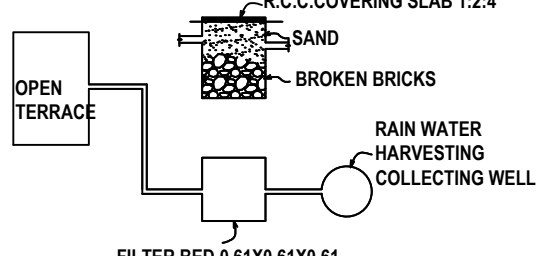
DETAILS OF SEWAGE TREATMENT PLANT



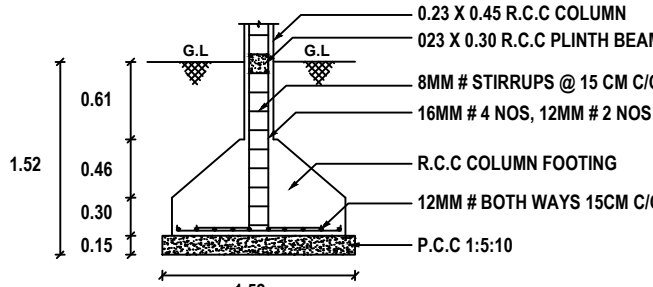
SAND BUCKETS



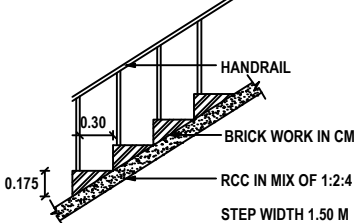
ROOF BEAM DETAILS



DETAILS OF RAIN WATER HARVESTING SYSTEM



COLUMN FOOTING DETAILS



STAIRCASE DETAILS

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

---

Escrow, negotiation and NRI property management

---

Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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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.

