

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.

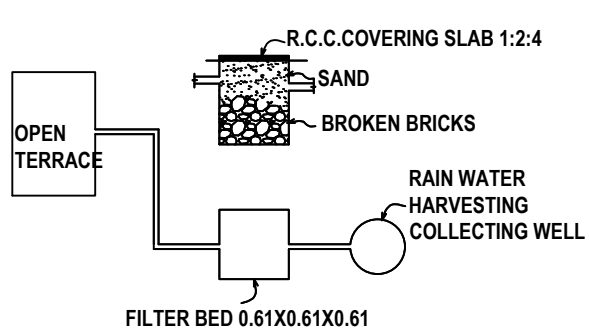
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A BUSINESS OFFICE WITH STAFF QUARTERS BUILDING AFTER REMOVING THE EXISTING BUILDING IN BEARING DOOR NOS. 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K & 3L, T.S.WARD NO. 4, BLOCK NO. 28, T.S.NO. 3819/2, 3820/2 & 3821/2 AT JEYARAJ ROAD, T.P. SCHEME 'A' PART-1 THOOTHUKUDI CITY MUNICIPAL CORPORATION, WEST ZONE.

SHEET NO.
5/5

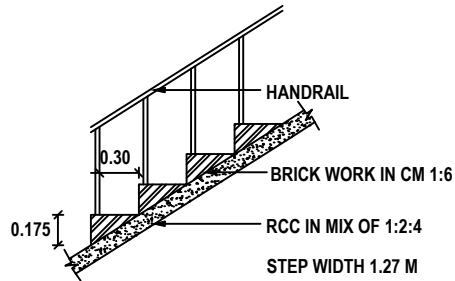
OFFICE USE:



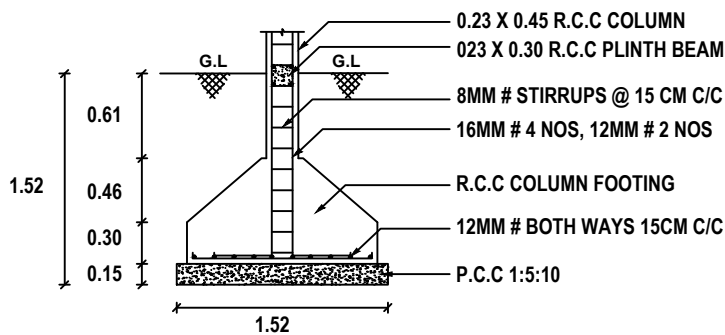
OWNER NAME: Mrs. N.PREMALATHA



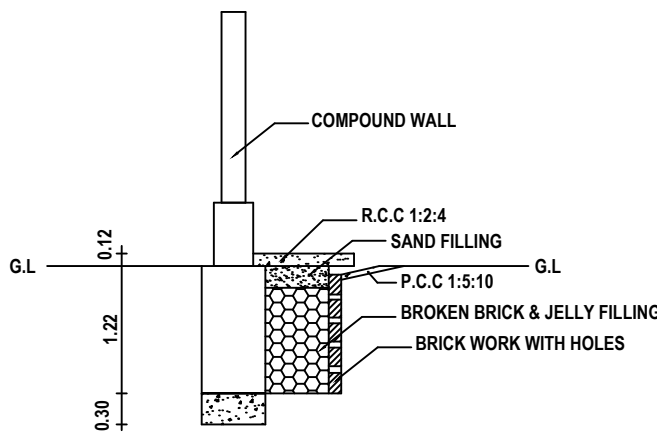
DETAILS OF RAIN WATER
HARVESTING SYSTEM



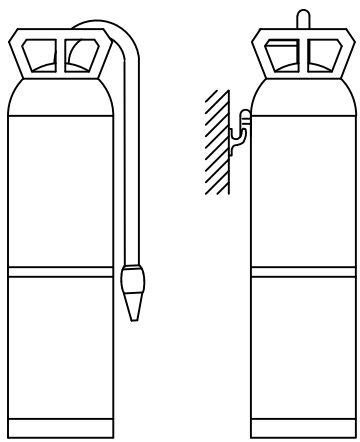
STAIRCASE DETAILS



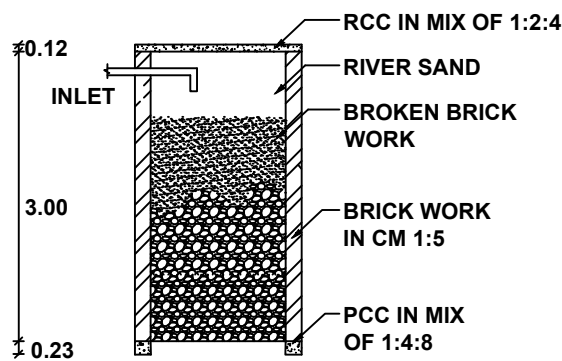
COLUMN FOOTING DETAILS



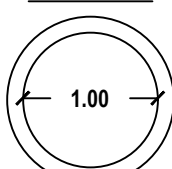
PLINTH BOUNDARY PERCOLATION PIT



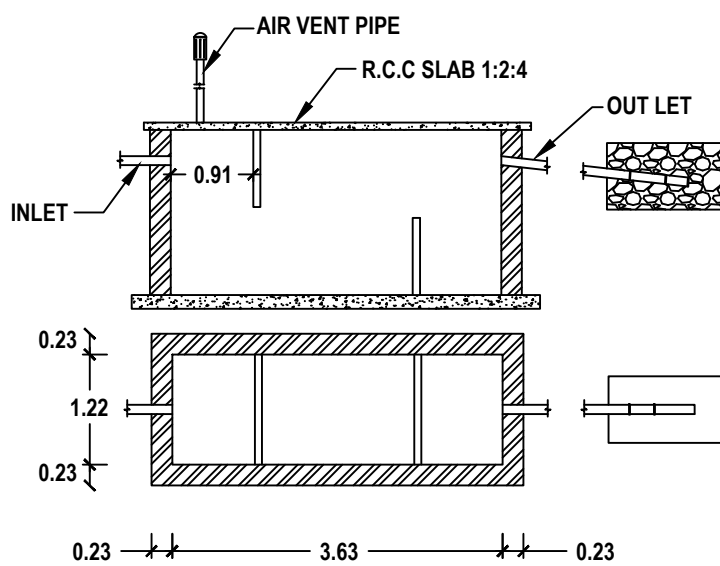
FIRE EXTINGUISHER



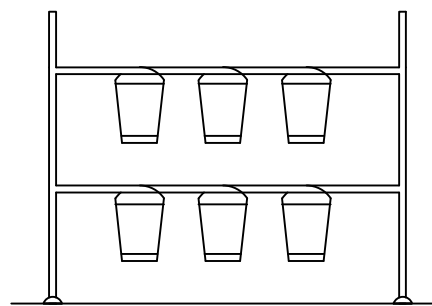
SECTION



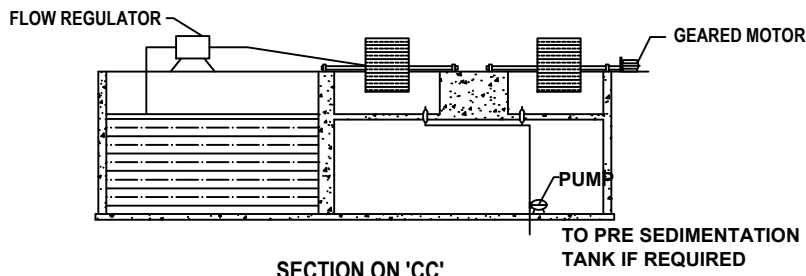
PLAN
PERCOLATION PIT



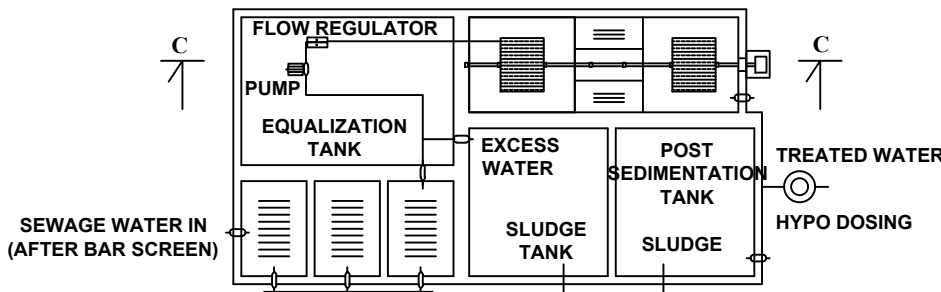
SEPTIC TANK & TRENCH



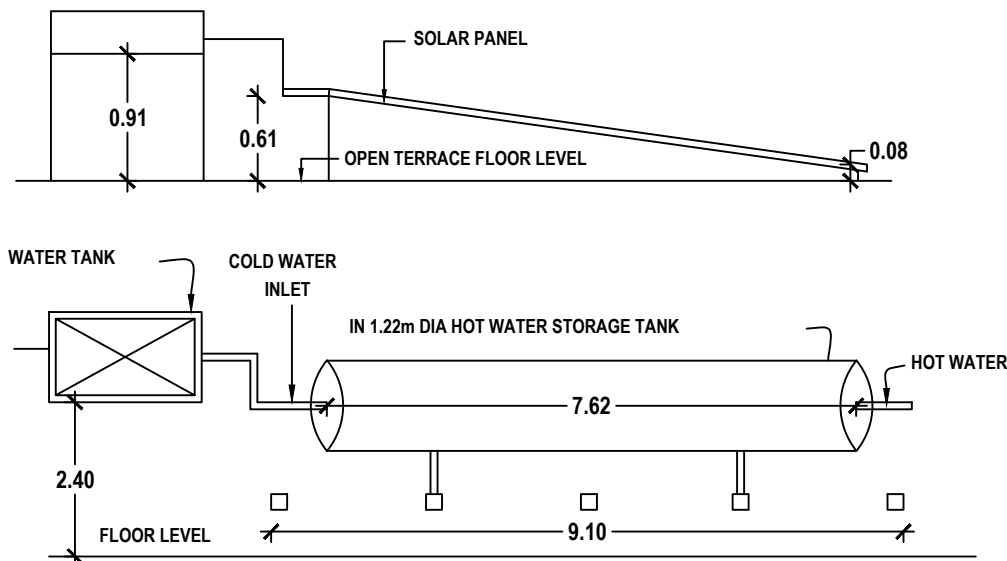
SAND BUCKETS



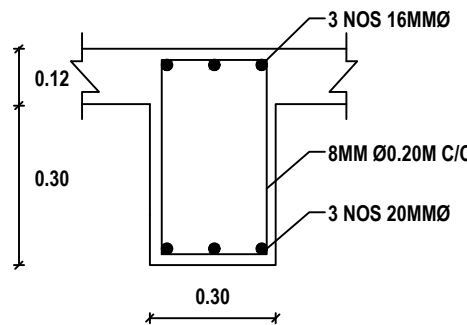
SECTION ON 'CC'



DETAILS OF SEWAGE TREATMENT PLANT



DETAILS OF SOLAR WATER HEATING SYSTEM



ROOF BEAM DETAILS

PLANNING PERMISSION

ROC. NO. SWP/BPA/166993/2024
SITE BOUNDARY SHOWN AS "A TO D"
PLANNING PERMISSION NO. 32/2024 (SWP/TUTY)

K. Shankar Narayanan
Er. K. SHANKAR NARAYANAN, B.E., M. Tech.
Registered Geotech Engineer,
RGTE 001 / 2022
VARAHA GEOTECHNICAL WORKS
RAJAPALAYAM - 626 117 .

REGISTERED GEO-TECH ENGINEER

N. Premalatha

OWNER

S. Suresh Kumar
Er.S.K.Arun Kamaraj M.E.(Struct.),MBA,MIE.,
Chartered Engineer, Approved Valuer,
Reg: CBELPA-LPA/SE/GR-1/19/05/051
KAARVENS Structural Consultancy,
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Ramanathapuram, Coimbatore - 641005.
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Consulting Engineer, Registered Engineer Gr. I,
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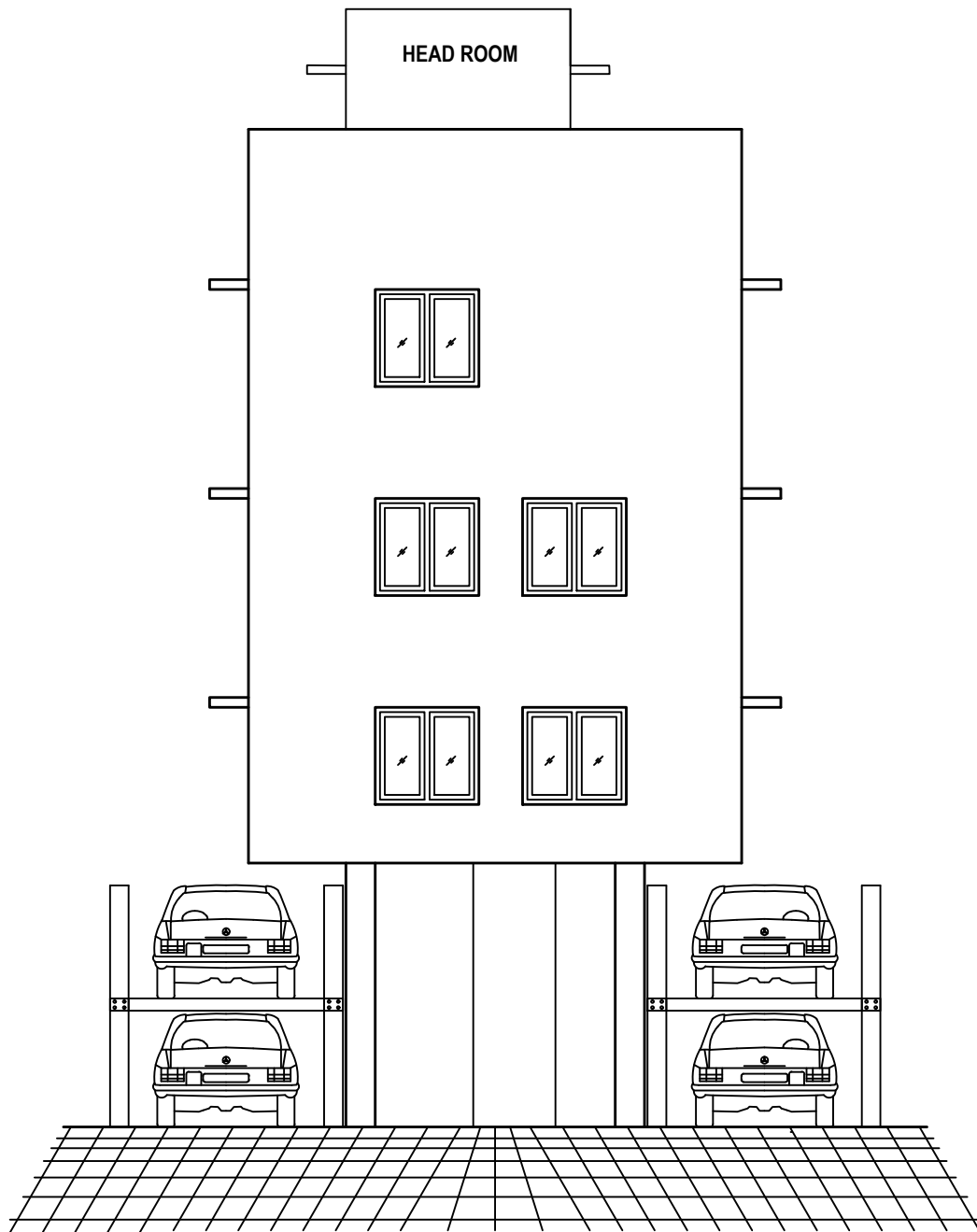
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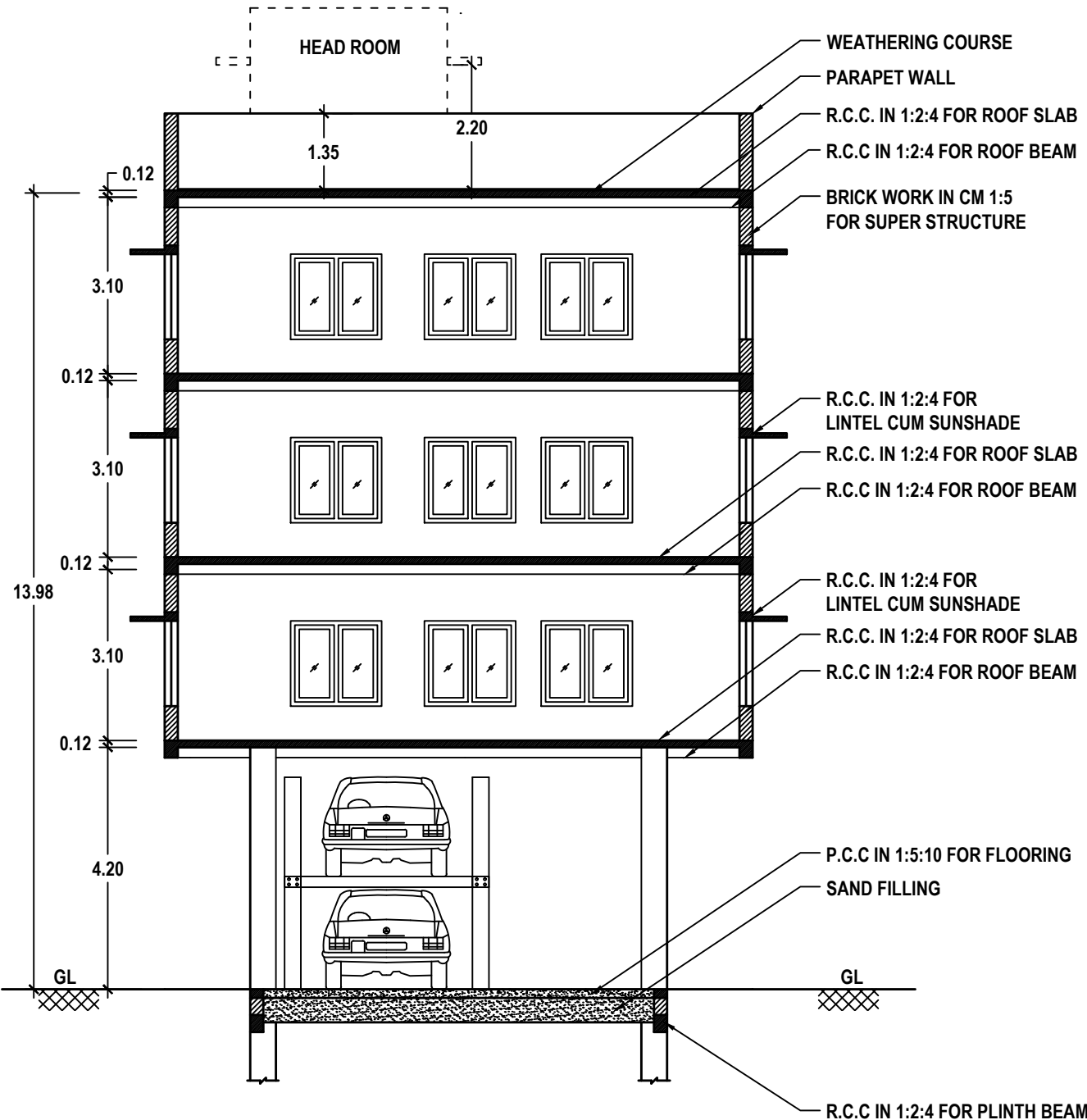
SHEET NO.
4/5

OFFICE USE:

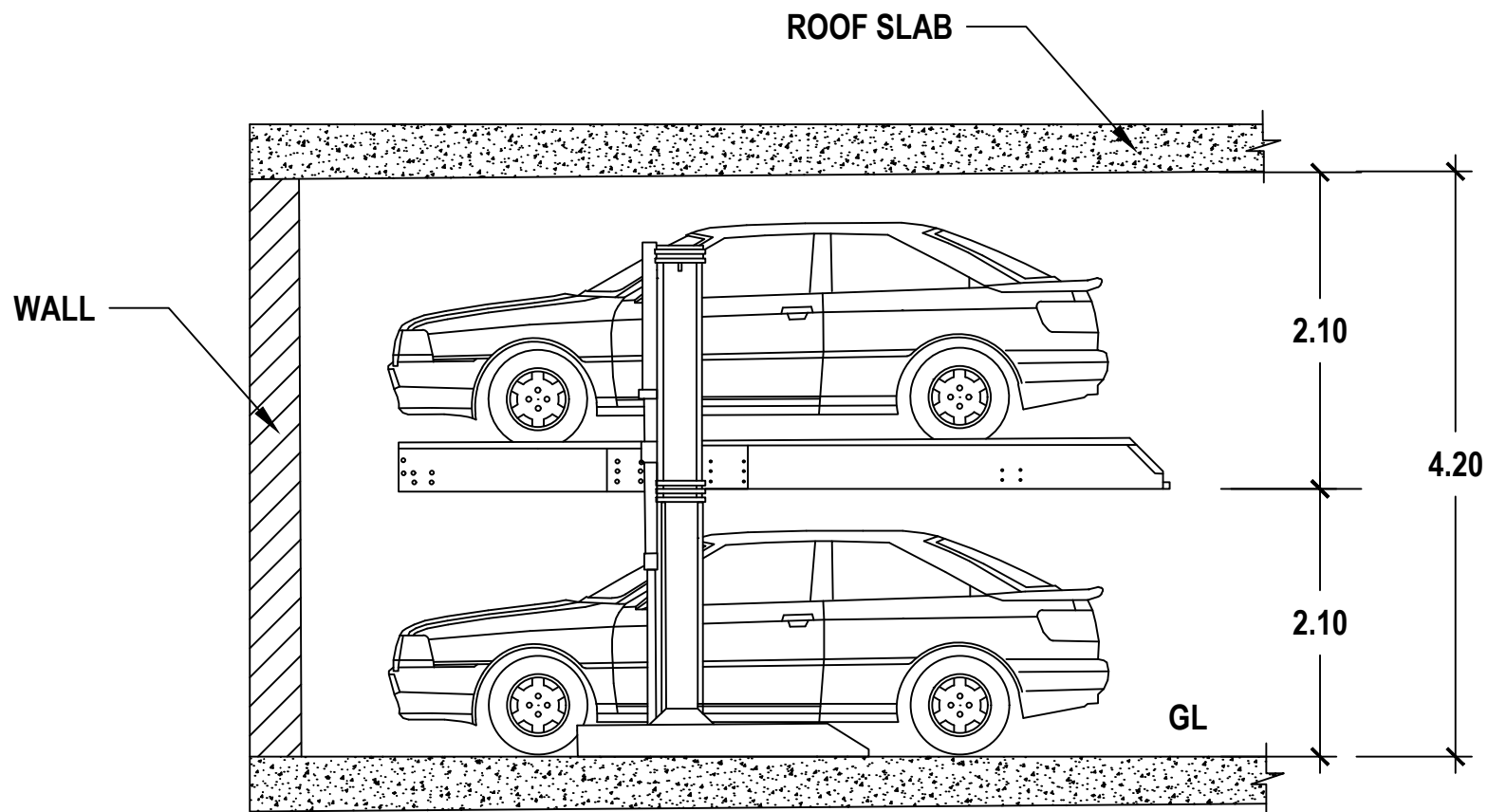
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ELEVATION



SECTION: A-A



SECTION FOR STACK PARKING

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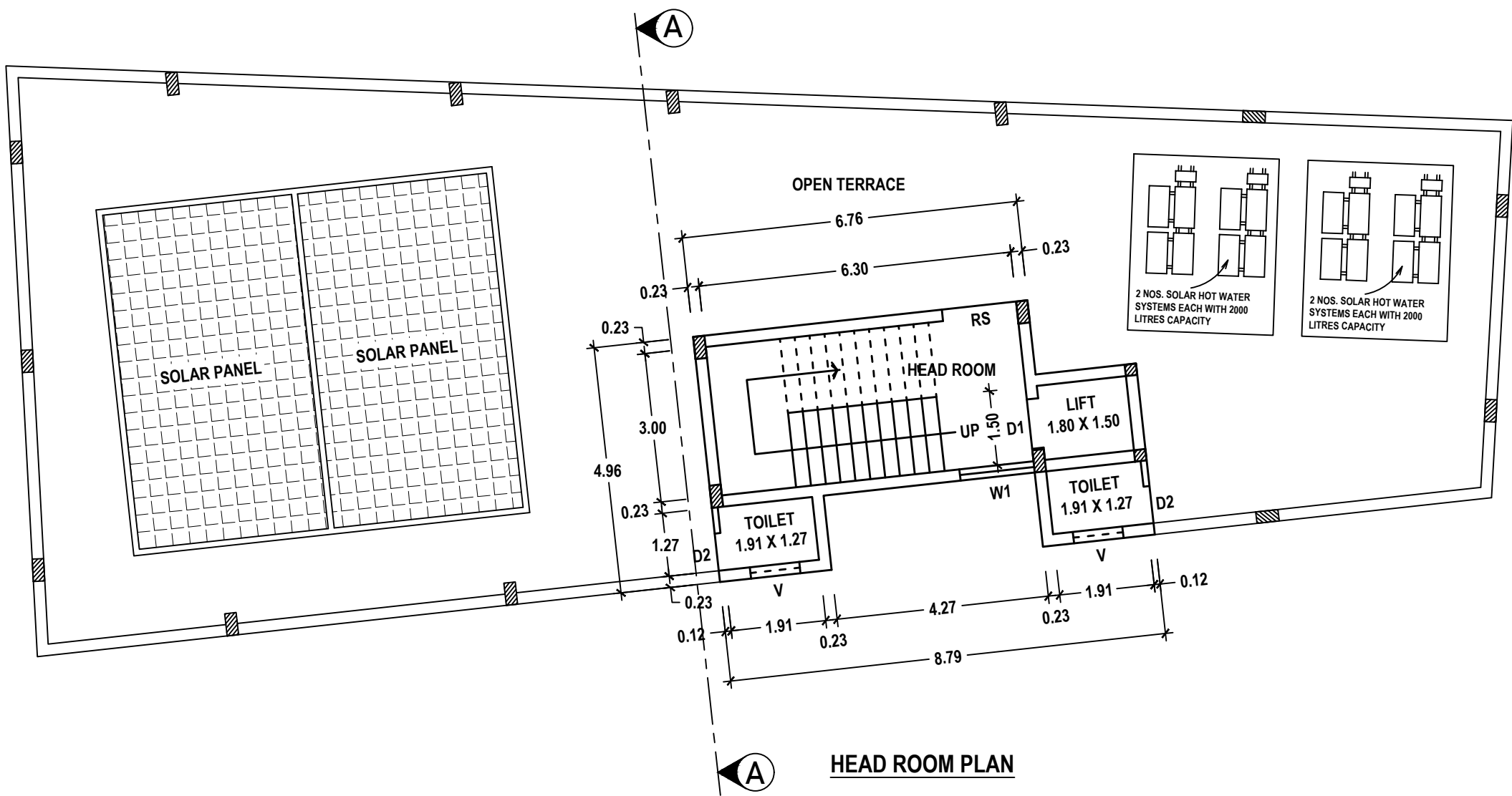
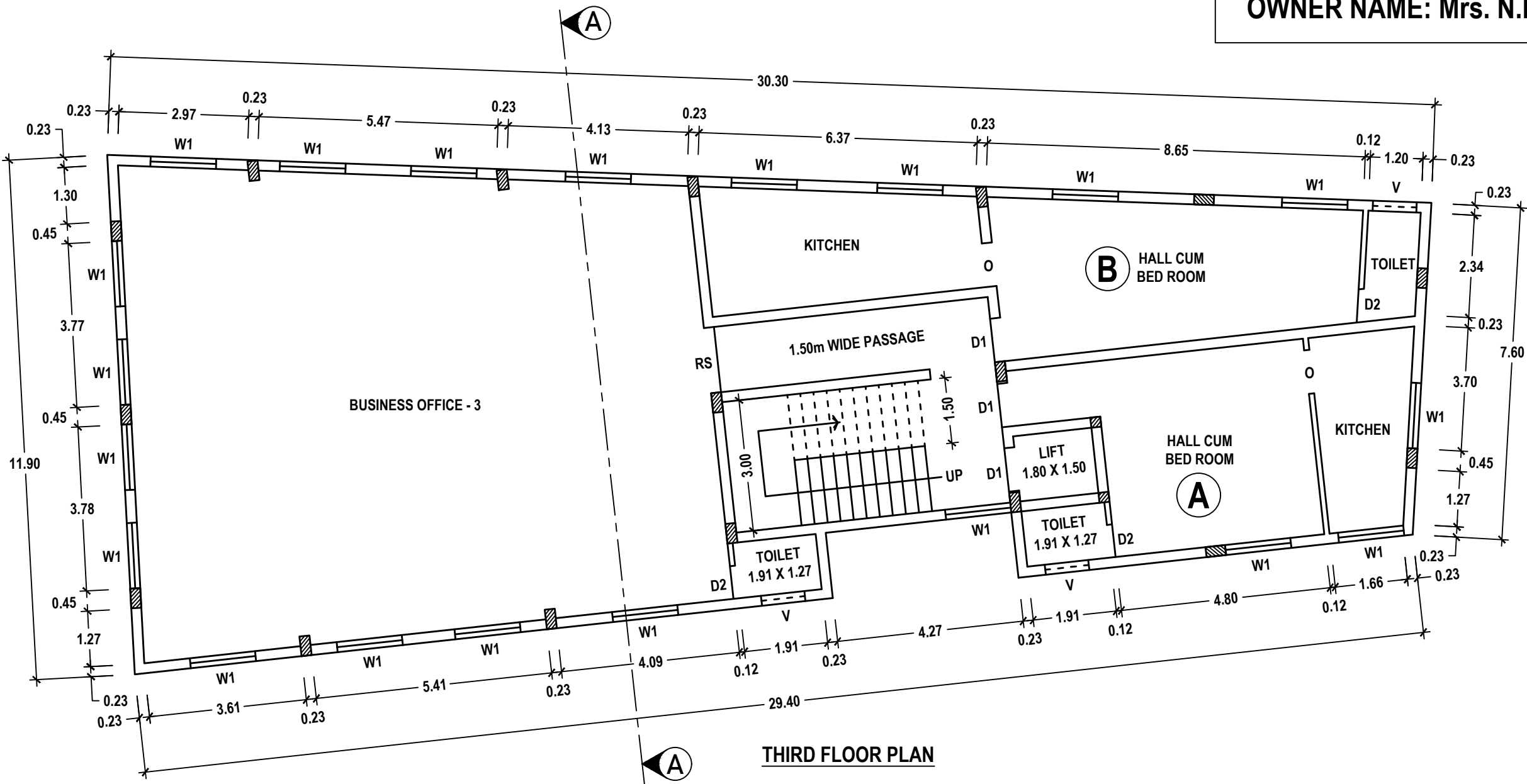
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SHEET NO.
3/5

OFFICE USE:

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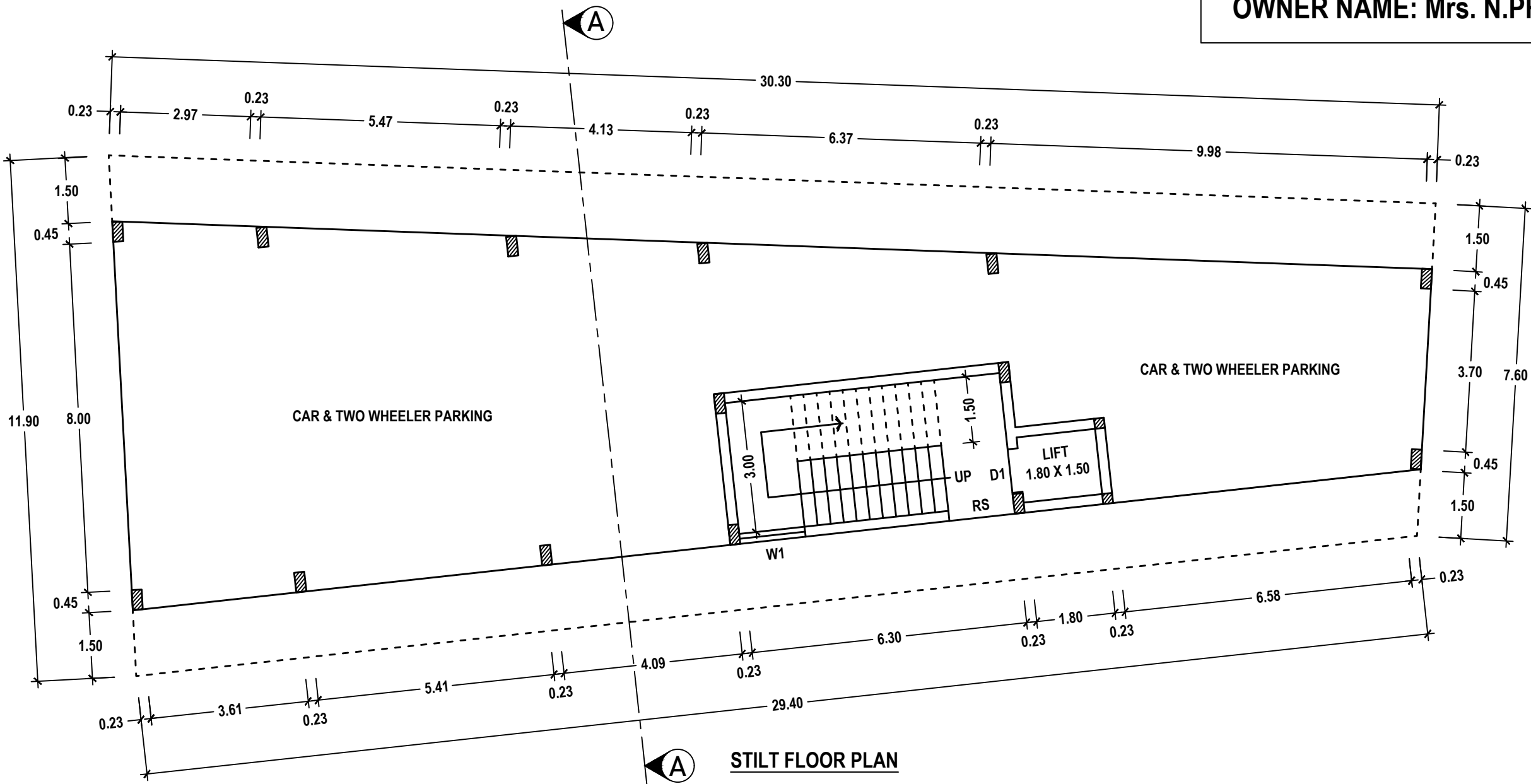
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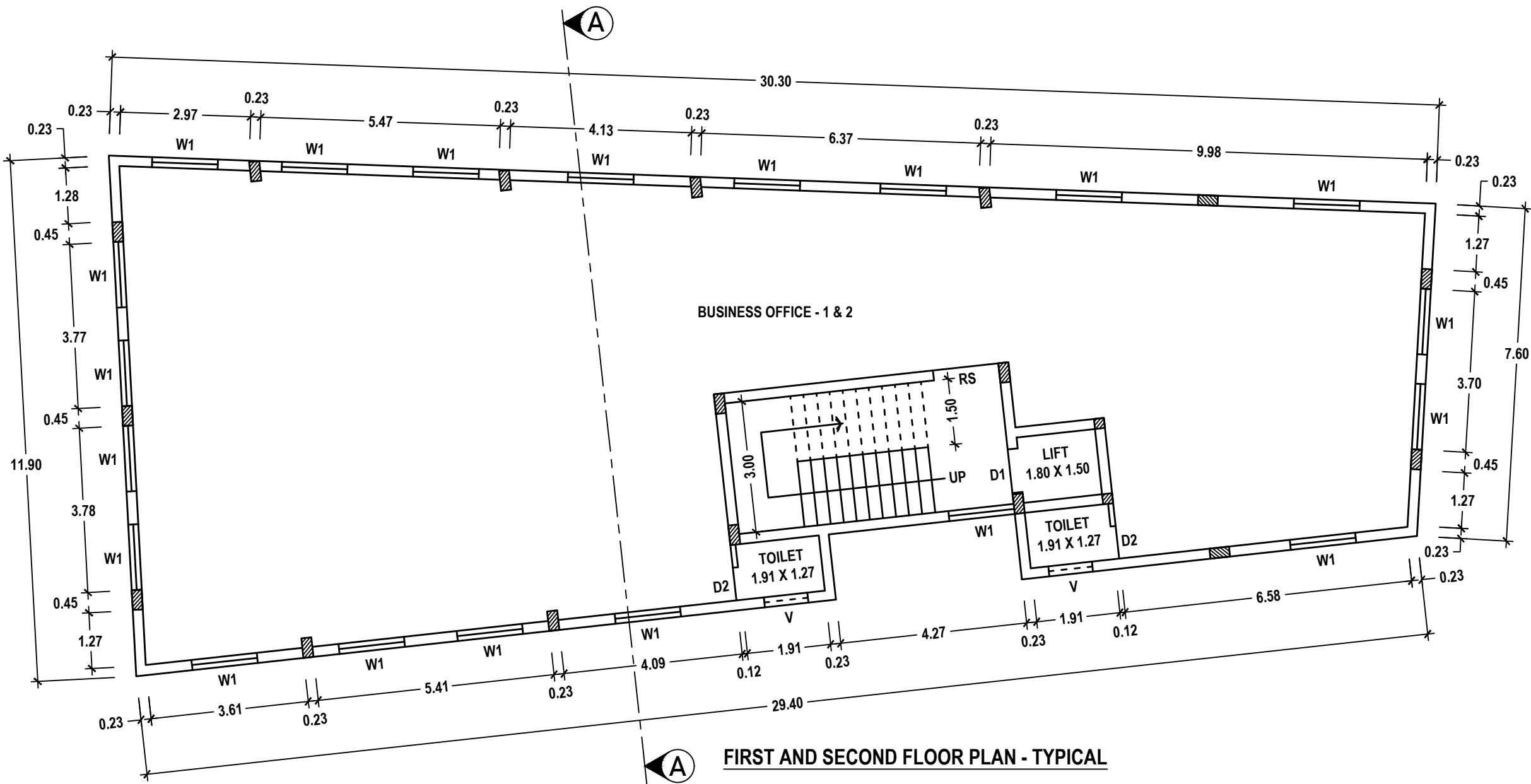
SHEET NO.
2/5

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STILT FLOOR PLAN



FIRST AND SECOND FLOOR PLAN - TYPICAL

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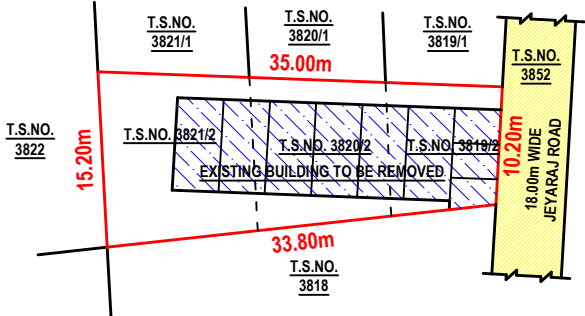
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SHEET NO.
1/5

OFFICE USE:

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SITE PLAN FOR EXISTING BUILDING TO BE REMOVED
SCALE - NTS

SCALE - 1:200

SITE AREA DETAILS AS PER SALE DEED

S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in	
			Sqm	Sq. Ft
1.	2930/2023	3819/2, 3820/2, 3821/2	437.90	4713.60
TOTAL			437.90	4713.60

SITE AREA DETAILS AS PER TSLR

S. NO.	SURVEY NUMBER	AREA in	
		Sqm	Sq. Ft
1.	3819/2	104.00	1119.46
2.	3820/2	146.00	1571.54
3.	3821/2	188.00	2023.63
TOTAL		438.00	4714.63

SITE AREA DETAILS

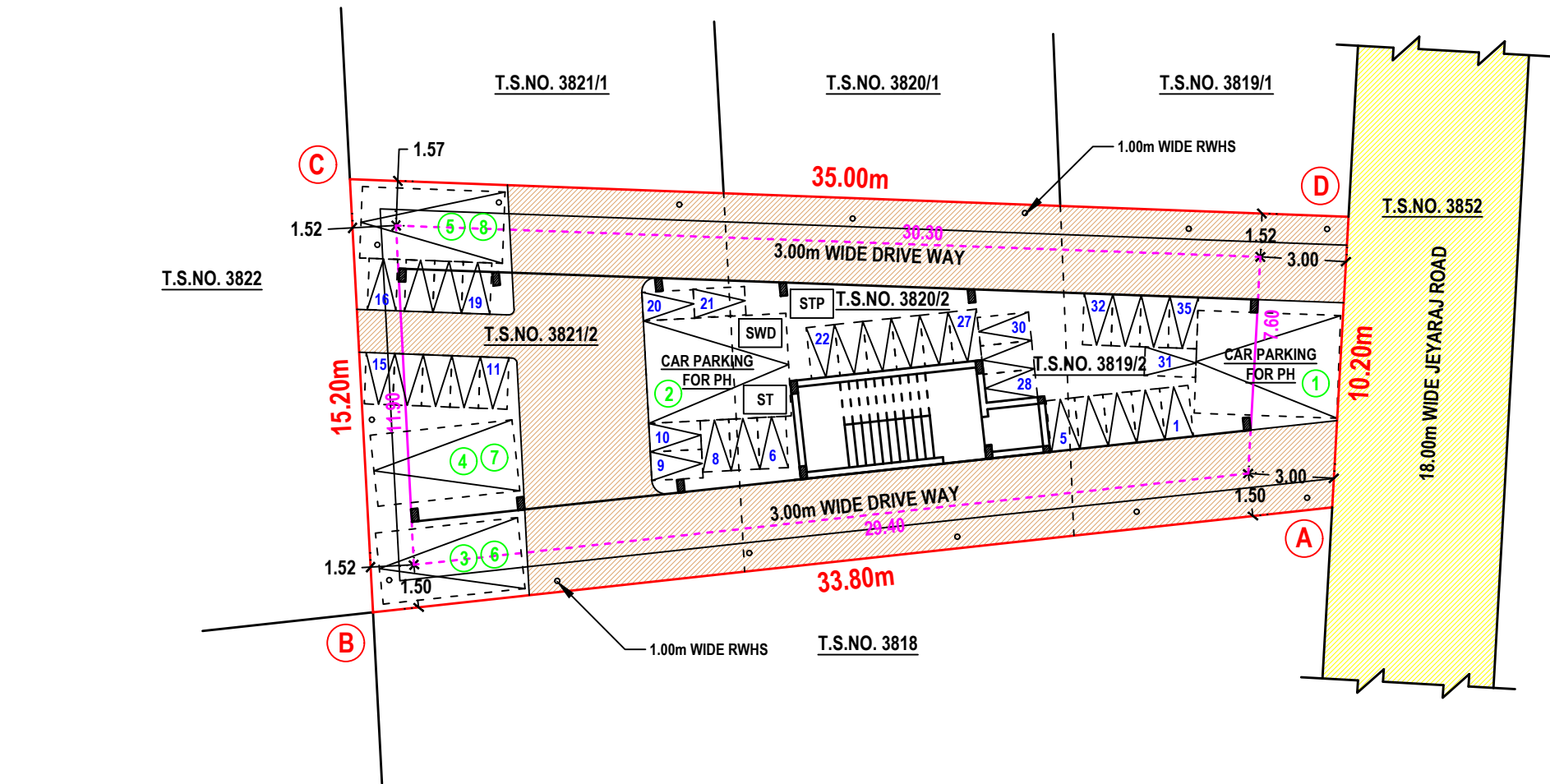
AS PER SALE DEED	-----	437.90 Sqm
AS PER TSLR	-----	438.00 Sqm
AS AT SITE	-----	437.90 Sqm

BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in	
			Sqm	Sq. Ft
AREA OF THE SITE	-----	-----	437.90	4713.56
PROPOSED AREA	-----	-----	-----	-----
STILT FLOOR	-----	289.77	289.77	3119.09
FIRST FLOOR	283.37	-----	283.37	3050.19
SECOND FLOOR	283.37	-----	283.37	3050.19
THIRD FLOOR	-----	-----	-----	-----
BUSINESS OFFICE	188.38	-----	188.38	2027.72
RESIDENTIAL	82.73	-----	82.73	890.51
HEAD ROOM	-----	34.15	34.15	367.60
TOTAL	837.85	323.92	1161.77	12505.30

FSI = $\frac{\text{TOTAL AREA OF ALL FLOORS}}{\text{PLOT AREA}} = \frac{837.85}{437.90} = 1.913 < 2.00$

PARKING DETAILS FOR OFFICE BUILDING
1 CAR SPACE FOR EVERY 100.00 Sqm OF FLOOR AREA
1 TWO WHEELER SPACE EVERY 25.00 Sqm 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 FOR SINGLE RESIDENTIAL BUILDING
FLOOR AREA UP TO 50 Sqm - 1 TWO WHEELER SPACE



STALL SIZE FOR PARKING		
1 CYCLE SPACE	-	0.58m X 1.80m
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

SET BACK DETAILS		
DESCRIPTION	REQUIRED	PROVIDED
FRONT	3.00	3.00
SIDE - 1	1.50	1.50
SIDE - 2	1.50	1.52
REAR	1.50	1.52

- NOTE:
- ALL DIMENSIONS ARE IN METER.
 - CCTV CAMERA TO BE PROVIDED.
 - EUROPEAN WATER CLOSET TO BE PROVIDED.
 - CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.
 - PH PARKING 10% TO BE PROVIDED.
 - VISITOR'S PARKING 10% TO BE PROVIDED.

REFERENCE		
DESCRIPTION		COLOUR
SITE BOUNDARY	-----	-----
PROPOSED BUILDING	-----	-----
OPEN SPACE	-----	-----
EXG. BUILDING	-----	-----
EXG. BUILDING TO BE REMOVED - 230.00 Sqm	-----	-----
DRIVE WAY	-----	-----
EXG. ROAD	-----	-----

SCHEDULE OF JOINERIES		
REF	DESCRIPTION	SIZE (in meter)
D1	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
RS	ROLLING DOOR	1.50 X 2.10
O	OPEN	1.00 X 2.10
W1	WINDOW	1.50 X 1.35
V	VENTILATOR	1.00 X 0.60

DWELLING UNIT WISE AREA DETAILS			
DWELLING UNIT NUMBER	AREA in		
	Sq. M	Sq. Ft	
BLOCK - A	36.61	394.07	
BLOCK - B	46.12	496.44	

PARKING CALCULATION DETAILS			
DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
BUSINESS OFFICE	10% FOR 755.92 + VISITOR'S = $\frac{831.51}{100}$ PARKING	8 CARS	8 CARS AND 35 TWO WHEELERS
	10% FOR 755.92 + VISITOR'S = $\frac{831.51}{25}$ PARKING	33 TWO WHEELERS	
RESIDENTIAL BUILDING	82.73 Sqm	2 TWO WHEELERS	

- CERTIFICATE**
- CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDE "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.
 - BATH ROOM AND WASH BASIN WATER IS CONNECTED TO PERCOLATION PIT FOR GROUND WATER RECHARGE.

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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,
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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.

