

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.

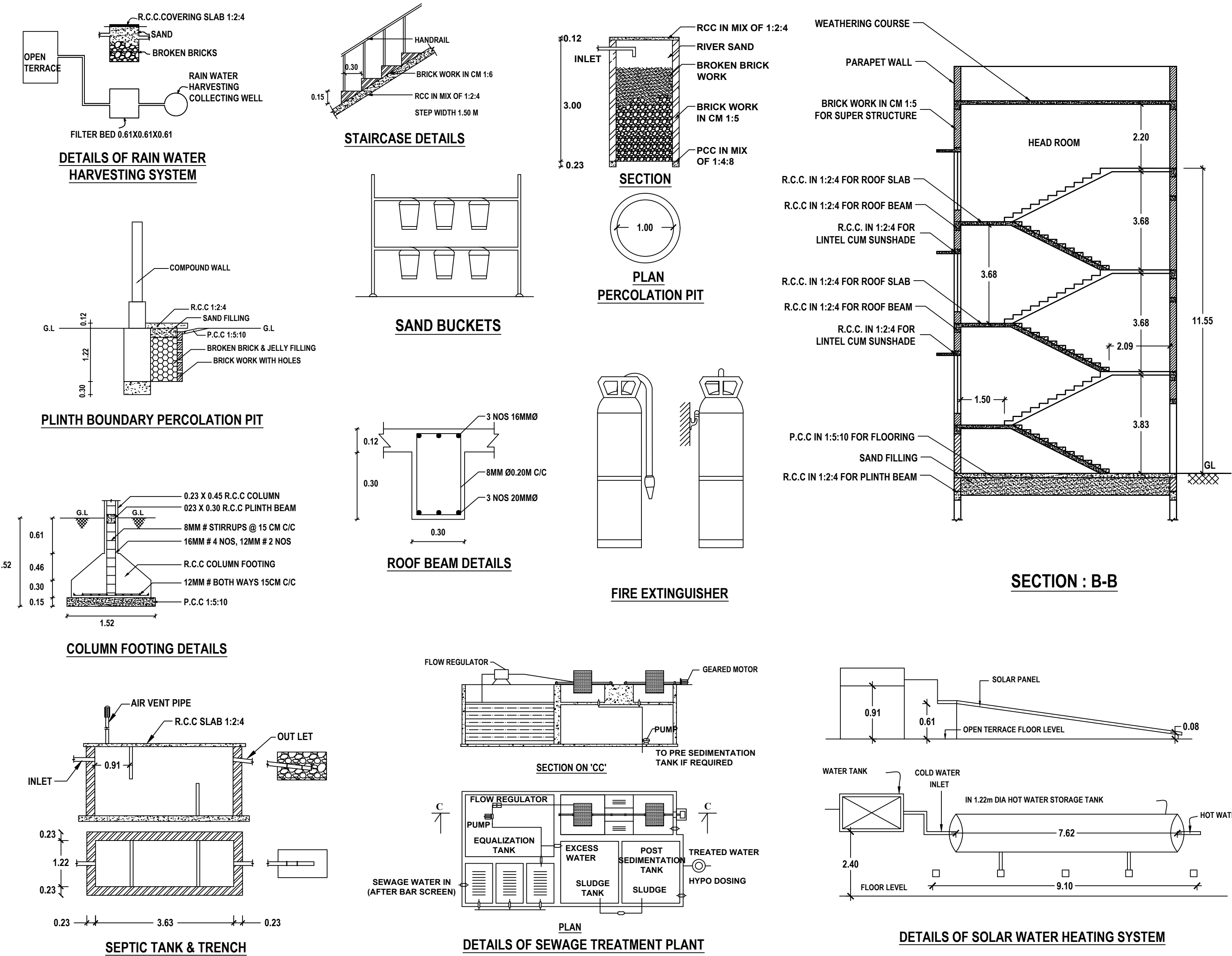
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A DWELLING HOUSE AND BUSINESS OFFICE BUILDING IN DOOR NOS. 13, 13A, 13B & 13C,
T.S.WARD NO. 2, BLOCK NO. 31, T.S.NO. 3456 & 3457 AT SUBBIAHPURAM FIRST STREET, T.P. SCHEME 'B' PART-1, THOOTHUKUDI CITY MUNICIPAL
CORPORATION (WEST ZONE), THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI DISTRICT.

SHEET NO.
5/5

OFFICE USE:



OWNER NAME: 1. Mr. S. SAINT RAVI RAJAN, 2. Mrs. M. DAVAMONI DEVI



PLANNING PERMISSION

ROC. NO. SWP/BPA/180977/2024
SITE BOUNDARY SHOWN AS "A TO D"
PLANNING PERMISSION NO. 41/2024 (SWP/TUTY)

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Er.K.GANAPATHI, B.E., M.E.(Soil Mech), F.I.E., F.I.V., D.Litt., (USA)
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M. Davamani Devi
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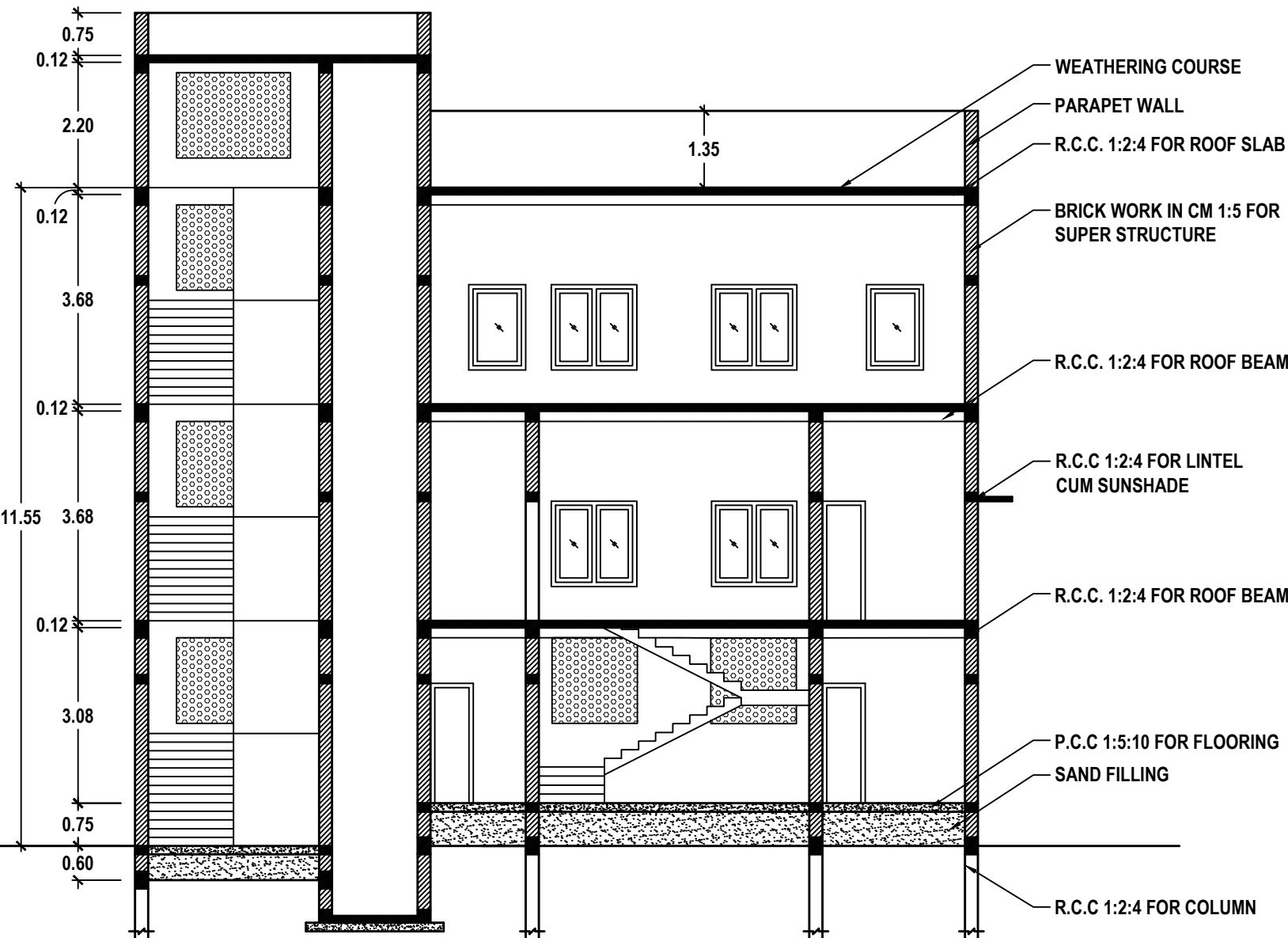
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4/5

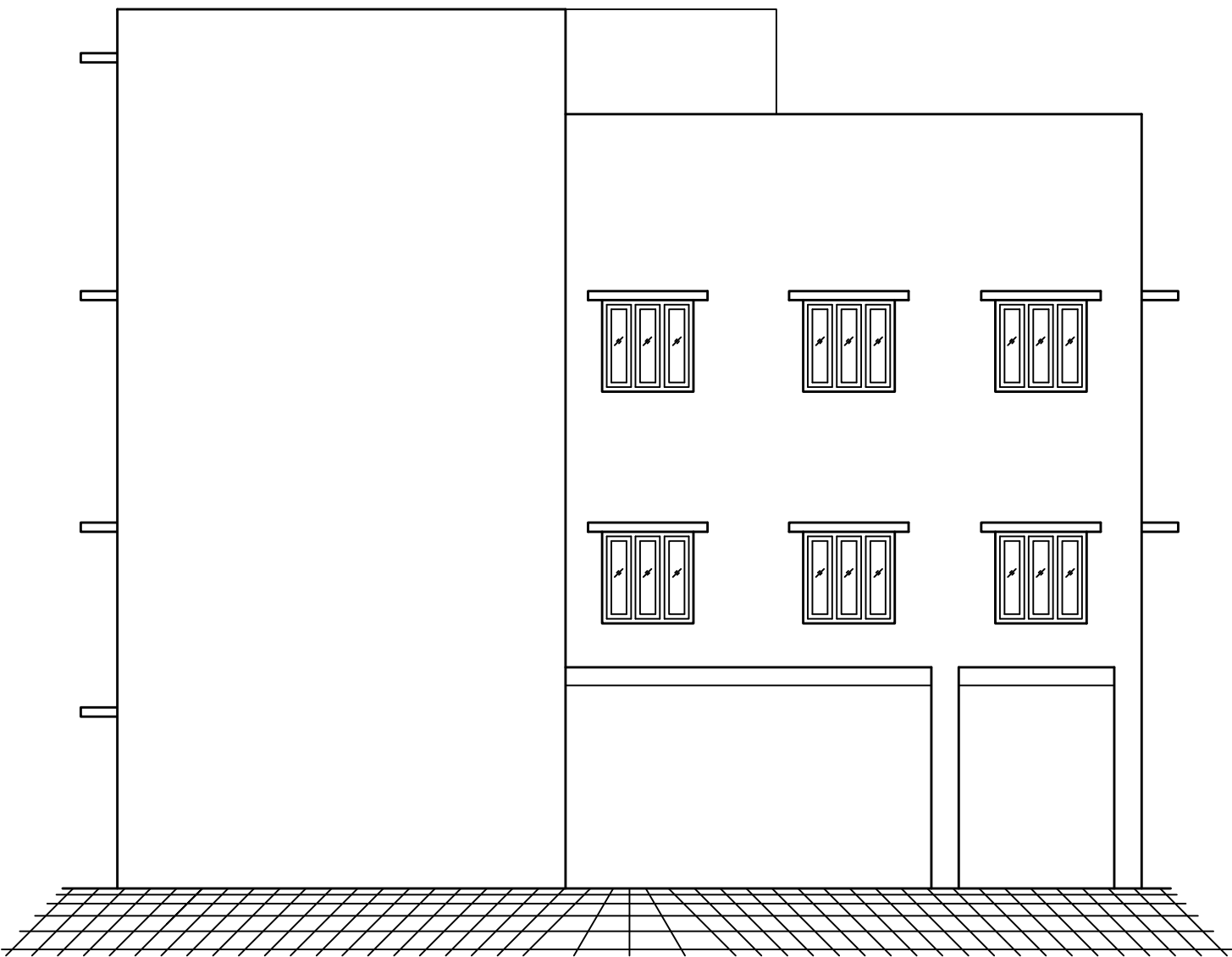
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SCALE - 1:100



SECTION : A-A



ELEVATION

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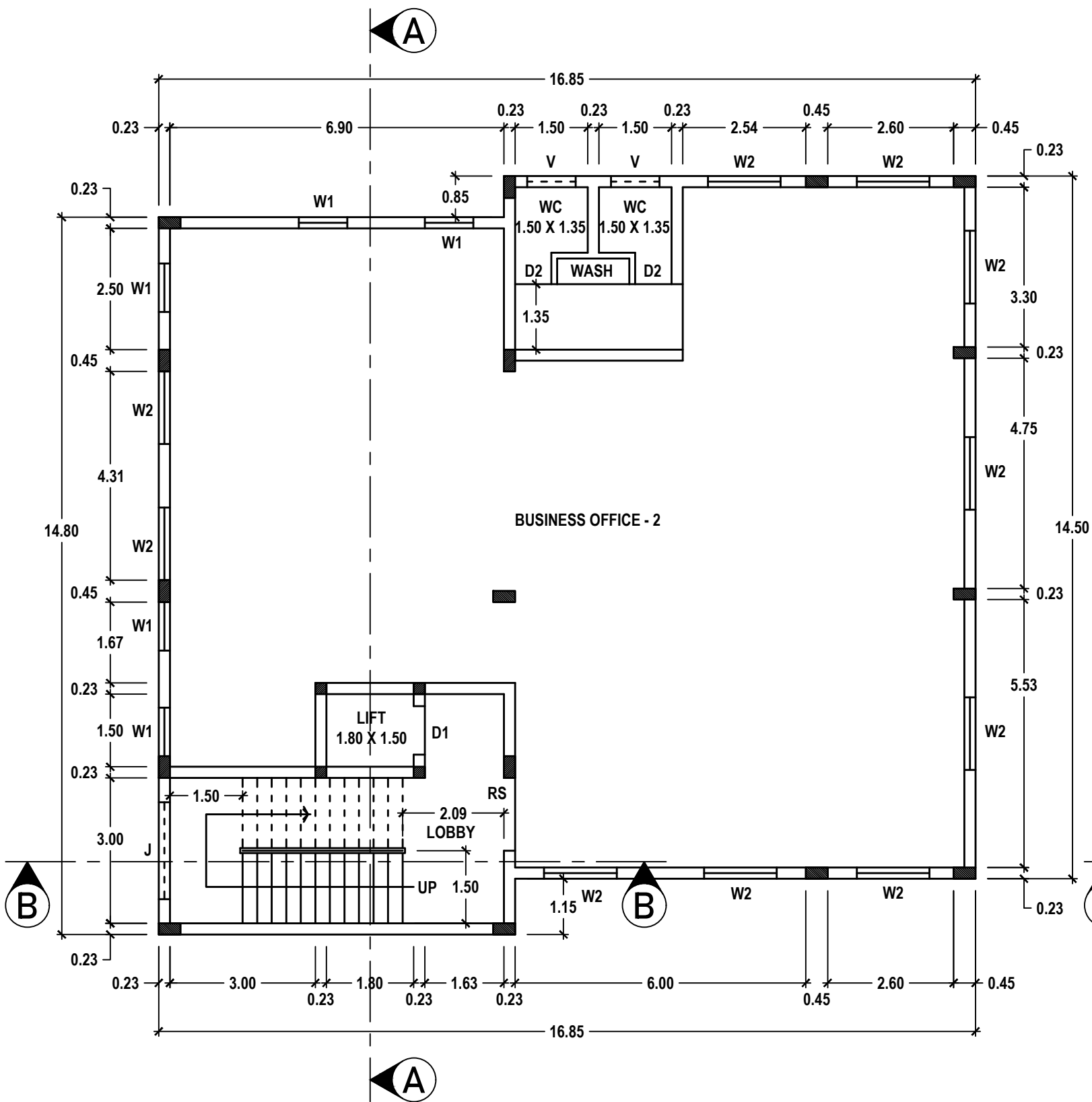
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3/5

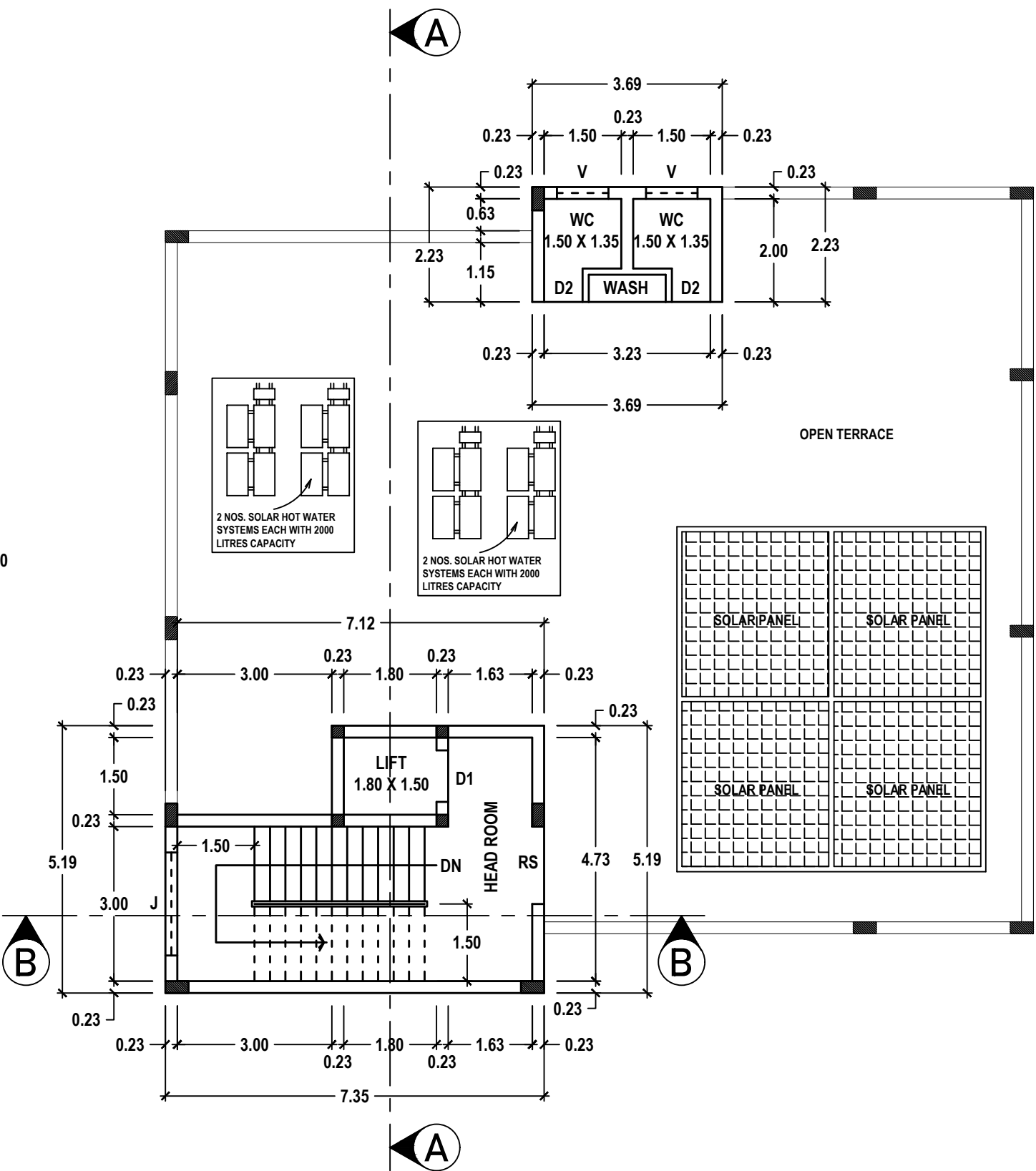
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SCALE - 1:100



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

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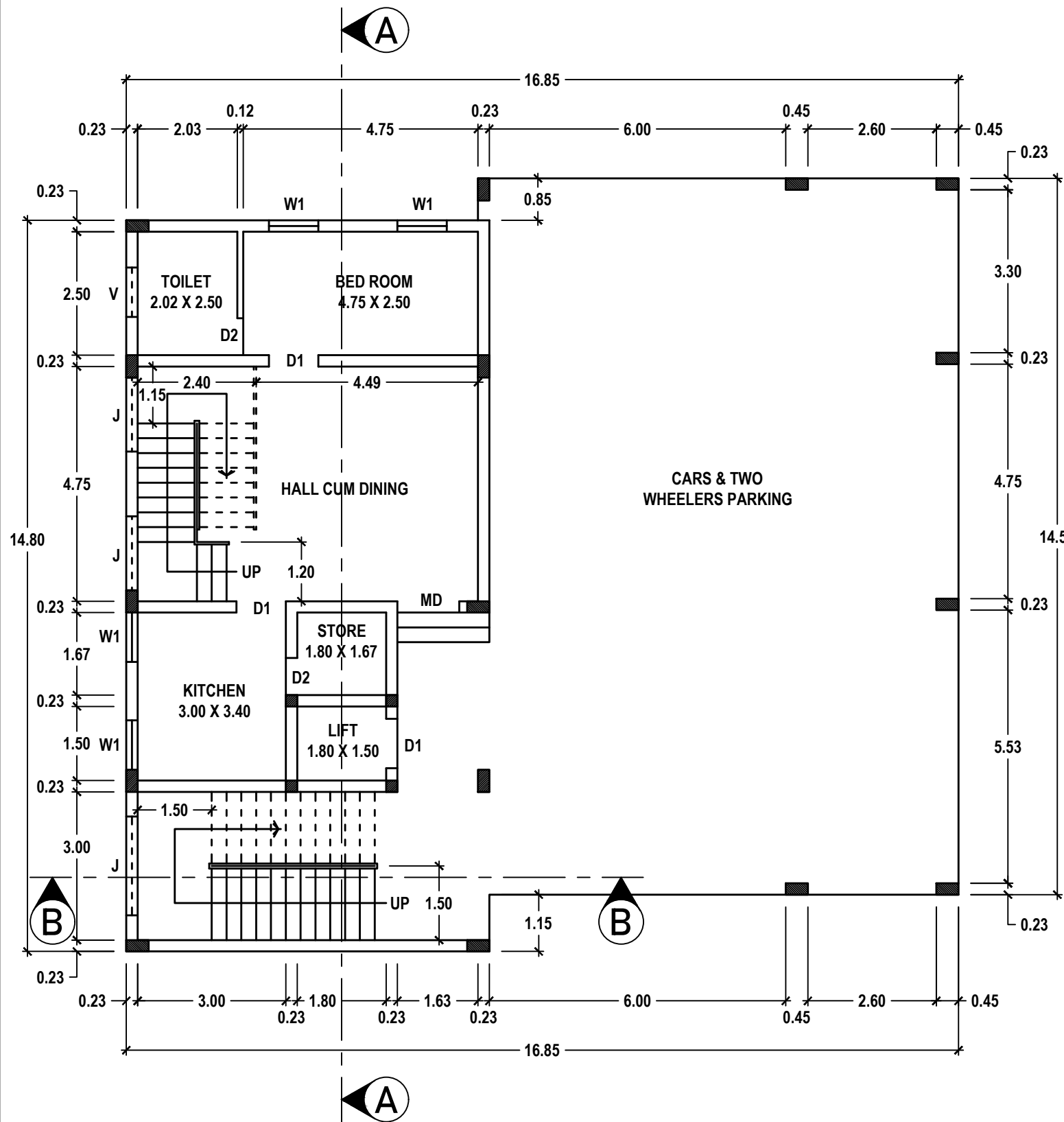
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2/5

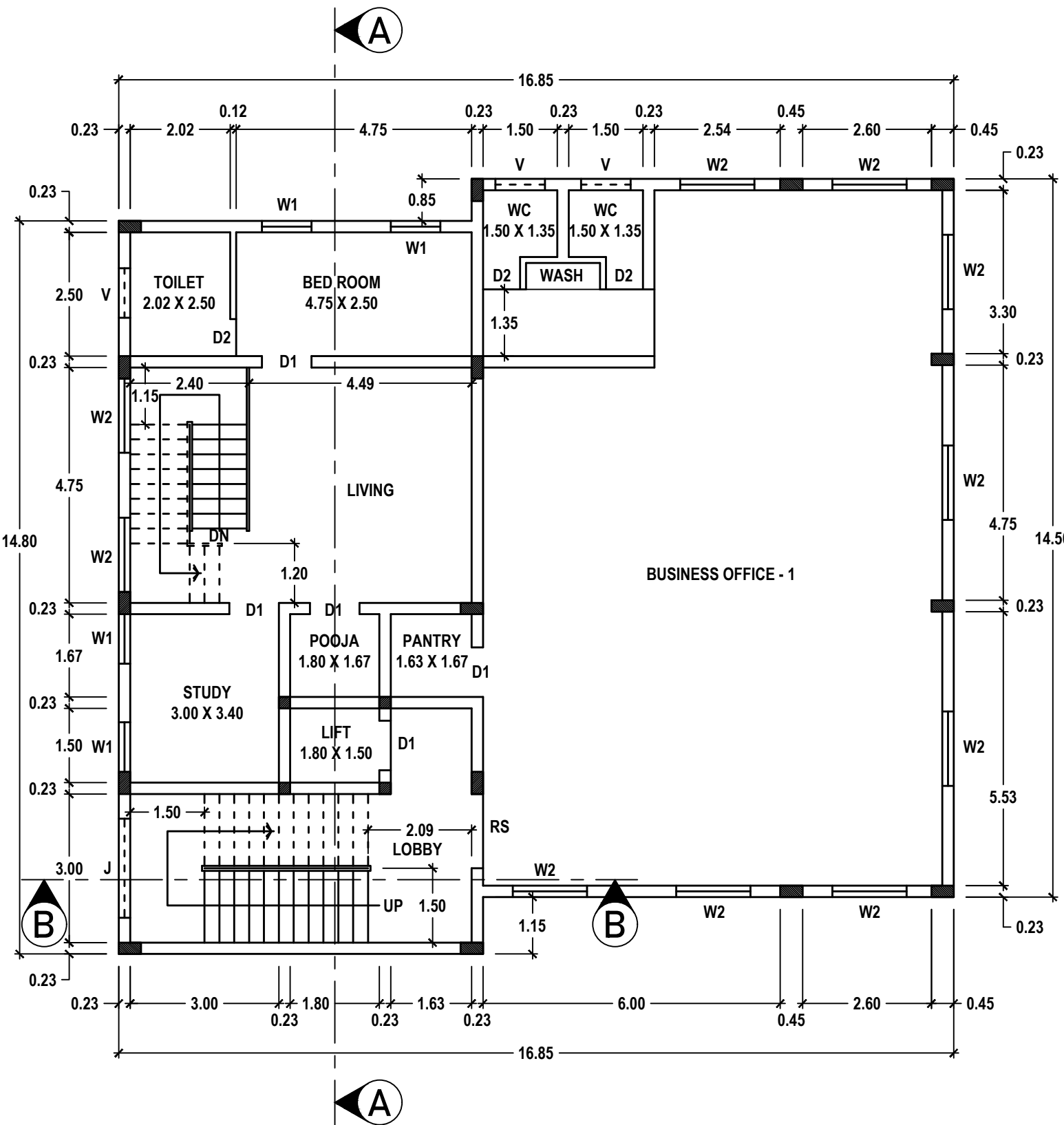
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

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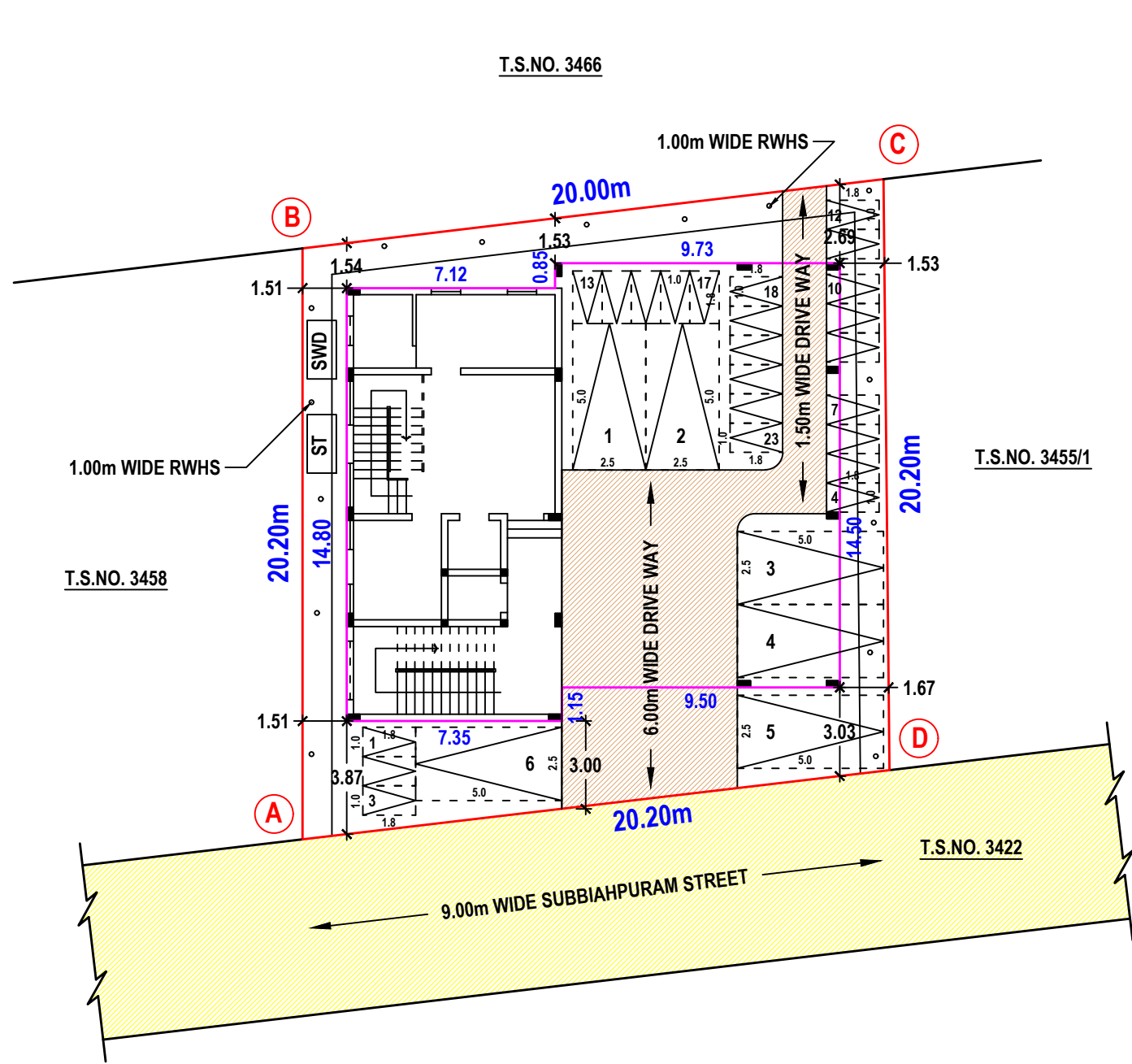
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SCALE - 1:200



SITE PLAN

NOTE:

- ALL DIMENSIONS ARE IN METER.
- EUROPEAN WATER CLOSET TO BE PROVIDED.
- CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.

STALL SIZE FOR PARKING

1 TWO WHEELER SPACE	-	1.00m X 1.80m
1 CAR SPACE	-	2.50m X 5.00m

REFERENCE

DESCRIPTION

COLOUR

SITE BOUNDARY	-----	
PROPOSED BUILDING	-----	
OPEN SPACE	-----	
EXG. BUILDING	-----	
DRIVE WAY	-----	
EXG. ROAD	-----	

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
RS	ROLLING SHUTTER	1.50 X 2.10
MD	MAIN DOOR	1.25 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
W1	WINDOW	1.00 X 1.50
W2	WINDOW	1.50 X 1.50
V	VENTILATOR	0.75 X 0.60
J	JOLLY WORK	2.00 X 1.50

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
IN ADDITION 10% FOR VISITOR'S PARKING

PARKING DETAILS FOR SINGLE RESIDENTIAL BUILDING

FLOOR AREA UP TO 150 Sqm - 1 CAR AND 1 TWO WHEELER SPACE

SITE AREA DETAILS AS PER TSLR

S. NO.	SURVEY NUMBER	AREA in	
		Sqm	Sq. Ft
1.	3456	203.00	2185.09
2.	3457	202.00	2174.33
TOTAL		405.00	4359.42

SITE AREA DETAILS AS PER SALE DEED

S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in	
			Sqm	Sq. Ft
1.	36/2013	3456 & 3457	97.62	1050.75
2.	587/2005		104.82	1128.25
3.	575/2005		92.60	996.75
4.	204/1994		103.19	1110.75
TOTAL			398.23	4286.50

SITE AREA DETAILS

AS PER SALE DEED	-----	398.23 Sqm
AS PER TSLR	-----	405.00 Sqm
AS AT SITE	-----	405.00 Sqm

BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in	
			Sqm	Sq. Ft
AREA OF THE SITE	-----	-----	398.23	4286.55
GROUND FLOOR				
RESIDENTIAL	72.50	-----	72.50	780.40
PARKING	-----	174.23	174.23	1875.41
FIRST FLOOR				
BUSINESS OFFICE	174.23	-----	174.23	1875.41
RESIDENTIAL	72.50	-----	72.50	780.40
SECOND FLOOR	246.73	-----	246.73	2655.80
TERRACE FLOOR	-----	40.79	40.79	439.06
TOTAL	565.96	215.02	818.11	8806.15

FSI = $\frac{\text{TOTAL AREA OF ALL FLOORS}}{\text{PLOT AREA}} = \frac{565.96}{398.23} = 1.421 < 2.00$

PARKING CALCULATION DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
BUSINESS OFFICE	10% FOR 420.96 + VISITOR'S = $\frac{463.05}{100}$ PARKING	5 CARS	6 CARS AND 23 TWO WHEELERS
	10% FOR 420.96 + VISITOR'S = $\frac{463.05}{25}$ PARKING	19 TWO WHEELERS	
INDIVIDUAL RESIDENCE	145.00 Sqm	1 CAR AND 1 TWO WHEELER	

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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
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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.

