

PP

APPROVAL RECORD

Planning Permission

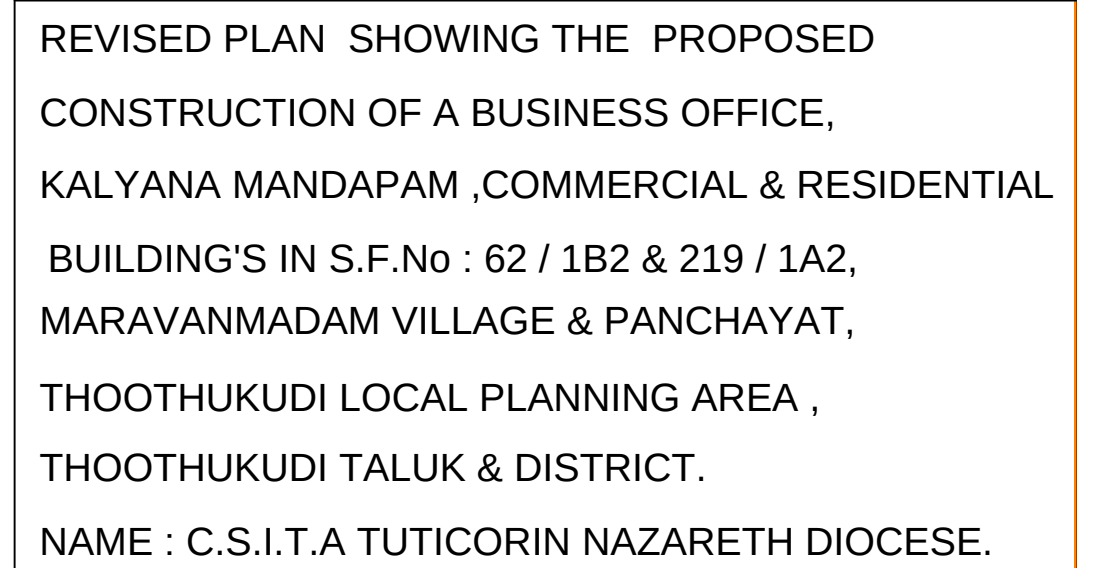
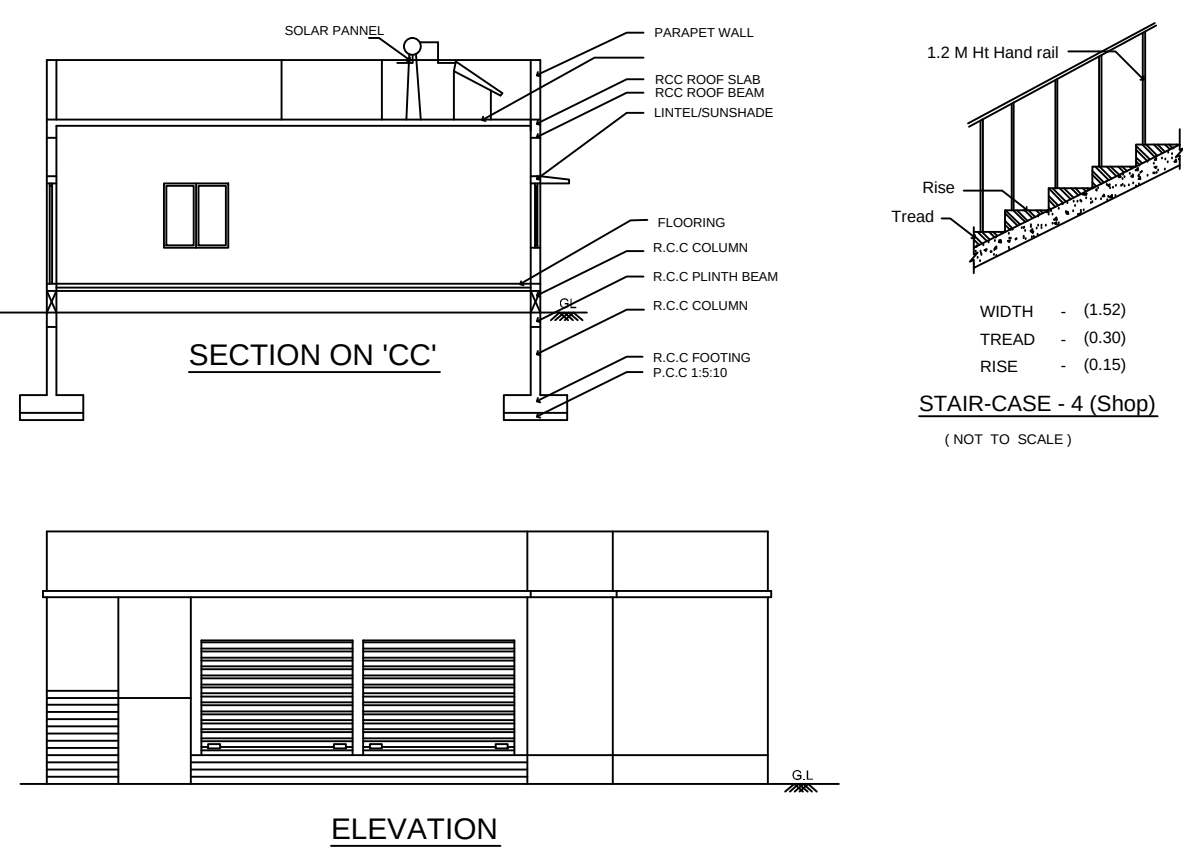
Thoothukkudi
Thoothukkudi district, Tamil Nadu

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.



JOINERY DETAILS		
M.D	MAIN DOOR	1.07 x 2.13
DD	DOUBLE DOOR	1.83 X 2.13
DD1	DOUBLE DOOR	1.52 X 2.13
D	DOOR	0.91 x 2.13
D1	DOOR	0.76 x 2.13
D2	DOOR	0.75 x 2.13
LD	LIFT DOOR	1.22 x 2.13
FW	FRENCH WINDOW	1.83 x 2.10
FW1	FRENCH WINDOW	1.52 x 2.10
FW2	FRENCH WINDOW	1.22 x 2.10
FW3	FRENCH WINDOW	0.76 x 2.10
W	WINDOW	1.83 x 1.37
W1	WINDOW	1.22 x 1.37
W2	WINDOW	0.91 x 1.37
KW	KITCHEN WINDOW	1.19 x 1.06
V	VENTILATORE	0.91 x 0.61
J	JOLLY	1.83 x 0.61



SWP / THOOTHUKUDI / DTCP / DTCP / PLANNING PERMISSION No : 53 / 2024

This Revises SWP / THOOTHUKUDI / DTCP / DTCP / PLANNING PERMISSION No : 07 / 2024

APPLICANT

Er.S.K.Arun Karmaraj M.E.(Struct.)MBA, MIE.,
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Reg.CBEP-LPA/SB/OR-1/19/05/051
KAARVENS Structural Consultancy,
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STRUCTURAL ENGINEER

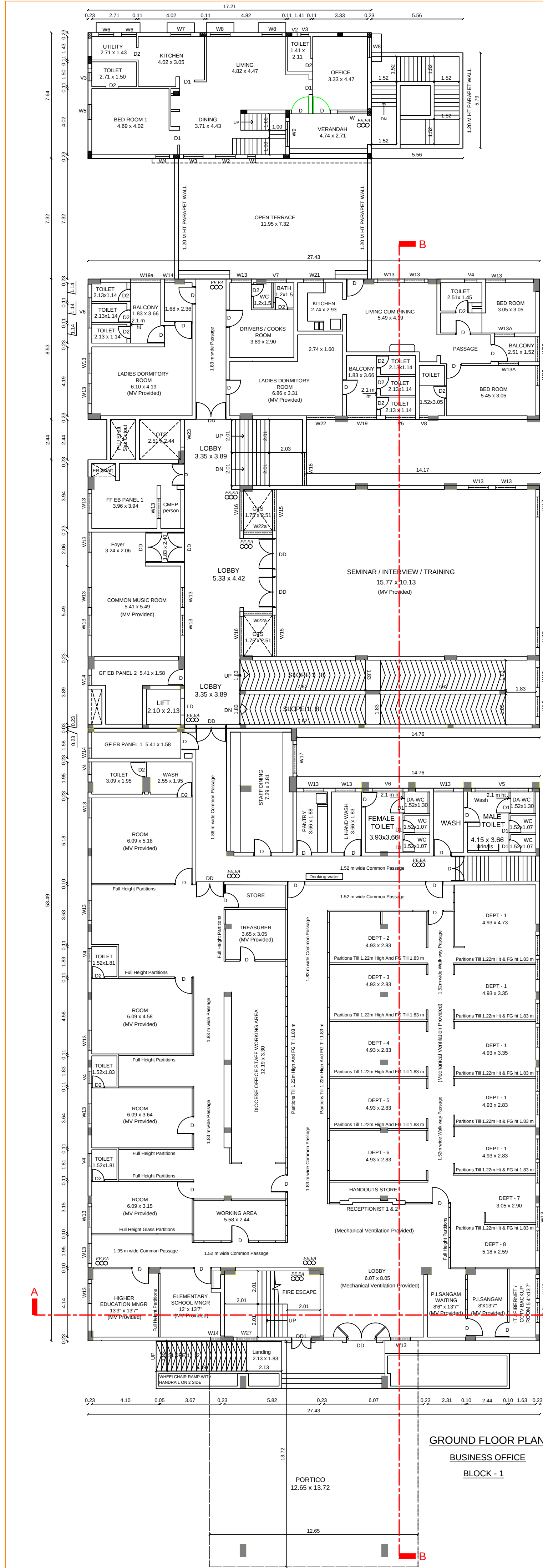
Er. M. VELMURUGAN DCE.BE
No:13/3, Sowdeshwari Nagar,
Ondipudur, Coimbatore - 641 016
LPA / CE / 012 / 2022
LPA / RE / GR-III / 003 / 2022
Cell: 6383323123

CONSTRUCTION ENGINEER

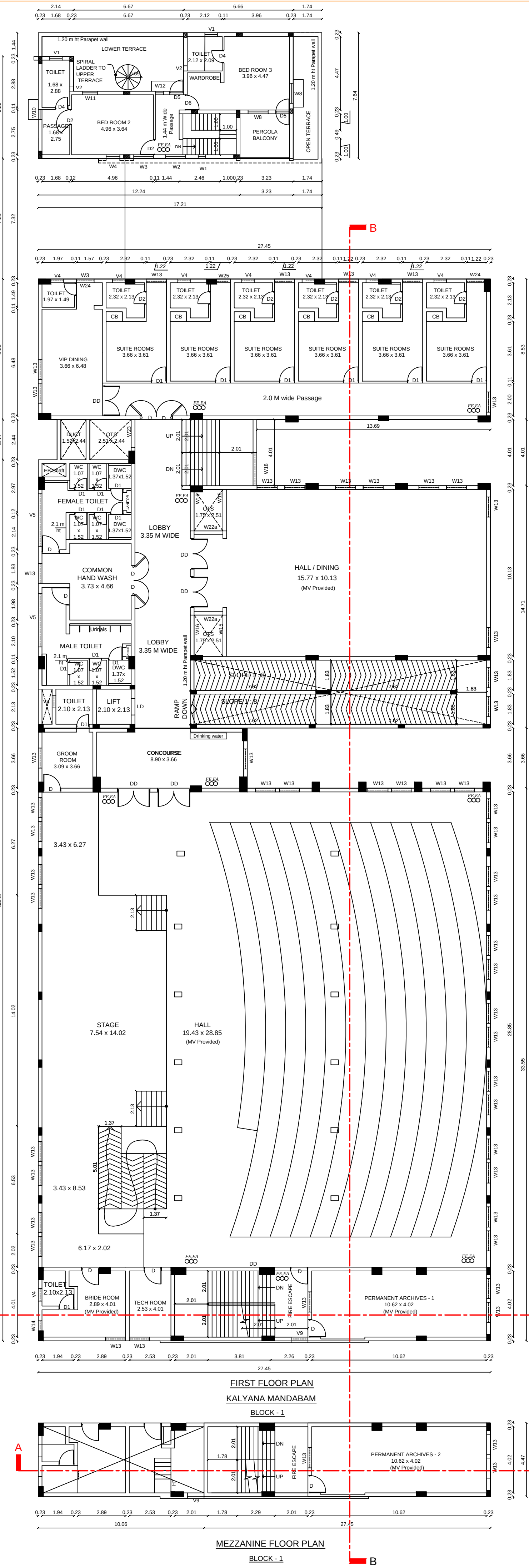
Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell: 91-97902 33332
LBS No. GR.II.057.2019 LPA/RE/GR-II/19/04/008

REGISTERED ENGINEER

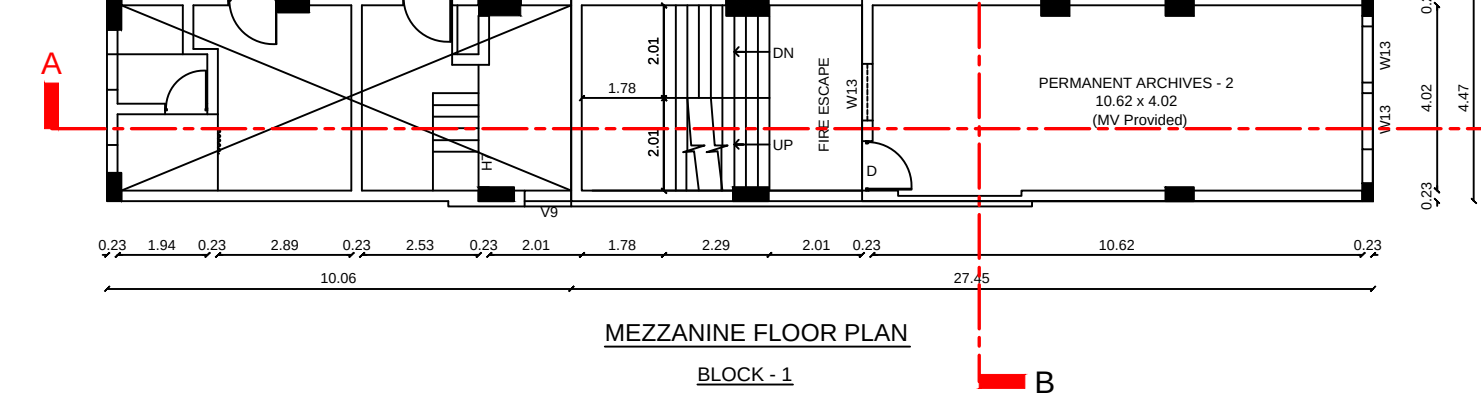
BLOCK 3 & BLOCK 1 & 2 - ELEVATION SHEET No : 3 / 3



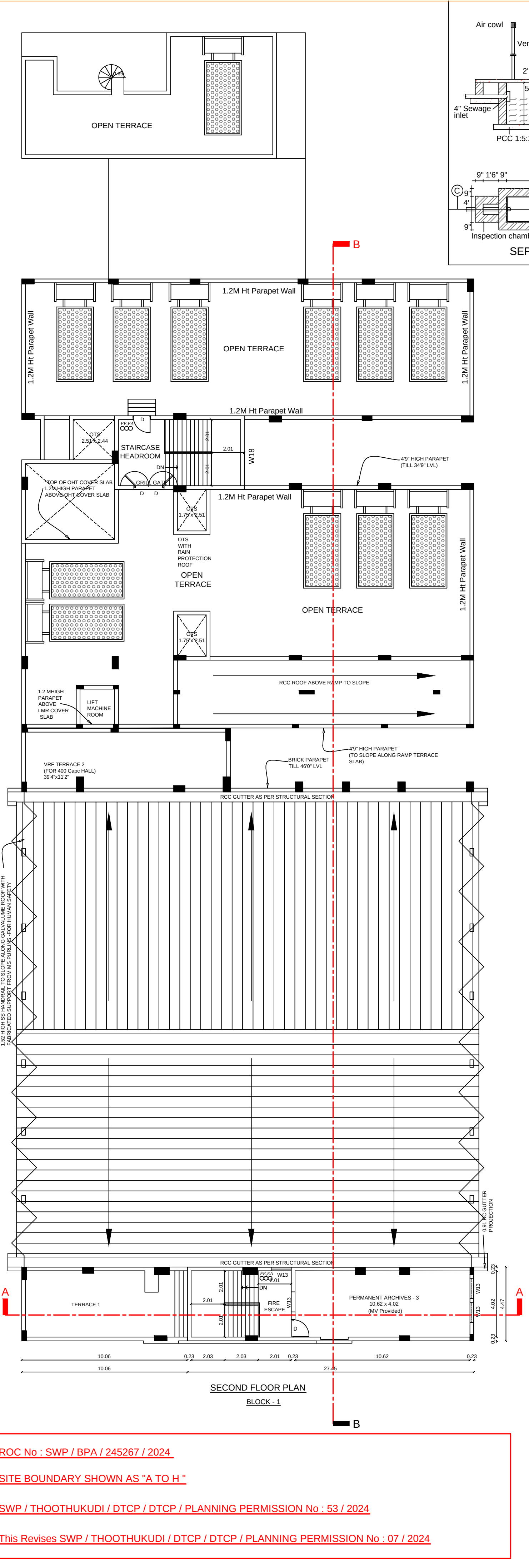
GROUND FLOOR PLAN
BUSINESS OFFICE
BLOCK - 1



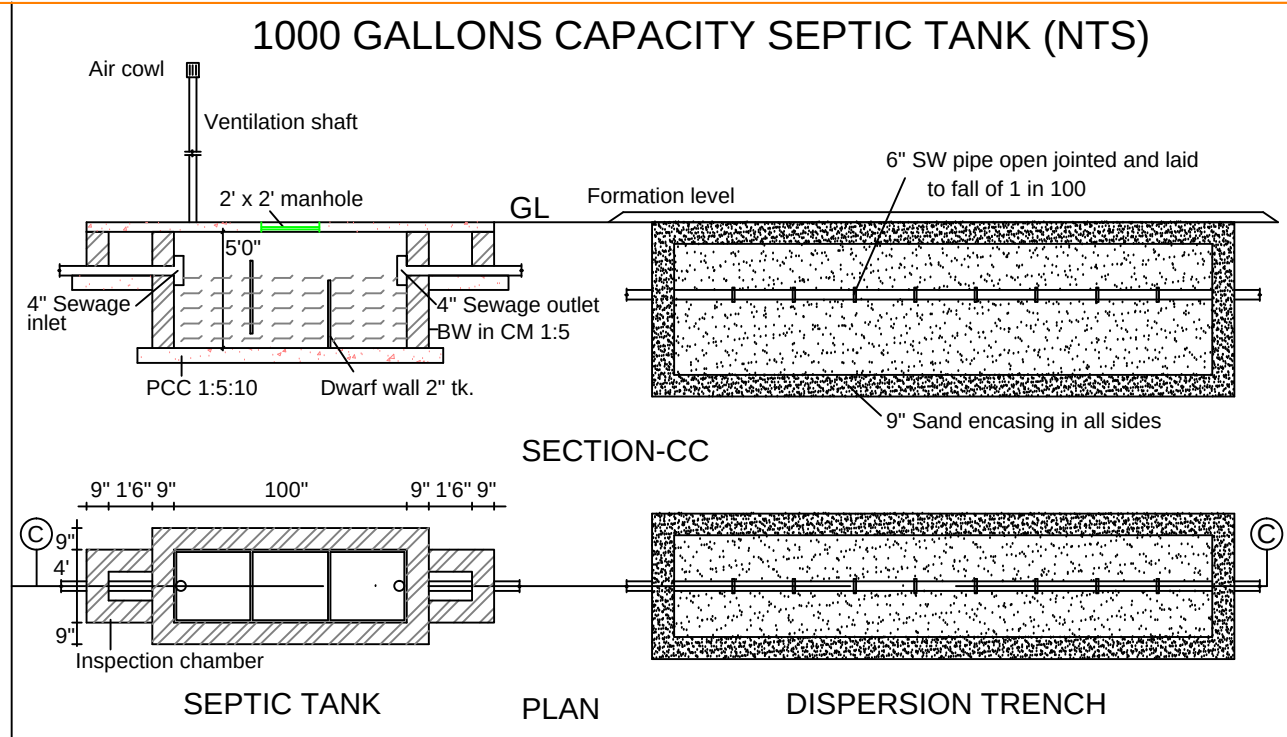
FIRST FLOOR PLAN
KALYANA MANDABAM
BLOCK - 1



MEZZANINE FLOOR PLAN
BLOCK - 1



SECOND FLOOR PLAN
BLOCK - 1



REVISED PLAN SHOWING THE PROPOSED
CONSTRUCTION OF A BUSINESS OFFICE,
KALYANA MANDAPAM ,COMMERCIAL & RESIDENTIAL
BUILDING'S IN S.F.No : 62 / 1B2 & 219 / 1A2,
MARAVANMADAM VILLAGE & PANCHAYAT,
THOOTHUKUDI LOCAL PLANNING AREA ,
THOOTHUKUDI TALUK & DISTRICT.
NAME : C.S.I.T.A TUTICORIN NAZARETH DIOCESE.

JOINERY DETAILS						
M.D	MAIN DOOR	1.07 x 2.13	D	DOOR	0.91 x 2.13	
DD	DOUBLE DOOR	1.83 x 2.13	D1	DOOR	1.06 x 2.13	
DD1	DOUBLE DOOR	1.52 x 2.13	D2,6	DOOR	0.91 x 2.13	
LD	LIFT DOOR	1.22 x 2.13	D3	DOOR	0.91 x 2.13	
FW	FRENCH WINDOW	1.83 x 2.10	D4,5	DOOR	0.76 x 2.13	
FW1	FRENCH WINDOW	1.52 x 2.10	W14	WINDOW	0.61 x 1.22	
FW2	FRENCH WINDOW	1.22 x 2.10	W15	WINDOW	2.51 x 1.22	
FW3	FRENCH WINDOW	0.76 x 2.10	W16	WINDOW	2.36 x 1.22	
W	WINDOW	1.83 x 1.37	W17	WINDOW	2.51 x 1.22	
W1	WINDOW	0.46 x 2.36	W18	WINDOW	2.00 x 0.61	
W 2,3	WINDOW	1.22 x 2.36	W19	WINDOW	1.83 x 2.59	
W4	WINDOW	0.84 x 2.36	W20	WINDOW	1.52 x 2.59	
W5	WINDOW	0.91 x 2.36	W21	WINDOW	1.22 x 0.91	
W6	WINDOW	0.91 x 0.91	W22& W22A	WINDOW	1.75 x 1.22	
W7	WINDOW	1.22 x 0.91	W23	WINDOW	1.67 x 0.91	
W8	WINDOW	1.22 x 1.22	W24	WINDOW	1.06 x 1.22	
W9	WINDOW	1.52 x 0.91	W25	WINDOW	0.83 x 1.22	
W10	WINDOW	0.61 x 1.22	W26	WINDOW	0.78 x 1.22	
W11	WINDOW	0.91 x 1.22	W27	WINDOW	1.22 x 1.22	
W12	WINDOW	0.48 x 1.22	V4	Ventilator	0.76 x 0.91	
W13A W13A	WINDOW	1.22 x 1.22	V5	Ventilator	3.23 x 0.91	
KW	KITCHEN WINDOW	1.19 x 1.06	V6	Ventilator	1.83 x 0.91	
V1	VENTILATORE	0.76 x 0.61	V7	Ventilator	1.22 x 0.91	
V2	VENTILATORE	0.30 x 0.30	V8	Ventilator	0.53 x 1.22	
V3	VENTILATORE	0.49 x 0.61	V9	Ventilator	1.01 x 0.45	

Vel. Vel. Vel.
APPLICANT

S.K. Arun Kamaraj
Er.S.K.Arun Kamaraj M.E.(Struct),MBA,MIE.,
Chartered Structural Engineer,
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M: +91-9894215019, O: +91-8270005019

STRUCTURAL ENGINEER

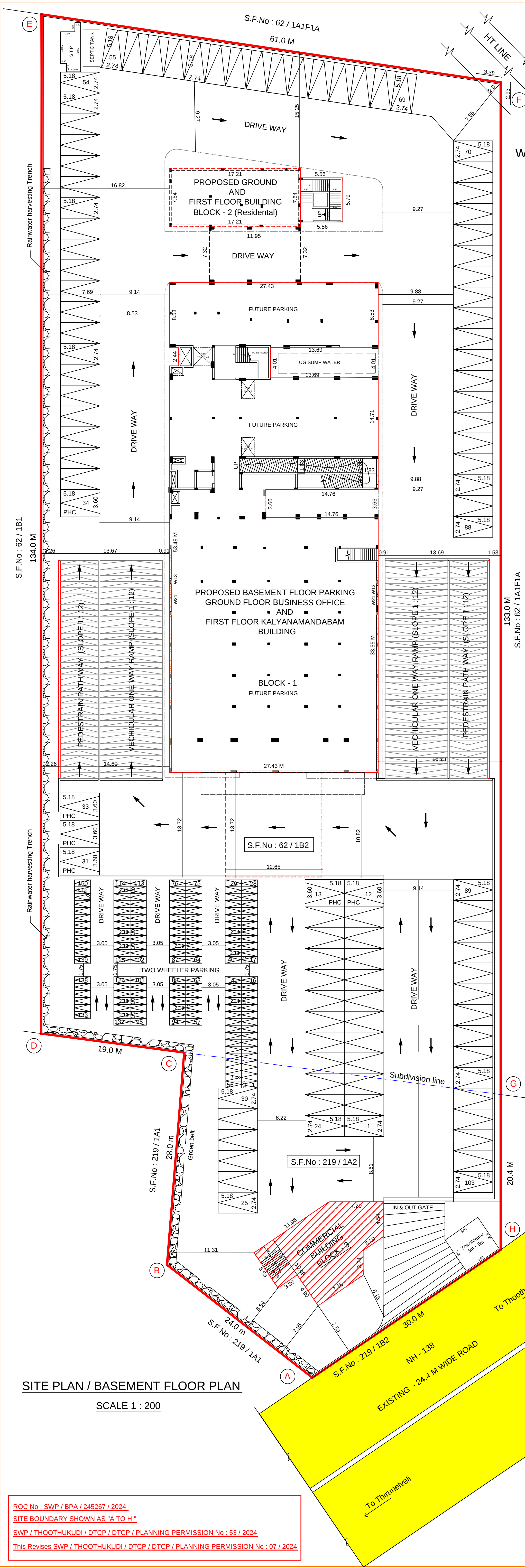
M. Vel. Vel.
Er.M.VELMURUGAN DCE.8E
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Ondipudur, Coimbatore - 641 016
LPA / CE / 012 / 2022
LPA / RE / GR-III / 003 / 2022
Cell: 6383323123

CONSTRUCTION ENGINEER

R. Ragupathy
Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54, 1st Floor, Bharathi Park 7th Cross, Near KICCI Bank,
GCT, Coimbatore - 641 043, Call: 91-97902 33332
IRS No. GR11/57 2019/LPA/RE/GR-III/19/04/008

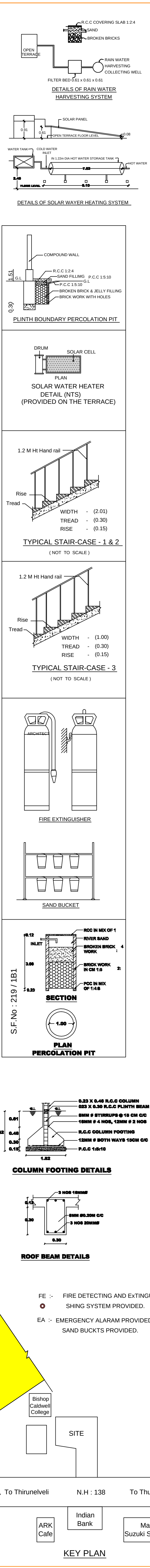
REGISTERED ENGINEER

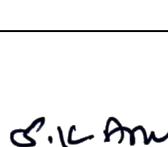
ROC No : SWP / BPA / 245267 / 2024
SITE BOUNDARY SHOWN AS "A TO H"
SWP / THOOTHUKUDI / DTCP / DTCP / PLANNING PERMISSION No : 53 / 2024
This Revises SWP / THOOTHUKUDI / DTCP / DTCP / PLANNING PERMISSION No : 07 / 2024



SITE PLAN / BASEMENT FLOOR PLAN
SCALE 1 : 200

ROC No : SWP / BPA / 245267 / 2024
SITE BOUNDARY SHOWN AS "A TO H"
SWP / THOOTHUKUDI / DTCP / DTCP / PLANNING PERMISSION No : 53 / 2024
This Revises SWP / THOOTHUKUDI / DTCP / DTCP / PLANNING PERMISSION No : 07 / 2024



REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF A BUSINESS OFFICE, KALYANA MANDAPAM ,COMMERCIAL & RESIDENTIAL BUILDING'S IN S.F.No : 62 / 1B2 & 219 / 1A2, MARAVANMADAM VILLAGE & PANCHAYAT, THOOTHUKUDI LOCAL PLANNING AREA , THOOTHUKUDI TALUK & DISTRICT. NAME : C.S.I.T.A TUTICORIN NAZARETH DIOCESE.						
SCALE 1 : 200			NOTE : ALL DIMENSIONS ARE IN METRE			
AREA DETAILS						
AREA OF SITE (As per Document & Patta)						Color Under Reference
S.F.No : 62 / 1B2 : 8138.0 Sq m						
S.F.No : 219 / 1A2 : 1376.0 Sq m						
TOTAL AREA : 9514.0 Sq m						○
Block No's	Description	USE	FSI (Sq.m)	Non FSI (Sq.m)	Total (Sq.m)	Color Under Ref
01	Basement	Parking	---	1774.14	1774.14	
	Ground Floor	Business Office	1554.10	347.16	1901.26	
	First Floor	Kalyana Mandapam	1471.49	109.58	1581.07	
	Mezzanine Floor	Kalyana Mandapam	122.70	---	122.70	
	Second Floor	Rooms	122.70	34.07	156.77	
02	Ground Floor	Residential	131.48	32.19	163.67	
	First Floor	Residential	91.50	---	91.50	
03	Ground Floor	Shops	137.50	---	137.50	
Sum of Total Built up			3631.47	2297.14	5928.61	
Existing Road 						
FSI			Total FSI of site = $\frac{3631.47}{9514.00} = 0.38 < 2.00$			
PARKING STANDARDS AS PER TNCDBR 2019						
S.No	DESCRIPTION		NORMS			
1)	OFFICE		1 car space for every 100 sq.m of floor area or part thereof & 1 two wheeler space for every 25sqm of floor area or part thereof			
2)	KALYANA MADAPAM		1 car space & 1 two wheeler space for the every 50 sq.m of Hall area or part thereof			
3)	RESIDENTIAL		1 car space & 1 two wheeler space for the every 100 sq.m			
4)	COMMERCIAL		1 car space & 1 two wheeler space for the every 75 sq.m			
DESCRIPTION			Car Parking		Two Wheeler	
			Required	Provided	Required	Provided
OFFICE (1554.10 / 100 Sq m)			16 No's	18 No's	63 No's	63 No's
KALYANA MANDAPAM (1366.90 / 50 Sq m)			28 No's	33 No's	28 No's	28 No's
RESIDENTIAL (222.98 / 75 Sq m)			3 No's	3 No's	3 No's	3 No's
COMMERCIAL (137.50 / 75 Sq m)			2 No's	2 No's	2 No's	2 No's
Visitors parking (52 x 10%)			6 No's	47 No's	6 No's	54 No's
TOTAL PARKING PROVIDED			55 No's	103 nos (Including PH Parking - 6 Nos)	102 No's	150 No's
SANITARY DETAILS						
TOTAL Nos PERSONS OFFICE - M 40 + F 10 HALL - M 250 + F 200			MALE	FEMALE	TOTAL	
			Required	Required	Required	Provided
WATER CLOSET			4 nos	3 nos	7 Nos	16 Nos
BATH SHOWER			30 nos	15 nos	45 Nos	45 Nos
ABLUTION TAPS			1 no	1 no	2 no	2 no
URINALS			7 nos	5 nos	12 nos	15 nos
WASH BASIN			2 nos	2 nos	4 nos	4 nos
DRINKING WATER			2 nos	2 nos	4 nos	4 nos
EMERGENCY SHOWER AND EYE WASHFOUNTAIN			1 no	1 no	2 no	2 no
CERTIFICATE :						
1. CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDE "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.						
2. BATH ROOM & WASHBASIN WATER IS CONNECTED TO PERCOLAION PIT FOR GROUND WATER RECHARGE. PROPOSED CONSTRUCTION AS PER PLAN.						
3. SOLAR WATER HEATING SYSTEM IS PROVIDED IN THE BUILDING CONSTRUCTION AS PER PLAN.						
 Dr. B.K. Arun Kumarji M.E.(Struct),MBA,M.B.E., Chartered Structural Engineer, Reg.CSCEPA,LP/RI/08-7/19/06/081 KALYANESWARI Structural Consultancy, 41, BR Nagar, 3rd Street, Kolbari layout, Ramanathapuram, Coimbatore - 641005. P: skumar@karewa.com W: www.karewa.com M: +91-9894215019, C: +91-8270005019						
APPLICANT						
 Dr. M. VELMURUGAN DCE BE No:13/3, Sowdeshwari Nagar, Ondipudur,Coimbatore - 641 016 LPA / CE / 012 / 2022 LPA / RE / GR-III / 003 / 2022 Cell: 6383323123						
STRUCTURAL ENGINEER						
CONSTRUCTION ENGINEER						
REGISTERED ENGINEER						
SITE PLAN						
SHEET No : 1 / 3						

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.

