PP APPROVAL RECORD

Planning Permission

Thoothukkudi

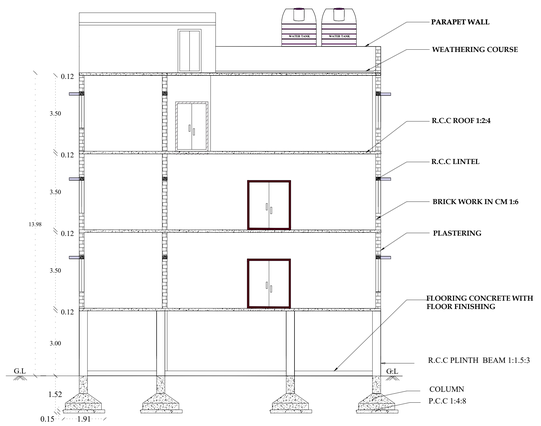
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

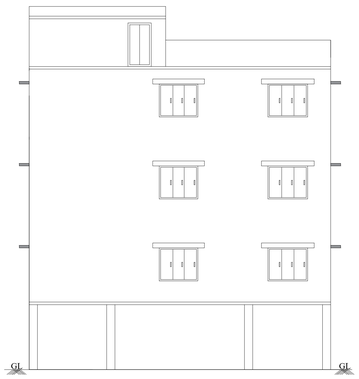
ISSUING AUTHORITY
DTCP

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

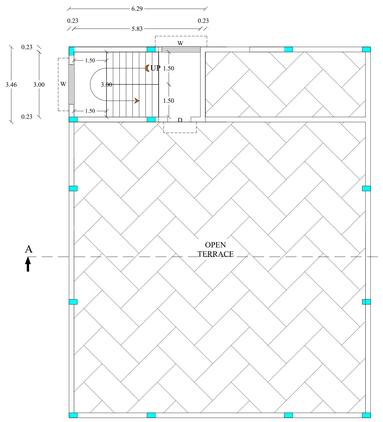
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



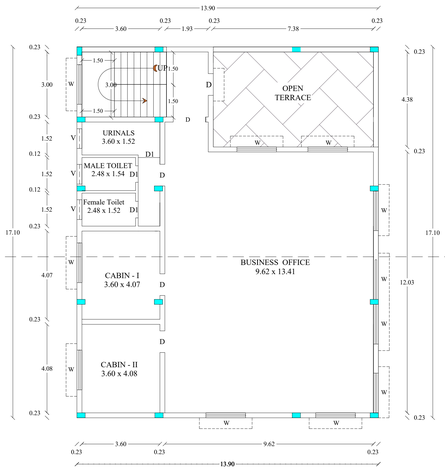
SECTION ON - AA



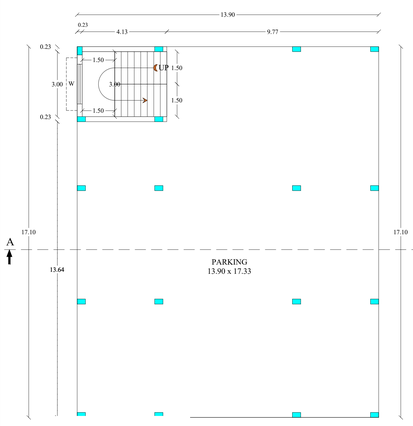
FRONT ELEVATION



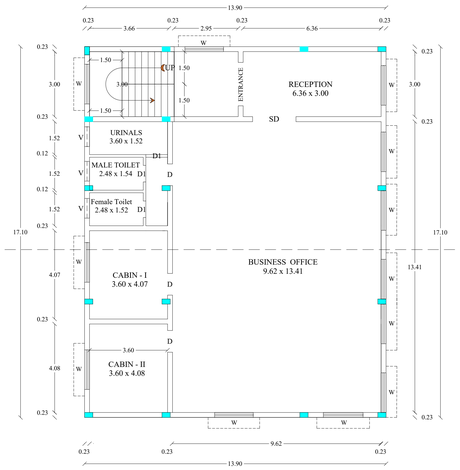
TERRACE FLOOR PLAN



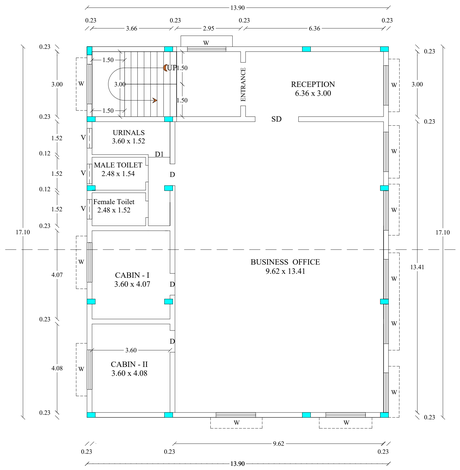
THIRD FLOOR PLAN



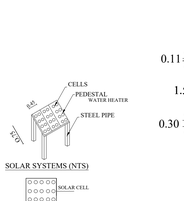
LT FLOOR PLAN

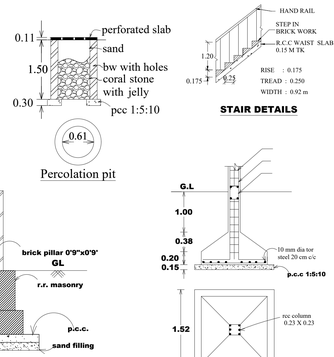


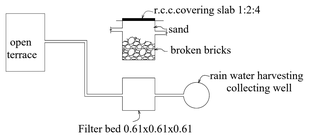
FIRST FLOOR PLAN



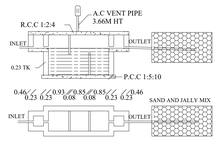
SECOND FLOOR PLAN



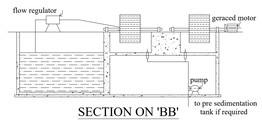




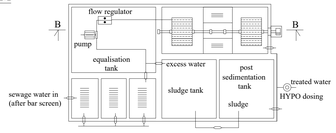
DETAILS OF RAIN WATER HARVESTING SYSTEM



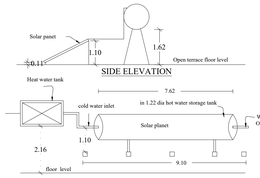
SEPTIC TANK AND TRENCH



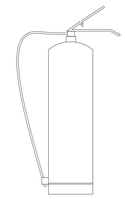
SECTION ON 'BB'



DETAILS OF SEWAGE TREATMENT PLANT

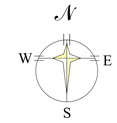


SOLAR WATER HEATER PLANT

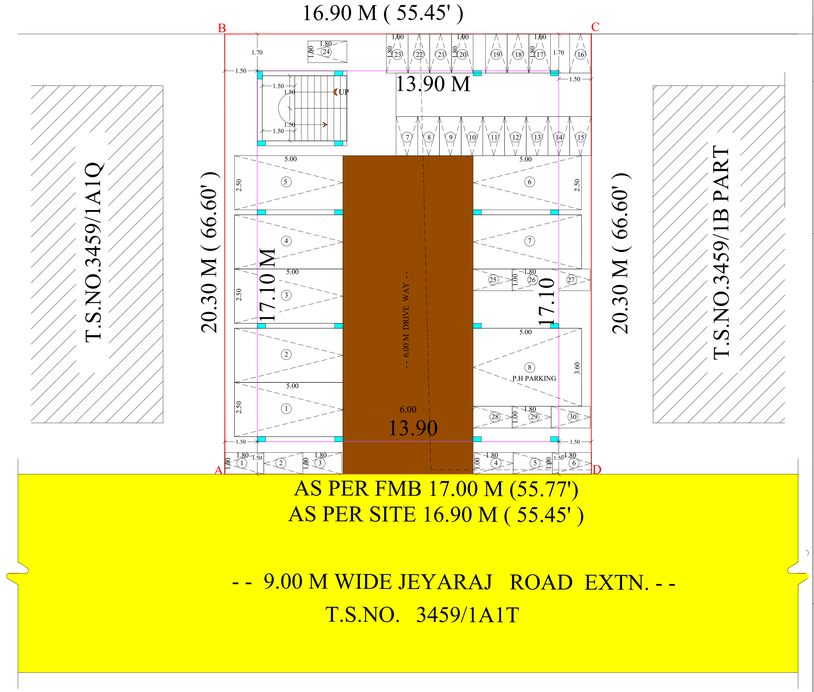


FIRE EXTINGUSHIER (N.T.S)

PLANNING PERMISSION
ROC.NO: SWP/BPA/0261461/2024
SITE BOUNDARY SHOWN AS "A TO D"
PLANNING PERMISION NO. 59/2024 (SWP/TUTY)







SITE PLAN (SCALE : 1:100)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BUSINESS OFFICE BUILDING IN BEARING DOOR NOS. 1 , 1A IN TOWN SURVEY NOs : 3459/1A1S2 & 3459/1B2 , TOWN SURVEY WARD NO . 4 , BLOCK NO : 21A AT JEYARAJ ROAD , T.P SCHEME 'E' AREA , LOCAL PLANNING AUTHORITY, THOOTHUKUDI CITY MUNICIPAL CORPORATION , THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

OWNER'S NAME :- 1.Mr. P. MANILALGANDHI , 2.Mrs. M.NANTHINI , 3.Mr.M.SHENBAGAMOORTHY.

ALL DIMENSIONS ARE IN METER, SCALE 1: 100

SITE AREA DETAIL	DOC.NO	SURVEY NO	SQ.M	SQ.FT
AS PER DOCUMENT	2615/2023	3459/1A1S2 3459/1B2	344.09	3703.75
AS PER SITE	-	-	343.07	3692.77
AS PER PATTA	-	3459/1A1S2	190.00	2045.16
	-	3459/1B2	154.00	1657.66
		TOTAL	344.00	3702.82

BUILDING AREA DETAILS

Floor Details	Usage Detail	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
Stilt Floor	Parking	-	237.69	237.69	2558.50
First Floor	Business Office	237.69	-	237.69	2558.50
Second Floor	Business Office	237.69	-	237.69	2558.50
Third Floor	Business Office	202.59	-	202.59	2180.68
Head Room		-	21.76	21.76	234.22
Total Floor		**677.97**	**262.80**	**937.42**	**10090.40**
Open space		-	-	106.31	1144.32
Removal area		-	-	20.00	215.28

FSI = TOTAL AREA OF ALL FLOORS / PLOT AREA = 677.97 / 343.07 = 1.98< 2.00

SUM OF ALL FLOOR AREA = 677.97 Sqm

PROVIDED CAR PARKING SPACE = 8 CARS

PROVIDED TWO WHEELER SPACE = 30 TWO WHEELER

PARKING DETAILS

DESCRIPTION	AREA	REQUIRED	PROVIDED
	677.97	7 CARS 28 TWO WHEELERS	8 CARS 30 TWO WHEELERS

JOINERY DETAILS

S/D	SLIDING DOOR	2.50	X	2.13
D	DOOR	1.52	X	2.13
D1	DOOR	0.91	X	2.13
W	WINDOW	1.83	X	1.52
V	VENTILATOR	0.91	X	0.61

COLOUR INDEX:

- SITE BOUNDARY
- PROPOSED BUILDING
- DRIVE WAY
- EXISTING ROAD SHOWN
- REMOVAL AREA

DHEENATHAYALAN., BE,
M/s STRUCTURAL ENG. GRADE - II (Dip)
KEE NO:898/GR.II/TUT/JULY 2019/305
COMPETENT AUTHORITY CERTIFICATE
NO : 138/A/2019/300/II
24E,NANTHA GOPALA PURAM (WEST) ,
THOOTHUKUDI - 628 002.
cell : 9442722330 , 8056857099

REGISTERED STRUCTURAL ENGINEER

P.RANJITH., B.E
REGISTERED ENGINEER GRADE - II THOOTHUKUDI
LPA- RE- II/TKD/TCP/May-1/2023
TOOVS PURAM 11TH STREET
THOOTHUKUDI - 628 002.
TEL : 9486647776,9786450616
Email: ranjithsl.93@gmail.com

REGISTERED ENGINEER

M. Nanthini
H. Ranjith

APPLICANT

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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.