

PP

APPROVAL RECORD

Planning Permission

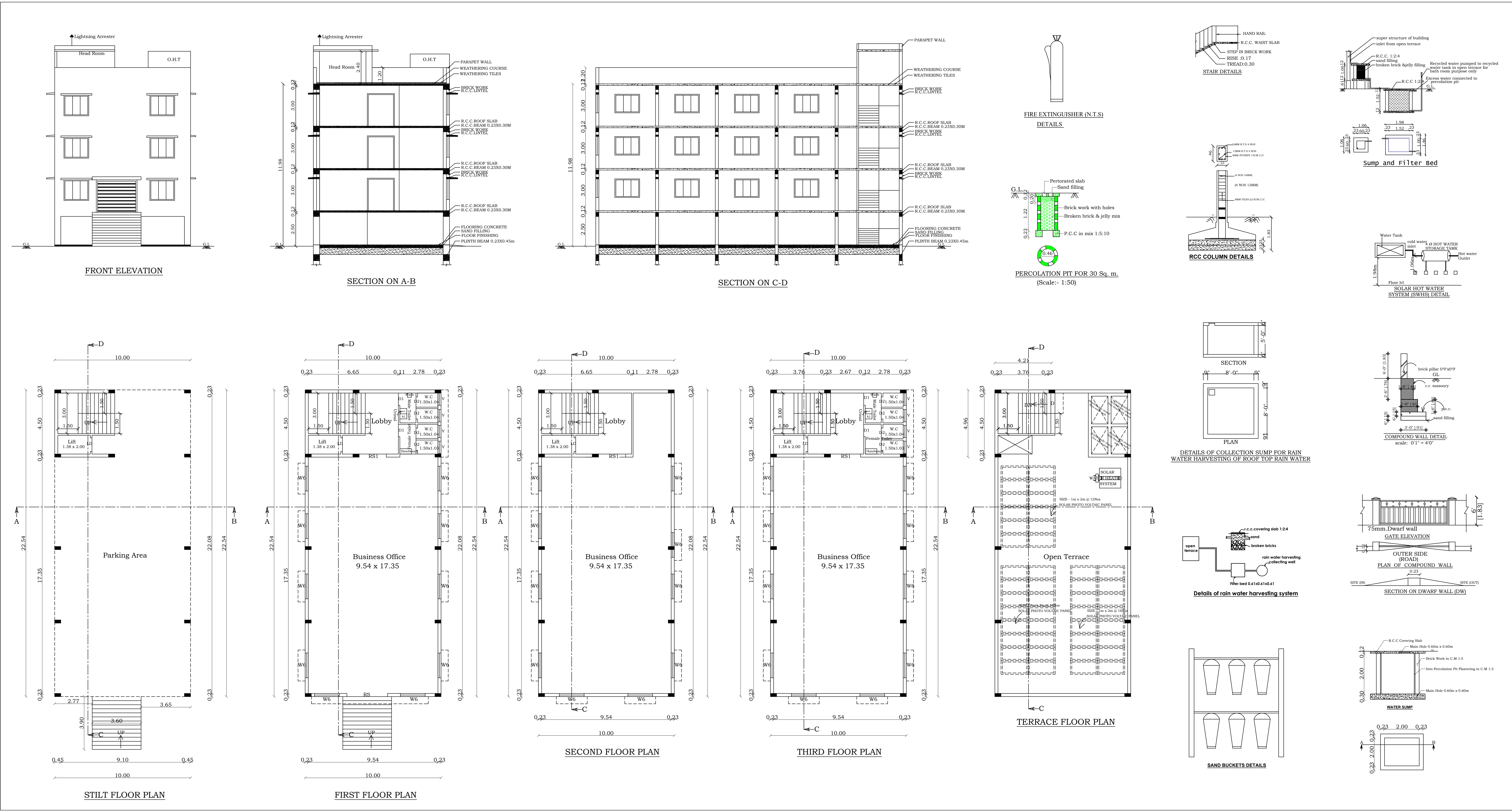
Thoothukkudi
Thoothukkudi district, Tamil Nadu

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
STILT FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR
OF BUSINESS OFFICES AT (OLD S.NO.732/A2 & 733A part),
NEW T.S.WARD:C, BLOCK:35, T.S.NO.54A1, PALAYAMKOTTAI
ROAD WEST, MEELAVITTAN VILLAGE, T.M.C WARD.35,
THOOTHUKUDI TALUK, THOOTHUKUDI CITY MUNICIPAL
CORPORATION.

SHEET NO : 1/2

ALL DIMENSIONS ARE IN METRE

SCALE - 1:100

FLOORWISE BREAKUP			
FLOORS	F.S.I. AREA in Sq.mt	NOV F.S.I. AREA in Sq.mt	TOTAL BUILTUP AREA in Sq.mt
Stilt Floor	---	225.40	225.40
First Floor	225.40	---	225.40
Second Floor	225.40	---	225.40
Third Floor	225.40	---	225.40
Head Room	---	14.84	14.84
TOTAL	676.20	240.24	916.44

SCHEDULE OF JOINERIES			
RS	-	ROLLING SHUTTER	3.00 X 2.40
RS1	-	ROLLING SHUTTER	2.00 X 2.40
LD	-	LIFT ROOR	1.00 X 2.10
D1	-	DOOR	0.91 X 2.10
D2	-	DOOR	0.76 X 2.10
W6	-	WINDOW	1.83 X 1.37
V	-	VENTILATOR	0.91 X 0.61

TECHNICAL APPROVAL

Roc. No : SWP / BPA/ 0283973 /2024

SITE BOUNDARY SHOWN AS "ABCD"

PLANNING PERMISSION NO : 68/2024 (SWP / TUTYLPa)

OFFICE USE

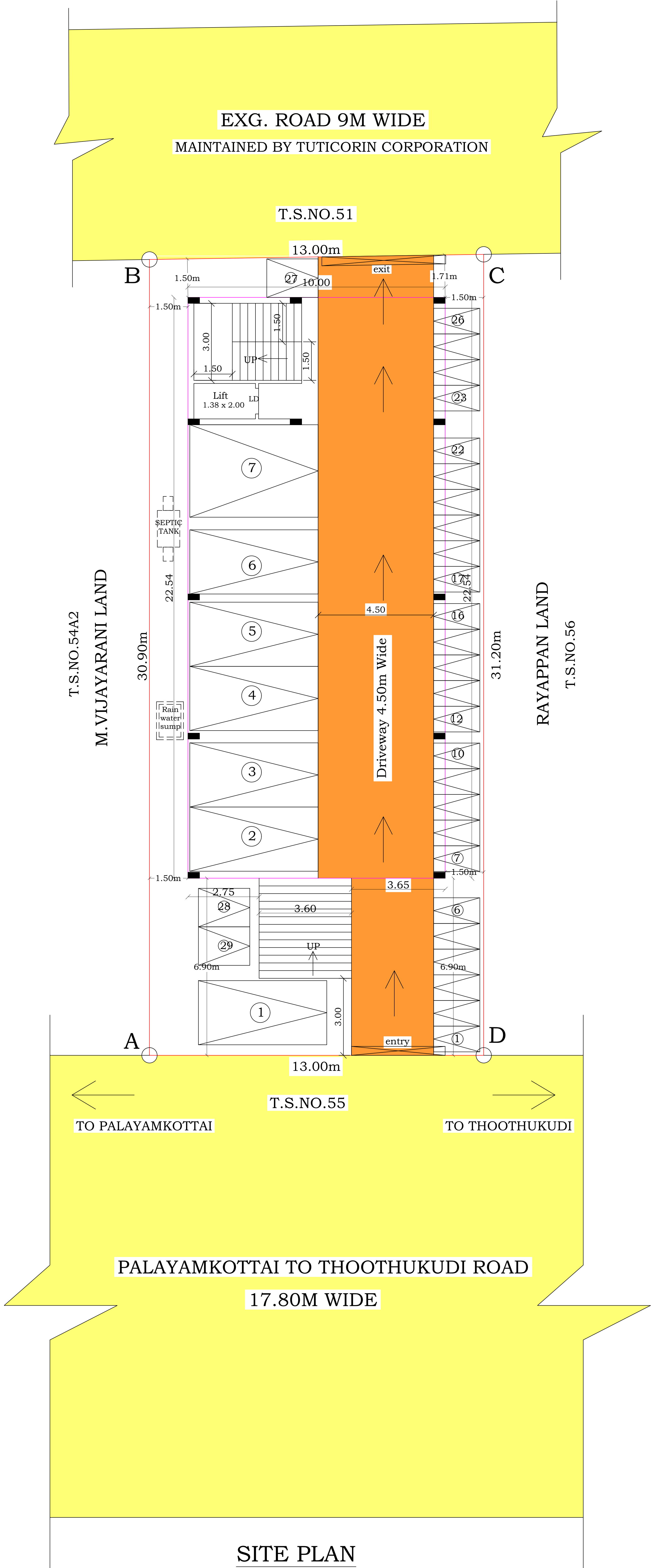
APPLICANT

P. Basir

REGISTERED ENGINEER

Er.B.WILSON
District Permit Engineer-B DIS.No.54666/2018
Registered Engineer in O&M-1191/1983/97/2023
Registered Engineer in BTRC-P.R2/1012/01/2023
Registered Engineer in Corporation-14613/1002/00009
POTHIHAI CONSTRUCTIONS
268/1, Rajiv Nagar, Tisalyanvilal-627 657,
Cell: 72000 94060, 90254 38288





SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR OF BUSINESS OFFICES AT (OLD S.NO.732/A2 & 733Apart), NEW T.S.WARD:C, BLOCK:35, T.S.NO.54A1, PALAYAMKOTTAI ROAD WEST, MEELAVITTAN VILLAGE, T.M.C WARD.35, THOOTHUKUDI TALUK, THOOTHUKUDI CITY MUNICIPAL CORPORATION.

APPLICANT NAME :- Mr.P.BASKER ALL DIMENSIONS ARE IN METRE SCALE - 1:100 SHEET NO : 2/2

AREA DETAILS					LEGENDS	FLOOR SPACE INDEX
OLD R.S.NO.	NEW T.S.NO.	DOCUMENT Area sq.mt	T.S.L.R Area SQ.MT	Super Imposed Plot Area sq.mt	EXG. ROAD	$F.S.I. = \frac{F.F+S.F+T.F}{TOTAL\ SITE\ AREA}$
732/A2 & 733Apart	54A/1	405.00	405.00	405.00	DRIVEWAY	$F.S.I. = \frac{676.20}{405.00} = 1.67$
AREA TAKEN BY CONSIDERATION AS PER SUPER IMPOSED AREA in 405.00 SQ.MT					SITE BOUNDARY	1.67 < 2.00
					PRO. BUILDING	

FLOORWISE BREAKUP			
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NOTES:-

- SCALE 1 : 100 ,
- ALL DIMENSIONS ARE IN METER
- EXHAUST FAN [MECHANICAL VENTILATION] TO BE PROVIDED
- STORM WATER DRAINAGE SYSTEM PROVIDED.
- RAIN WATER HARVESTING/CONSERVATION OF RAIN WATER STRUCTURES TO BE PROVIDED.
- BATH AND WASH BASIN WATER TREATED AND REUSE TO TOILET AND GARDNING PURPOSE.
- RAIN WATER RECYCLING SYSTEM TO BE PROVIDED.
- FIRE PROTECTING AND FIRE EXTINGUISHER SYSTEM PROVIDED.
- EMERGENCY ALARAM TO BE PROVIDED.
- 1/3rd AREA OF THE TOTAL TERRACE AREA TO BE RESERVED FOR ERECTING SOLAR PHOTO VOLTAIK PANELS
- LIGHTENING PROTECTION TO BE PROVIDED.
- SOLAR ASSISTED WATER HEATING SYSTEM TO BE PROVIDED.
- SOLID WASTE TUB TO BE PROVIDED.
- SULLAGE WATER USE TO GARDEN PURPOSE.
- DRINKING WATER FACILITIES AS PER CORPORATION NORMS PROVIDED.
- INSTALLATION OF CCTV UNITS PROVIDED.
- ACOUSTICS, SOUND INSULATION and NOISE CONTROL SYSTEM TO BE PROVIDED.

PARKING CALCULATION:-

BUSINESS OFFICES:-

PARKING AREA = 676.20 SQ.MT

Every 100 SQ.MT = 1 CAR SPACE (2.50m x 5.00m) or Part thereof Exculuding the first 50 Sq.mt

676.20/100 = 6.76 say 7 NOS

Every 25.00 SQ.MT = 1 Two Wheeler Every 25 sq.mt

676.20/25 = 27.05 say 28 NOS

REQUIRED PARKING = 7 Car & 28 Two Wheeler

PROVIDED PARKING = 7 Car & 29 Two Wheeler (Including 1 Nos. of Physically Challenged Car & 3Nos. Two Wheeler Parking)

HENCE OK

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OFFICE USE

P. Basker

Er.B.WILSON
District Peral Engineer-B.DIS.No.54646/2018
Registered Engineer in DRBA-TMV/PROF39/2022
Registered Engineer in BT&CP-RE/TVL/D/01/2062
Registered Engineer in Corporation-146/LS/2002/00009
POTHIHAI CONSTRUCTIONS
260/1, Rajiv Nagar, Tisalyanvilal-627 657.
Cell: 72000 94000, 90254 38288

APPLICANT

REGISTERED ENGINEER

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.

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.

