

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

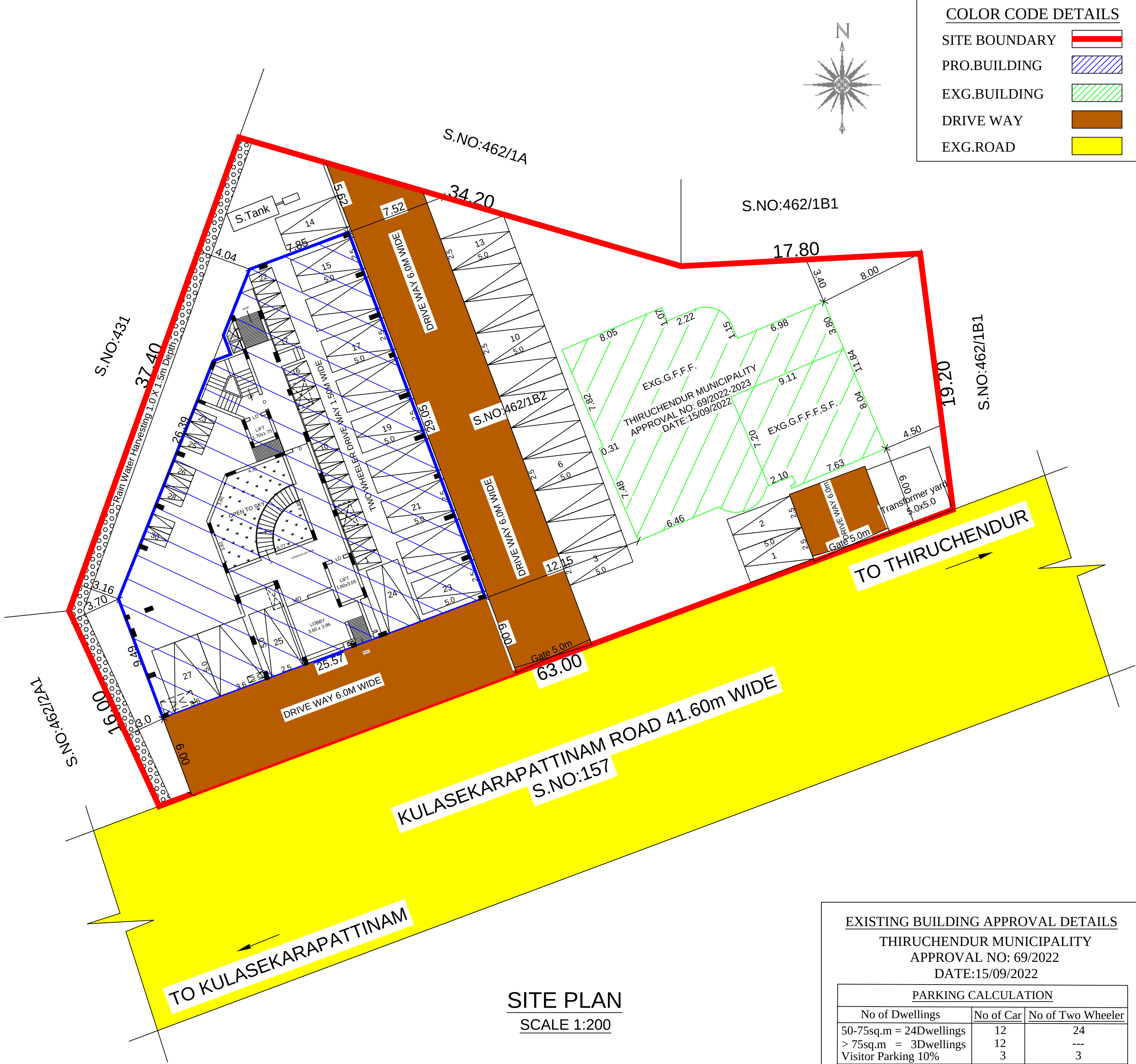
Building Plan

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.



COLOR CODE DETAILS

SITE BOUNDARY	
PRO.BUILDING	
EXG.BUILDING	
DRIVE WAY	
EXG.ROAD	

SITE PLAN SHOWING THE PROPOSED
ADDITIONAL CONSTRUCTION OF
27 DWELLING UNIT SERVICE APPARTMENT
BUILDING IN REGULARIZATION PLOT NO:1,
S.NO:462/1B2 OF KEELA THIRUCHENDUR
VILLAGE, THIRUCHENDUR MUNICIPALITY /
TALUK, THOOTHUKUDI DISTRICT. SHEET NO:1

ALL DIMENSIONS ARE IN METER, SCALE 1:200

AREA DETAILS	Sq.m	Sq.ft
SITE AREA (AS PER DOCUMENT)	2025.00	21797.10

AREA DETAILS	Floor Use	FSI Sq.m	NON-FSI Sq.m	TOTAL AREA Sq.m	TOTAL AREA Sq.ft
STILT FLOOR	Parking	-----	517.06	517.06	5565.63
FIRST FLOOR	4 Houses	509.69	-----	509.69	5486.30
SECOND FLOOR	4 Houses	509.69	-----	509.69	5486.30
THIRD FLOOR	6 Houses	486.73	-----	486.73	5239.16
FOURTH FLOOR	6 Houses	486.73	-----	486.73	5239.16
FIFTH FLOOR	6 Houses	486.73	-----	486.73	5239.16
HEAD ROOM	-----	-----	30.10	30.10	324.00
TOTAL FLOOR	26 Houses	2479.57	547.16	3026.73	32579.71

AREA DETAILS	Floor Use	FSI Sq.m	NON-FSI Sq.m	TOTAL AREA Sq.m	TOTAL AREA Sq.ft
GROUND FLOOR	1 Houses	272.97	-----	272.97	2937.16
FIRST FLOOR	1 Houses	272.97	-----	272.97	2937.16
SECOND FLOOR	1 Houses	62.49	-----	62.49	672.39
TOTAL FLOOR		608.43		608.43	6546.71

FLOOR SPACE INDEX
 $FSI = \frac{2479.57+608.43}{2025.00} = 1.525 < 2.0$

TECHNICAL APPROVAL
ROC.NO:SWP/BPA/284174/2024
SWP/THOOTHUKUDI/BPA/AD/DTCP NO:28/2024

EXISTING BUILDING APPROVAL DETAILS
THIRUCHENDUR MUNICIPALITY
APPROVAL NO: 69/2022
DATE:15/09/2022

PARKING CALCULATION		
No of Dwellings	No of Car	No of Two Wheeler
50-75sq.m = 24Dwellings	12	24
> 75sq.m = 3Dwellings	12	---
Visitor Parking 10%	3	3
Parking Required	27Car	27Two Wheeler
Parking Provided	27Car	30Two Wheeler

BK DESIGN PVT LTD.
Er. C. BALAKRISHNAN ME(Struc)
Registered Structural Engineer
Reg. No. RSE/Gr-I/TVL/March/2019/003
Chartered Structural Engineer
Reg. No. CE/ISE/LM/261
District Panel Engineer, Class-IA
R.O.C. No. 1/171/2022
No. 5, USA Complex, Opp. Mutharamman Temple,
South Bazar, Palayamkottai. Mob. 9787008789

STRUCTURAL
ENGINEER

APPLICANT

Er. A. JAWAHAR D.C.E., B.E.,
Registered Construction Engineer,
Regn. No: RCE /TVL/ MAY/2019/009
79/S-1, S.B.I. Colony, Ezhil Nagar,
Tirunelveli-627 007. Cell:7373888607

CONSTRUCTION
ENGINEER

Er. K. SUBBU LAKSHMI, M.E.,
Registered Engineer
Reg No: RE - II /TVLD/03/2020
2/1244-B-Kurinji Nagar, Suthamalli
Tirunelveli - 627604, Ph: 7339421058

REG.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.

