

PP

APPROVAL RECORD

Planning Permission

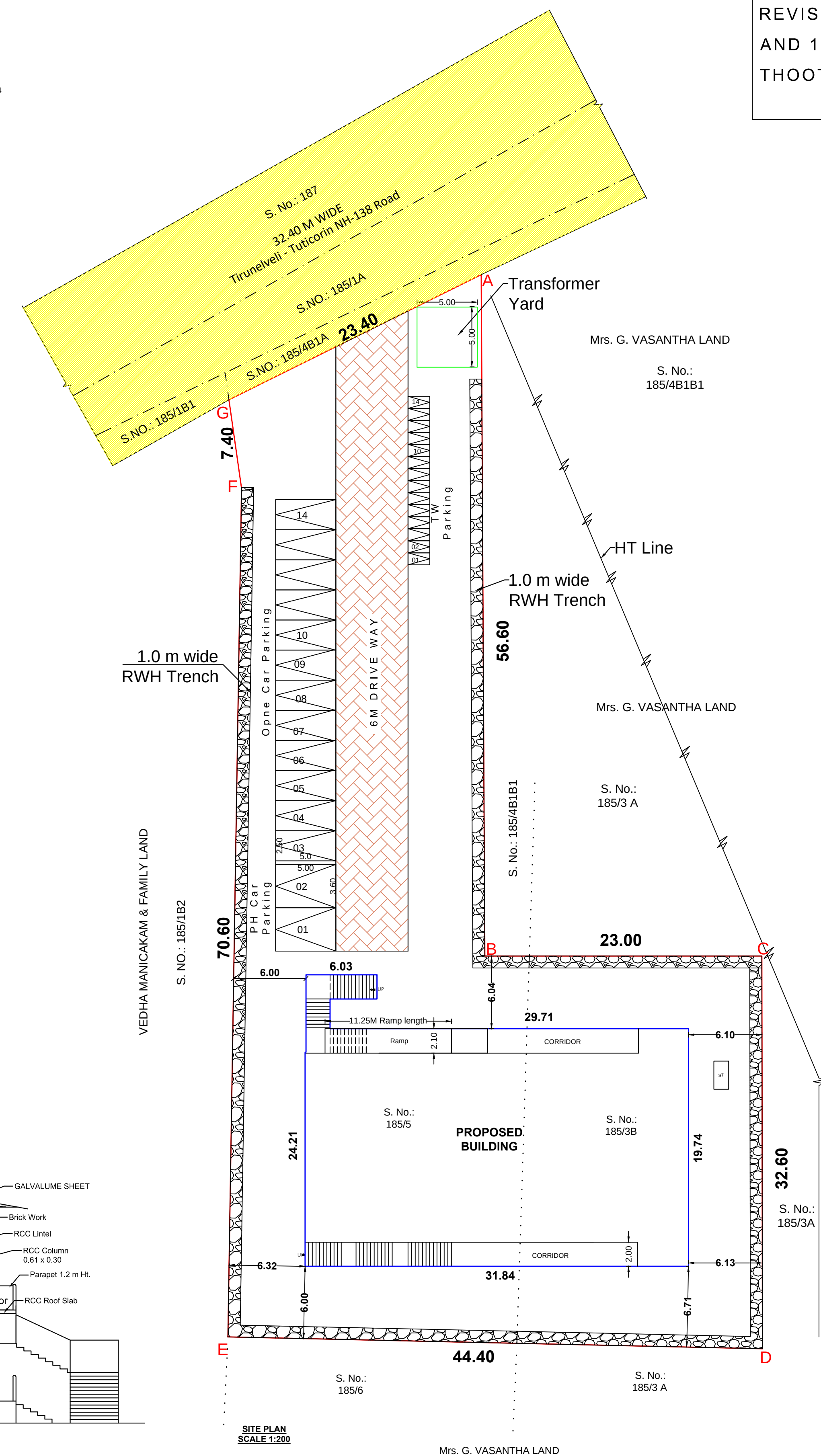
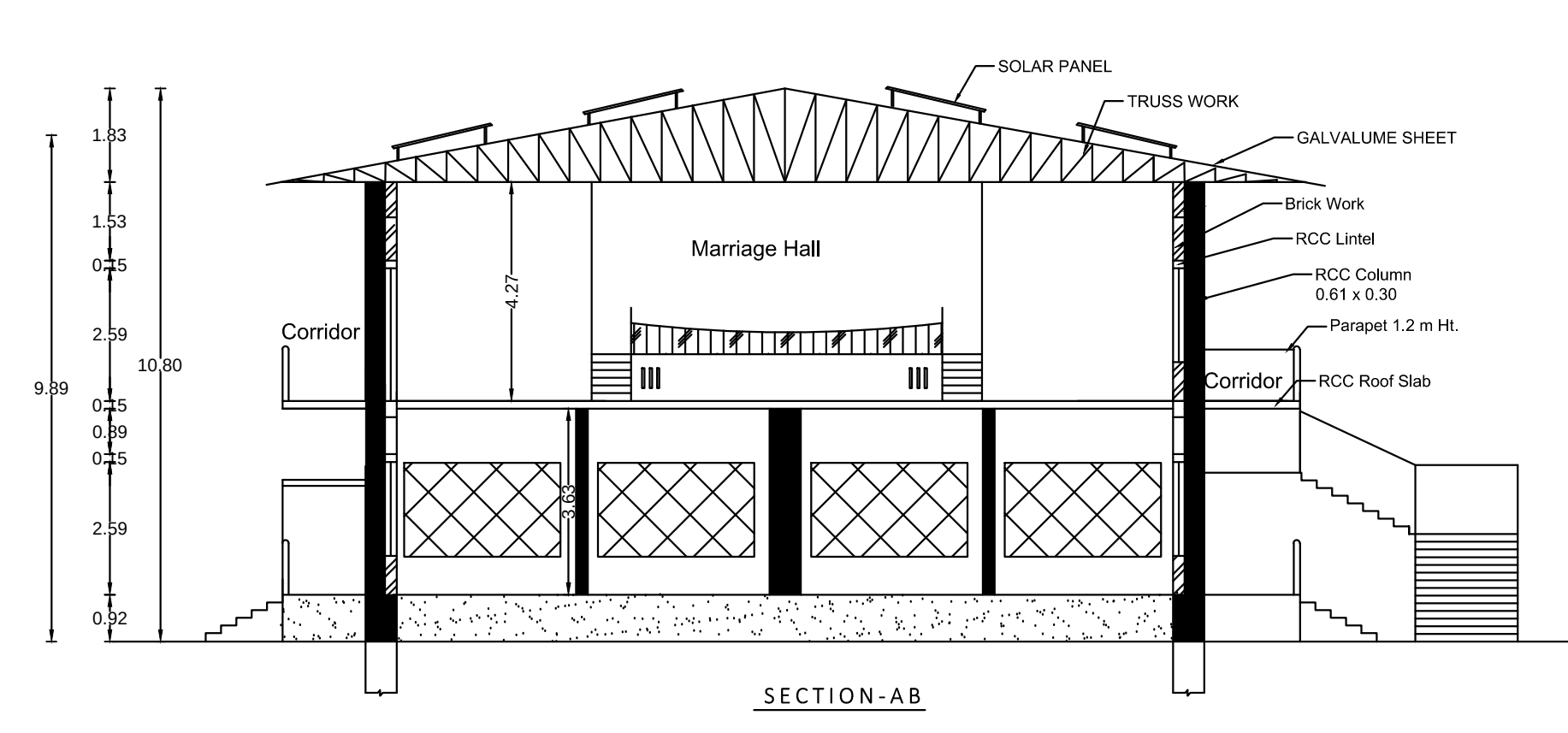
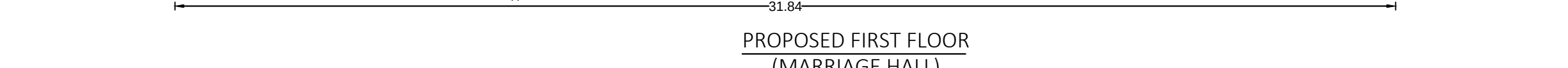
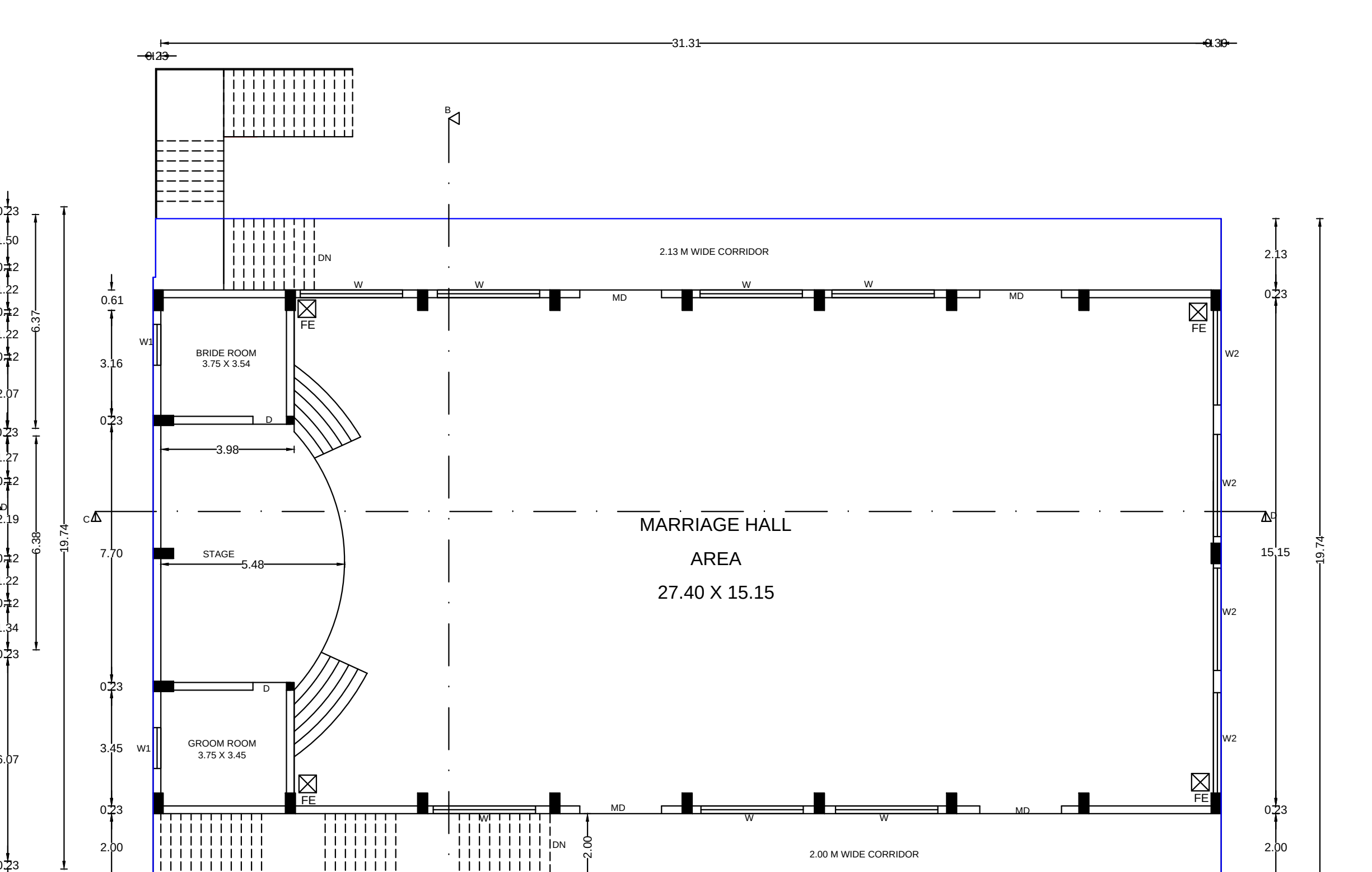
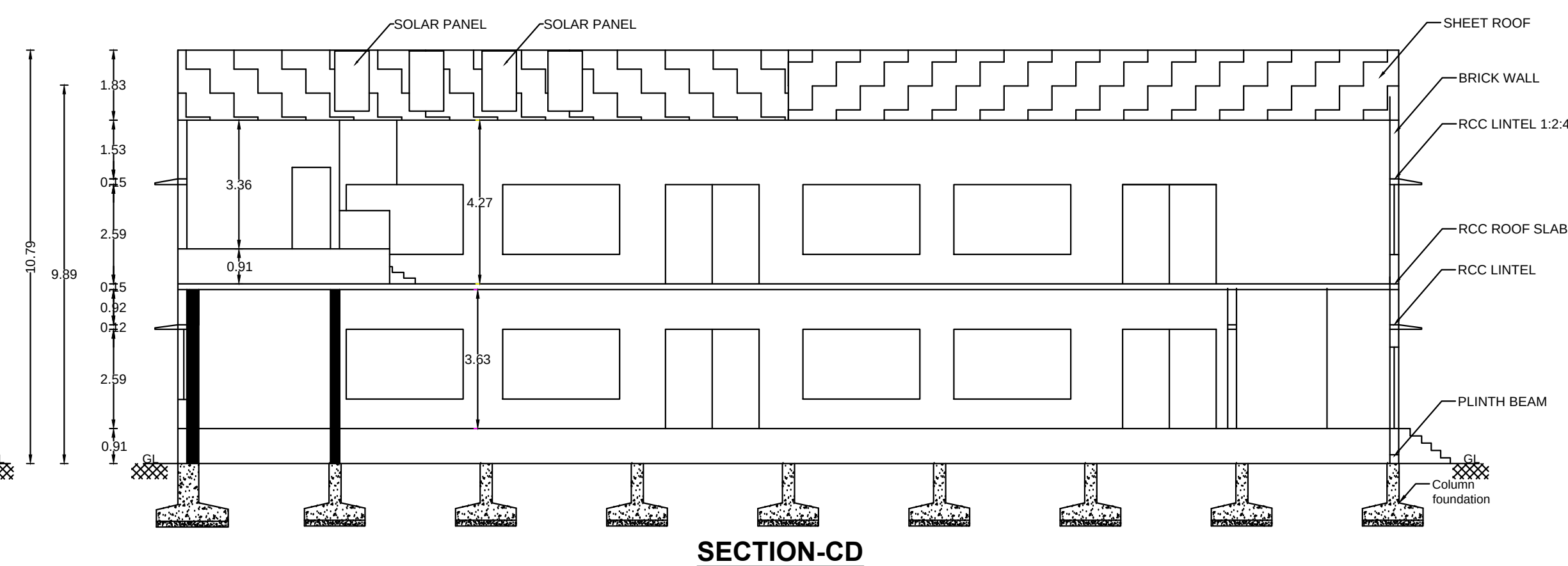
Thoothukkudi
Thoothukkudi district, Tamil Nadu

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.



REVISED PLAN SHOWING THE PROPOSED KALYANA MANDABAM AT S. NO.: 185/3B
AND 185/5, TUTICORIN-TIRUNELVELI NH ROAD, KUMARAGIRI VILLAGE & PANCHAYAT,
THOOTHUKUDI PANCHAYAT UNION, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT

OWNER : Mr. P.GANESAN

ALL DIMENSIONS ARE IN METER

N

LAND AREA STATEMENT

SURVEY NOS	DOCUMENT (SQ.M)	PATTA (SQ.M)	AS IN SITE (SQ.M)	SUPER IMPOSED (SQ.M)
185/3B & 185/5.	2446.29	2446.29	2446.26	2446.26

REVISED BUILDING AREA STATEMENT

BLOCK NAME	FLOOR NAME	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
BLOCK -1	GROUND FLR	645.40	----	645.40
	FIRST FLR	628.29	----	628.29
TOTAL		1273.69	----	1273.69

EXISTING BUILDING APPROVED AREA STATEMENT

FLOOR NAME	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
GROUND FLR	440.90	----	440.90
FIRST FLR	440.90	----	440.90
TOTAL	881.80	----	881.80

PERVIOUS APPROVAL DETAILS :

Tuticorin LPA

- Planning Permission No.: தி.அ.க.வ.ப.நாஉ.திரு எண் : 10/2019 ,

- Site Approval No.: ம.வ.ப.நாஉ.திரு எண் : 09/2019, Dated: 25.03.2019

Pudukottai Union Building permission No.: 05/2019-2020, Dated: 10.05.2019

FSI CALCULATION

= TOTAL FSI AREA = 1273.69 = 0.52 < 2.00

LAND AREA 2446.26

PARKING CALCULATION

1 CAR SPACE FOR EVERY 50 SQ.M OF MARRIAGE HALL AREA

1 TWO WHEELER AND 1 CYCLE SPACE FOR EVERY 50.SQ.M OF MARRIAGE HALL AREA

PARKING REQUIREMENTS

DESCRIPTION	REQUIRED	PROVIDED
CAR (2.50 X 5.0) PHYSICALLY CHALLENGED CAR (3.60 X 5.00)	12	12
TW (1.00 X 1.80)	2	2
	14	14

SANITATION REQUIREMENTS

TOTAL NO OF PERSONS =500, MALE=300, FEMALE=200		
DESCRIPTION	REQUIRED	PROVIDED
MALE WATER CLOSET ONE PER 100 PERSONS UPTO 400 PERSONS; FOR OVER 400 ADD AT THE RATE OF ONE PER 250 PERSONS OR PART THEREOF	1	2
FEMALE WATER CLOSET TWO FOR 10 PERSONS UPTO 200 PERSONS;OVER 200 ADD AT THE RATE OF ONE PER 100 PERSONS OR PART THEREOF	2	3
WC/FOR PH	1	1

COLOUR INDEX

Applicant Site

Proposed Building

Existing Building

Existing Road

Drive Way

Transformer yard

FIRE EXTINGUISHER

Er. K.SHANKAR NARAYANAN, B.E.M.TECH REGISTERED GEO/TECH ENGINEER ROTE 00102022 VARSHA GEOTECH WORKS RAJAPALAYAM- 626117

Er. C. DHEENATHAYALAN B.E REG STRUCTURAL ENG. GRADE-III(RSE) REG NO.: RSEIGR/ITUTUJULY19/19005, CORP REG NO.: STRUCTURAL ENG GR. III S.E NO.: 136LS/20/19/00010 24E,NANTHA GOPPALAPURAM (WEST), THOOTHUKUDI 628002 PH:94427 23339, 8056957099

Er. S.PONMANIKANDAN M.E(STRUCTURAL),LL.B.AIV,AMIE REG ENGINEER/REG VALUER/CHARTERED ENGINEER RE-17KTDCT/OCTOBER2/2023, 136LS/20/19/00009 TUT/2022/06.OPM/2022/05.SVM/2022/04 149/6,POLEPETTAI 1ST STREET,TUTICORIN,PH:8056710160

OWNER

GEO-TECH ENGINEER

STRUCTURAL ENGINEER

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

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.

