

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

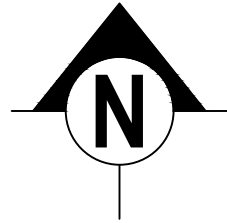
The approval as the planning authority issued it, reproduced in full behind this page.

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

REGISTERED ENGINEER

REGISTERED ENGINEER

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A BUSINESS OFFICE BUILDING IN FIRST FLOOR, SECOND FLOOR,
THIRD FLOOR (WEST SIDE) AND RESIDENTIAL BUILDING (SINGLE DWELLING) IN THIRD FLOOR (EAST SIDE) IN T.S.WARD NO. 4,
BLOCK NO.23B, T.S.NO. 3534/61 AT MANI NAGAR, TOWN PLANNING SCHEME 'B' PART-1, THOOTHUKUDI CITY MUNICIPAL
CORPORATION (WEST ZONE), THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI DISTRICT.



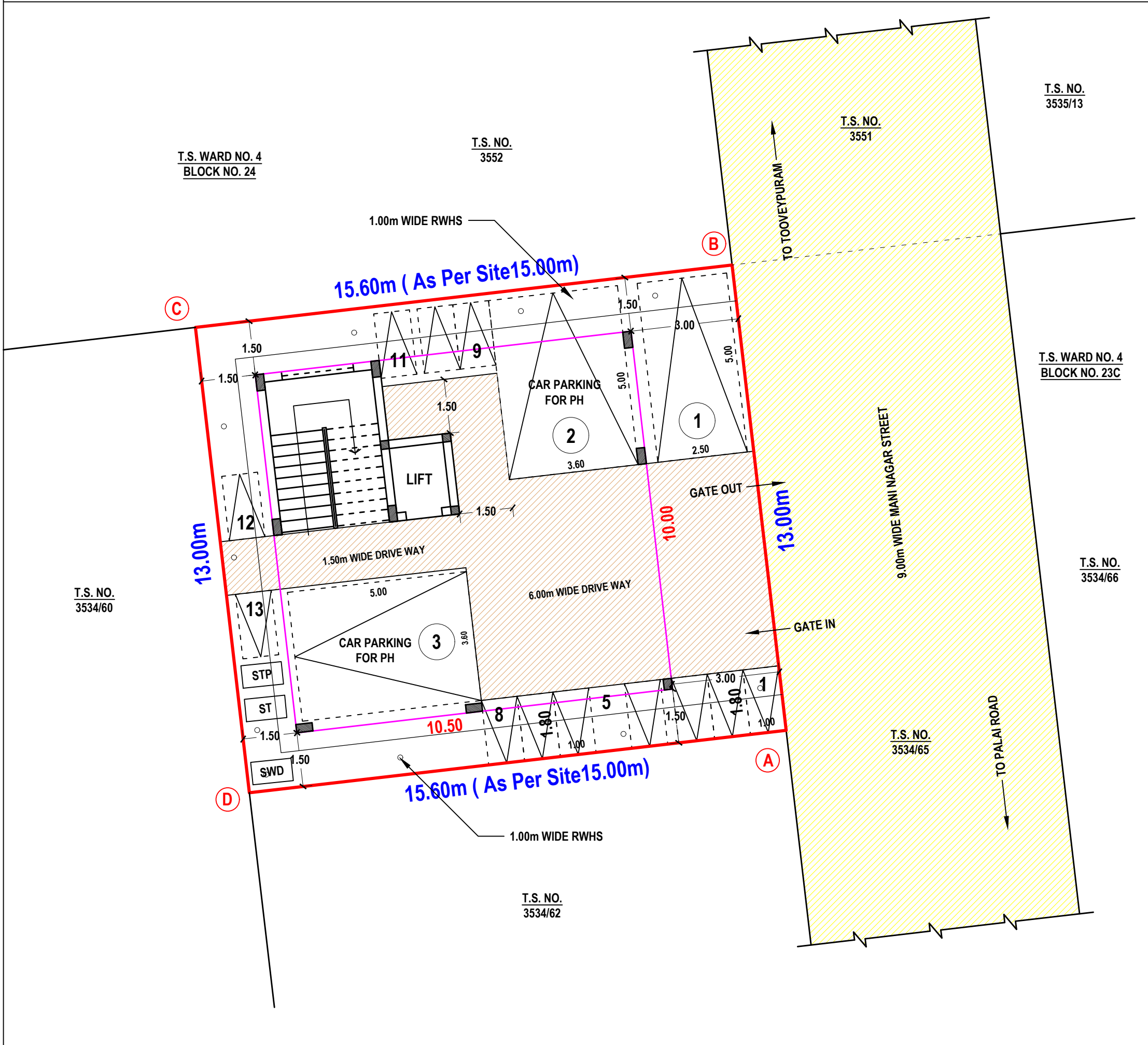
SHEET NO:

1/3

OFFICE USE:

OWNER NAME: Mr. K. SENTHIL KUMAR

SCALE - 1:100



SITE AREA DETAILS AS PER SALE DEED				
S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in	
			Sqm	Sq. Ft
1.	4701/2022	3534/61 - NORTH SIDE	101.87	1096.53
2.	2744/2023	3534/61 - SOUTH SIDE	101.87	1096.53
TOTAL			203.74	2193.06
SITE AREA DETAILS AS PER TSLR				
S. NO.	TSLR NUMBER	SURVEY NUMBER	AREA in	
			Sqm	Sq. Ft
1.	223/2024	3534/61	195.00	2098.98
SITE AREA DETAILS			STALL SIZE FOR PARKING	
AS PER SALE DEED - 203.74 Sqm			1 TWO WHEELER SPACE	- 1.00m X 1.80m
AS PER PATTA - 195.00 Sqm			1 CAR SPACE	- 2.50m X 5.00m
AS AT SITE - 195.00 Sqm			1 CAR SPACE FOR PH	- 3.60m X 5.00m
BUILDUP AREA DETAILS				
DESCRIPTION	FSI AREA	NON FSI AREA	AREA in	
			Sqm	Sq. Ft
AREA OF THE SITE	-----	-----	195.00	2098.98
STILT FLOOR	-----	105.00	105.00	1130.22
FIRST FLOOR	105.00	-----	105.00	1130.22
SECOND FLOOR	105.00	-----	105.00	1130.22
THIRD FLOOR	-----	-----	-----	-----
BUSINESS OFFICE	57.57	-----	57.57	619.68
RESIDENTIAL	47.43	-----	47.43	510.53
TERRACE FLOOR	-----	31.02	31.02	333.90
TOTAL	315.00	136.02	451.02	4854.78
NOTE:				
1. ALL DIMENSIONS ARE IN METER.				
2. CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.				
3. PH PARKING 10% TO BE PROVIDED.				
PARKING DETAILS FOR OFFICE BUILDING				
1 CAR SPACE FOR EVERY 100.00 Sqm OF FLOOR AREA				
1 TWO WHEELER SPACE FOR EVERY 25.00 Sqm OF FLOOR AREA				
MINIMUM 2 CARS AND 2 TWO WHEELERS TO BE PROVIDED FOR PH PARKING				
IN ADDITION 10% FOR VISITOR'S PARKING				
PARKING DETAILS FOR SINGLE RESIDENTIAL BUILDING				
FLOOR AREA UP TO 50 Sqm - 1 TWO WHEELER SPACE				
PARKING CALCULATION DETAILS				
DESCRIPTION	CALCULATION	REQUIRED	PROVIDED	
BUSINESS OFFICE	10% FOR 267.57 + VISITOR'S = $\frac{294.33}{100}$	3 CARS	3 CARS AND 13 TWO WHEELERS	
	10% FOR 266.10 + VISITOR'S = $\frac{294.33}{25}$	12 TWO WHEELERS		
RESIDENTIAL	47.43	1 TWO WHEELER		

PLANNING PERMISSION

ROC. NO. SWP/BPA/298356/2024
SITE BOUNDARY SHOWN AS "A TO D"
PLANNING PERMISSION NO. 86/2024 (SWP/TUTY)

K. Shankar Narayanan
Er.K.SHANKAR NARAYANAN, B.E., M.TECH.,
Registered Geotech Engineer
RGTE 001/2022
VARSHA GEOTECHNICAL WORKS
RAJAPALAYAM-626 117

P. Senthil Kumar
OWNER

REGISTERED GEO-TECH ENGINEER

OWNER

A. Gethsy
A.GETHSY, M.E.,
Registered Structural Engineer
Reg No:RSE-II/TKDTCP/SEP/03/2021
6B/A, 6th Street East,
Briyant Nagar Thoothukudi-628 008

P. Senthil Kumar
Er.S.PONMANIANDAN, M.E., LL.B., AIE
Licensed Surveyor / Registered Engineer
Approved Valuer/Chartered Engineer
149/8, Polepettai West 1st Street,
Tuticorin - 628 008
Mob: 8056700160.

REGISTERED STRUCTURAL ENGINEER

REGISTERED ENGINEER

REFERENCE		SCHEDULE OF JOINERIES		
DESCRIPTION	COLOUR	REF	DESCRIPTION	SIZE (in meter)
SITE BOUNDARY	-----	RS	ROLLING SHUTTER	1.50 X 2.10
PROPOSED BUILDING	-----	MD	MAIN DOOR	1.05 X 2.10
OPEN SPACE	-----	D1	DOOR	1.00 X 2.10
DRIVE WAY	-----	D2	DOOR	0.75 X 2.10
EXG. ROAD	-----	O	OPEN	1.00 X 2.10
		W	WINDOW	1.50 X 1.50
		V	VENTILATOR	1.00 X 0.60

DETAILS OF FIRE FIGHTING SYSTEMS	
	- FIRE RESISTING BUCKETS WITH SAND (EACH 1KG) - 5KG X 6 NOS = 30 KG
	- FIRE RESISTING BUCKETS WITH WATER (EACH 1KG) - 5KG X 4 NOS = 20 KG
	- CO - CARBON DIOXIDE TYPE FIRE EXTINGUISHER - 2KG X 10 NOS = 20 KG
	- DCP DRY CHEMICAL TYPE FIRE EXTINGUISHER - 5KG X 6 NOS = 30 KG
	- FA - FIRE ALARM = 4 NOS
	- SPRINKLER SYSTEM TO BE PROVIDED
	- FIRE HYDRANT SYSTEM TO BE PROVIDED
	- HOSE REEL SYSTEM TO BE PROVIDED

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.

