

PP

APPROVAL RECORD

# Planning Permission

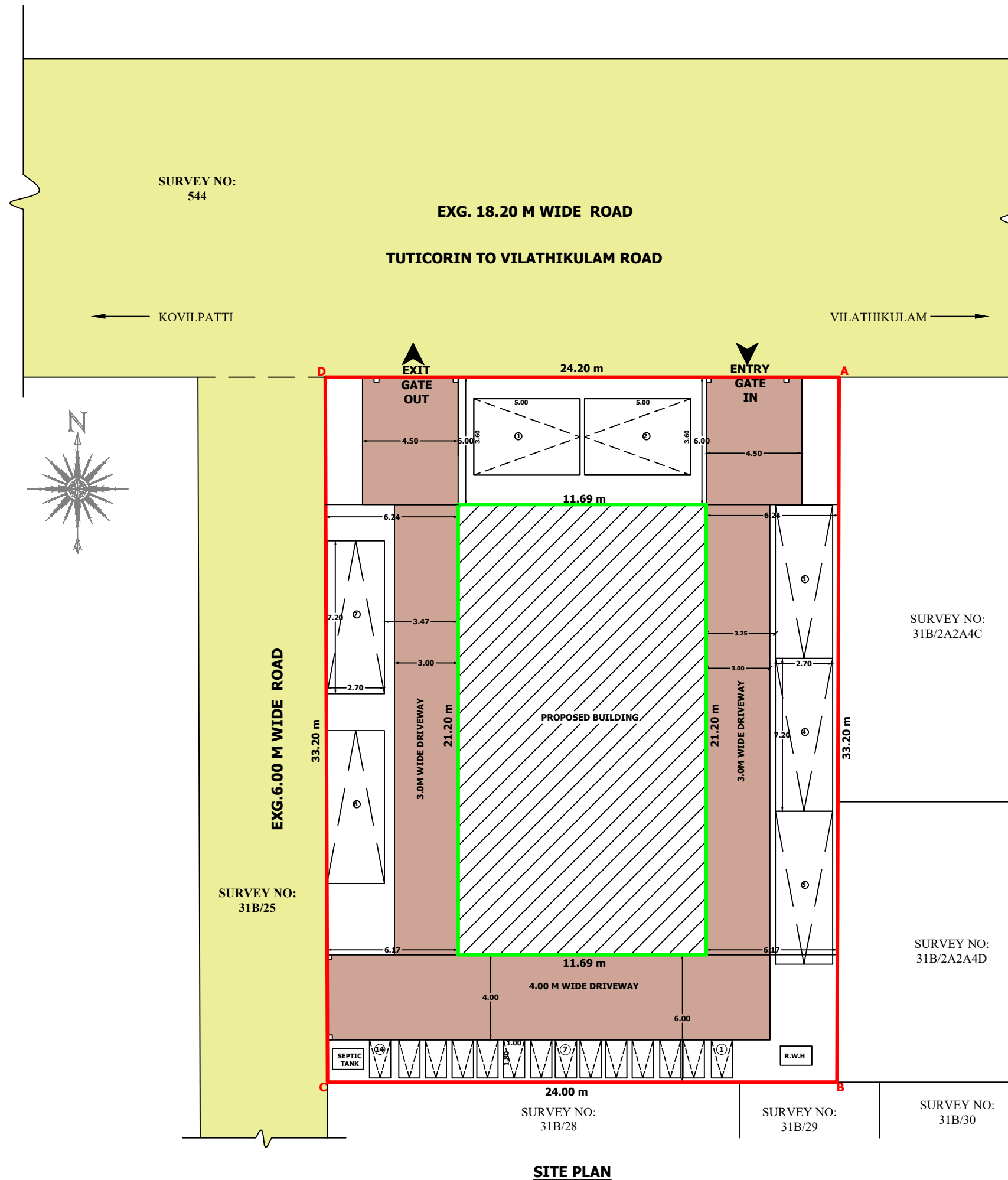
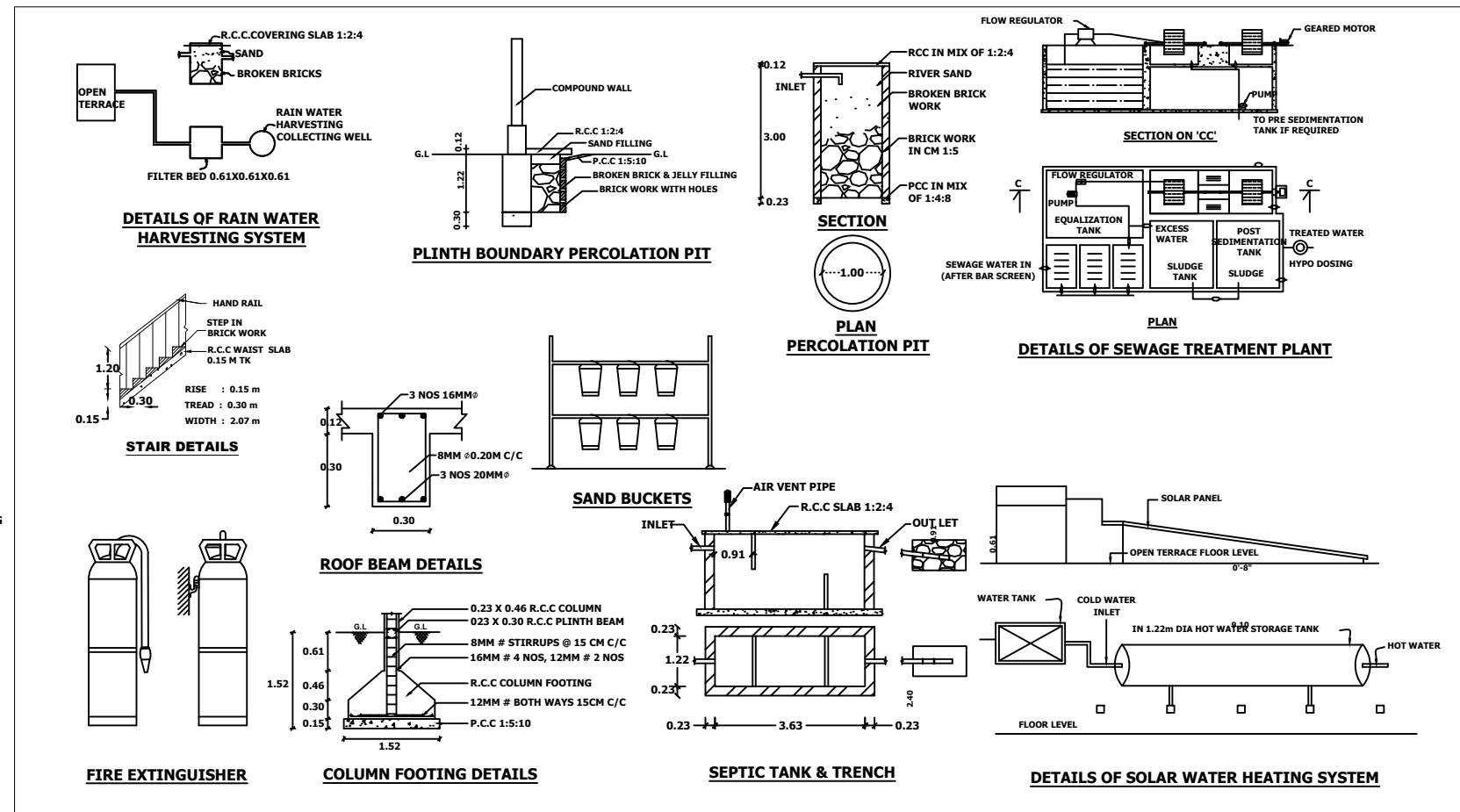
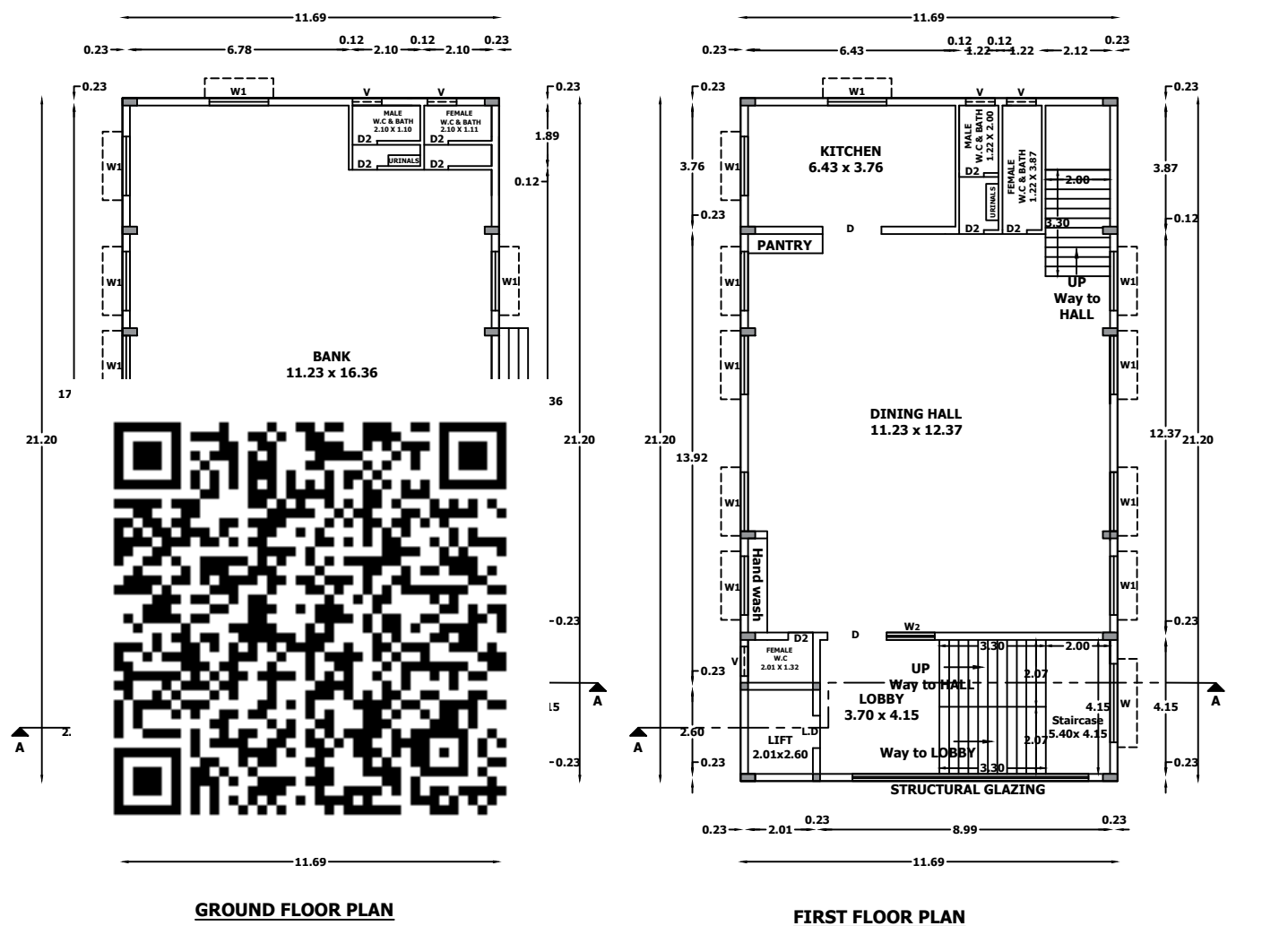
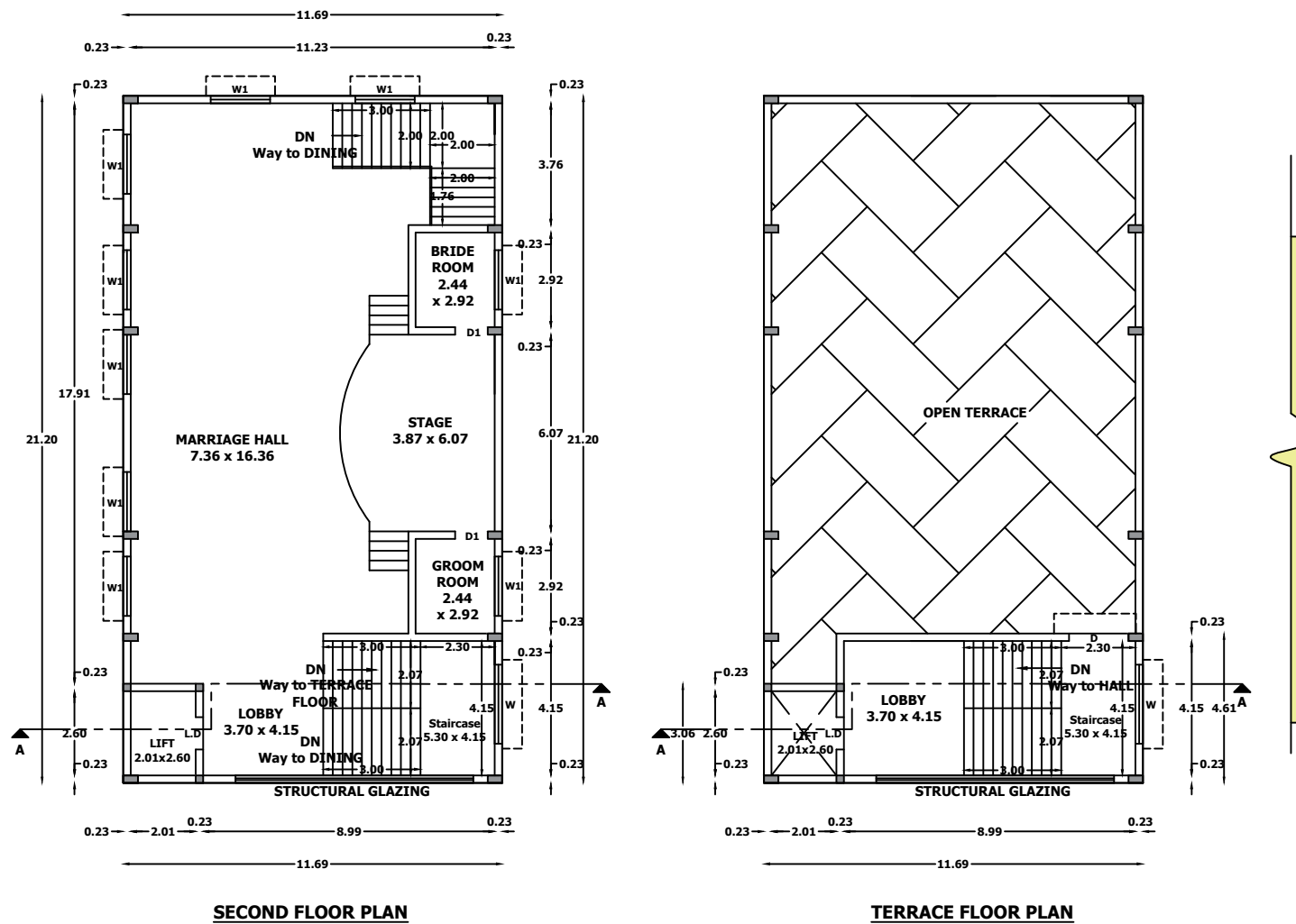
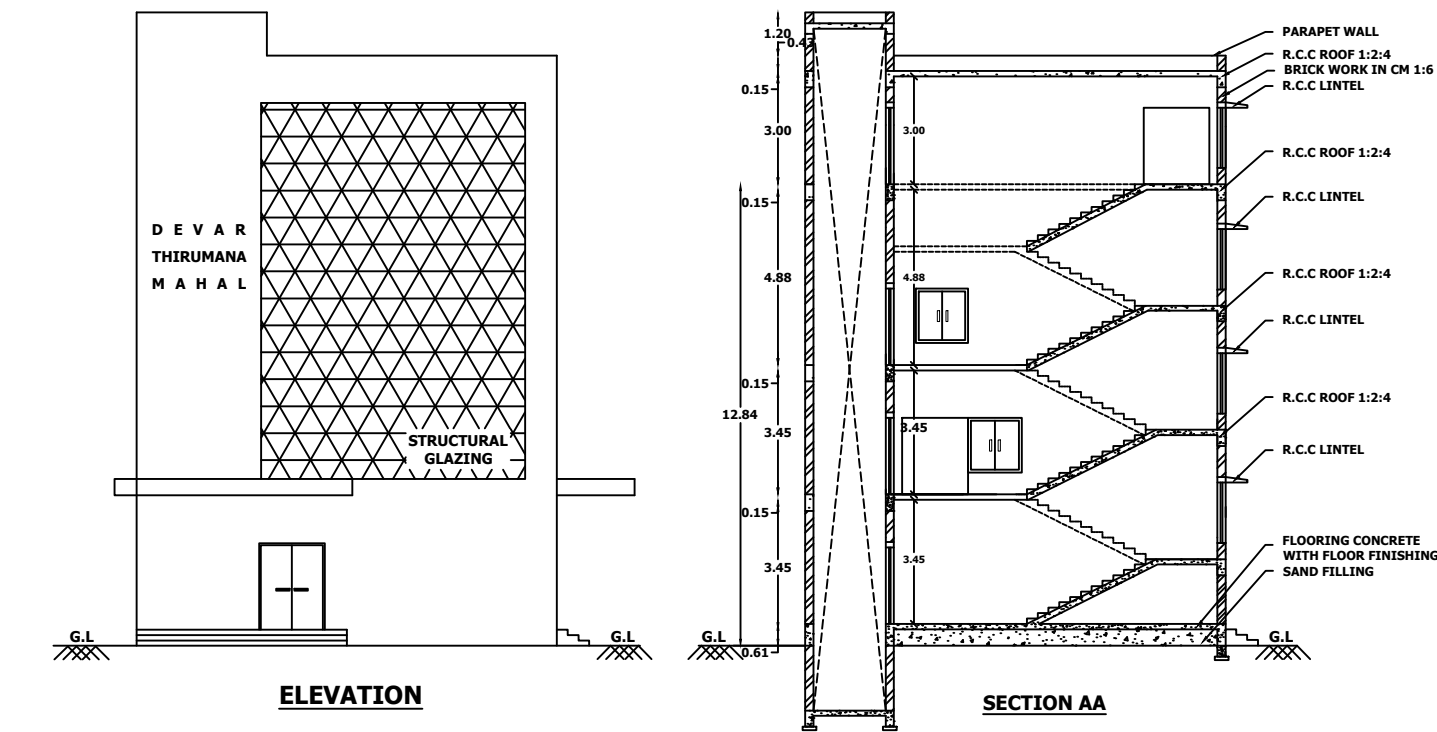
Thoothukkudi  
Thoothukkudi district, Tamil Nadu

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 BANK AND MARRIAGE HALL BUILDING  
AT SURVEY NOS. 31B/2A24B, 31B/27 AT ETTAYAPURAM ROAD, VILATHIKULAM VILLAGE,  
VILATHIKULAM TOWN PANCHAYAT, VILATHIKULAM TALUK, THOOTHUKUDI DISTRICT.  
APPLICANT : THE PRESIDENT, M/S THEVAR MAHAJANA SANGAM

ALL DIMENSIONS ARE IN METER, SCALE 1: 100

| SITE EXTENT     |              |
|-----------------|--------------|
| DESCRIPTION     | AREA IN sq.m |
| AS PER PATTA    | 800.00       |
| AS PER DOCUMENT | 809.36       |

| BUILDING AREA DETAILS |                               |               |              |                          |
|-----------------------|-------------------------------|---------------|--------------|--------------------------|
| Floor Details         | Usage Detail                  | FSI Area sq.m | Non FSI sq.m | Total Built Up Area sq.m |
| Ground Floor          | BANK                          | 247.83        | -            | 247.83                   |
| First Floor           | Dining Hall, Kitchen & Toilet | 247.83        | -            | 247.83                   |
| Second Floor          | Marriage Hall                 | 247.83        | -            | 247.83                   |
| Terrace Floor         | Head Room                     | -             | 50.43        | 50.43                    |
| Total Area            |                               | 743.49        | 50.43        | 793.92                   |

FSI =  $\frac{\text{FSI AREA}}{\text{PLOT AREA}} = \frac{743.49}{800.00} = 0.929 < 2.00$

PARKING DETAILS  
BANK PARKING DETAILS AS PER TNCDBR 2019  
1 Car space for every 125 Sq.m, 1 Two wheeler space for every 25 Sq.m  
MARRIAGE HALL BUILDING PARKING DETAILS AS PER TNCDBR 2019  
1 Car space for every 50 Sq.m Seating area, 1 Two wheeler space for every 50 Sq.m

| PARKING DETAILS   |          |          |
|-------------------|----------|----------|
| DESCRIPTION       | REQUIRED | PROVIDED |
| BANK CAR          | 2 Nos    | 3 Nos    |
| TWO WHEELER       | 10 Nos   | 10 Nos   |
| MARRIAGE HALL CAR | 4 Nos    | 4 Nos    |
| TWO WHEELER       | 4 Nos    | 4 Nos    |

| JOINERY DETAILS |                    |                         |
|-----------------|--------------------|-------------------------|
| D               | DOOR               | 1.83 X 2.40             |
| D1              | DOOR               | 0.91 X 2.13             |
| D2              | DOOR               | 0.76 X 2.13             |
| L.D             | DOOR               | 1.00 X 2.13             |
| S.G             | STRUCTURAL GLAZING | 7.33 X 8.55             |
| W               | WINDOW             | 2.44 X 1.68             |
| W1              | WINDOW             | 1.83 X 1.52             |
| W2              | WINDOW             | 1.52 X 1.52             |
| V               | VENTILATOR         | 0.91 X 0.61             |
|                 |                    | COLOUR INDEX:           |
|                 |                    | SITE BOUNDARY SHOWN     |
|                 |                    | PROPOSED BUILDING SHOWN |
|                 |                    | EXISTING ROAD SHOWN     |
|                 |                    | DRIVEWAY                |

| SANITARY DETAILS                                |                          |          |        |          |        |
|-------------------------------------------------|--------------------------|----------|--------|----------|--------|
| BANK BUILDING                                   |                          |          |        |          |        |
| TOTAL NO. OF PERSONS - 20, MALE: 10, FEMALE: 10 |                          |          |        |          |        |
| S.NO.                                           | SANITARY UNIT            | REQUIRED |        | PROVIDED |        |
|                                                 |                          | MALE     | FEMALE | MALE     | FEMALE |
| 1                                               | WATER CLOSETS (W.C)      | 1        | 1      | 1        | 1      |
| 2                                               | ABLUTION TAPS            | 1        | 1      | 1        | 1      |
| 3                                               | URINALS                  | 1        | 1      | 1        | 1      |
| 4                                               | WASH BASINS              |          | 1      |          | 1      |
| 5                                               | DRINKING WATER FOUNTAINS |          | 1      |          | 1      |
| 6                                               | CLEANER SINK             |          | 1      |          | 1      |

| MARRIAGE HALL                                    |                          |          |        |          |        |
|--------------------------------------------------|--------------------------|----------|--------|----------|--------|
| TOTAL NO. OF PERSONS - 100, MALE: 67, FEMALE: 33 |                          |          |        |          |        |
| S.NO.                                            | SANITARY UNIT            | REQUIRED |        | PROVIDED |        |
|                                                  |                          | MALE     | FEMALE | MALE     | FEMALE |
| 1                                                | WATER CLOSETS (W.C)      | 1        | 2      | 1        | 2      |
| 2                                                | ABLUTION TAPS            | 1        | 1      | 1        | 1      |
| 3                                                | URINALS                  | 2        | -      | 2        | -      |
| 4                                                | WASH BASINS              | 1        | 1      | 1        | 1      |
| 5                                                | DRINKING WATER FOUNTAINS |          | 1      |          | 1      |
| 6                                                | CLEANER SINK             |          | 2      |          | 2      |

TECHNICAL APPROVAL  
ROC.NO: SWP/BPA/312964/2024  
SWP/THOOTHUKUDI/BPA/AD/DTCP NO: 29/2024

| OFFICE USE                                                                                                                                                                                                                  |                                                                                                                                                                                                                          |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <br>A.GETHSY, M.E.<br>Registered Structural Engineer<br>REG NO: RSE-II/TKOTCP/SEP /03/2021<br>68/A, 6th Street East<br>Bryant Nagar, Thoothukudi - 628 008<br>Cell : 9895645763/9895645764<br>Email : rangiths.93@gmail.com | <br>P.RANJITH, B.E.<br>REGISTERED ENGINEER GRADE - II<br>THOOTHUKUDI LPA- RE-II/TKOTCP/May /1/2023<br>TOOVEYPURAM 11TH STREET<br>THOOTHUKUDI - 628 003.<br>Cell : 9895645763/9895645764<br>Email : rangiths.93@gmail.com |           |
| STRUCTURAL ENGINEER                                                                                                                                                                                                         | REGISTERED ENGINEER                                                                                                                                                                                                      | APPLICANT |

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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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.

