

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

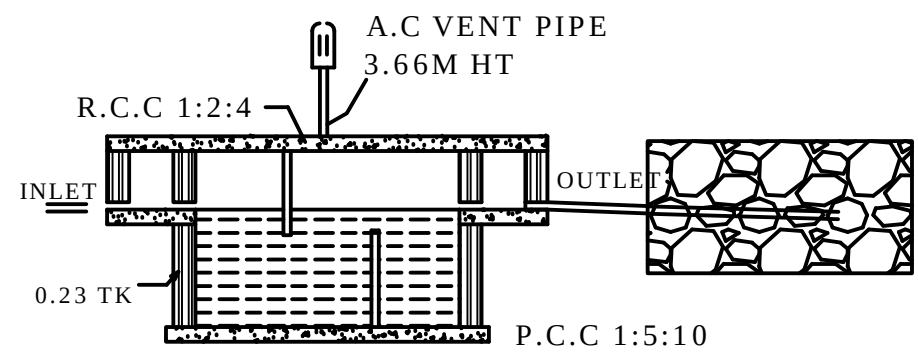
ISSUING AUTHORITY
DTCP

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

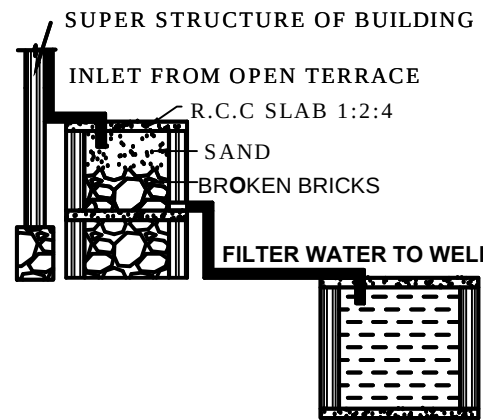
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BUSINESS OFFICE WITH STILT + 3 FLOOR(AFTER REMOVING THE EXISTING BUILDING DOOR NO.488), AT V.E ROAD EXTENSION, TS.NOS. 2521/1, 2521/2, 2521/3A PART, 2521/5A, & 2522/1A, WARD NO. 2, BLOCK NO. 20, T.P NON SCHEME AREA, THOOTHUKUDI CITY MUNICIPAL CORPORATION.

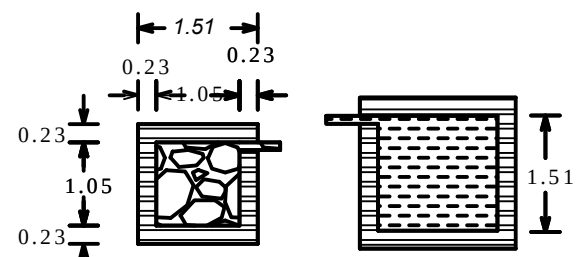
APPLICANT NAME:- Mr. M. RAJA VEL.



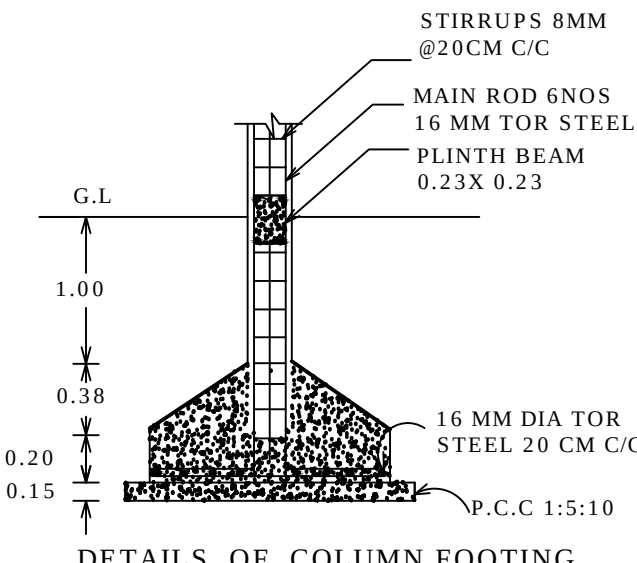
SEPTIC TANK AND TRENCH



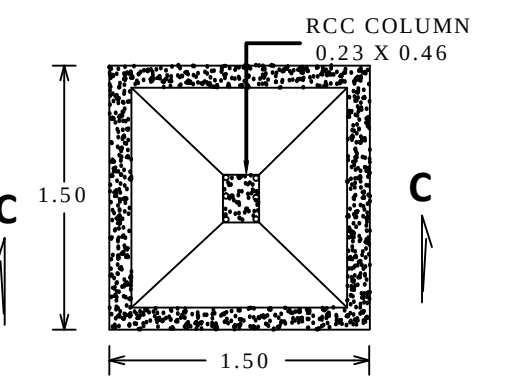
RAINWATER HARVESTING



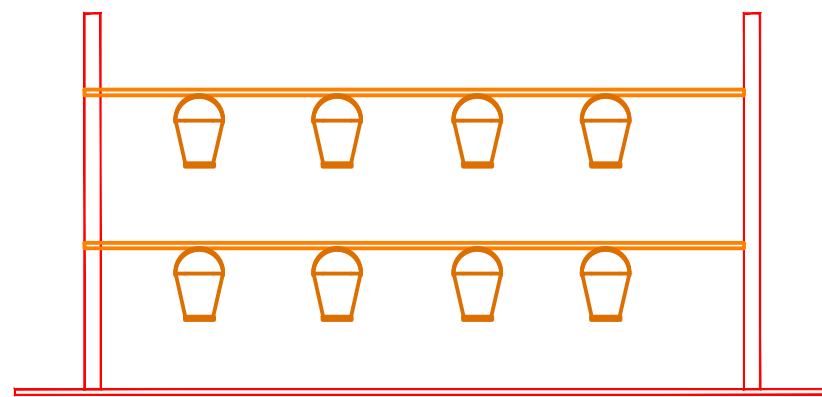
DETAILS OF FILTER BED & WELL



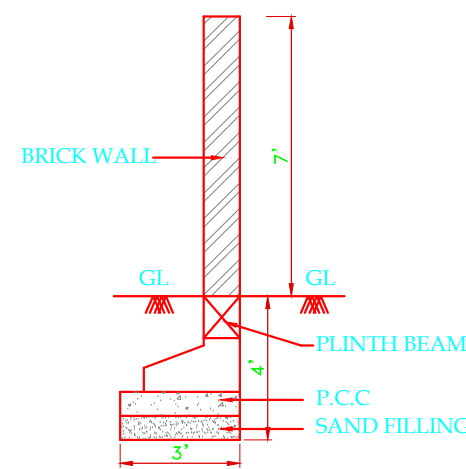
DETAILS OF COLUMN FOOTING



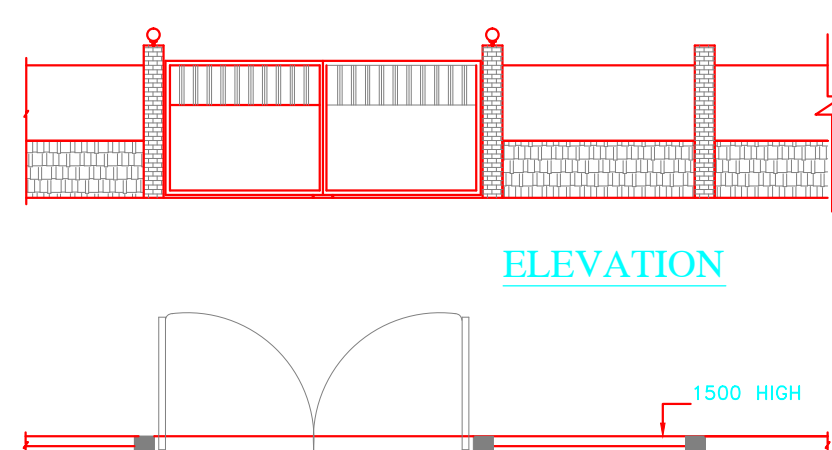
DETAILS OF COLUMN PLAN



SAND BUCKET DETAILS



COMPOUND WALL DETAIL



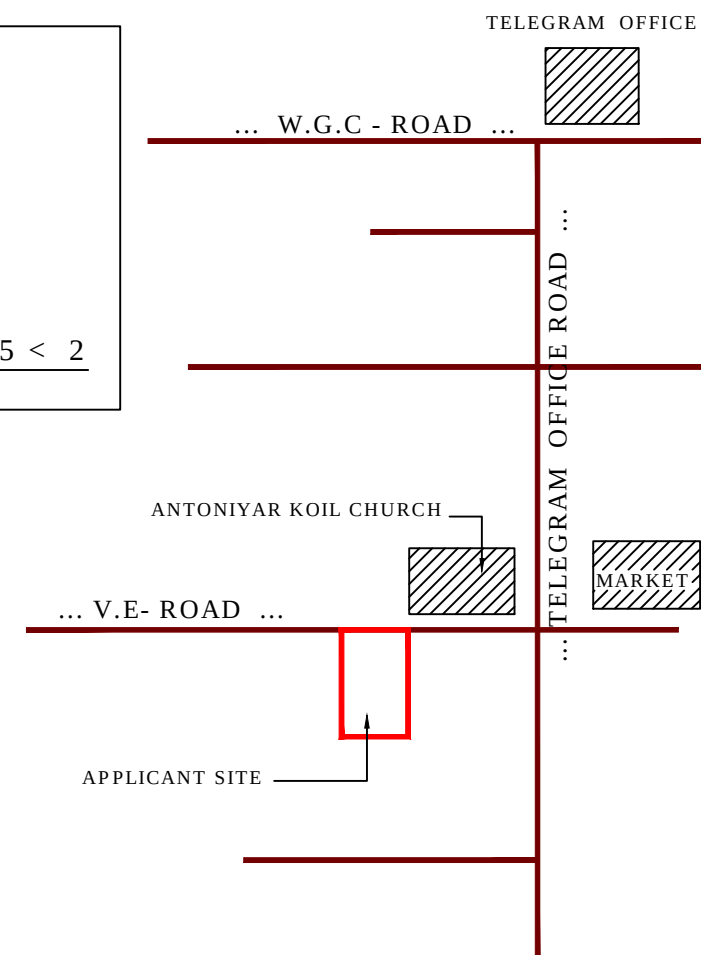
Plan Compound wall Detail

PLANNING PERMISSION

R.O.C NO. SWP/BPA/329866/2024
SITE BOUNDARY SHOWN AS "A TO D"
PLANNING PERMISSION NO. 71/2024 (SWP/TUTY)

FLOOR SPACE INDEX (FSI)

$$FSI = \frac{\text{ALL FLOOR AREA}}{\text{TOTAL SITE AREA}}$$
$$FSI = \frac{708.43}{546.63} = 1.295$$
$$\text{FLOOR SPACE INDEX (FSI)} = 1.295 < 2$$



KEY PLAN - SCALE: 1: 10000

PARKING CALCULATION ACCORDING TO TNCBR 2019:- SHOP BUILDING
Is up to 50 Sq.mt = NIL
ADD EVERY 50 Sq.mt = 1 Car space (5.0 M X 2.50)
TOTAL AREA = [272.20 - 50.00] = 222.20/50
= 4.44 SAY = 5 CAR PARKING REQUIRED

PARKING CALCULATION ACCORDING TO TNCBR 2019:- BUSINESS OFFICE BUILDING
EVERY 100 Sq.mt = 1 Car space (5.0 M X 2.50)
436.23/100
= 4.36 SAY = 5 CAR PARKING REQUIRED

PHYSICALLY CHALLENGED CAR PARKING:-
ADD 2 CAR PARKING (SIZE -3.60 x 5.00)

TWO WHEELER PARKING CALCULATION ACCORDING TO D.C.R:- SHOP BUILDING
Is up to 50 Sq.mt = NIL
ADD EVERY 50 Sq.mt = 1 Two wheeler parking space (1.0 M X 1.80 M)
TOTAL AREA = [272.20 - 50.00] = 222.20/50
= 4.44 SAY = 5 TWO WHEELER PARKING REQUIRED

PARKING CALCULATION ACCORDING TO TNCBR 2019:- BUSINESS OFFICE BUILDING
EVERY 100 Sq.mt = 1 Two wheeler parking space (1.0 M X 1.80 M)
436.23/25
= 17.44 SAY = 18 TWO WHEELER PARKING REQUIRED

SITE BOUNDARY	-	
PROPOSED	-	
EXISTING BUILDING	-	
OPEN SPACE	-	
EXG. BUILDING REMOVED	-	
EXISTING ROAD/STREET	-	

Er.M.MUTHUKUMAR -M.E
SOIL MECHANICS & FOUNDATION
CMDA Reg No. GTE/19/04/017
DTCP Reg No. GTE/TVLD/01/2020
TECHNICAL ADVISOR
BALA GEO TECH LAB
15A, BHARATHAVAR STREET, PALAYAMKOTTAI
TIRUNELVELI - 627002.
CELL : 9488055602

GEO TECH ENGINEER

SHEET NO = 2/2

SITE AREA DETAILS AS PER SALE DEED

S.NO.	DOCUMENT NUMBER /YEAR	SURVEY NUMBER	AREA IN	
			SQ.M	ACRE
1.	1531/2023	2521/1, 2521/2, 2521/3A PART, 2521/5A & 2522/1A	547.658	0.1353

SITE AREA DETAILS AS PER TSLR

S.NO.	TSLR	SURVEY NUMBER	AREA IN	
			SQ.M	ACRE
1.	-	2521/1	22.5	0.005
2.	-	2521/2	22.5	0.005
3.	-	2521/3A Part	15.0	0.003
4.	-	2521/5A	270.0	0.067
5.	-	2522/1A	217.0	0.054
TOTAL			547.0	0.134

SITE AREA DETAILS:-

AS PER SALE DEED	-----	547.658 SQ.M
AS PER TSLR	-----	547.00 SQ.M
AS PER SITE	-----	546.63 SQ.M

BUILDUP AREA DETAILS:-

DESCRIPTIONS	FSI AREA	NON FSI AREA	AREA IN	
			SQ.M	SQ.FT
SITE AREA	-----	-----	546.63	5883.92
PARKING IN STILT FLOOR	-----	272.20	272.20	2929.96
SHOP IN FIRST FLOOR	272.20	-----	272.20	2929.96
BUSINESS OFFICE IN SECOND FLOOR	272.20	-----	272.20	2929.96
BUSINESS OFFICE IN THIRD FLOOR	164.03	-----	164.03	1765.61
HEAD ROOM IN TERRACE FLOOR	-----	31.38	31.38	337.77
TOTAL	708.43	303.58	1012.01	10893.26

PARKING AREA DETAILS CALCULATION

DESCRIPTION	FLOOR AREA	REQUIRED	PROVIDED
SHOP	272.20	5 CARS	5 CARS
		5 TWO WHEELER	5 TWO WHEELER
BUSINESS OFFICE	436.23	5 CARS	5 CARS
		18 TWO WHEELER	18 TWO WHEELER
VISITORS PARKING		1 CAR	1 CAR
		2 TWO WHEELER	2 TWO WHEELER

N.Bil

APPLICANT

S.PONMANIKANDAN .B.E
LICENSED SURVEYOR / REGISTERED ENGINEER
APPROVED VALUER/ CHARTED ENGINEER
RCE/TKDTCP/SEPTEMBER -01/2024
149/8, POLEPETTAI WEST 1st STREET
THOOTHUKUDI - 628 008.
CELL : 8056700160

APPLICANT

C.DHEENATHAYALAN., B.E
REG.STRUCTURAL ENG.GRADE-II(RSE) GRADE - II
ENRSE/GR-II/TUT/JULY2019/005
CORP. REG NO. STRUCTURAL ENG.GR.II S.E
NO. 138/LS/2019/00010
24E,NANDA GOPALA PURAM (WEST)
THOOTHUKUDI - 628 002.
CELL : 9442723339,8056557089

STRUCTURAL ENGINEER

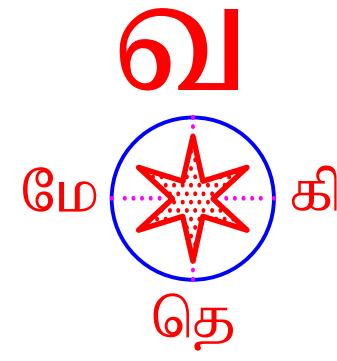
P.RANJITH., B.E
REGISTERED ENGINEER GRADE - II
THOOTHUKUDI CORPORATION :
138/LS/2021/00014 35/2,TOOVEYPURAM 11TH
STREET THOOTHUKUDI - 628 003.
CELL : 9080604776,9786495616
Email: ranjithsl.93@gmail.com

REGISTERED ENGINEER

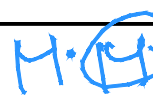
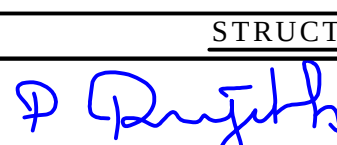


IRD FLOOR PLAN

TERRACE FLOOR PLAN



APPLICANT NAME:- Mr. M. RAJA VEL.

SHEET NO = 1/2				
SITE AREA DETAILS AS PER SALE DEED				
S.NO.	DOCUMENT NUMBER /YEAR	SURVEY NUMBER	AREA IN	
			SQ.M	ACRE
1.	1531/2023	2521/1, 2521/2, 2521/3A PART, 2521/5A &2522/1A	547.658	0.1353
SITE AREA DETAILS AS PER TSLR				
S.NO.	TSLR	SURVEY NUMBER	AREA IN	
			SQ.M	ACRE
1.	-	2521/1	22.5	0.005
2.	-	2521/2	22.5	0.005
3.	-	2521/3A Part	15.0	0.003
4.	-	2521/5A	270.0	0.067
5.	-	2522/1A	217.0	0.054
TOTAL			547.0	0.134
SITE AREA DETAILS:-				
AS PER SALE DEED		-----	547.658 SQ.M	
AS PER TSLR		-----	547.00 SQ.M	
AS PER SITE		-----	546.63 SQ.M	
BUILDUP AREA DETAILS:-				
DESCRIPTIONS	FSI AREA	NON FSI AREA	AREA IN	
			SQ.M	SQ.FT
SITE AREA	-----	-----	546.63	5883.92
PARKING IN STILT FLOOR	-----	272.20	272.20	2929.96
SHOP IN FIRST FLOOR	272.20	-----	272.20	2929.96
BUSINESS OFFICE IN SECOND FLOOR	272.20	-----	272.20	2929.96
BUSINESS OFFICE IN THIRD FLOOR	164.03	-----	164.03	1765.61
HEAD ROOM IN TERRACE FLOOR	-----	31.38	31.38	337.77
TOTAL	708.43	303.58	1012.01	10893.26
JOINERY DETAILS				
GG	- GRILL GATE	-	5.43	X 2.13
MD	- MAIN DOOR	-	3.50	X 2.13
D	- DOOR	-	0.91	X 2.13
D1	- DOOR	-	0.76	X 2.13
W	- WINDOW	-	1.50	X 2.00
W1	- WINDOW	-	2.50	X 2.00
FW	- FRENCH WINDOW	-	2.50	X 2.00
V	- VENTILATOR	-	0.91	X 0.61
				
APPLICANT				
 Er.M.MUTHUKUMAR - M.E SOIL MECHANICS & FOUNDATION CMDA Reg No. GTE/19/04/017 DTCP Reg No. GTE/TVLD/01/2020 TECHNICAL ADVISOR BALA GEO TECH LAB 15A, BHARATHAVAR STREET, PALAYAMKOTTAI TIRUNELVELI - 627002. CELL : 9488055602				
				
S.PONMANIKANDAN - B.E LICENSED SURVEYOR / REGISTERED ENGINEER APPROVED VALUER/ CHARTED ENGINEER RCE/TKDTC/SEPTEMBER -01/2024 149/8, POLEPETTAI WEST 1st STREET THOOTHUKUDI - 628 008. CELL : 8056700160				
APPLICANT				
				
C.DHEENATHAYALAN., B.E REG.STRUCTURAL ENG.GRADE-(H)(RSE) GRADE - II ENRSE/GR-I/UT/UT/JULY2019/005 CORP. REG.NO. STRUCTURAL ENG.GR.II S.E NO. 1381S/2019/00010 24E,NANDA GOPALA PURAM (WEST) THOOTHUKUDI - 628 002. CELL : 9442723339,8056957089				
STRUCTURAL ENGINEER				
				
P.RANJITH., B.E REGISTERED ENGINEER GRADE - II THOOTHUKUDI CORPORATION : 138/LS/2021/00014 35/2,TOOVEYPURAM 11TH STREET THOOTHUKUDI - 628 003. CELL : 9080684776,9786495616 Email: ranjith.93@gmail.com				
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.

