

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 AN INDUSTRIAL BUILDING FOR AUTOMOBILE (FOUR WHEELERS)
SERVICING AND REPAIR STATION USING 20.00 HP ELECTRICAL POWER IN SURVEY NO. 4/2A, ETTAYAPURAM ROAD,
PULIPANCHANKULAM VILLAGE, THOOTHUKUDI CITY MUNICIPAL CORPORATION, NORTH ZONE.

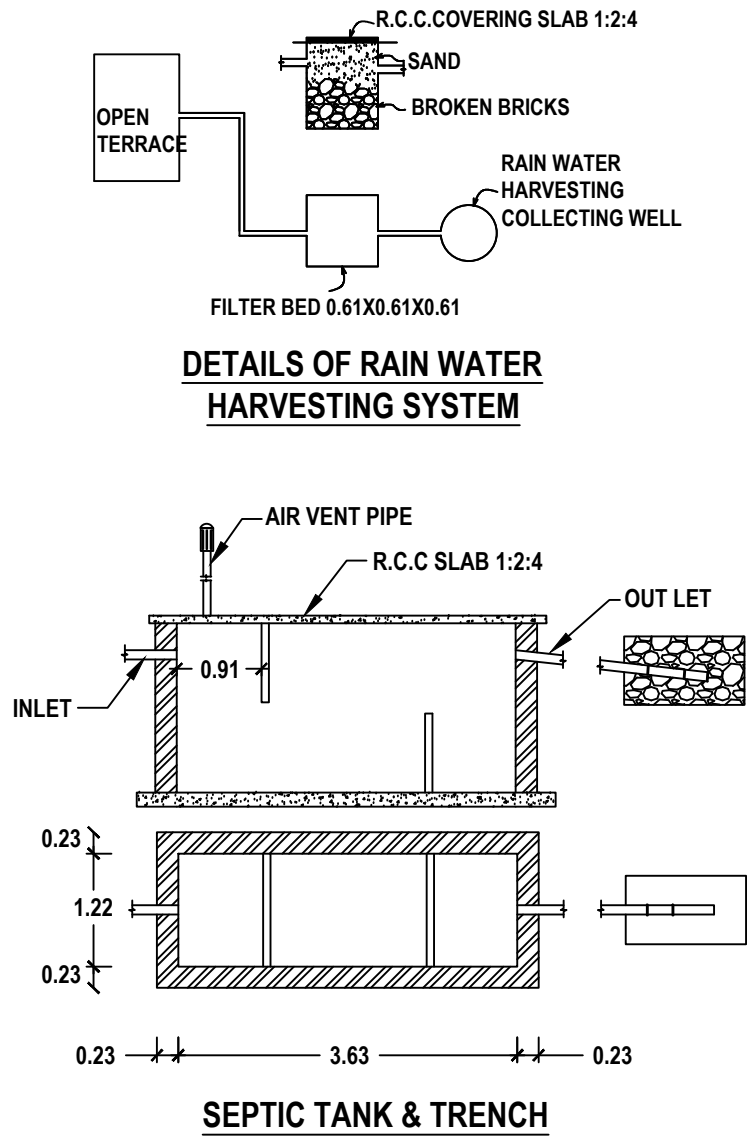
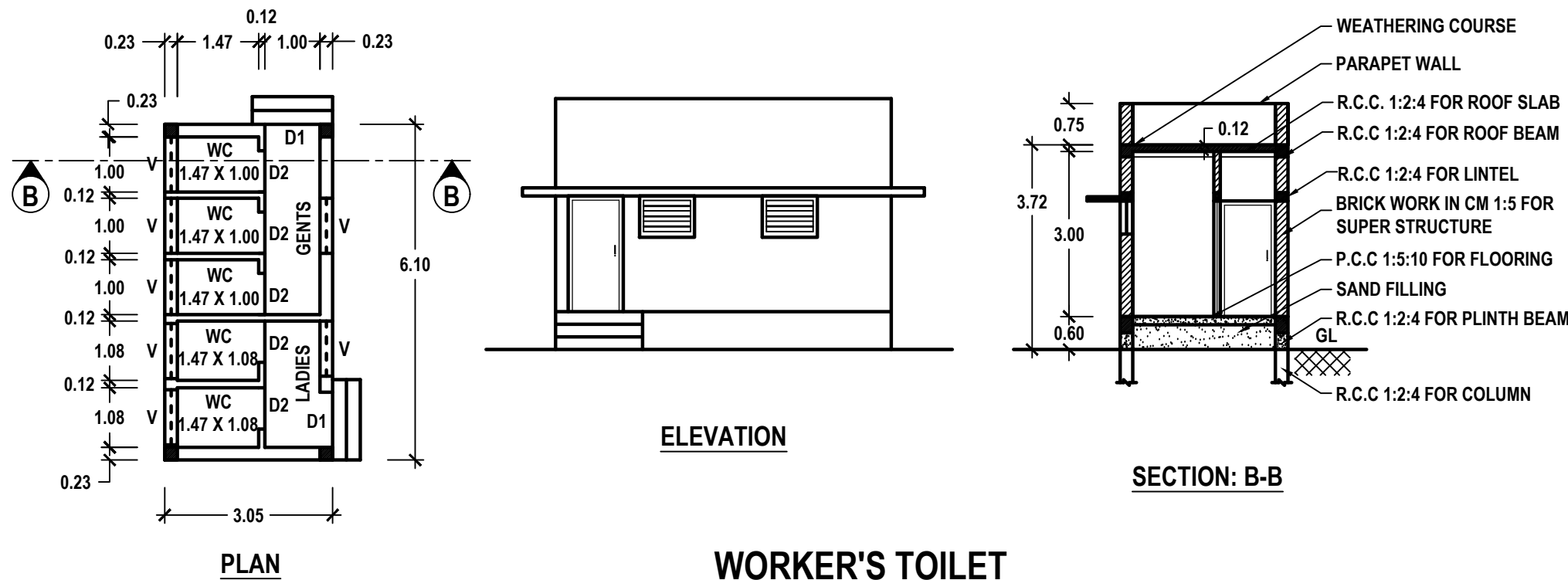
SHEET NO.

5/5

OFFICE USE:

APPLICANT NAME: Mr. U.VENKATESH

SCALE: 1:100

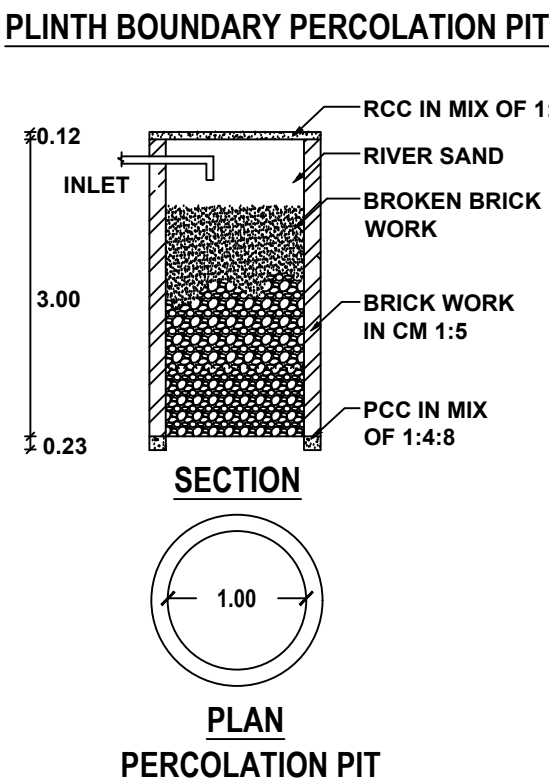
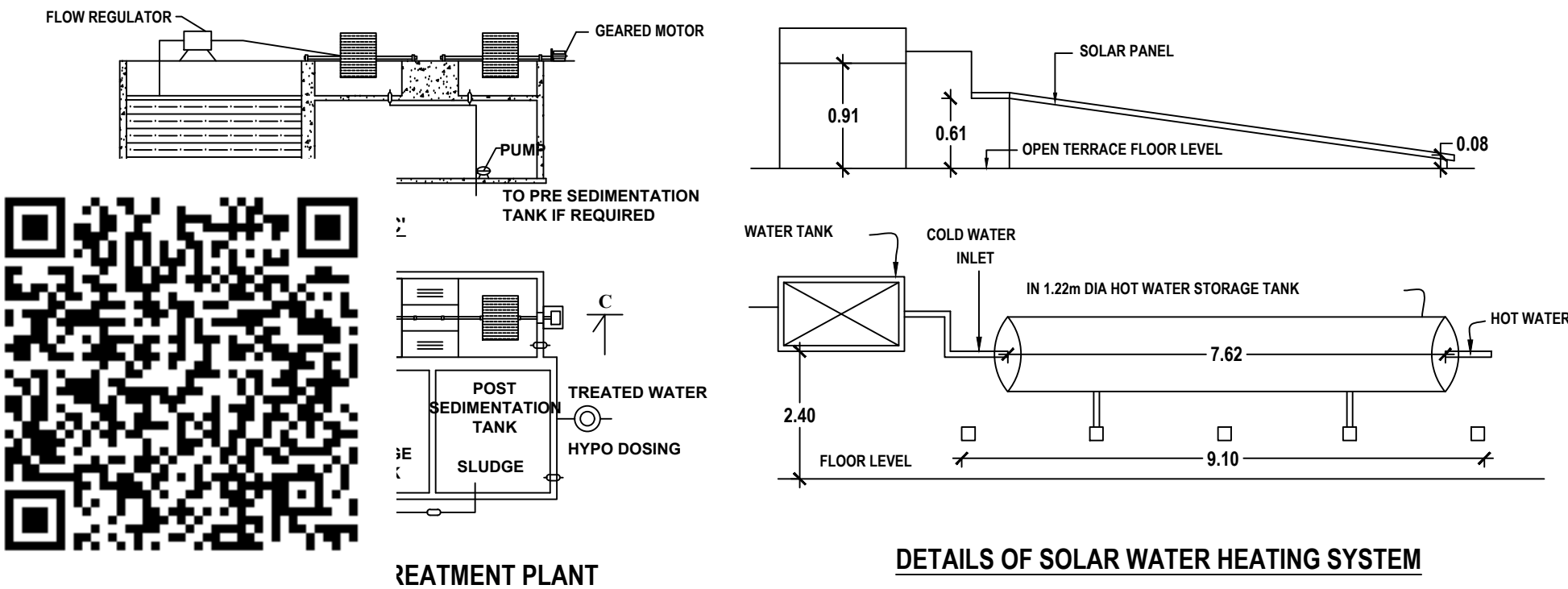
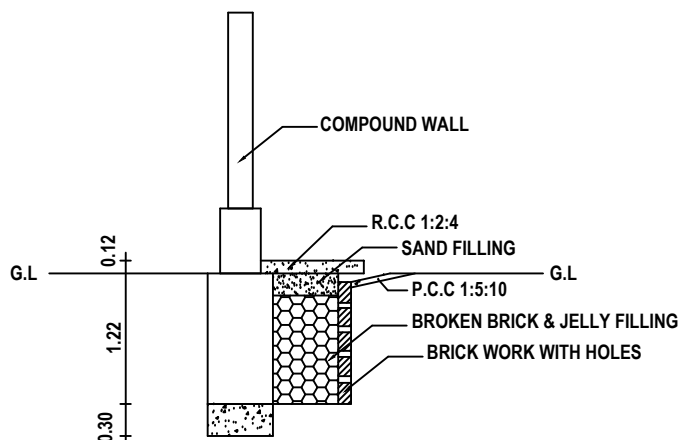
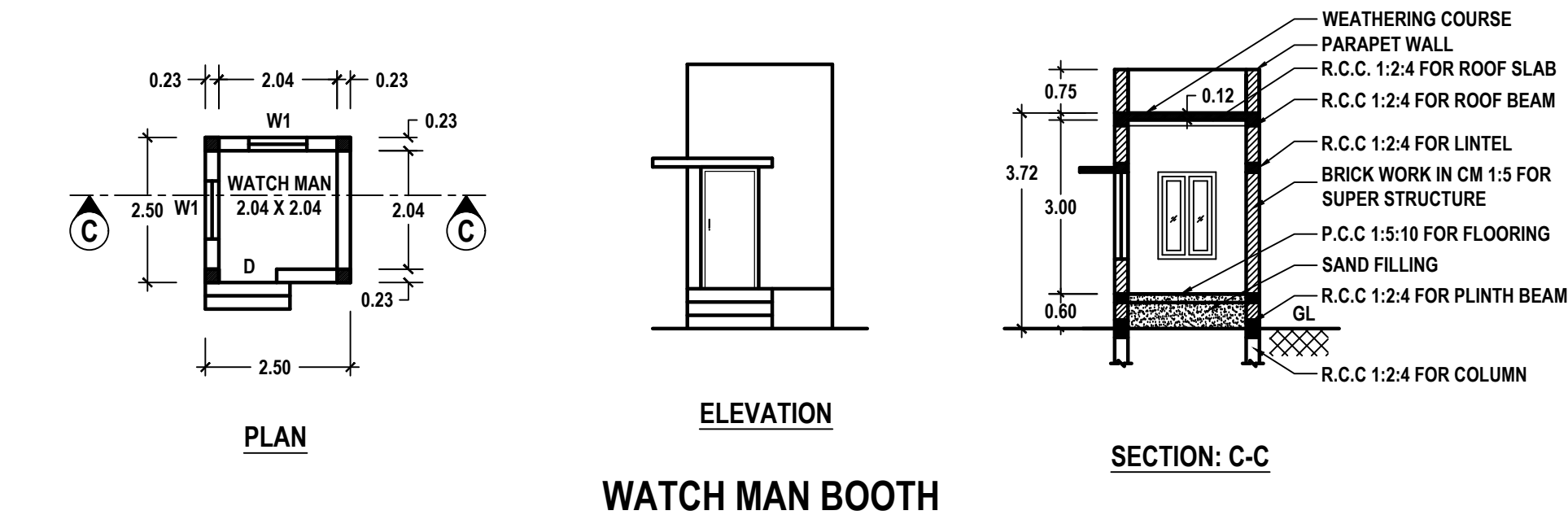


PLANNING PERMISSION

ROC. NO. SWP/BPA/329866/2024

SITE BOUNDARY SHOWN AS "A TO F"

PLANNING PERMISSION NO. 66/2024 (SWP/TUTY)



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

REGISTERED GEO-TECH ENGINEER

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Reg No:RSE-II/TKDTC/SEP/03/2021
6B/A, 6th Street East,
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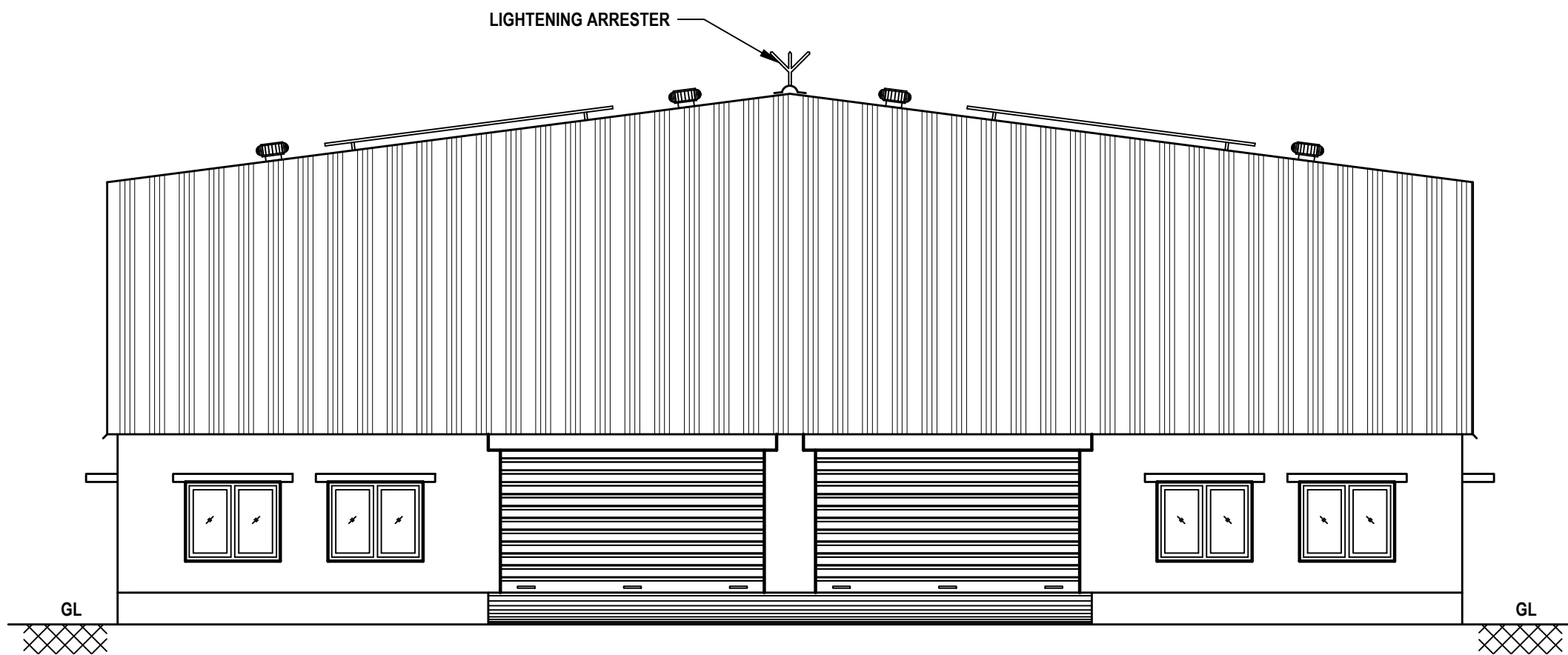
SHEET NO.

4/5

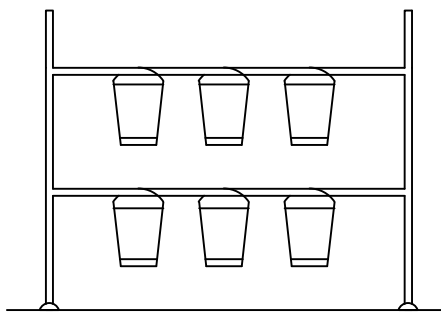
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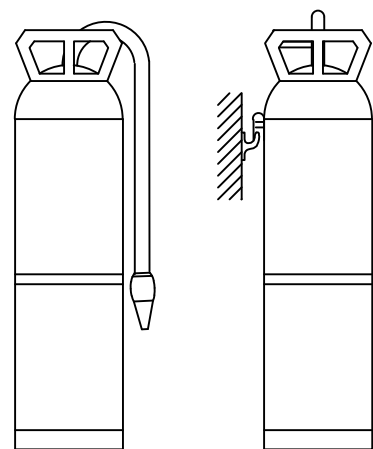
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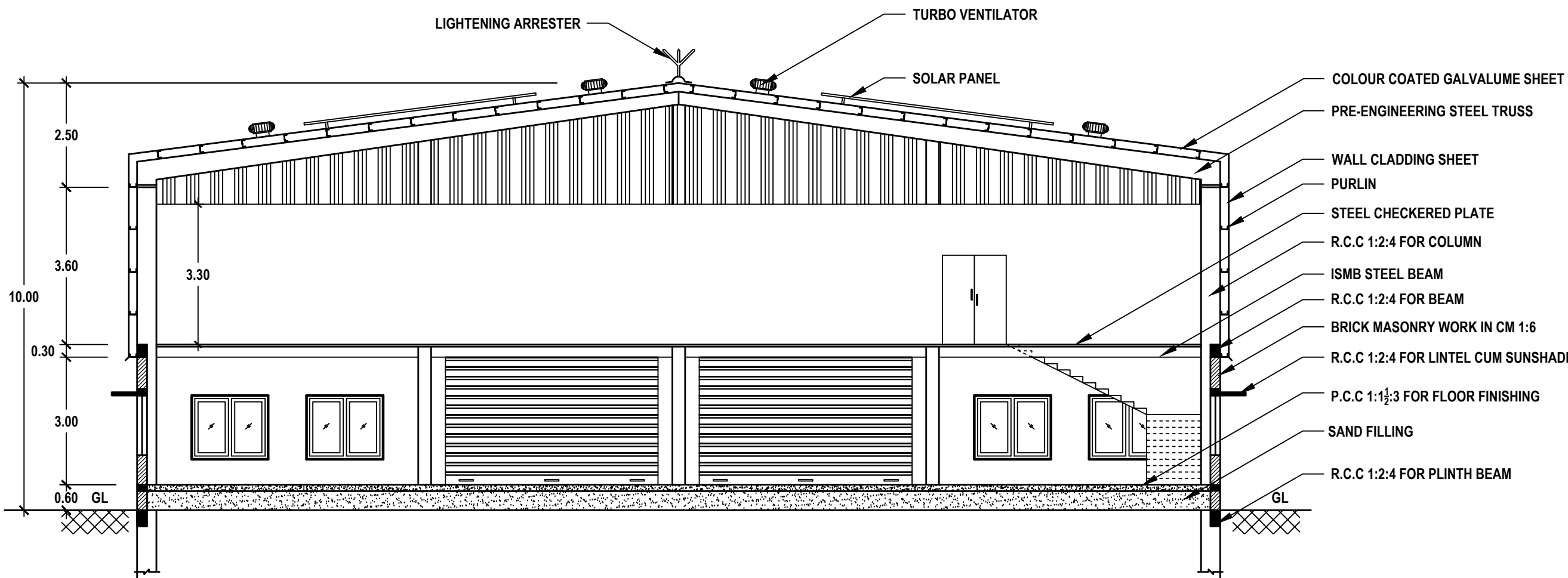
WEST SIDE ELEVATION



SAND BUCKETS



FIRE EXTINGUISHER



SECTION : A-A

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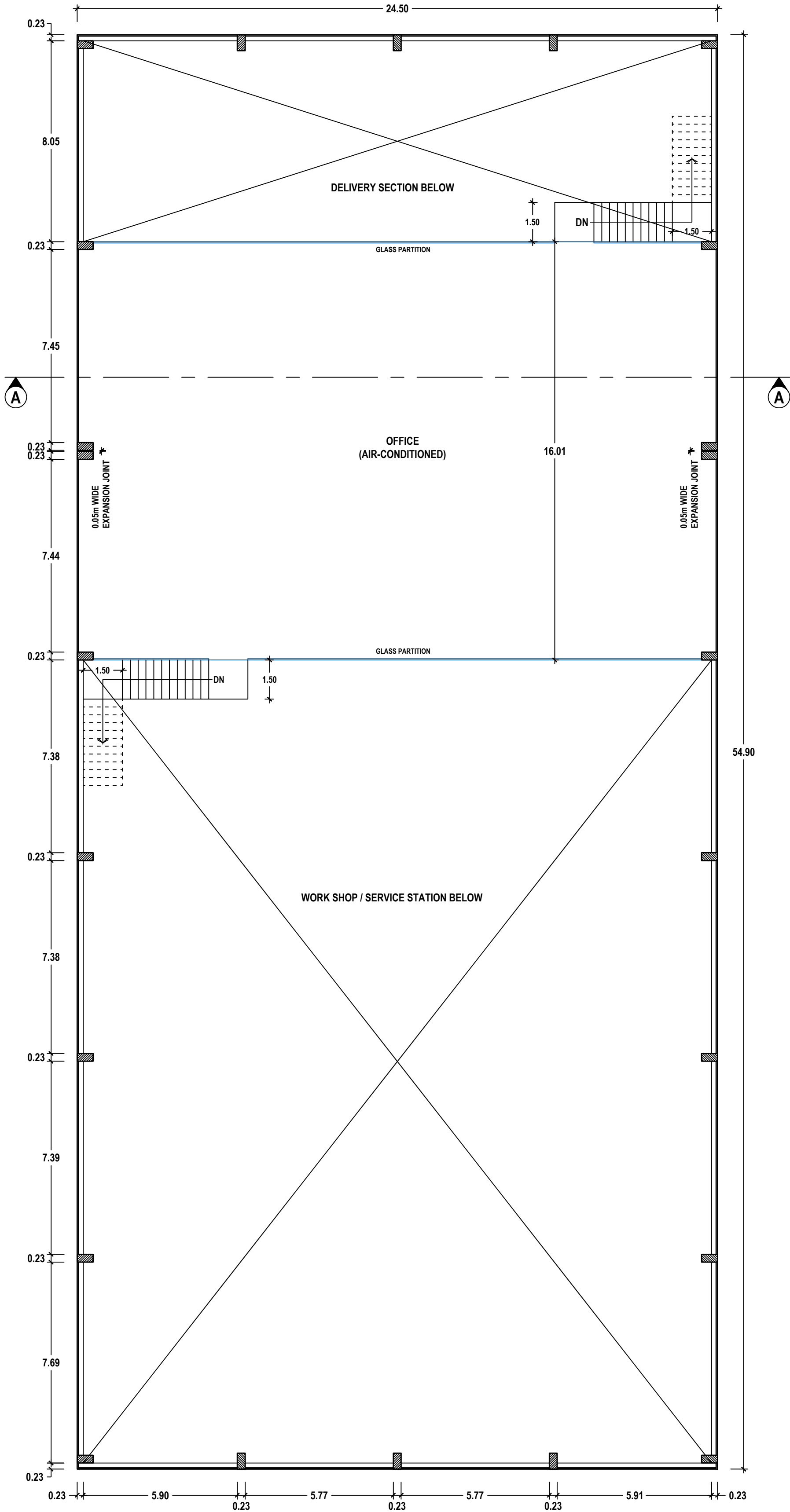
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3/5

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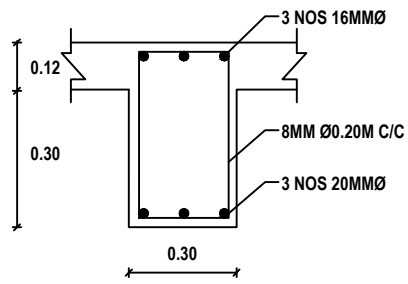
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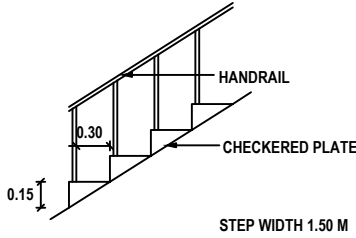
MEZZANINE FLOOR PLAN

PLANNING PERMISSION

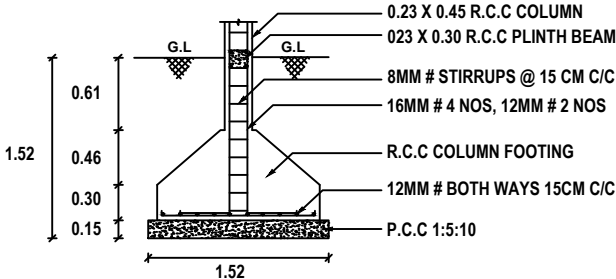
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ROOF BEAM DETAILS



STAIRCASE DETAILS



COLUMN FOOTING DETAILS

[Signature]

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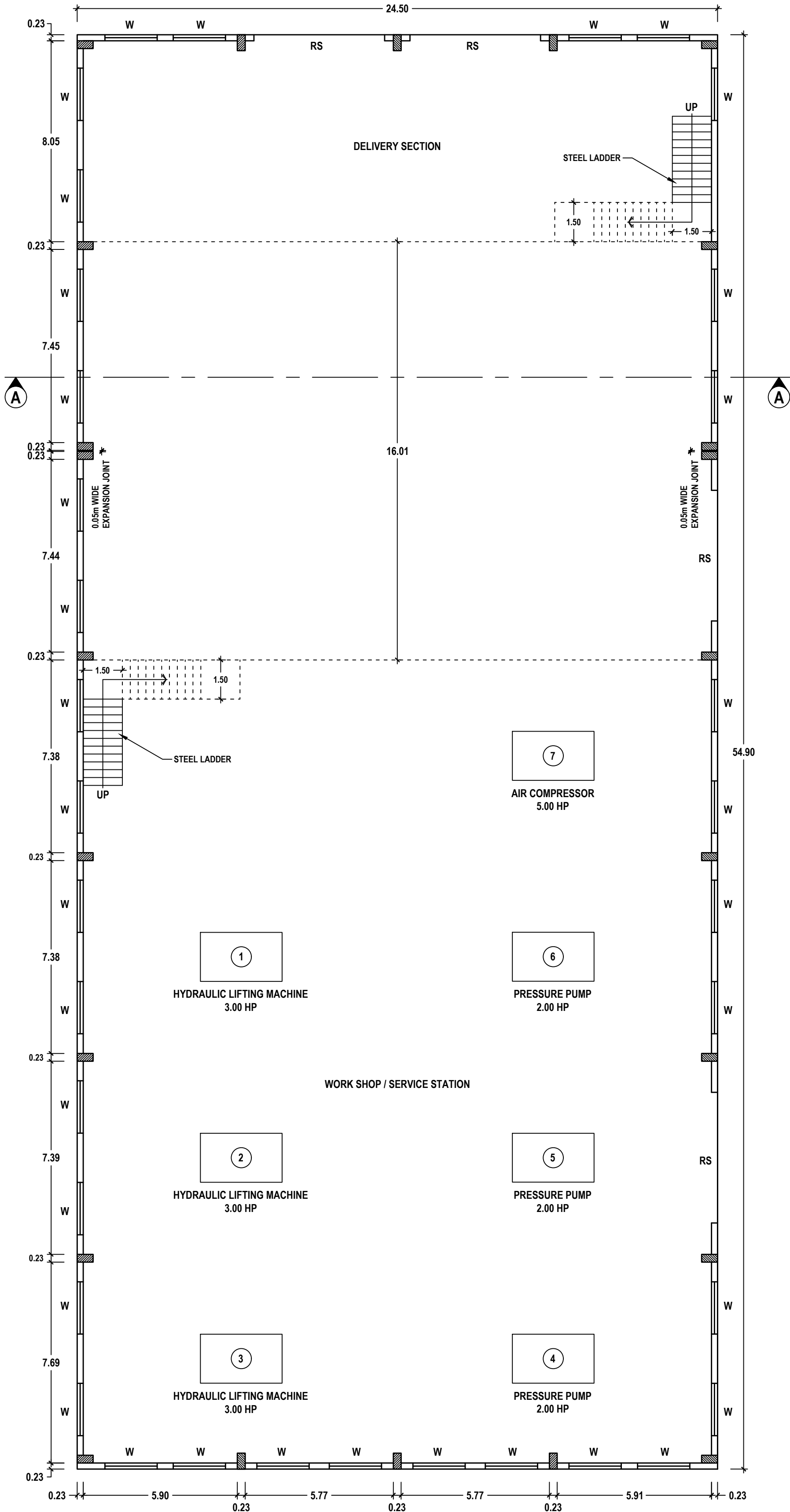
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SHEET NO.
2/5

OFFICE USE:

APPLICANT NAME: Mr. U.VENKATESH

SCALE: 1:100



GROUND FLOOR PLAN

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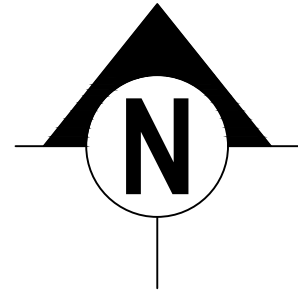
SHEET NO.

1/5

OFFICE USE:

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SCALE: 1:500



NOTE:

1. ALL DIMENSIONS ARE IN METER.
2. CCTV CAMERA TO BE PROVIDED.
3. OPEN TRANSFORMER YARD 5.0 X 5.0 TO BE PROVIDED.
4. EUROPEAN WATER CLOSET TO BE PROVIDED.
5. RAMP 1:12 SLOPE FOR PH TO BE PROVIDED.
6. CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.
7. PH PARKING 10% TO BE PROVIDED.
8. TOTAL NUMBER OF WORKERS - 50
9. LIGHTNING ARRESTER TO BE PROVIDED.

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
RS	ROLLING SHUTTER	5.00 X 3.00
D1	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
W	WINDOW	2.00 X 1.50
W1	WINDOW	1.00 X 1.50
V	VENTILATOR	1.00 X 0.60

OSR CALCULATION DETAILS:

10% OF SITE AREA RESERVED TO OSR FOR PARK PURPOSE

OSR AREA = SITE AREA X 10% = 3746.00 Sqm X 10%
= 374.60 Sqm (10.00%) REQUIRED
= 387.50 Sqm (10.34%) PROVIDED

MACHINERY DETAILS

SL. NO.	MACHINE NAME	POWER (in HP)
1.	HYDRAULIC LIFTING MACHINE (3.00 HP) - 3NOS	9
2.	PRESSURE PUMP (2.00 HP) - 3NOS	6
3.	AIR COMPRESSOR - 1 NO	5
TOTAL		20

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SITE AREA DETAILS AS PER LEASE DEED					BUILDUP AREA DETAILS					PARKING CALCULATION DETAILS					STALL SIZE FOR PARKING			
S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in		DESCRIPTION	FSI AREA	NON FSI AREA	AREA in		DESCRIPTION	FLOOR AREA	REQUIRED	PROVIDED	1 CYCLE SPACE	-	0.56m X 1.80m		
			Sqm	Acre				Sqm	Sq. Ft									
1.	2972/2024	4/2A	3746.03	0.926	AREA OF THE SITE	----	----	3746.00	40321.94	WORK SHED	1345.05	3 LORRIES 36 TWO WHEELERS 36 CYCLES	4 LORRIES 36 TWO WHEELERS 36 CYCLES	1 TWO WHEELER SPACE	-	1.00m X 1.80m		
SITE AREA DETAILS AS PER PATTA					WORK SHED									1 CAR SPACE	-	2.50m X 5.00m		
S. NO.	PATTA NUMBER	SURVEY NUMBER	AREA in		GROUND FLOOR	1345.05	----	1345.05	14478.12	OFFICE	392.24	4 CARS	5 CARS	1 CAR SPACE FOR PH	-	3.60m X 5.00m		
			Sqm	Acre	MEZZANINE FLOOR	392.24	----	392.24	4222.07	SANITATION REQUIREMENTS FOR INDUSTRIAL BUILDING					REFERENCE			
			Sqm	Acre	WORKER'S TOILET	----	18.61	18.61	200.32	SANITARY DETAILS		MALE - 25 NOS		FEMALE - 5 NOS		DESCRIPTION		COLOUR
1.	428	4/2A	3746.00	0.926	WATCH MAN BOOTH	----	6.25	6.25	67.28			REQUIRED	PROVIDED	REQUIRED	PROVIDED	SITE BOUNDARY	---	
TOTAL AREA OF ALL FLOORS = 1737.29					TOTAL	1737.29	24.86	1762.15	18967.79						PROPOSED BUILDING	---		
FSI = PLOT AREA = 3746.00					PARKING DETAILS FOR MANUFACTURING INDUSTRIES										DRIVE WAY	---		
SITE AREA DETAILS					1 LORRY SPACE FOR EVERY 500 Sqm OF WORKSHOP FLOOR AREA										EXG. ROAD	---		
AS PER SALE DEED ----- 3746.03 Sqm					1 CAR SPACE FOR EVERY 100.00 Sqm OF OFFICE FLOOR AREA										OSR FOR PARK - 387.50 Sqm	---		
AS PER PATTA ----- 3746.00 Sqm					1 TWO WHEELER SPACE AND 1 CYCLE SPACE FOR										RWHS	---		
AS AT SITE ----- 3746.00 Sqm					EVERY 50.00 Sqm OF WORKSHOP FLOOR AREA													

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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.

