

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 SERVICE APARTMENTS BUILDING IN SURVEY NO: 297/20, 21, 22, 25A, 25B, 25C, 26, 31, 32, 33, 49, 50, 51 IN KEELA TIRUCHENDUR VILLAGE, TIRUCHENDUR MUNICIPALITY, TIRUCHENDUR TALUK, THOOTHUKUDI DISTRICT.

APPLICANT NAME: Mr.A.PALANI, Managing Partner, A.V.V Promoters

AREA STATEMENT			
LAND IN SURVEY NUMBER	DOCUMENT IN Sq.m	PATTA IN Sq.m	N W E S
Sy.No: 297/20	210.07 Sq.m	155.00 Sq.m	
Sy.No: 297/21	99.840 Sq.m	104.00 Sq.m	
Sy.No: 297/26, 31, 51	123.00 Sq.m	123.00 Sq.m	
Sy.No: 297/33, 49	53.80 Sq.m	52.00 Sq.m	
Sy.No: 297/32,50	41.10 Sq.m	38.00 Sq.m	ALL DIMENSIONS ARE IN METRE SCALE 1:100
Sy.No: 297/22, 25A, 25B, 25C	631.546 Sq.m	618.00 Sq.m	
TOTAL AREA	1159.356 Sq.m	1090.00 Sq.m	

SUPER IMPOSED AREA = 1119.68 Sq.m
BUILDING AREA DETAILS (In Sq.m)

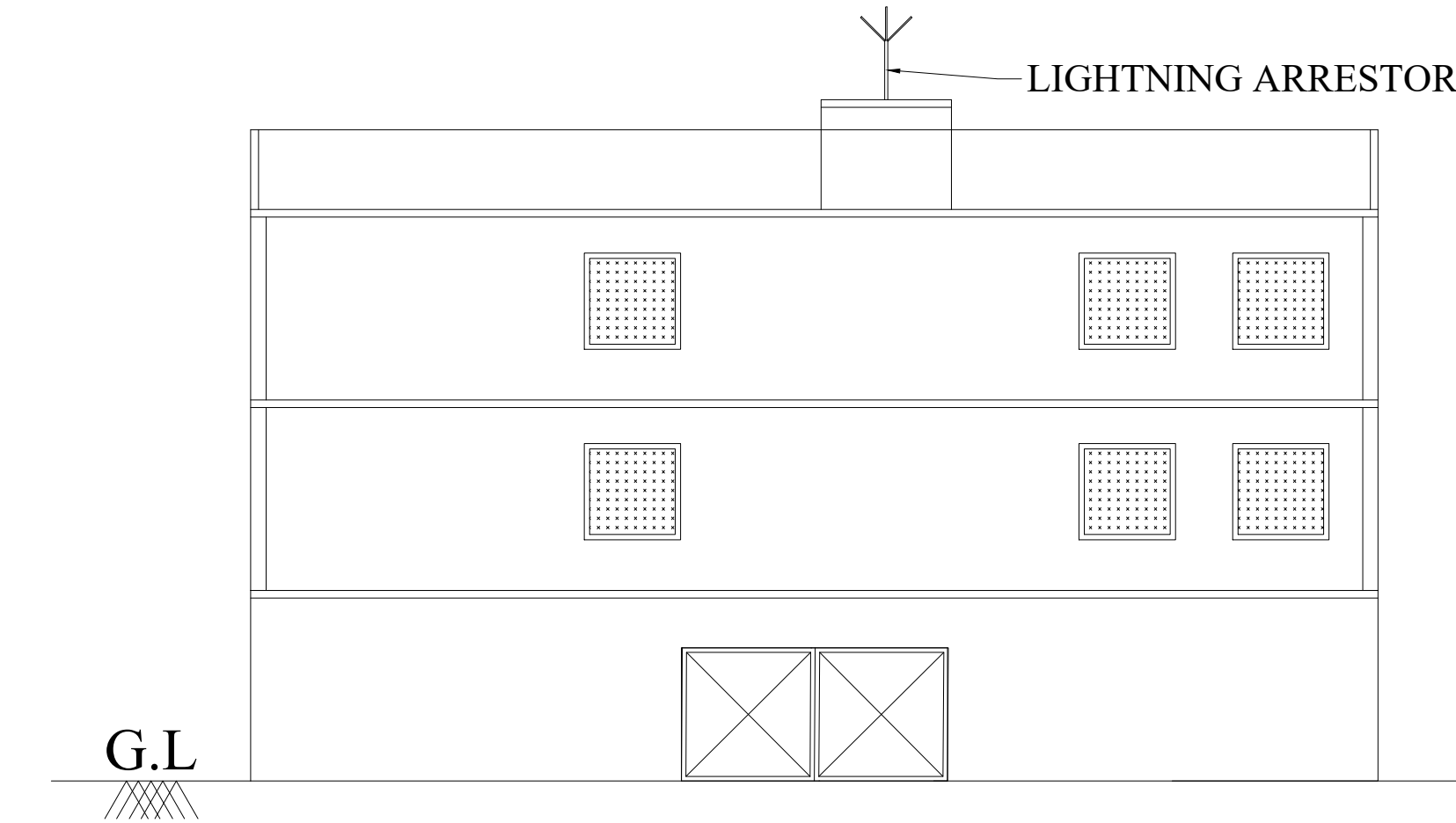
FLOOR NAME	FSI AREA	NON - FSI AREA	TOTAL BUILTUP AREA
STILT FLOOR	-----	723.03	723.03
FIRST FLOOR	723.03	-----	723.03
SECOND FLOOR	723.03	-----	723.03
FLOOR - TERRACE (Head Room)	-----	37.66	37.66
TOTAL AREA	1446.06	760.69	2169.09

FSI CALCULATION		JOINERY DETAILS	
$\frac{\text{TOTAL FSI AREA}}{\text{LAND AREA}} = \frac{1446.06}{1090.00} = 1.33 < 2.00$		D	DOOR
FOR OFFICE USE:		D1	DOOR
		W2	WINDOW
		W3	WINDOW
		W4	WINDOW
		V	VENTILATOR
TECHNICAL APPROVAL Roc.No: SWP/BPA/337772/2024 SWP/THOOTHUKUDI/BPA/AD/DTCP No: 30/2024		1.00 M x 2.13 M	
		0.76 M x 2.13 M	
		1.00 M x 1.91 M	
		1.45 M x 1.91 M	
		1.91 M x 1.91 M	
		1.00 M x 0.60 M	
DETAILS OF DWELLING UNITS		UNIT TYPE	NO.OF.UNITS
		UNIT AREA IN SQ.M	
		(A)	(2)
		(B)	(2)
		(C)	(2)
		(D)	(2)
		(E)	(2)
		(F)	(2)
		(G)	(2)
		(H)	(2)
		(I)	(2)
		(J)	(2)

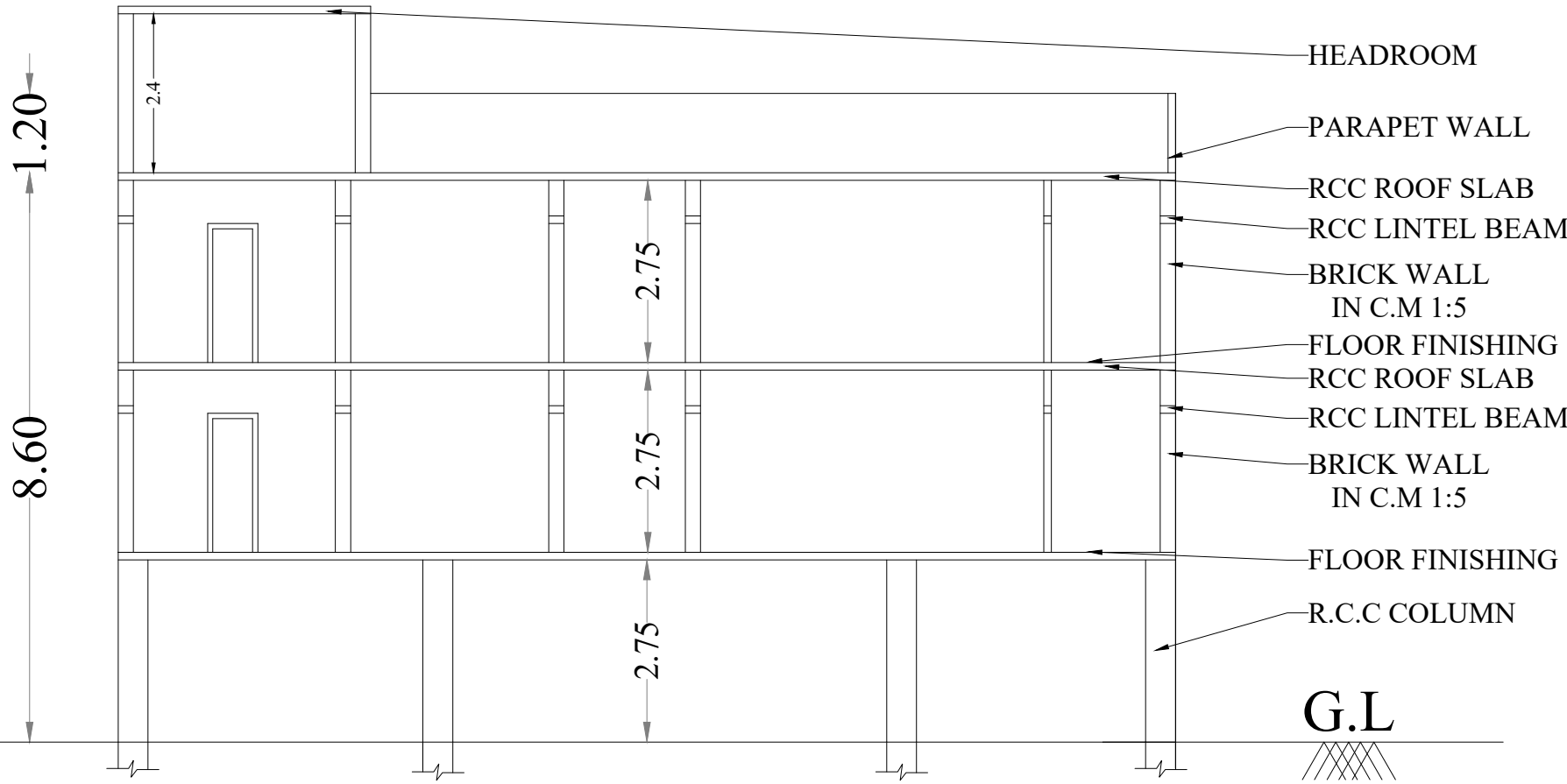
APPLICANT:

STRUCTURAL ENGINEER:

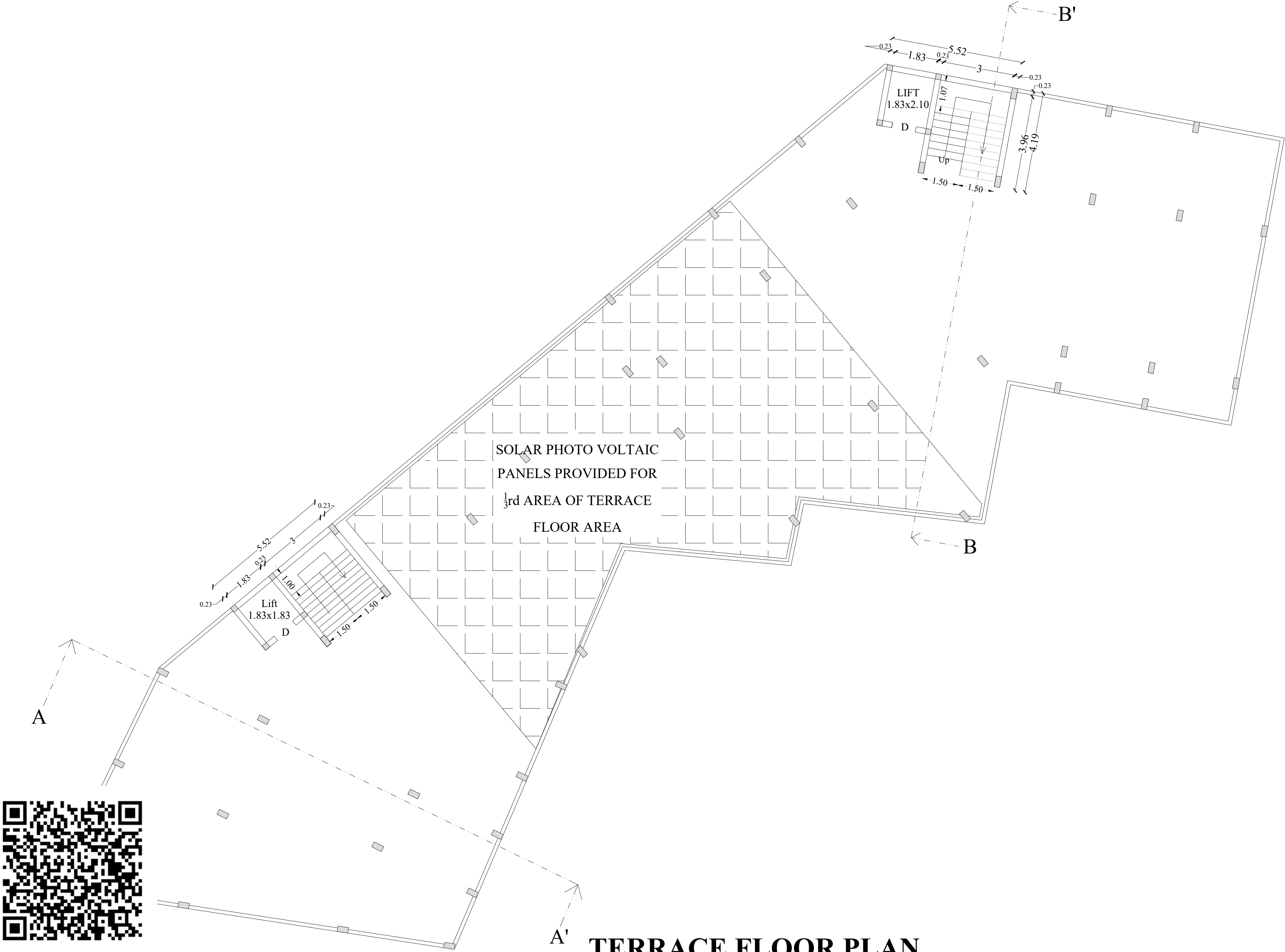
REGISTERED ARCHITECT:



ELEVATION



SECTION A - A'



TERRACE FLOOR PLAN

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF SERVICE APARTMENTS BUILDING IN SURVEY NO: 297/20, 21, 22, 25A, 25B, 25C, 26, 31, 32, 33, 49, 50, 51 IN KEELA TIRUCHENDUR VILLAGE, TIRUCHENDUR MUNICIPALITY, TIRUCHENDUR TALUK, THOOTHUKUDI DISTRICT.

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Sy.No: 297/22, 25A, 25B, 25C	631.546 Sq.m	618.00 Sq.m	
TOTAL AREA	1159.356 Sq.m	1090.00 Sq.m	SCALE 1:200

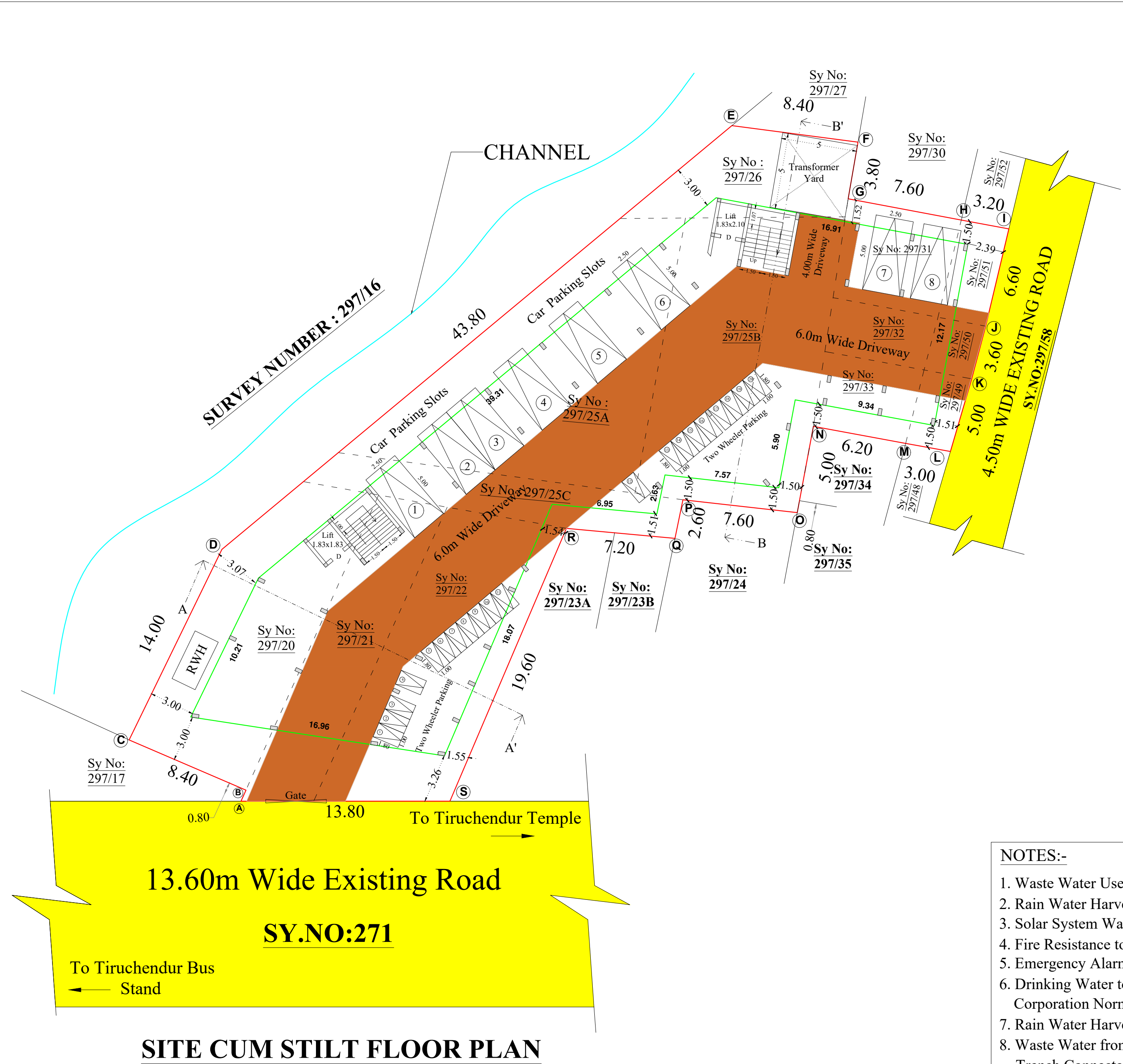
SUPER IMPOSED AREA = 1119.68 Sq.m

BUILDING AREA DETAILS (In Sq.m)			
FLOOR NAME	FSI AREA	NON - FSI AREA	TOTAL BUILTUP AREA
STILT FLOOR	-----	723.03	723.03
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FLOOR - TERRACE (Head Room)	-----	37.66	37.66
TOTAL AREA	1446.06	760.69	2169.09

FSI CALCULATION		PARKING REQUIREMENTS		
$\frac{\text{TOTAL FSI AREA}}{\text{LAND AREA}} = \frac{1446.06}{1090.00} = 1.33 < 2.00$		PARKING TYPE	REQUIRED	PROVIDED
PARKING CALCULATION		CAR PARKING	08	08
		TWO WHEELERS	20	20
DETAILS OF DWELLING UNITS				
UNIT TYPE	NO.OF.UNITS	UNIT AREA IN SQ.M		
(A)	(2)	33.63		
(B)	(2)	33.66		
(C)	(2)	39.62		
(D)	(2)	57.51		
(E)	(2)	48.25		
(F)	(2)	96.57		
(G)	(2)	60.69		
(H)	(2)	59.17		
(I)	(2)	47.93		
(J)	(2)	45.84		

FOR OFFICE USE:	APPLICANT:
TECHNICAL APPROVAL Roc.No: SWP/BPA/337772/2024 SWP/THOOTHUKUDI/BPA/AD/DTCP No: 30/2024	 MANAGING PARTNER AVV PROMOTERS THIRUCHENDUR
	REGISTERED ARCHITECT:
	 Ar.N.Muthulakshmi B.Arch Regd.No:CA/2018/101332 77, South New Street Tiruchendur-628215 Mobile:9952645064
LEGEND (COLOUR INDEX DETAILS)	STRUCTURAL ENGINEER:
 APPLICANT SITE BOUNDARY  PROPOSED BUILDING  DRIVE WAY  EXISTING ROAD	 M.SURYA PRAKASH B.E., REGISTERED STRUCTURAL ENGINEER GRADE-II Regd.No: RSE - IU/KDTC/TP/May/12023 VIVEGA CONSTRUCTIONS 34, Kamarajar Salai, Tiruchendur - 628215 Cell : 9842645675

- NOTES:-**
- Waste Water Used for Garden
 - Rain Water Harvesting Details Provided
 - Solar System Water Tank Provided
 - Fire Resistance to be Provided
 - Emergency Alarm to be Provided
 - Drinking Water to be Provided As per Corporation Norms
 - Rain Water Harvesting Tank to be Provided
 - Waste Water from Recycled Water Tank & Trench Connected to Sullage Disposal Tank
 - Solid Waste Tub to be Provided
 - "U" Traps Provided un Septic Tank to Prevent Curb Breeding of Mosquitoes (As per G.O (M.S) No: 341 - Dated: 03.11.2004
 - CCTV Surveillance Camera to be Provided for Entire Building



SITE CUM STILT FLOOR PLAN

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.

