

PP

APPROVAL RECORD

Planning Permission

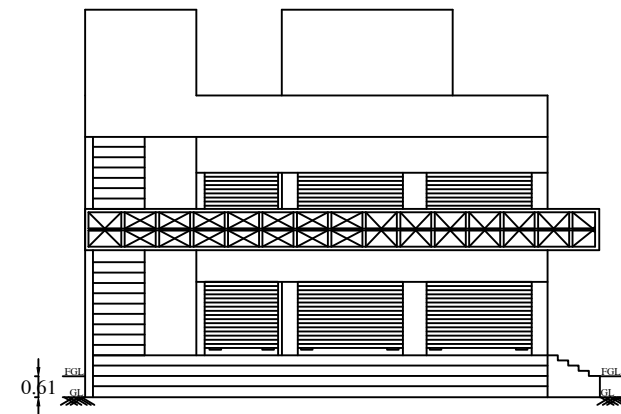
Thoothukkudi
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

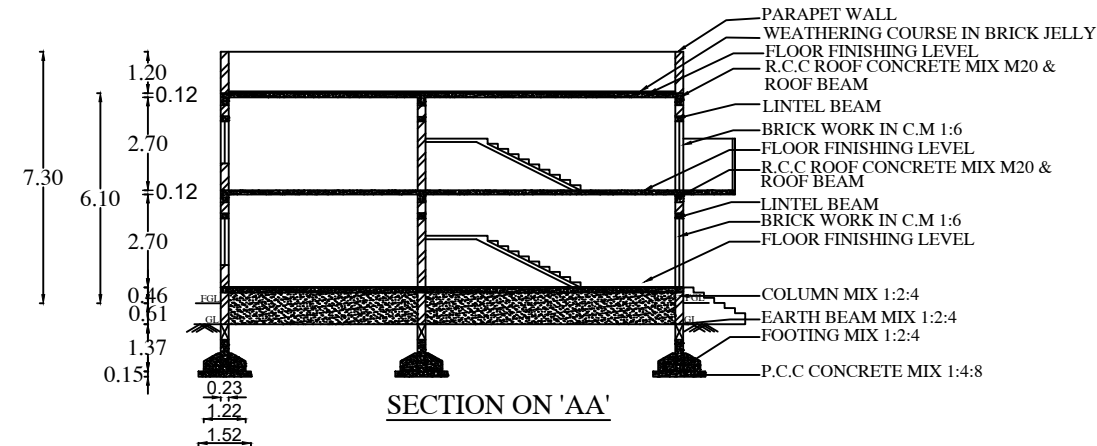
ISSUING AUTHORITY
DTCP

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.



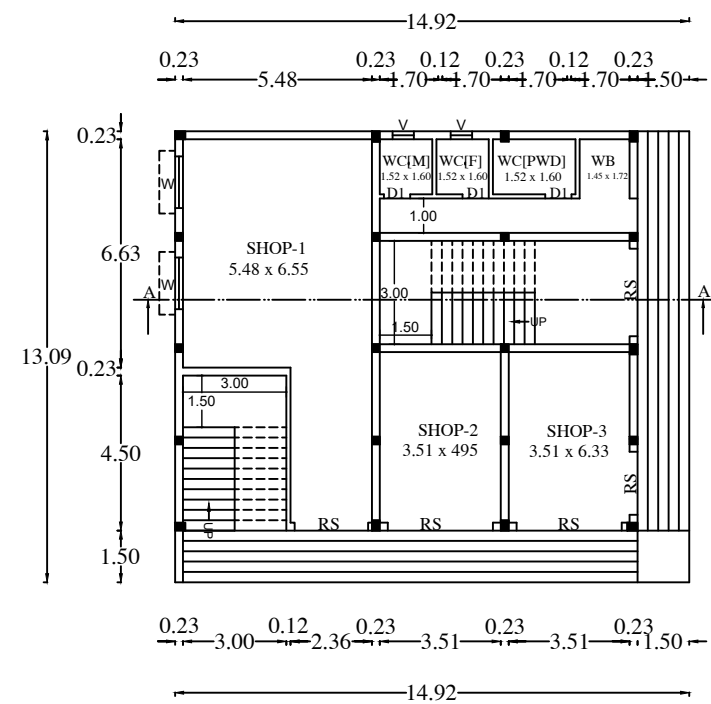
ELEVATION



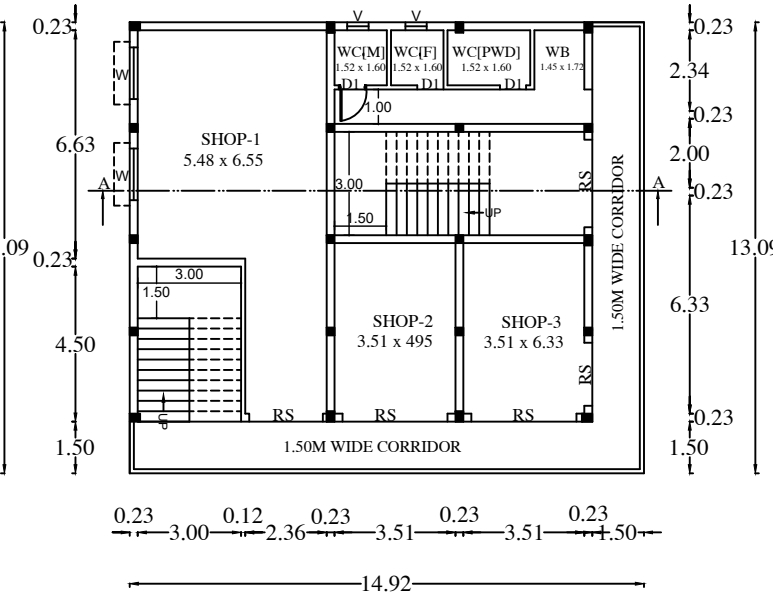
SECTION ON 'AA'



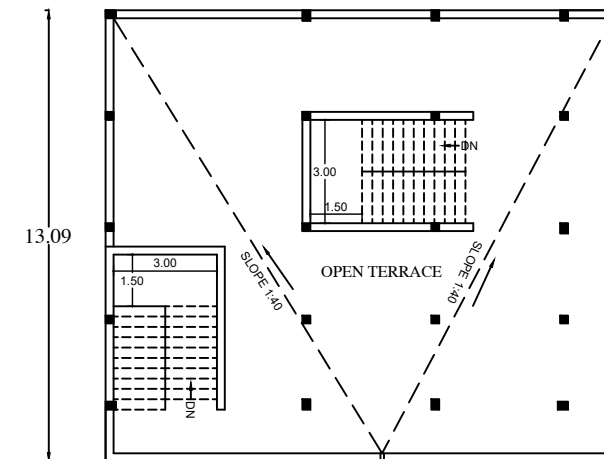
TOPO PLAN
(Scale 1 : 5000)
Topo Plan (500m Radius)



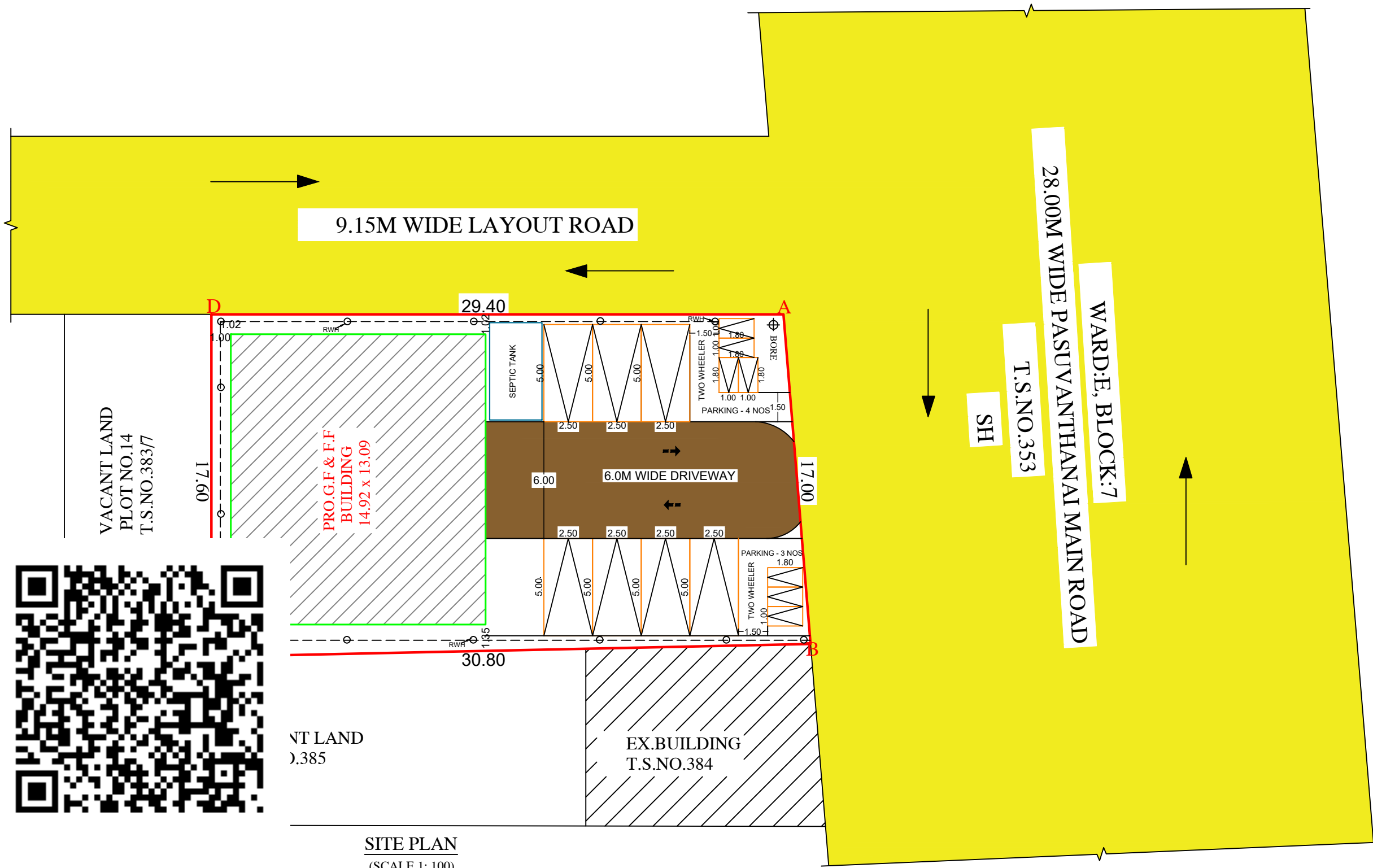
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



SITE PLAN
(SCALE 1: 100)



PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF A RETAIL SHOPS IN GROUND FLOOR, AND FIRST FLOOR BUILDING AT T.S. WARD- E , BLOCK NO - 6, T.S.NO - 383/8 (R.S.NO- 648/1B), AT PASUVANTHANAI MAIN, ROAD, KOVILPATTI MUNICIPALITY, THOOTHUKUDI DISTRICT, COMMERCIAL ZONE-"B" OF APPROVED LAYOUT IN L.P.D.T.C.P NO:449/1990] APPLICANT NAME: Thiru: M.SELVAM, S/O Thiru: MARIAPPA NADAR

AREA STATEMENT			
SITE AREA DETAILS (In Sq.m)			
As per Document (5622.46 Sq.ft)	522.34		
As per Patta	522.00		
Super Imposed Plot Area	520.04		
BUILDING AREA DETAILS (In Sq.m)			
FLOOR NAME	FSI AREA	NON-FSI AREA	TOTAL BUILT UP AREA
GROUND FLOOR	195.36	-----	195.36
FIRST FLOOR	195.36	-----	195.36
TERRACE FLOOR	-----	33.53	33.53
TOTAL AREA	390.72	33.53	424.25

FLOOR SPACE INDEX (FSI) = $\frac{390.72}{520.04} = 0.75 < 2.00$

PARKING CALCULATION:
NO. OF CAR & TWO WHEELER POCKETS PROVIDED } FLOOR AREA IN G.F = 195.36 sq.mt.
FLOOR AREA IN F.F = 195.36 sq.mt.
FLOOR AREA IN T.F = 33.53 sq.mt.
TOTAL F.A = 424.25 sq.mt.

424.25 X 75% = 318.18 SQ.M
Above 50 Sq.m = 1 car space and 1 two wheeler space for every 50 sq.m or part there of excluding first 50 sq.m.

$\frac{318.18 - 50}{50} = \frac{268.18}{50} = 5.36$ i.e 6 Nos

PARKING DETAILS :		
DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	6 NOS	7 NOS
TWO WHEELER PARKING	6 NOS	7 NOS

TECHNICAL APPROVAL
Roc No: SWP/ BPA/ 338561/2024
SITE BOUNDARY SHOWN AS "A to D"
SWP/THOOTHUKUDI/BPA/AD/DTCP NO:33/2024

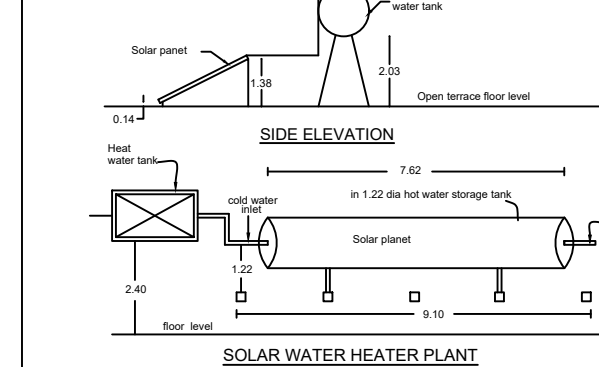
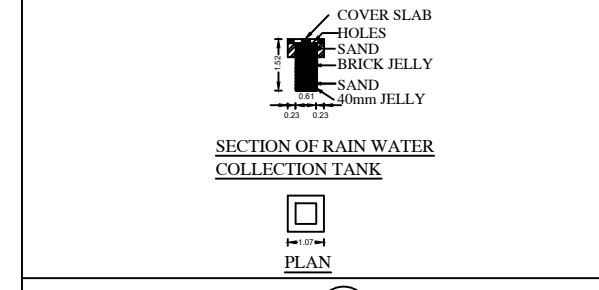
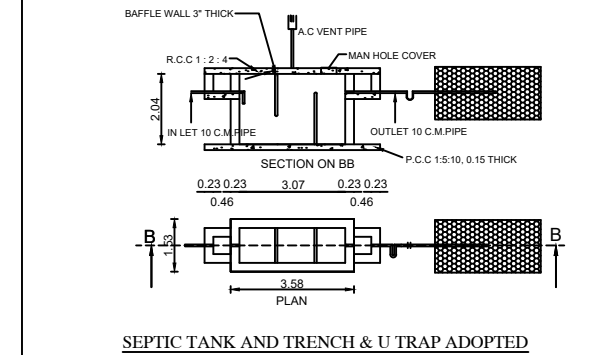
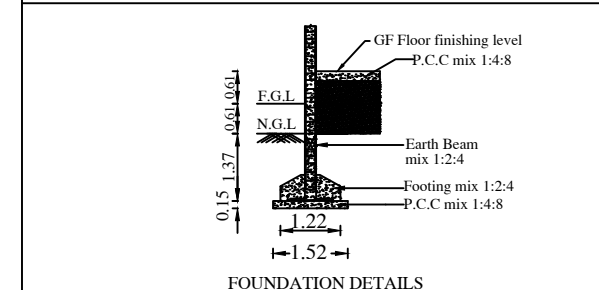
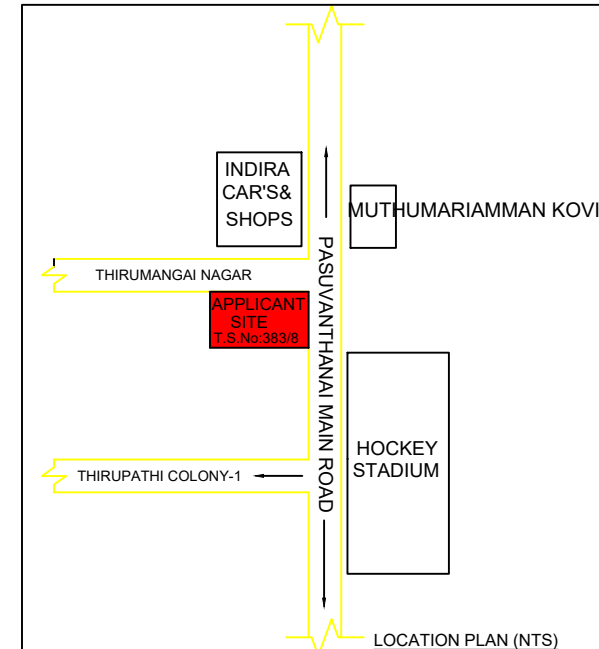
APPLICANT

Er.A.VICTOR SAMSON RAJ,M.E.(SOIL)
Registered Geo Tech Engineer
Reg.No-GTE 001/2020
Cell:9500271927
GEO-TECH EXPERT

Er.M.RAMKUMAR,M.E.,
Registered Structural Engineer Grade-I
MR Engineering Constructions
Reg.No-RSE-I/TKDTCP/DEC/03/2022
103,Dhanushkodiapuram Street,
Kovilpatti.
Cell : 8940333103
STRUCTURAL ENGINEER

Er.SU.RAMAKRISHNAN,D.C.E.,
Grade-RCE/TVLR/01/2020
SRI KRISHNA BUILDERS
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Inammaniyachi, Kovilpatti - 628 502
Cell : 9944087014
CONSTRUCTION ENGINEER

Er.R.ANISH RAJ,B.E.,
Registered Engineer Grade-II
Reg.No-RE-II/TKDTCP/Jan/01/2024
Ganga Builders
650E, Velan Complex,Manthihoppu Road,
Kovilpatti.
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.

