

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 PROFESSIONAL & BUSINESS OFFICE AND RETAIL SHOP AT T.S NO : 24/2B,T.S WARD NO :- 8 , BLOCK NO :- 1,SOUTH COTTON ROAD, THOOTHUKUDI CITY MUNICIPAL CORPORATION.

OWNER'S NAME : THE COMMISSIONER THOOTHUKUDI CITY MUNCIPAL CORPORATION

SHEET NO

3/3

OFFICE USE

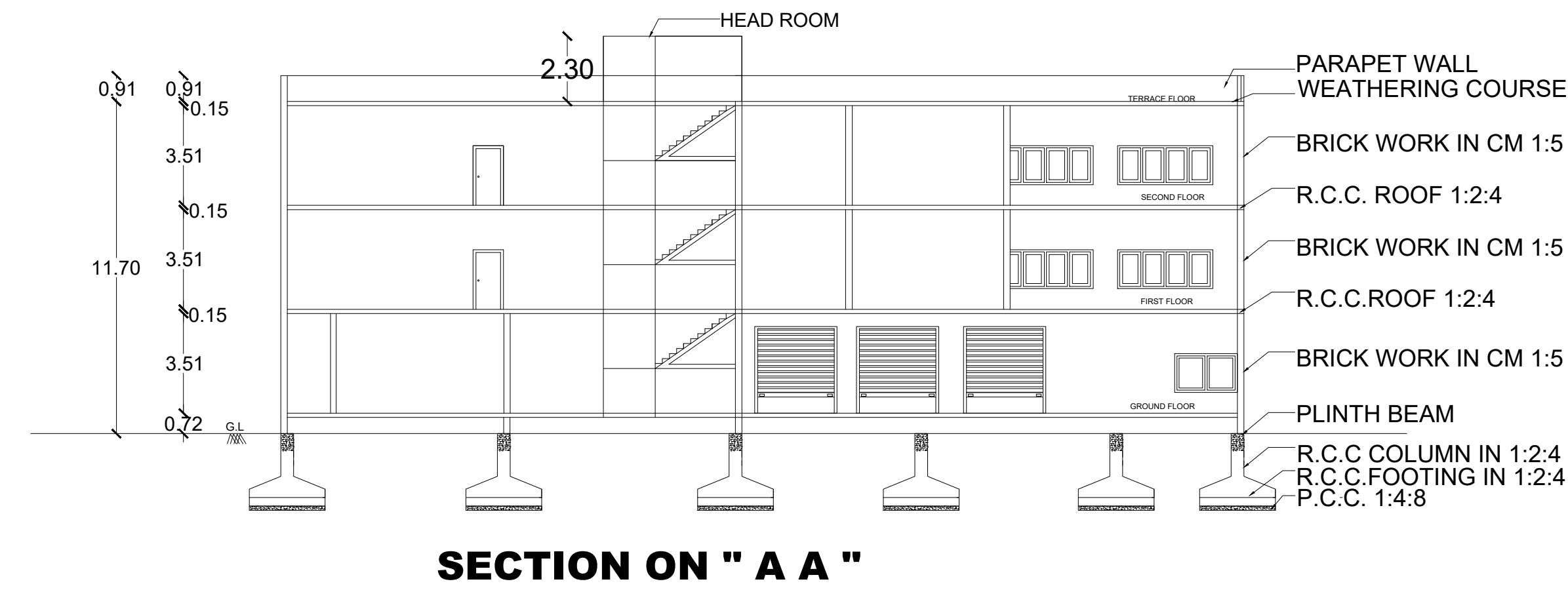
NOTE :

ALL DIMENSIONS IN METER

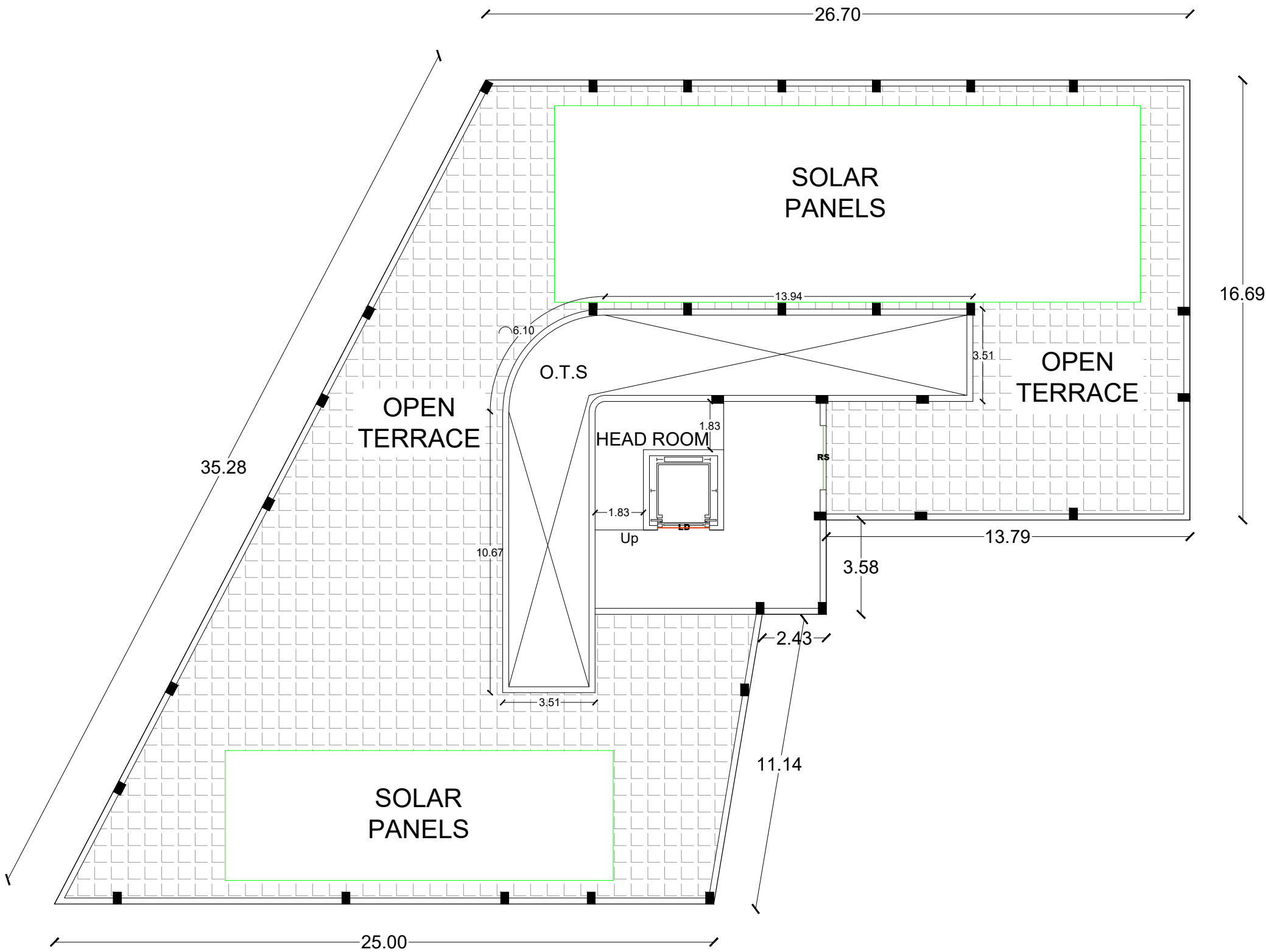
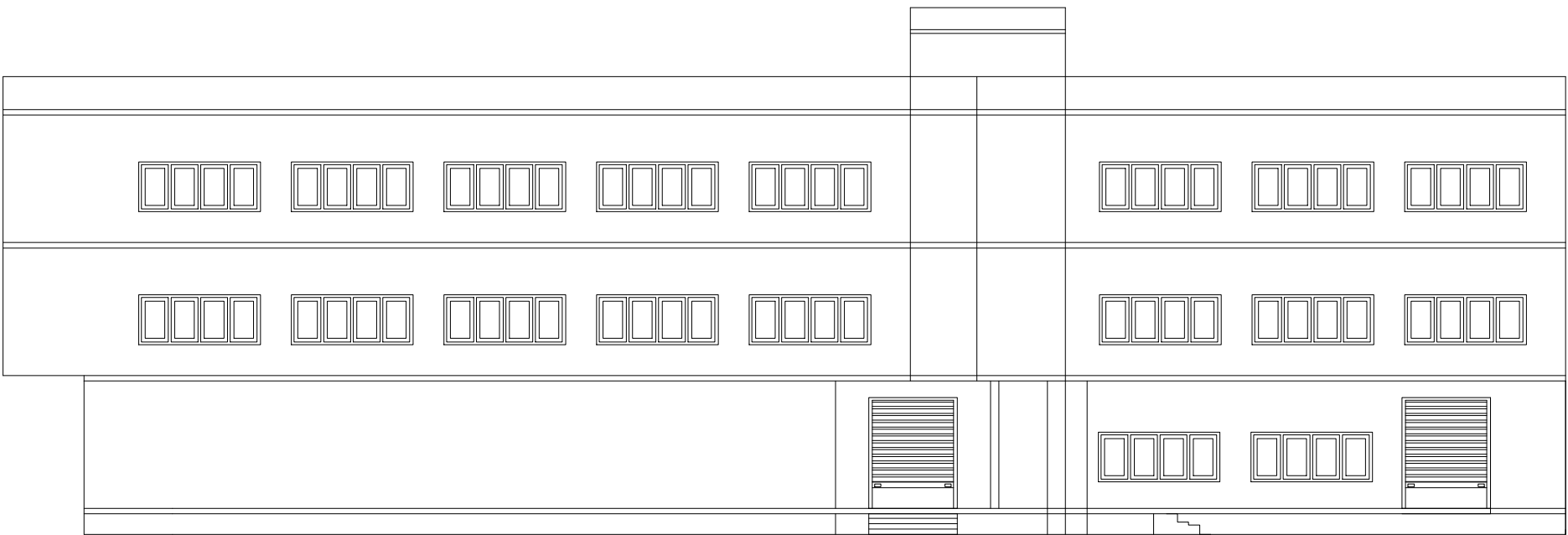
JOINERY DETAILS:

	DESCRIPTION	IN METER
D	DOOR	0.90 X 2.10
D1	DOOR	0.75 X 2.10
W	WINDOW	3.02 X 1.26
W1	WINDOW	3.35 X 3.12
RS	ROLLING SHUTTER	6.50 X 2.10
V	VENTILATOR	0.70 X 0.90

PLANNING PERMISSION
ROC. NO .SWP/BPA/371184/2024
SITE BOUNDARY SHOWN AS "A-F"
PLANNING PERMISSION NO.93/2024 (SWP/TUTY)



FRONT ELEVATION



TERRECE FLOOR PLAN



Er.P.ARIVALAGAN B.E. M.Tech.(Structural) M.I.E. F.I.V.
Registered Engineer - Grade -I,
Thoothukudi Corporation : 138/LS/2020/00023
Thoothukudi LPA : RE-I/TOTCP/DECEMBER/01/22
No:102 F/16 U/18,Fathima Manzil,
3rd Street, Dhanasekaran Nagar,Thoothukudi - 2

REGISTERED ENGINEER

Er.P.ARIVALAGAN B.E. M.Tech.(Structural) M.I.E. F.I.V.
Structural Engineer - Grade -I,
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STRUCTURAL ENGINEER

EXECUTIVE ENGINEER (P)
THOOTHUKUDI CITY MUNICIPAL CORPORATION

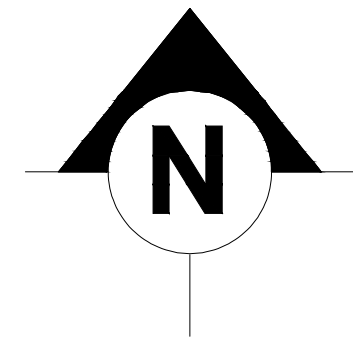
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SHEET NO

2/3



OFFICE USE

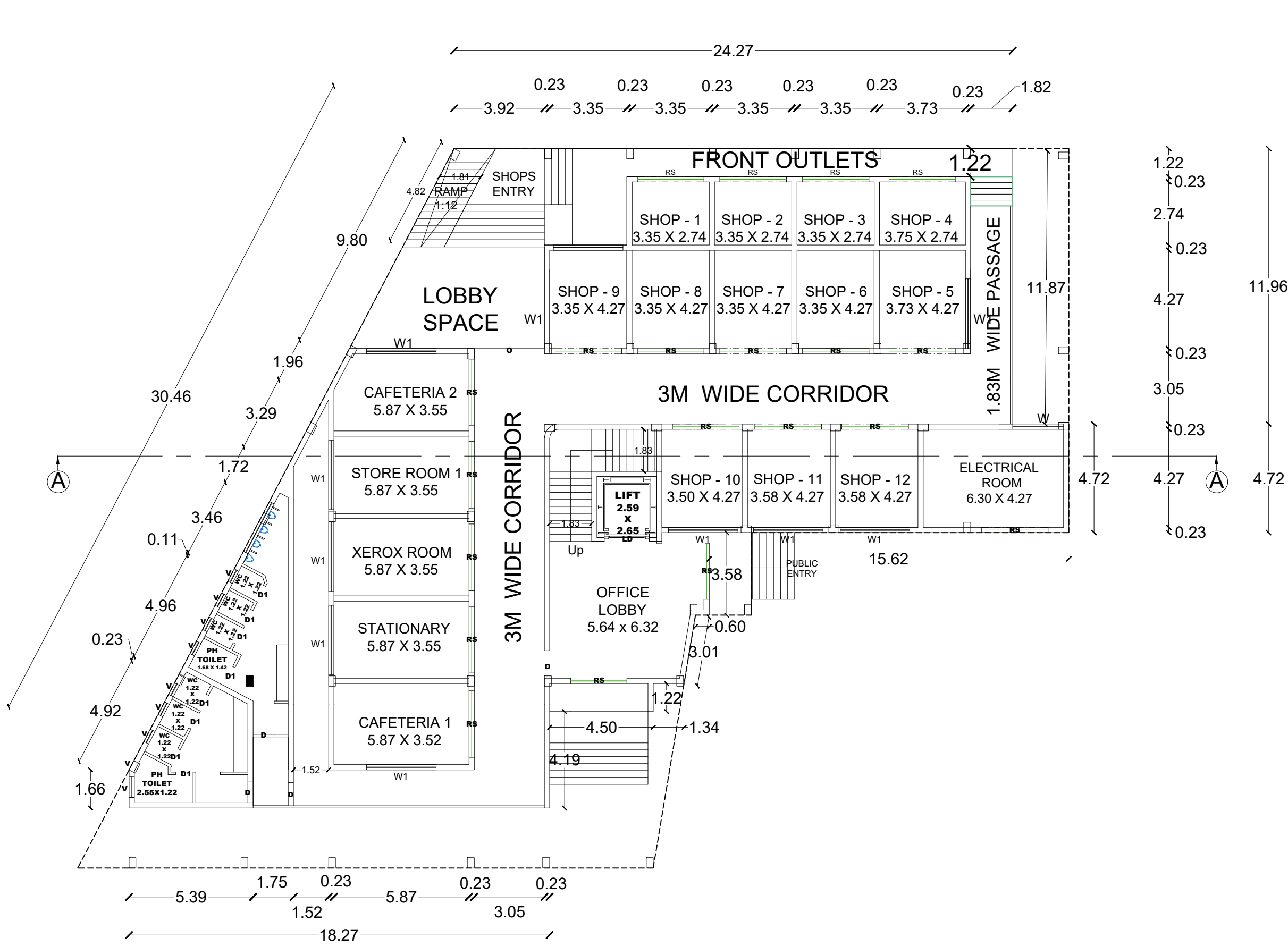
NOTE :

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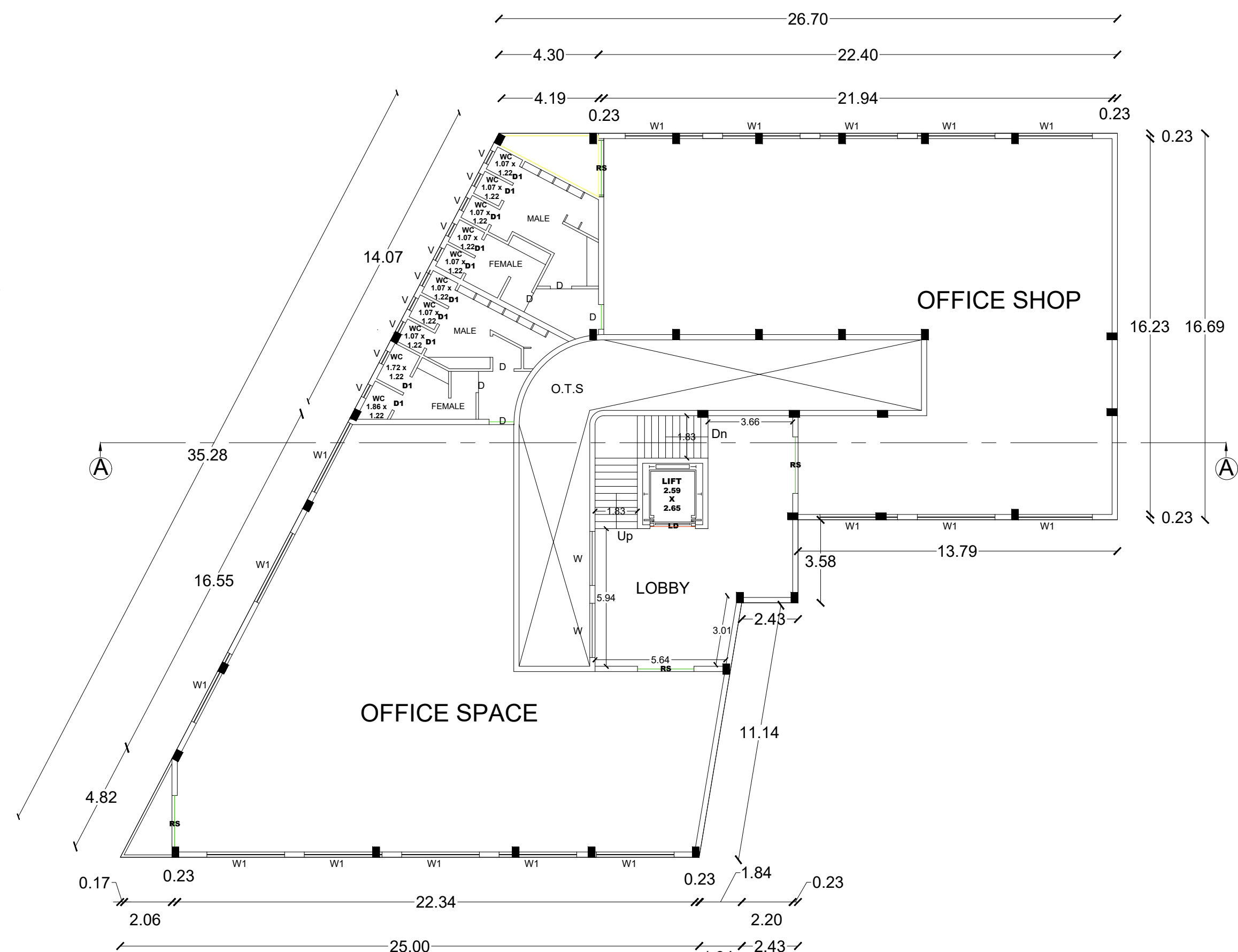
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GROUND FLOOR PLAN



TYPICAL FLOOR PLAN FOR
FIRST FLOOR AND SECOND FLOOR

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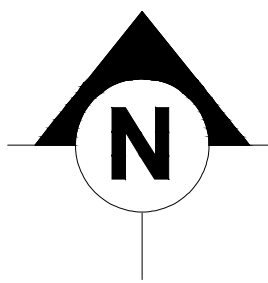
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SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF PROFESSIONAL & BUSINESS OFFICE AND RETAIL SHOP AT T.S NO : 24/2B,T.S WARD NO :- 8 , BLOCK NO :- 1,SOUTH COTTON ROAD, THOOTHUKUDI CITY MUNICIPAL CORPORATION.

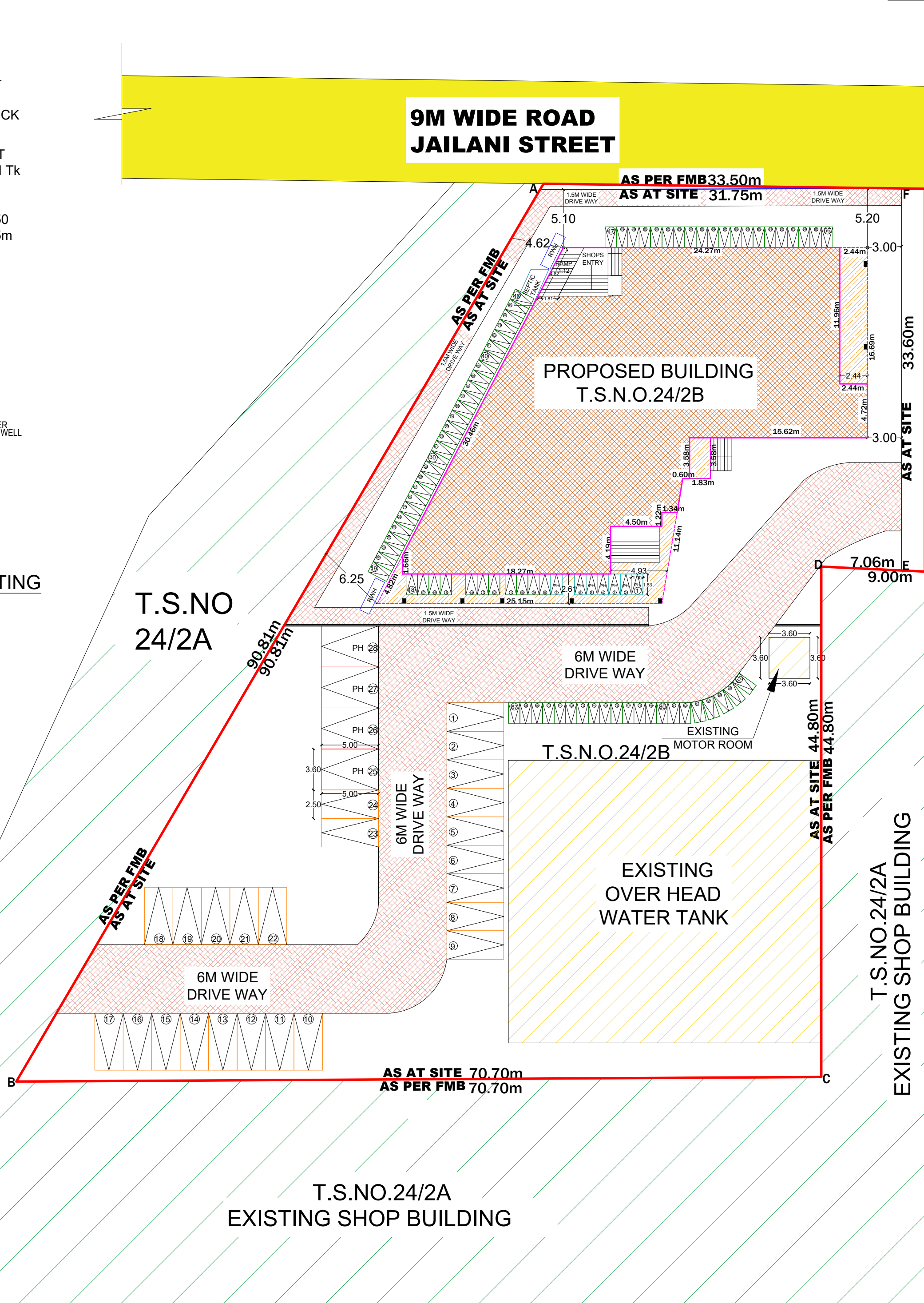
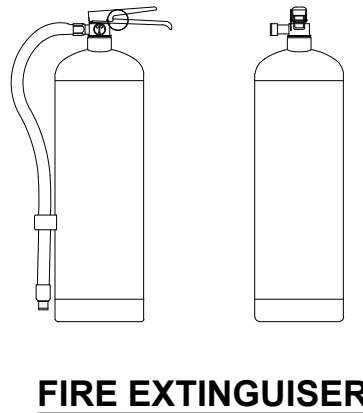
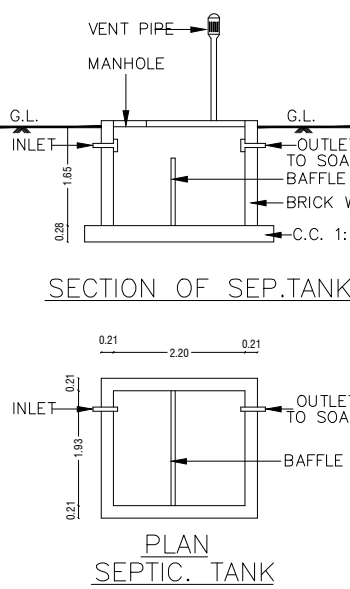
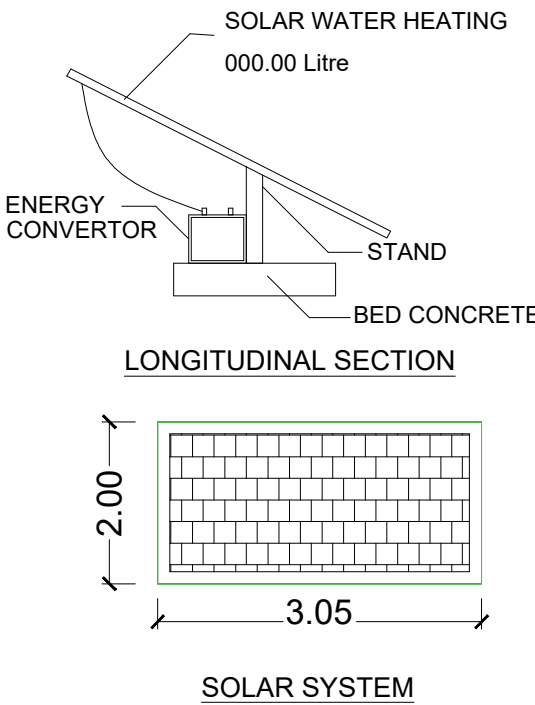
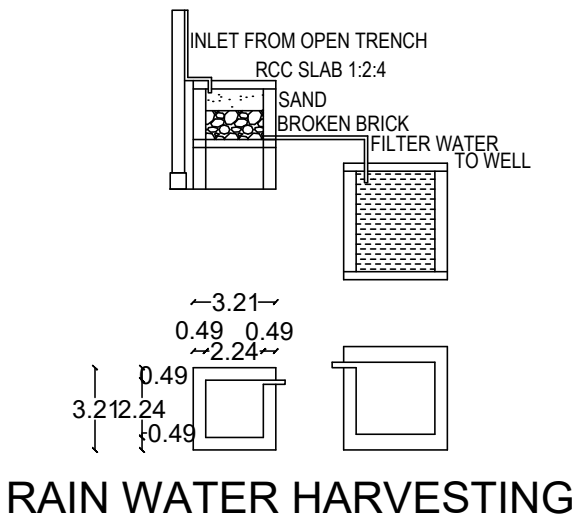
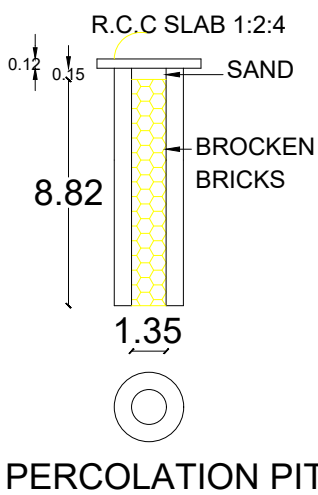
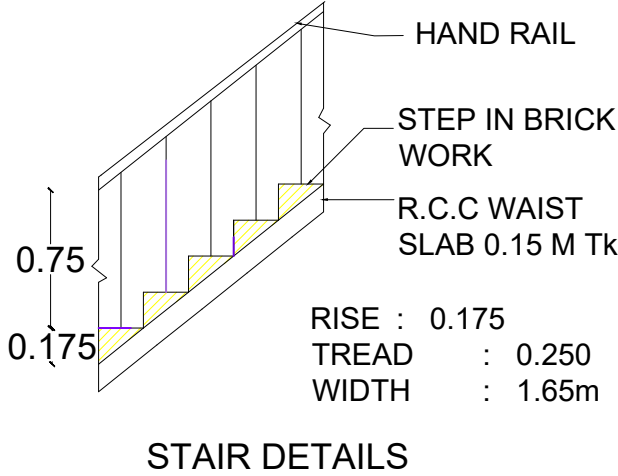
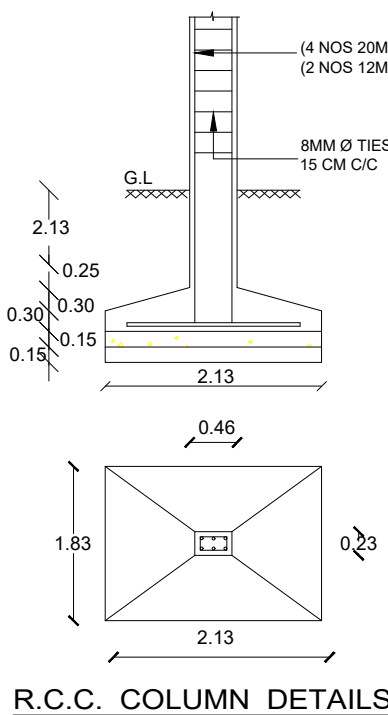
OWNER'S NAME : THE COMMISSIONER THOOTHUKUDI CITY MUNICIPAL CORPORATION

SHEET NO

1/3



OFFICE USE



SITE PLAN

NOTE :

ALL DIMENSIONS IN METER

AREA STATEMENT

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in SQ.MT	SQ.FT
PLOT AREA (AS PER FMB)	—	—	4036.18	43445.08
PLOT AREA (AS PER PATTA)	—	—	4036.18	43445.08
PLOT AREA (AS PER SITE)	—	—	3954.92	42570.40
PRO.GROUND FLOOR AREA	351.97	—	708.75	7628.92
PRO. FIRST FLOOR AREA	718.64	140.84	859.48	9250.82
PRO. SECOND FLOOR AREA	718.64	140.84	859.48	9250.82
HEAD ROOM	—	14.50	14.50	156.70
TOTAL	2146.03	296.18	2442.21	26287.26

FSI AREA ~ TOTAL FLOOR AREA ~ 2146.03 ~ 0.54 ~ 2.00
PLOT AREA ~ 3954.92

COLOUR INDEX:

PROPOSED BUILDING	
EXISTING ROAD	
BOUNDARY AS PER FMB	
BOUNDARY AS AT SITE	
DRIVE WAY	
EXISTING BUILDING	

PARKING DETAILS FOR SHOP BUILDING :

1 CAR SPACE AND 1 TWO WHEELER SPACE FOR EVERY 50Sq.m OF FLOOR AREA EXCLUDING FIRST 50Sq.m

PARKING DETAILS FOR OFFICE BUILDING :

1 CAR SPACE FOR EVERY 100Sq.m OF FLOOR AREA
1 TWO WHEELER SPACE FOR EVERY 25Sq.m OF FLOOR AREA
IN ADDITION 10% FOR VISITOR PARKING

PARKING CALCULATION DETAILS :

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
RETAIL SHOP	$351.97 - 50 = 301.97$ 50	6 CARS & 6 TWO WHEELERS	8 CARS & 8 TWO WHEELERS
BUSINESS OFFICE	$1794.06 + 10\% = 1973.46$ 100 $1794.06 + 10\% = 1973.46$ 25	20 CARS 79 TWO WHEELERS	20CARS 79 TWO WHEELERS

DETAILS OF FIRE FIGHTING SYSTEMS

- FIRE RESISTING BUCKETS WITH SAND (EACH 1KG) 4KG X 5 NOS= 20KG
- FIRE RESISTING BUCKETS WITH WATER (EACH 1KG) 4KG X 5 NOS= 20KG
- CO - CORBONDI-OXIDE TYPE FIRE EXTINGUISHER 9KG X 5Nos = 45KG
- FA - FIRE ALARAM = 3 Nos
- SPRINKLE BULB = 167 Nos
- FIRE HYDRANT SYSTEM = 7 Nos
- HOSE REEL SYSTEM = 5 Nos

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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.

