

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.

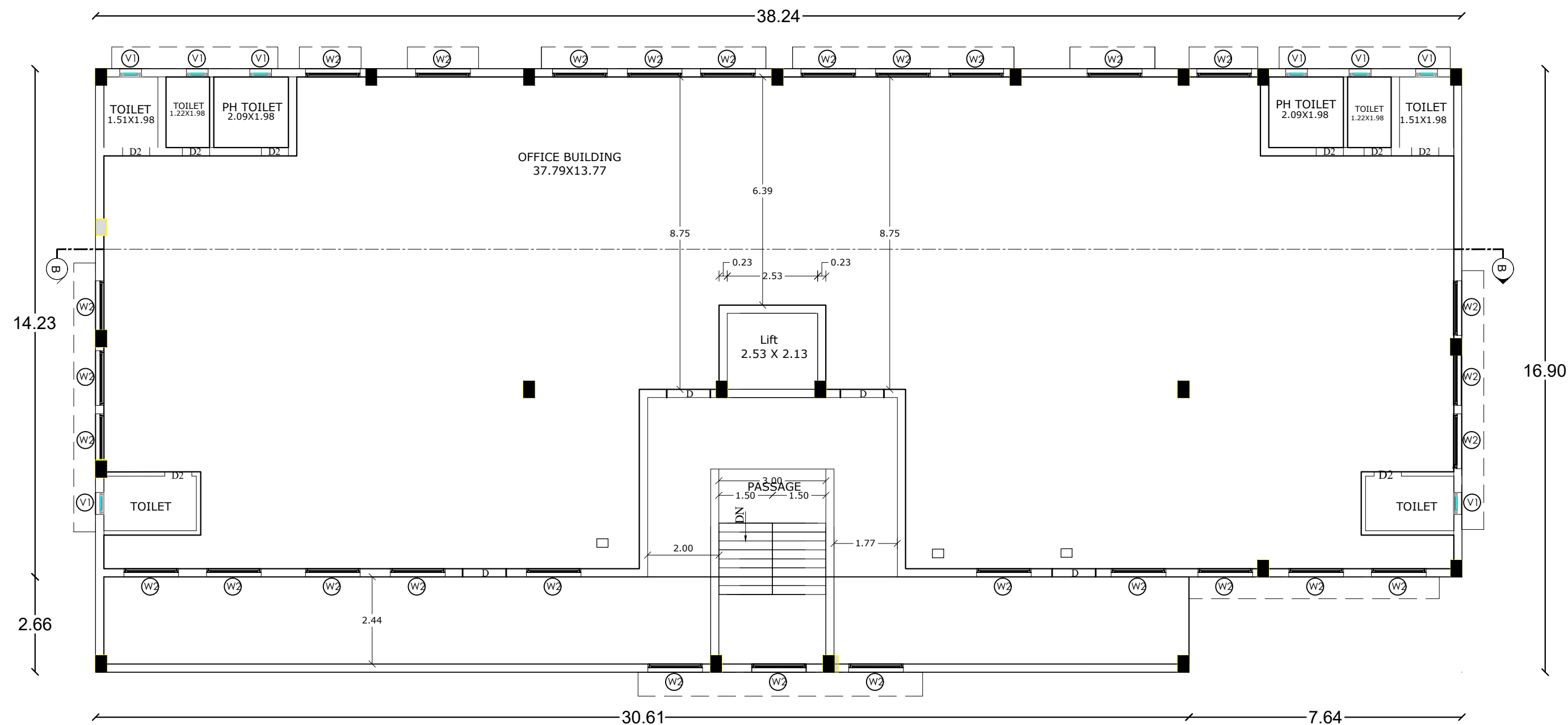
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE AMALGAMATION OF PLOTS AND THE PROPOSED CONSTRUCTION OF THE PROFESSIONAL & BUSINESS OFFICE BUILDING AND DISMANTLING THE EXISTING BUILDING BEARING DOOR NO : 2/215, STILT FLOOR, FIRST FLOOR, SECOND FLOOR , THIRD FLOOR , HEAD ROOM, TERRACE FLOOR , PARKING AREA, OFFICE ROOM , TOILET BLOCK BUILDING BEARING PLOT NOS : 94, 95 & 96, APPROVED LAYOUT NO : L.P/R(T.K)NO. 61/76, SURVEY NO.: 413A/1H, 413A/1I, 413A/1J, 414/50 & 414/51, KALLURI NAGAR CORPORATION WARD NO : 15, AT MEELAVITTAN VILLAGE THOOTHUKUDI CITY MUNICIPAL CORPORATION.

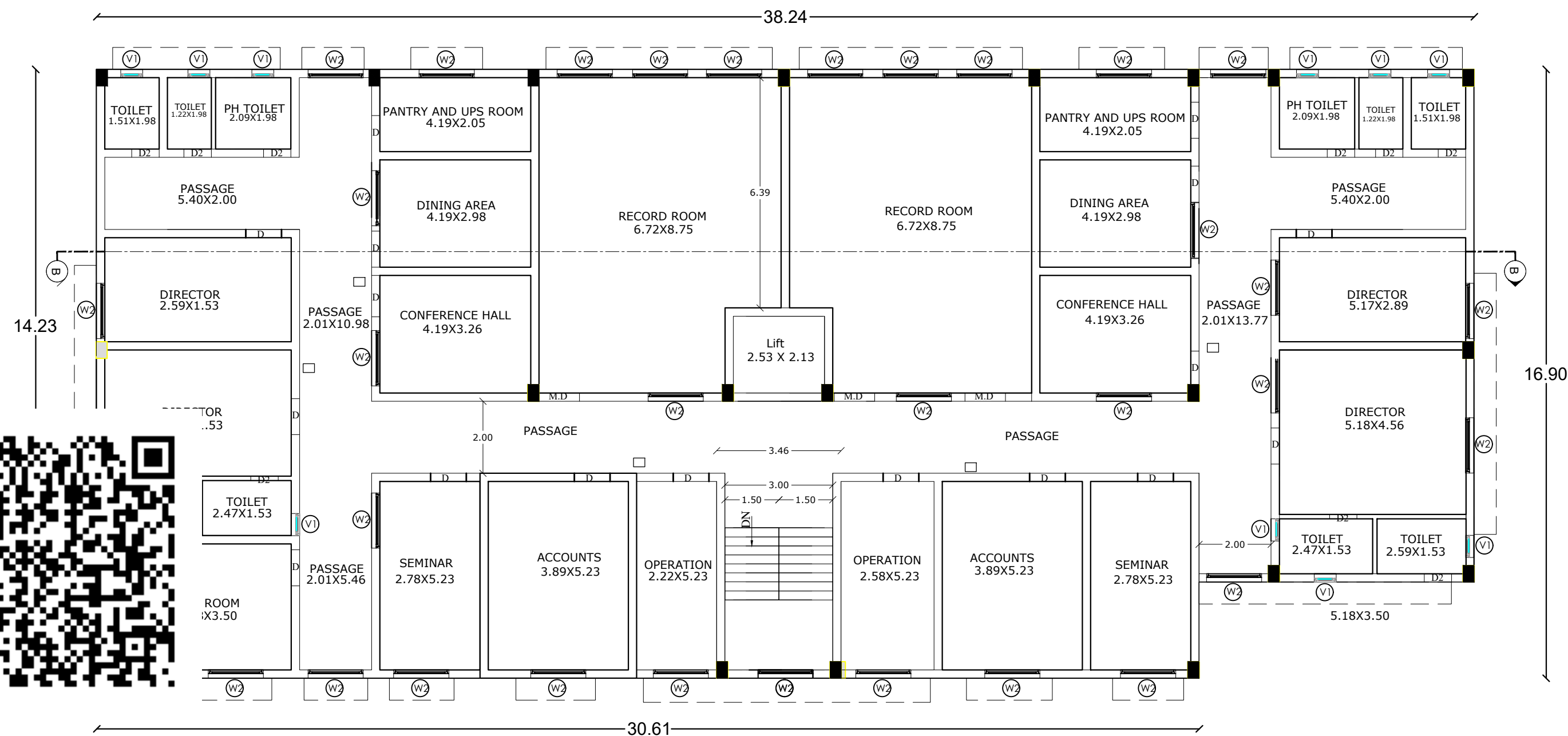
OWNER NAME : M/S. INDIAN SHIPPING AND LOGISTICS FACILITY PRIVATE LIMITED. Mr. K.JAWAHAR S/O.Mr. KRISHNASWAMY, Mrs. J. SUDHAPRIYA, W/O.Mr. JAWAHAR.

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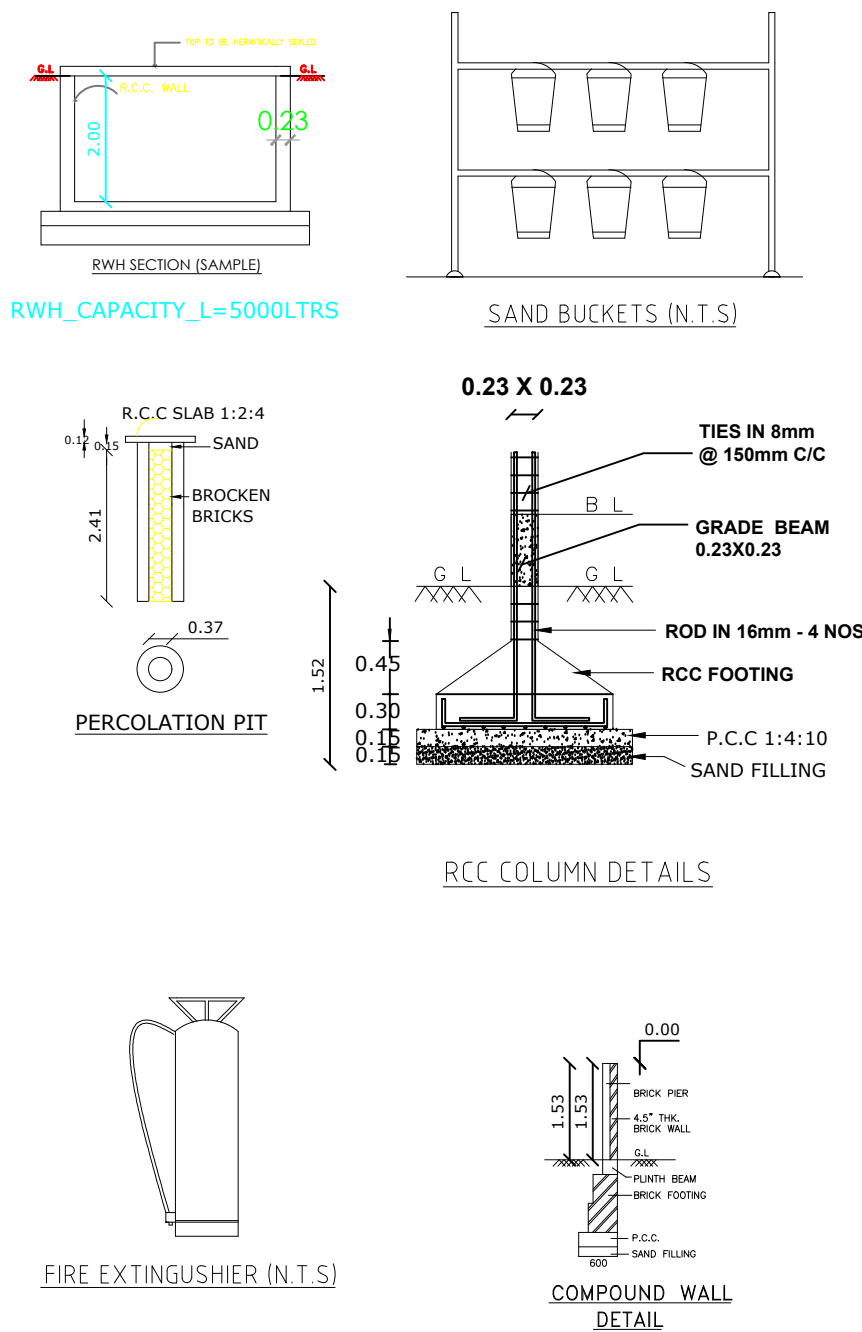
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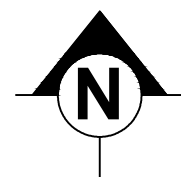
SECOND & THIRD FLOOR PLAN -(TYPICAL)



FIRST FLOOR PLAN



PLANNING PERMISSION
ROC. NO. SWP/BPA/382384/2024
SITE BOUNDARY SHOWN AS "A-D"
PLANNING PERMISSION NO.91/2024(SWP/TUTY)



SHEET NO:

1/2

SCALE - 1:100

Er.K.GANAPATHI, B.E., M.E. (Soil Mech), F.I.E., F.V.D. (USA)
REGISTERED Geo-Tech Engineer/Chartered Engineer
(CMDA Regn No: GTE/19/04/022)
(DTCP Regn No: CGLRGN RGT/2019/08/012)
(MLPA Regn No: GTE002/2019)
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Email: geomatrixconsultancy@gmail.com

REGISTERED GEO-TECH ENGINEER

APPLICANT

S.PRAKASH BABU, M.E.,
STRUCTURAL CONSULTANT
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Karumandapam, Trichy-620001.
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email ID: prakashbabu@yahoo.co.in
Cell: 9787777340

REGISTERED STRUCTURAL ENGINEER

J.MUGESH, B.E., M.Tech (Struct), AIME, FTV
Registered Structural Engineer Grad I
(RSE/Gr 1/TUT/March/2019/001)
Registered Engineer Grade I
(RE/GR I/TKDTPC/June /001/2024)
Chartered Engineer (Civil) AM / 093735/8
Approved Valuer F - 24600
District Panel Engineer - Class 1
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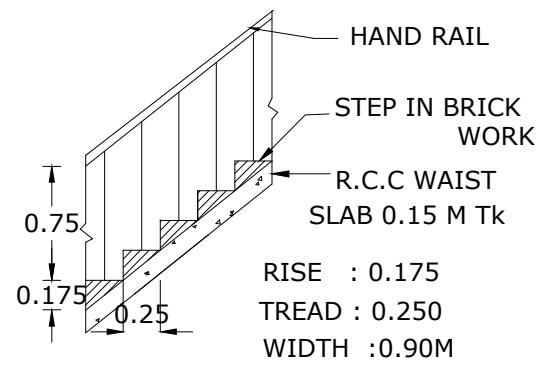
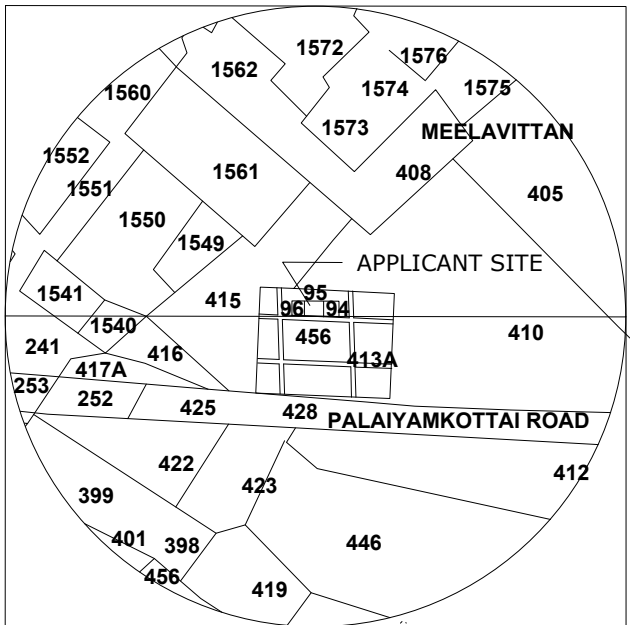
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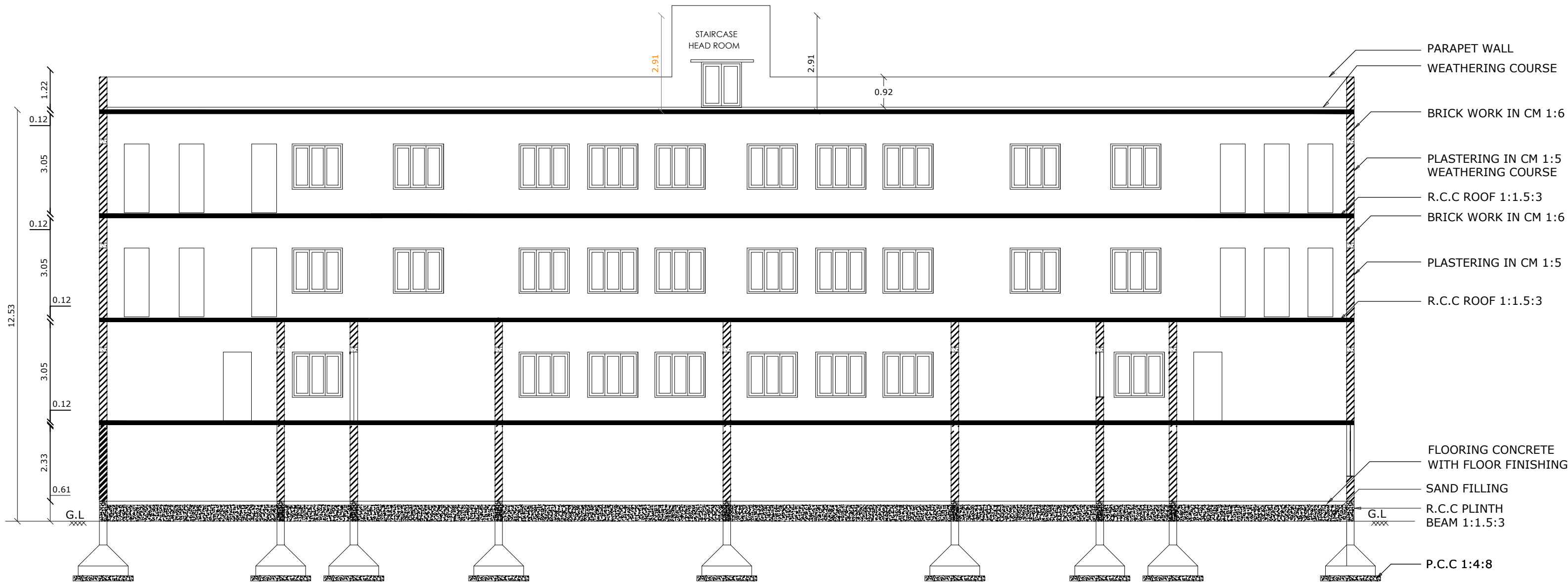
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FRONT ELEVATION

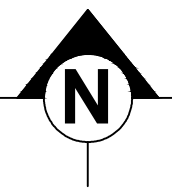


STAIR DETAILS



SECTION ON BB

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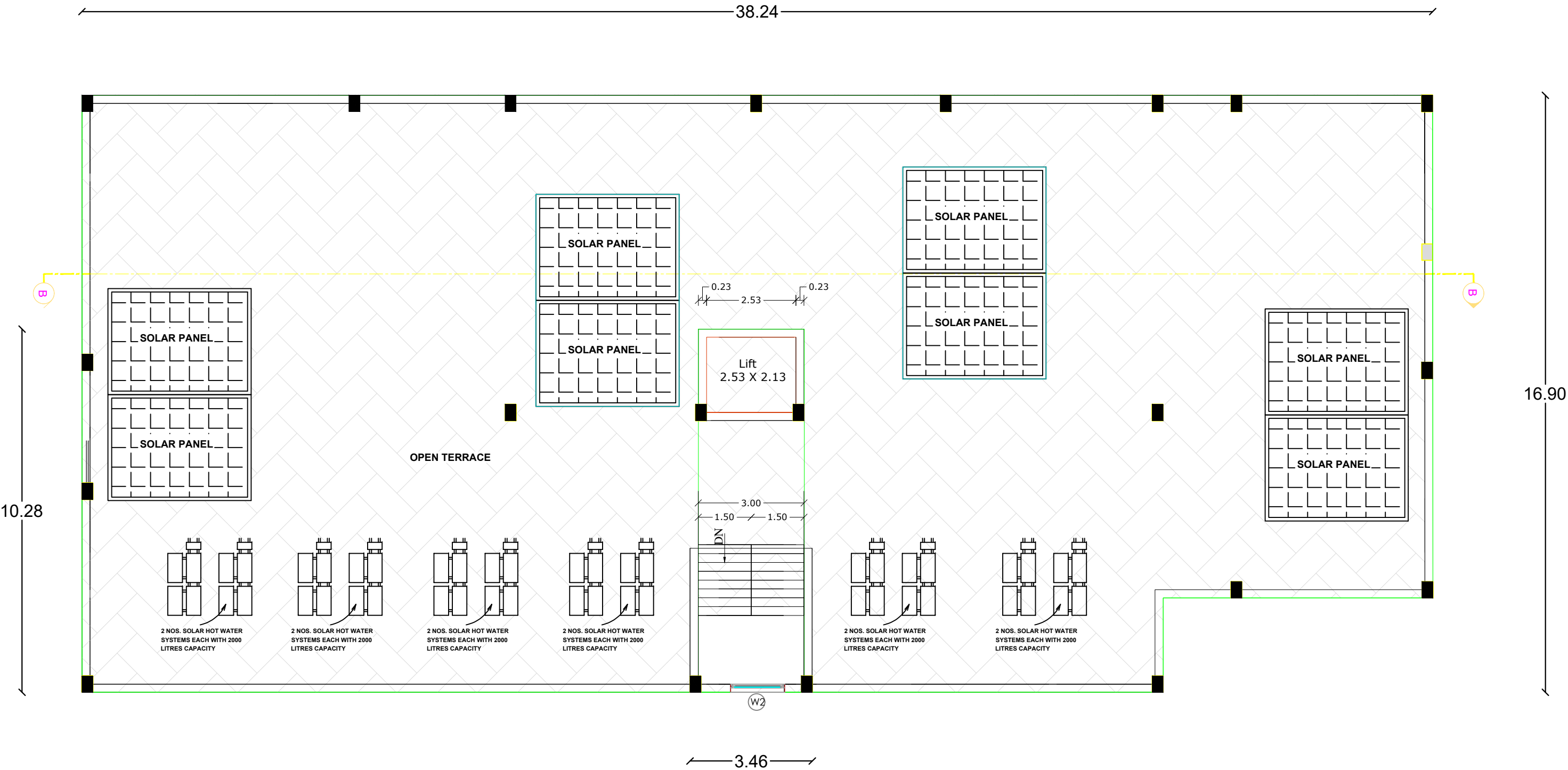
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SHEET NO:

3/4



TERRACE FLOOR PLAN

NOTE :

- 1) DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION
- 2) SOLAR WATER HEATING SYSTEM TO BE PROVIDED IN TERRACE FLOOR
- 3) RAIN WATER HARVESTING SYSTEM TO BE PROVIDED
- 4) STP AND RECYCLING UNIT OF WASTE WATER TO BE PROVIDED IN THE SITE
- 5) FE:FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS
- 6) STRUCTURE IS SAFE FOR EARTHQUAKE
- 7) EA:EXTINGUISHING ALARM PROVIDED IN ALL FLOORS
- 8) MV:MECHANICAL VENTILATION TO BE PROVIDED

SPECIAL CONDITION :

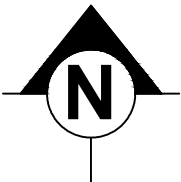
"AS PER RULE NO.12 OF TAMILNADU COMBINED DEVELOPMENT AND BUILDING RULES-2019, THE APPLICANT SHOULD PREPARE AND SUBMIT DEMOLITION PLAN FOR THE DEMOLITION OF EXISTING BUILDING TO THE MADURAI CORPORATION.THE CORPORATION HAS TO DECIDE ON THE DEMOLITION PLAN AND ENSURE THE EXISTING BUILDING ARE DEMOLISHED BEFORE APPROVAL OF THE PLAN FOR PROPOSED BUILDING.

NOTE:

1. ALL DIMENSIONS ARE IN METER.
2. CCTV CAMERA TO BE PROVIDED.
3. EUROPEAN WATER CLOSET TO BE PROVIDED.
4. CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.
5. CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDED.
6. "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.
7. BATH ROOM AND WASH BASIN WATER IS CONNECTED TOPERCOLATION PIT FOR GROUND WATER RECHARGE.

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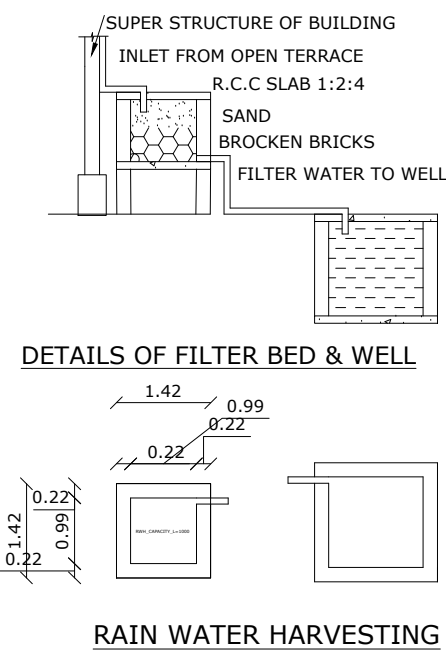
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DETAILS OF FIRE FIGHTING SYSTEMS

- FIRE RESISTING BUCKETS WITH SAND (EACH 1KG) - 5KG X 6 NOS = 30 KG
- FIRE RESISTING BUCKETS WITH WATER (EACH 1KG) - 5KG X 4 NOS = 20 KG
- CO - CARBON DI-OXIDE TYPE FIRE EXTINGUISHER - 2KG X 10 NOS = 20 KG
- DCP DRY CHEMICAL TYPE FIRE EXTINGUISHER - 5KG X 6 NOS = 30 KG
- FA - FIRE ALARM = 4 NOS
- SPRINKLER SYSTEM TO BE PROVIDED
- FIRE HYDRANT SYSTEM TO BE PROVIDED
- HOSE REEL SYSTEM TO BE PROVIDED

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
MD	MAIN DOOR	1.05 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
O	OPEN	1.00 X 2.10
V	VENTILATOR	1.00 X 0.60
W2	WINDOW	1.37 X 1.52

PARKING DETAILS FOR BUSINESS OFFICE BUILDING

1 CAR SPACE FOR EVERY 100.00 Sqm OF FLOOR AREA AND
1 TWO WHEELER SPACE FOREVERY 25.00 Sqm OF FLOOR
AREA EXCEPT FIRST 50.00 AND FIRST 25 Sqm

TOTAL AREA OF ALL FLOORS = 1877.85
FSI = $\frac{1877.85}{1100} = 1.68 < 2.00$

SITE AREA DETAILS

AS PER SETTLEMENT DEED ----- 1113.369 Sqm
AS PER PATTA ----- 1100.00 Sqm
AS AT SITE(SUPER IMPOSED) ----- 1112.69 Sqm

STALL SIZE FOR PARKING

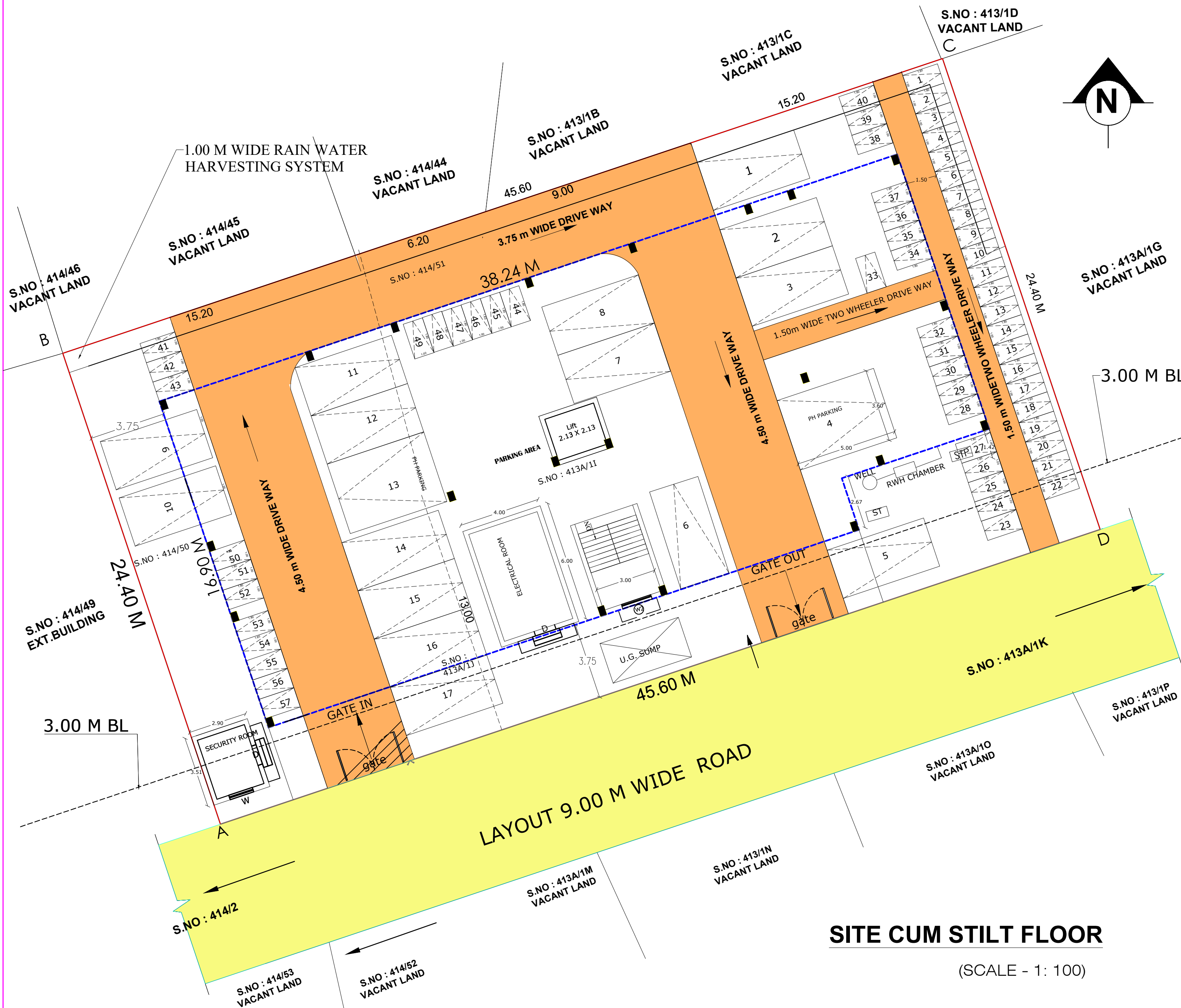
1 TWO WHEELER SPACE = 1.00m X 1.80m
1 CAR SPACE = 2.50m X 5.00m

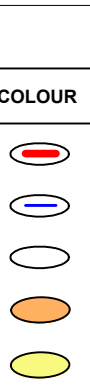
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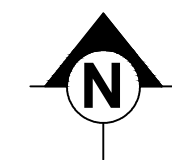
SHEET NO:

4/4



REFERENCE				
DESCRIPTION			COLOUR	
SITE BOUNDARY (SUPER IMPOSED)	-----			
PROPOSED BUILDING	-----			
OPEN SPACE	-----			
DRIVE WAY	-----			
EXG. ROAD	-----			
SITE AREA DETAILS AS PER DEED				
S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in	
			Sqm	Sq. Ft
1.	397/2022.4043/2013	413A/1I, 413A/1J, 414/50 & 414/51, 413A/1H	1113.369	11984.30
SITE AREA DETAILS AS PER PATTI				
S. NO.	PATTI NUMBER	SURVEY NUMBER	AREA in	
			Sqm	Sq. Ft
1.	9253,5789	413A/1I, 413A/1J, 414/50 & 414/51, 413A/1H	1100.00	11840.00
BUILDUP AREA DETAILS				
DESCRIPTION	FSI AREA	NON FSI AREA	AREA in	
			Sqm	
AREA OF THE SITE (SUPER IMPOSED)	-----	-----	1113.369	
STILIT FLOOR	-----	625.95	625.95	
FIRST FLOOR	625.95	-----	625.95	
SECOND FLOOR	625.95	-----	625.95	
THIRD FLOOR	625.95	-----	625.95	
TERRACE FLOOR	-----	30.79	30.79	
TOTAL	1877.85	656.74	2534.59	
PARKING CALCULATION DETAILS				
DESCRIPTION	CALCULATION		REQUIRED	PROVIDED
PROFESSIONAL & BUSINESS OFFICE	$\frac{1877.85 \times 0.75}{100}$		16 CARS	17 CARS AND 57 TWO WHEELERS
	$\frac{1877.85 \times 0.75}{25}$		57 TWO WHEELERS	

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SITE CUM STILT FLOOR

(SCALE - 1: 100)

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
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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.

