

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

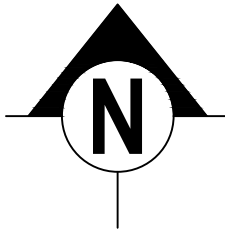
ISSUING AUTHORITY
DTCP

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 A CAR PARKING IN STILT FLOOR, BUSINESS OFFICE BUILDING
IN FIRST FLOOR AND SECOND FLOOR AND RESIDENTIAL BUILDING (TWO DWELLING) IN THIRD FLOOR AT PLOT NO. 93, L.P/R.T.K.NO. 60/76,
S.NO. 415/4L, KALLURI NAGAR, MEELAVITTAN PART - 1 VILLAGE, THOOTHUKUDI CITY MUNICIPAL CORPORATION (WEST ZONE),
THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI DISTRICT.

OWNER NAME: 1. Mr. C. THAMOTHARAKANNAN, 2. Mrs. T.SATHYA

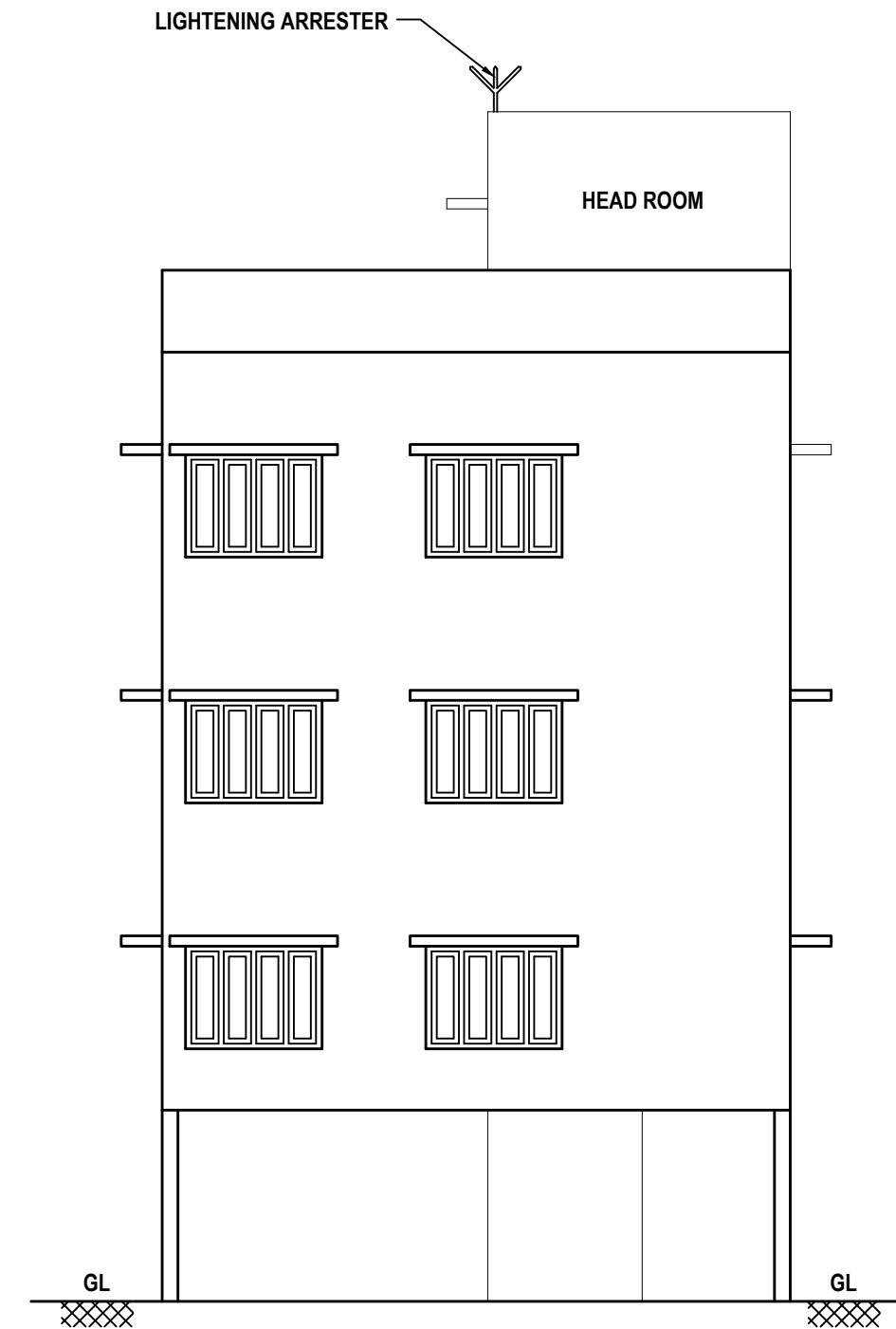


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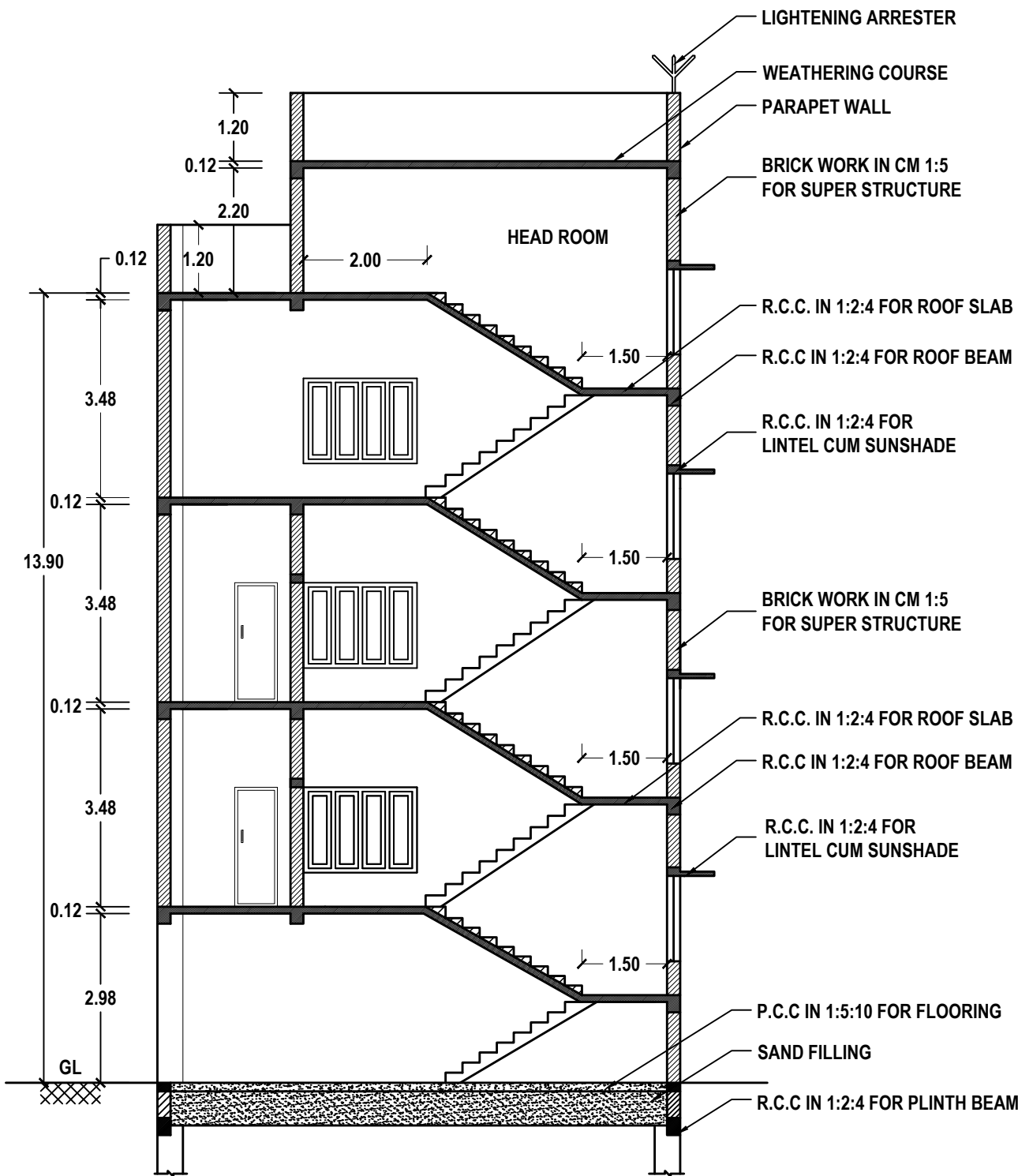
4/4

SCALE - 1:100

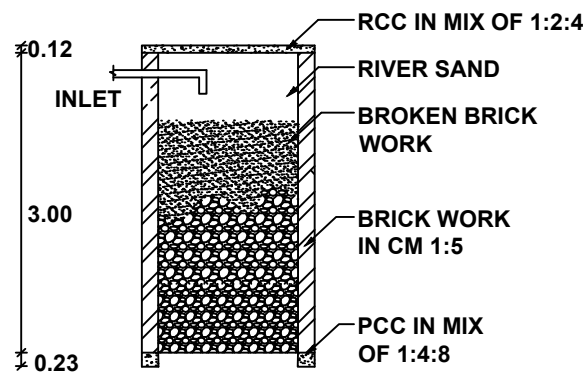
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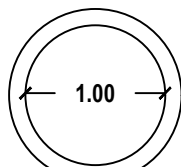
ELEVATION



SECTION : A-A



SECTION

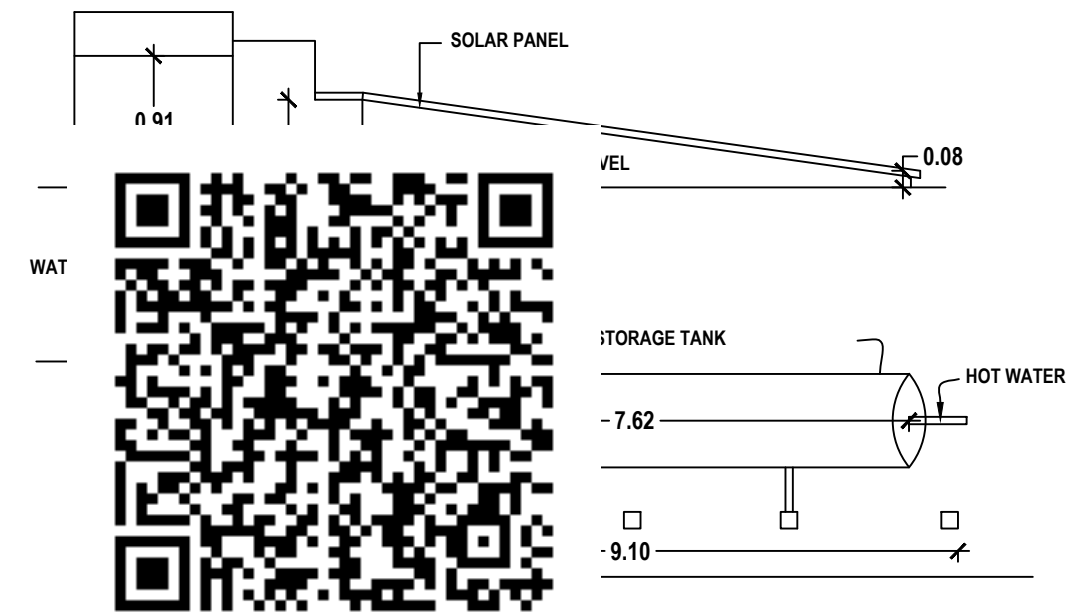


PLAN

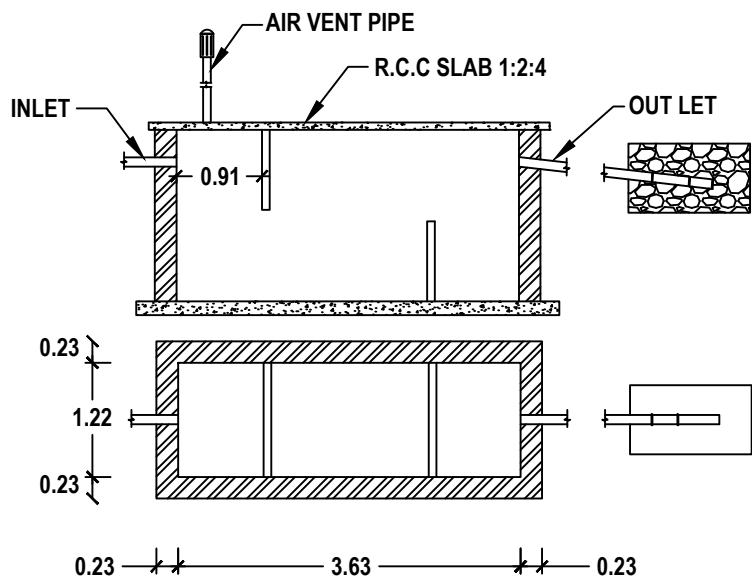
PERCOLATION PIT

PLANNING PERMISSION

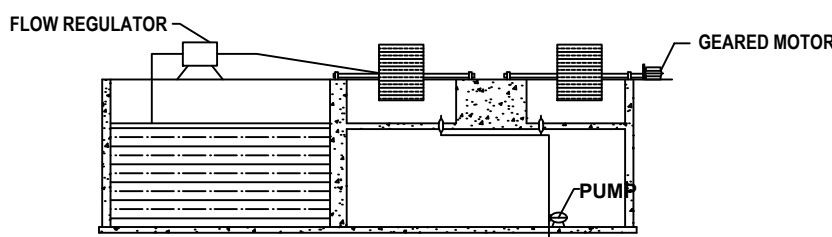
ROC. NO. SWP/BPA/402283/2024
SITE BOUNDARY SHOWN AS "A TO D"
PLANNING PERMISSION NO. 19/2025 (SWP/TUTY)



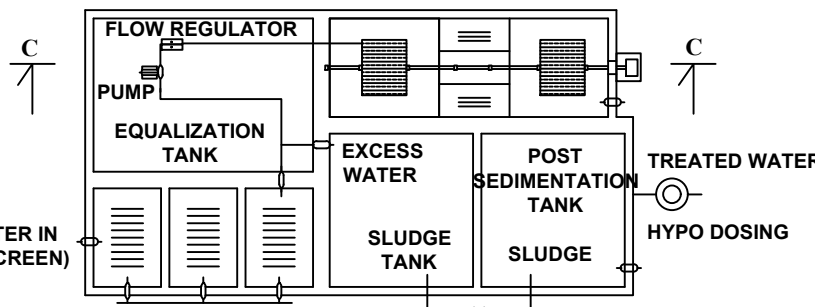
DETAILS OF SOLAR WATER HEATING SYSTEM



SEPTIC TANK & TRENCH



SECTION ON 'CC'



PLAN

DETAILS OF SEWAGE TREATMENT PLANT


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

REGISTERED GEO-TECH ENGINEER


A.GETHSY, M.E.,
Registered Structural Engineer
Reg No:RSE-II/TKDTCP/SEP/03/2021
6B/A, 6th Street East,
Briyant Nagar Thoothukudi-628 008

REGISTERED STRUCTURAL ENGINEER


1. Mr. C. THAMOTHARAKANNAN

2. Mrs. T.SATHYA

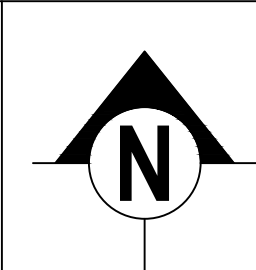
LAND AND BUILDING OWNER


Er.S.PONMANKANDAN, M.E.,LL.B.,AIE
Licensed Surveyor / Registered Engineer
Approved Valuer/Chartered Engineer
149/8, Polepettai West 1st Street,
Tuticorin - 628 008
Mob: 8056700160.

REGISTERED ENGINEER

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SHEET NO:

3/4

SCALE - 1:100

OFFICE USE:

PLANNING PERMISSION

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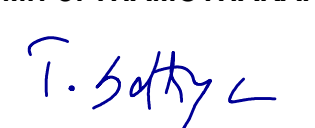
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2. Mrs. T.SATHYA

REGISTERED GEO-TECH ENGINEER

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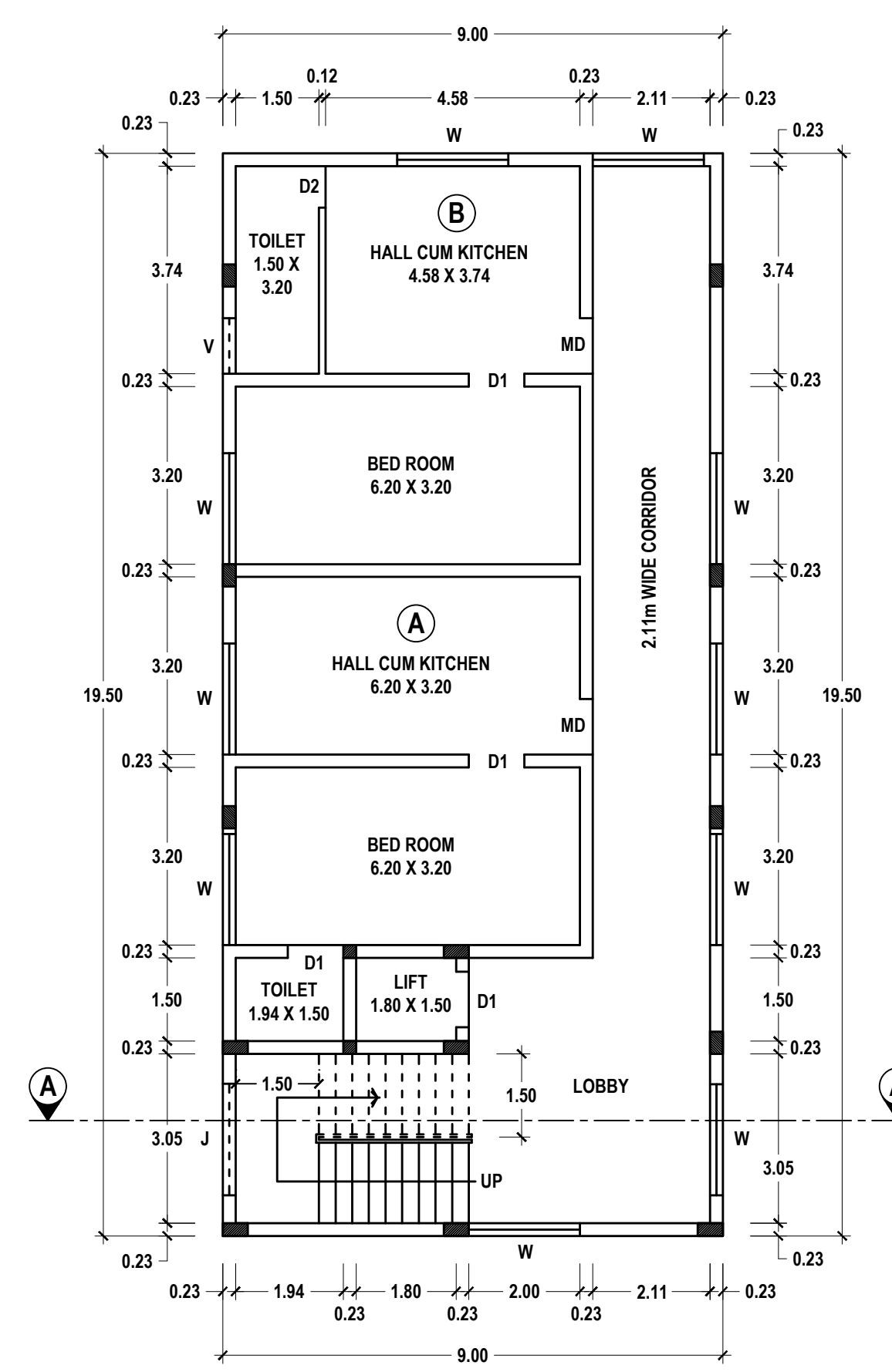
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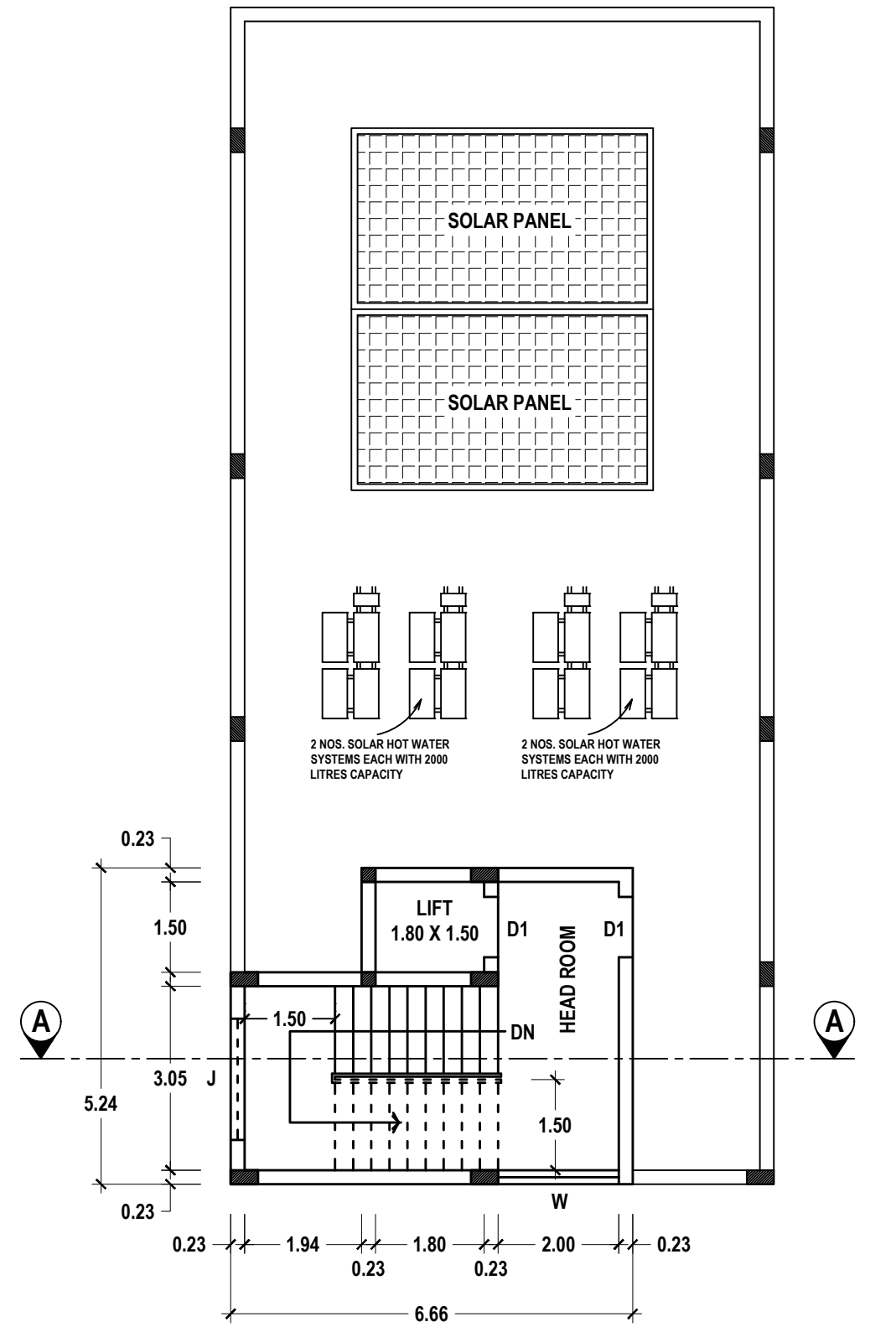
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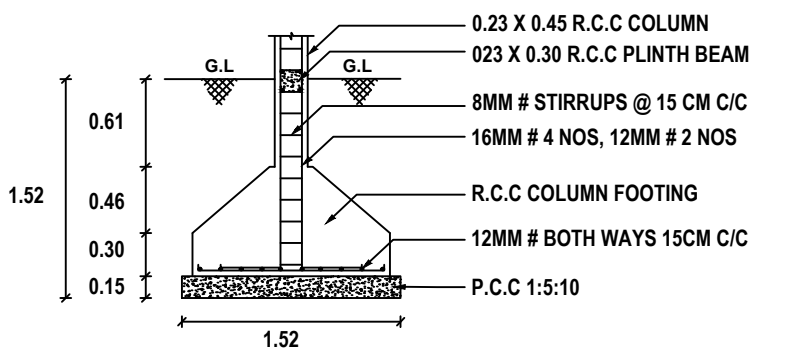
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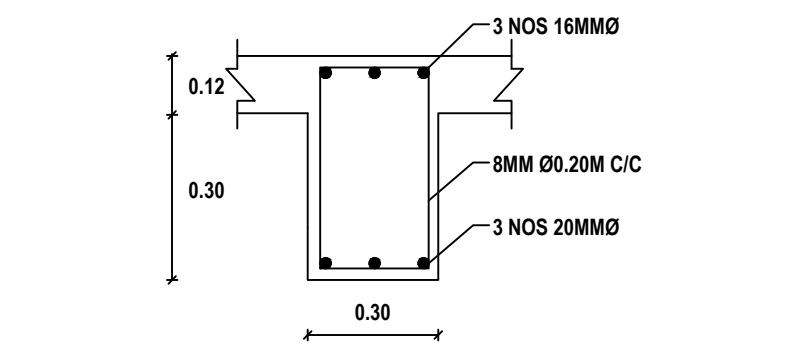
THIRD FLOOR PLAN



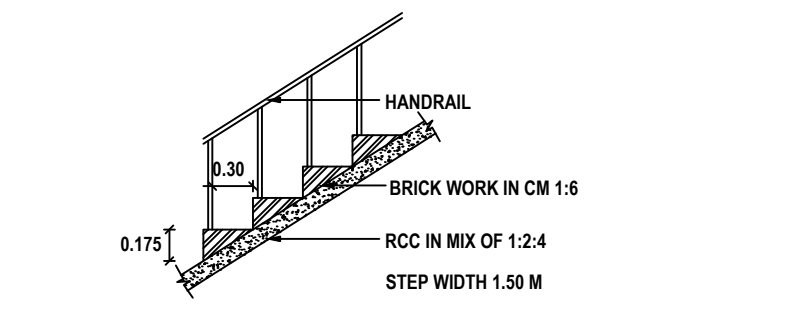
TERRACE FLOOR PLAN



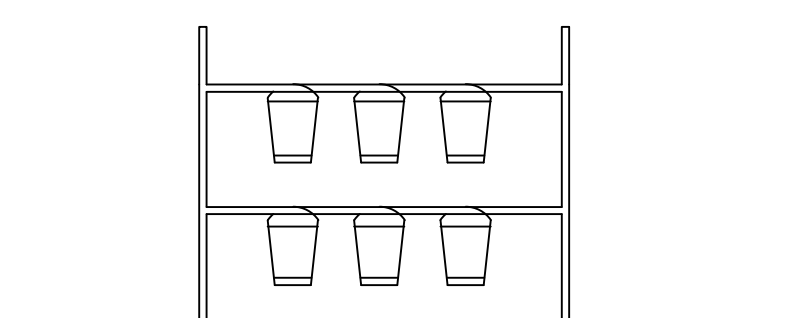
COLUMN FOOTING DETAILS



ROOF BEAM DETAILS



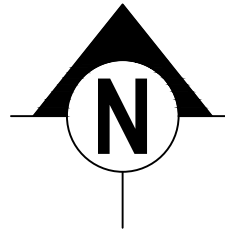
STAIRCASE DETAILS



SAND BUCKETS

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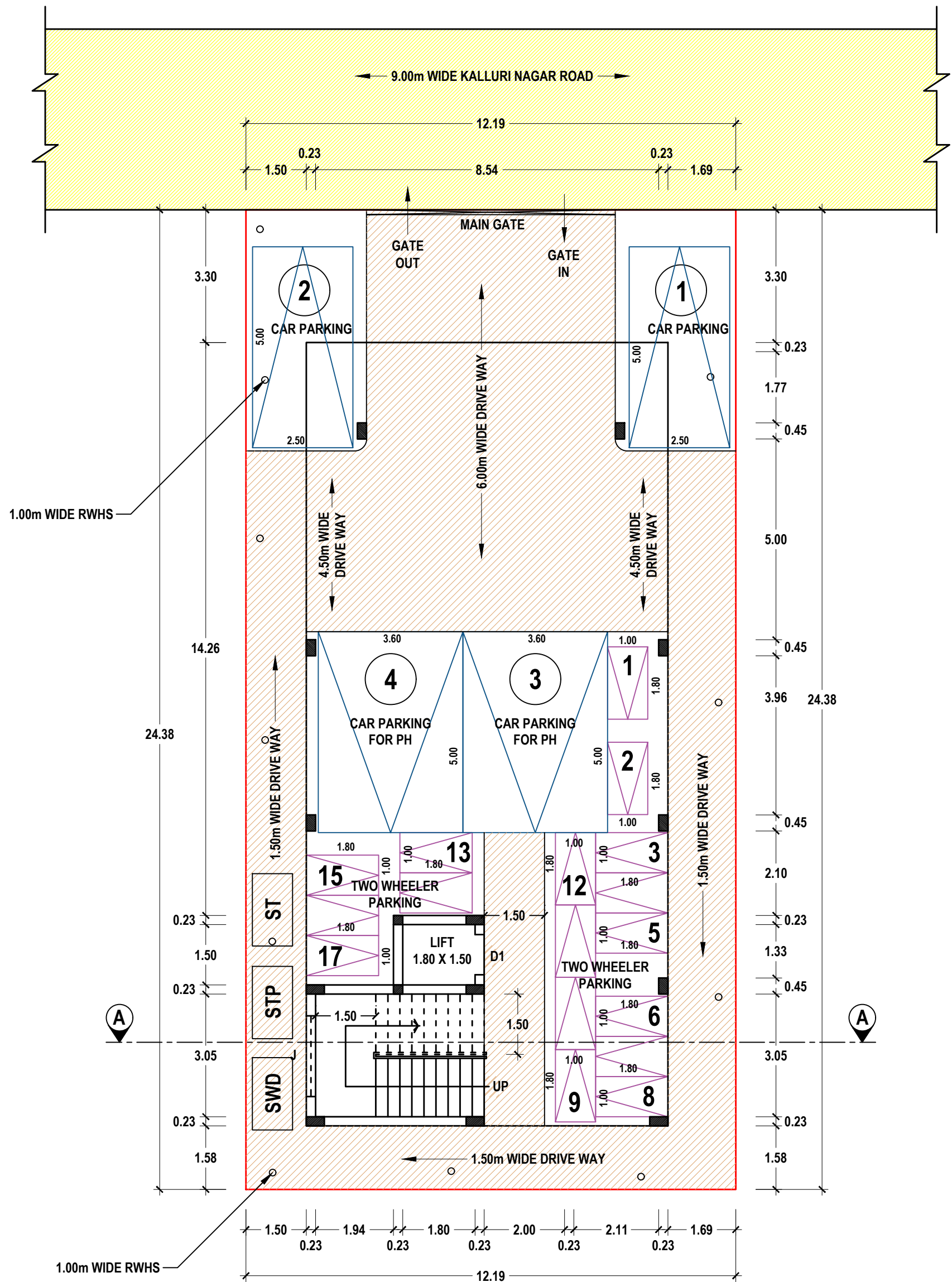


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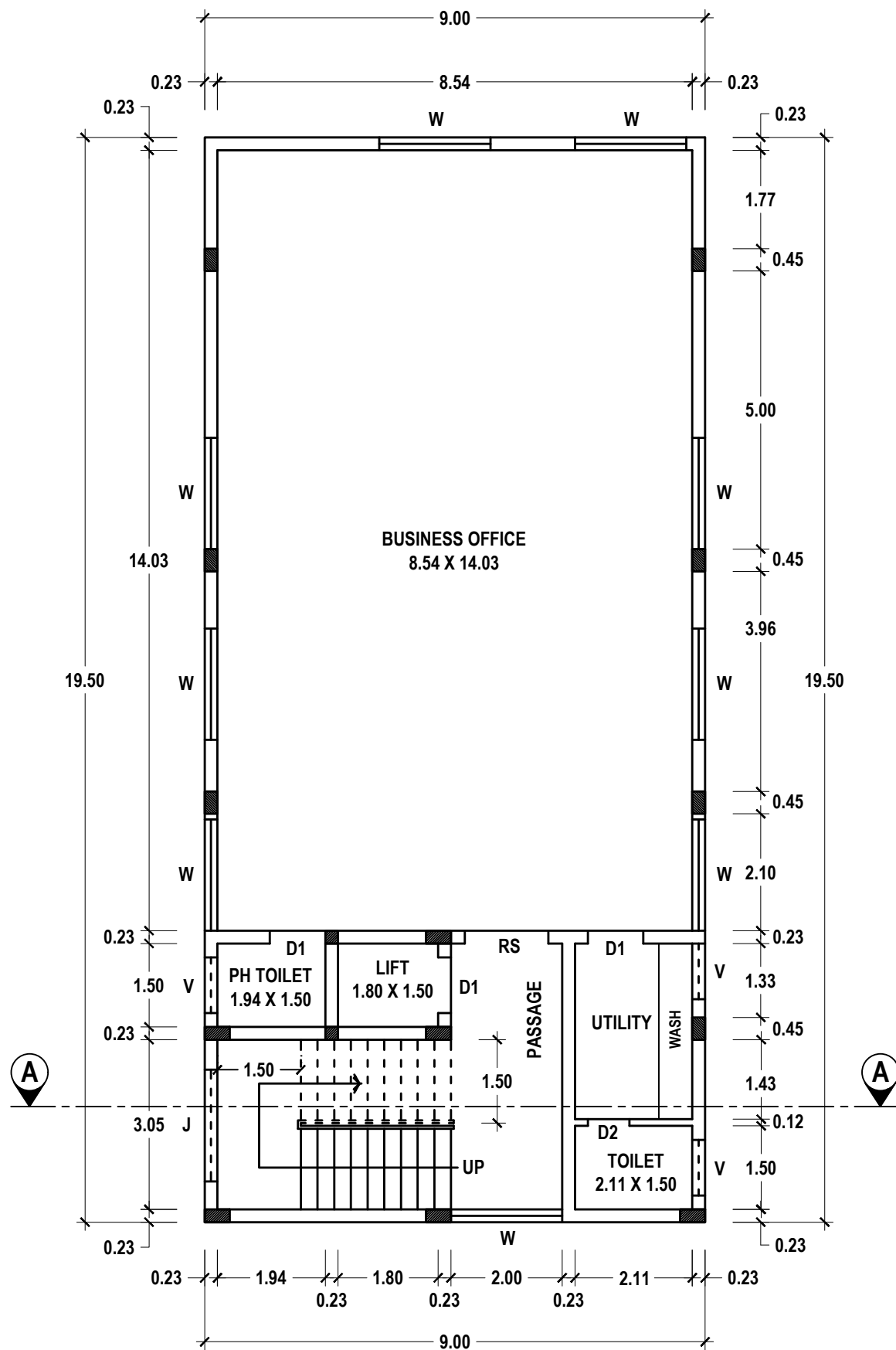
2/4

SCALE - 1:100

OFFICE USE:



SITE PLAN WITH STILT FLOOR PLAN



FIRST AND SECOND FLOOR PLAN

PLANNING PERMISSION

ROC. NO. SWP/BPA/402283/2024
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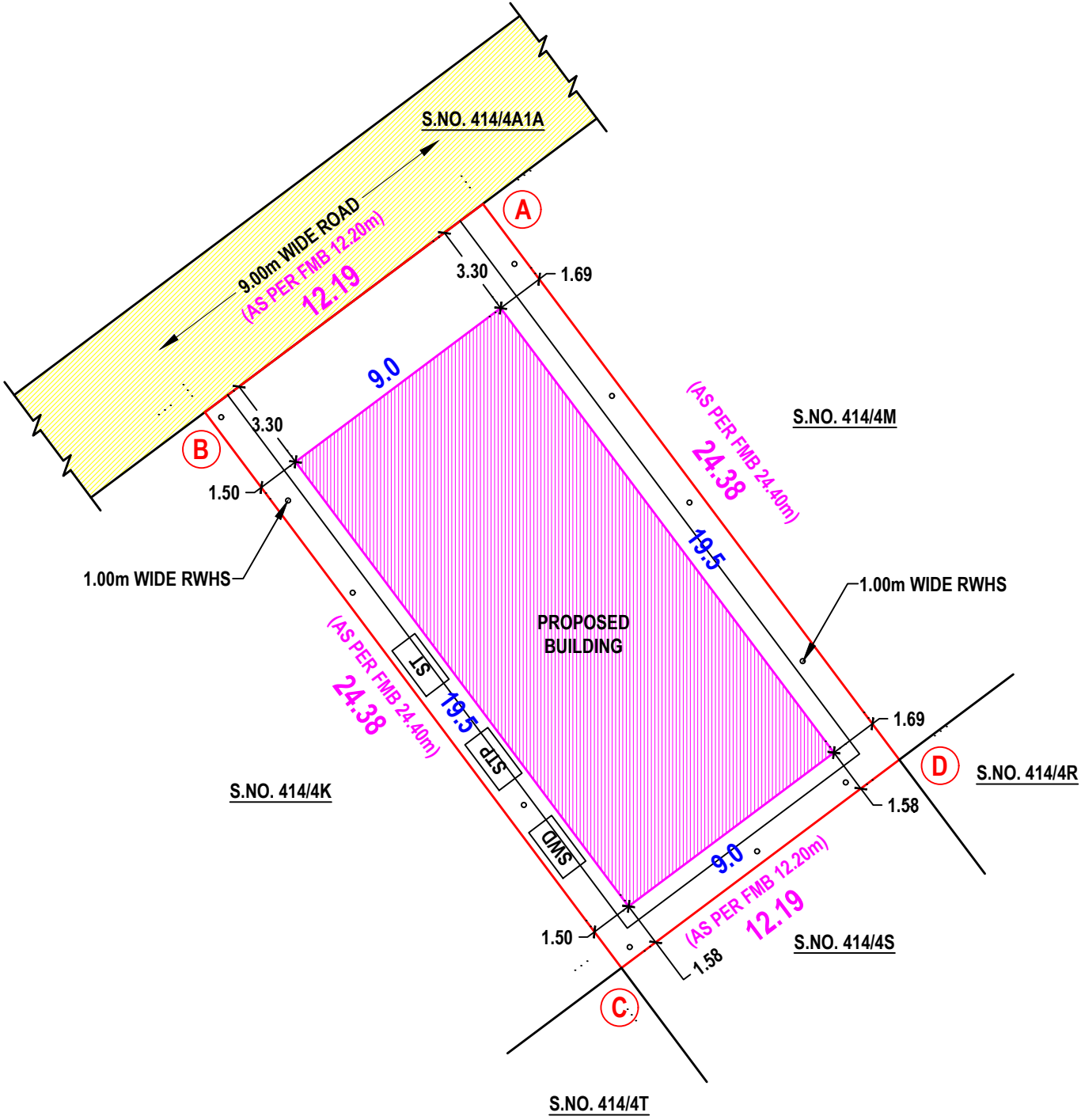
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SHEET NO:
1/4

OWNER NAME: 1. Mr. C. THAMOTHARAKANNAN, 2. Mrs. T.SATHYA

SCALE - 1:200

OFFICE USE:



- 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 PROVIDE
 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.

SCHEDULE OF JOINERIES		
REF	DESCRIPTION	SIZE (in meter)
RS	ROLLING SHUTTER	1.50 X 2.10
MD	MAIN DOOR	1.05 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
W	WINDOW	2.00 X 1.50
V	VENTILATOR	1.00 X 0.60

REFERENCE	
DESCRIPTION	COLOUR
SITE BOUNDARY	-----
PROPOSED BUILDING	-----
OPEN SPACE	-----
DRIVE WAY	-----
EXG. ROAD	-----

- 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

SITE AREA DETAILS AS PER SALE DEED				
S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in	
			Sqm	Sq. Ft
1.	2213/2024	415/4L	297.29	3200.00
TOTAL			297.29	3200.00

SITE AREA DETAILS AS PER PATTA				
S. NO.	PATTA NUMBER	SURVEY NUMBER	AREA in	
			Sqm	Sq. Ft
1.	5689	415/4L	300.00	3229.20

BUILDUP AREA DETAILS				
DESCRIPTION	FSI AREA	NON FSI AREA	AREA in	
			Sqm	Sq. Ft
AREA OF THE SITE	-----	-----	297.19	3198.95
STILT FLOOR	-----	175.50	175.50	1889.08
FIRST FLOOR	175.50	-----	175.50	1889.08
SECOND FLOOR	175.50	-----	175.50	1889.08
THIRD FLOOR	-----	-----	-----	-----
RESIDENTIAL	175.50	-----	175.50	1889.08
TERRACE FLOOR	-----	31.14	31.14	335.19
TOTAL	526.50	206.64	733.14	7891.51

TOTAL AREA OF ALL FLOORS = 526.50
FSI = $\frac{526.50}{297.19} = 1.772 < 2.00$

- STALL SIZE FOR PARKING
- 1 TWO WHEELER SPACE - 1.00m X 1.80m
 - 1 CAR SPACE - 2.50m X 5.00m
 - 1 CAR SPACE FOR PH - 3.60m X 5.00m

PARKING DETAILS FOR OFFICE BUILDING

1 CAR SPACE FOR EVERY 100.00 Sqm OF FLOOR AREA

1 TWO WHEELER SPACE FOR EVERY 25.00 Sqm OF FLOOR AREA

MINIMUM 2 CARS AND 2 TWO WHEELERS TO BE PROVIDED FOR PH PARKING

IN ADDITION 10% FOR VISITOR'S PARKING

PARKING DETAILS FOR INDIVIDUAL RESIDENTIAL BUILDING

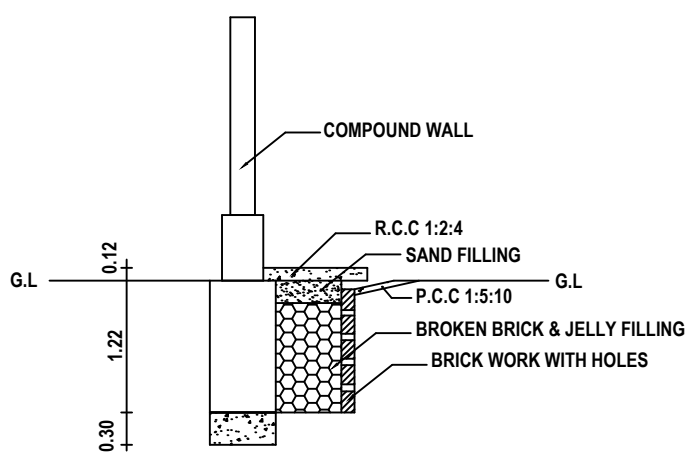
FLOOR AREA UP TO 50 Sqm - 1 TWO WHEELER SPACE

SITE AREA DETAILS	
AS PER SALE DEED	297.29 Sqm
AS PER PATTA	300.00 Sqm
AS AT SITE	297.19 Sqm

PARKING CALCULATION DETAILS			
DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
BUSINESS OFFICE	$351.00 \times 0.75 = \frac{263.25}{100} = 2.63$ $= 2.63 + 10\% \text{ FOR VISITOR'S } (0.26) = 4$ PARKING	4 CARS	4 CARS AND 17 TWO WHEELERS
	$351.00 \times 0.75 = \frac{263.25}{25} = 10.53$ $= 10.53 + 10\% \text{ FOR VISITOR'S } (1.05) = 13$ PARKING	13 TWO WHEELERS	
RESIDENTIAL	UNIT - 1 = 48.85 UNIT - 2 = 49.19	1 TWO WHEELER 1 TWO WHEELER	

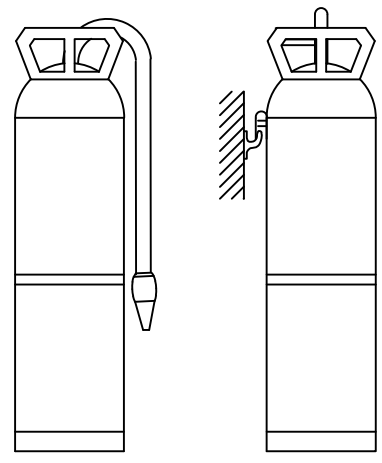
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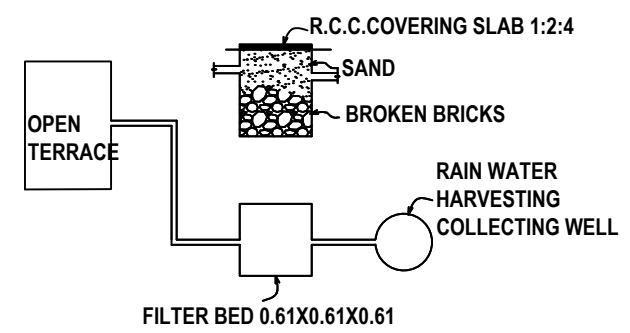


PLINTH BOUNDARY PERCOLATION PIT

OFFICE USE:



FIRE EXTINGUISHER



DETAILS OF RAIN WATER HARVESTING SYSTEM

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LAND AND BUILDING OWNER

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

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

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

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.

