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 "KALYANA MANDAPAM" BUILDING IN S NO. 789 / 5, OTTAPIDARAM VILLAGE, OTTAPIDARAM PANCHAYAT, OTTAPIDARAM PANCHAYAT UNION, OTTAPIDARAM TALUK, THOOTHUKUDI DISTRICT.

APPLICANT NAME : Mr. R. THANGAMAHARAJA S/o RAJENDRAN

AREA STATEMENT

LAND IN SURVEY NUMBER	DOCUMENT SQ.M	PATTA SQ.M
S.NO.789 / 5	1050.00	1050.00
TOTAL EXTENT	1050.00	1050.00

ALL DIMENSIONS ARE IN METER

SCALE = 1:100

N

AREA OF PROPOSED BUILDING

BLOCK NAME	FLOOR NAME	FSI AREA IN SQ.M	NON-FSI IN SQ.M	TOTAL BUILTUP AREA IN SQ.M
BLOCK - 1	GROUND FLOOR	292.18	--- --- ---	292.18
	FIRST FLOOR	274.13	--- --- ---	274.13
	SECOND FLOOR	96.20	43.46	139.66
TOTAL		662.51	43.46	705.97

COLOUR INDEX

- SITE BOUNDARY
- PROPOSED BUILDING
- TRANSFORMER YARD
- DRIVE WAY
- MAIN ROAD

FSI CALCULATION

= TOTAL FSI AREA / LAND AREA = 662.51 / 1050.00 = 0.63 < 2.00

PARKING CALCULATION

FOR EVERY 50 SQ.M OF MARRIAGE HALL AREA
= 185.33 SQ.M / 50 SQ.M = 4 CAR & 4 TWO WHEELER

1 CAR SPACE FOR EVERY 10 GUEST ROOM = 1 CAR

1 CAR SPACE FOR EVERY 100 SQ.M OF NON ROOM AREA = 168 SQ.M/100 SQ.M = 2 CAR

10% OF PARKING FOR PHYSICALLY DISABLES = 1 CAR

JOINERIES

MD	- MAIN DOOR	- 3.05 M X 2.50 M
D	- DOOR	- 1.50 M X 2.50 M
D1	- DOOR	- 1.00 M X 2.50 M
D2	- DOOR	- 0.76 M X 2.10 M
D3	- DOOR	- 1.22 M X 2.10 M
V	- VENTILATOR	- 0.90 M X 0.75 M
W	- WINDOW	- 1.50 M X 1.50 M
W1	- WINDOW	- 1.20 M X 1.20 M
K.W	- WINDOW	- 1.50 M X 1.50 M
J.W	- JOLLY WORK	- 3.80 M X 1.50 M

PARKING REQUIREMENTS

DESCRIPTION	REQUIRED	PROVIDED
CAR	8	8
TWO WHEELER	8	8

SANITARY DETAILS

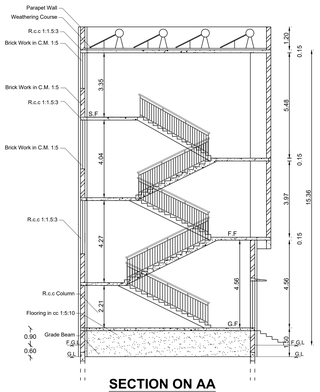
STAFF - 4 (MALE - 2, FEMALE-2) | PUBLIC - MALE - 140 PERSONS | FEMALE - 70 PERSONS

TOTAL NUMBER OF PERSONS 214

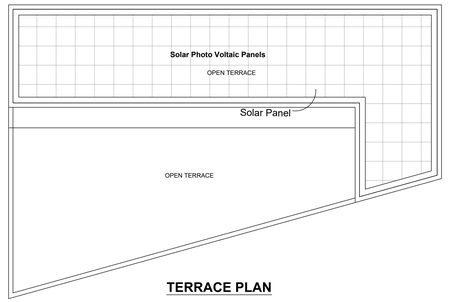
S.NO.	SANITARY UNIT	REQUIRED MALE	REQUIRED FEMALE	PROVIDED MALE	PROVIDED FEMALE	TOTAL
1	WATER CLOSET	3	3	4	4	8
2	ABLUTION TAPS	6		8		8
3	URINALS	4	NIL	4	NIL	4
4	WASH BASINS	1	1	1	1	2
5	DRINKING WATER	3		3		3
6	CLEANER'S SINK	3		3		3



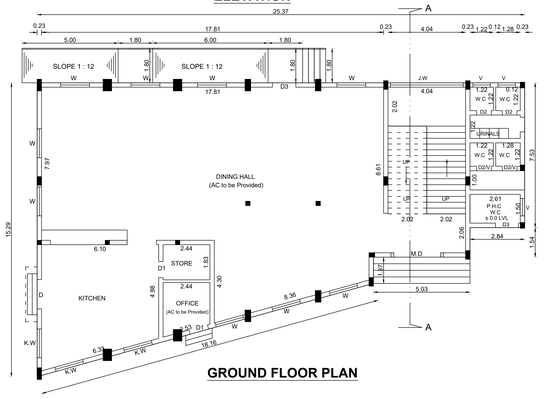
ELEVATION



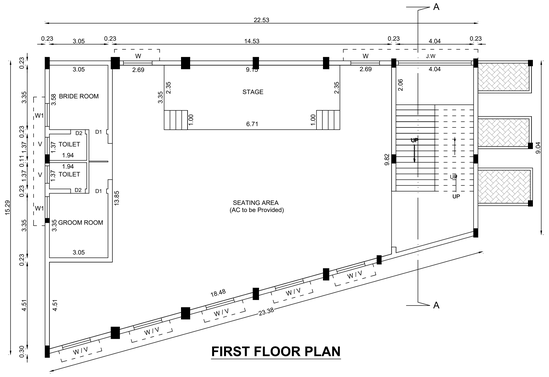
SECTION ON AA



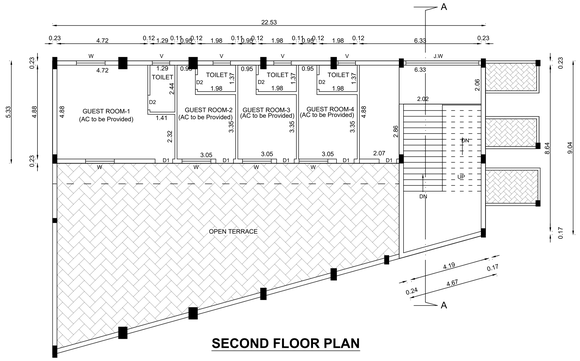
TERRACE PLAN



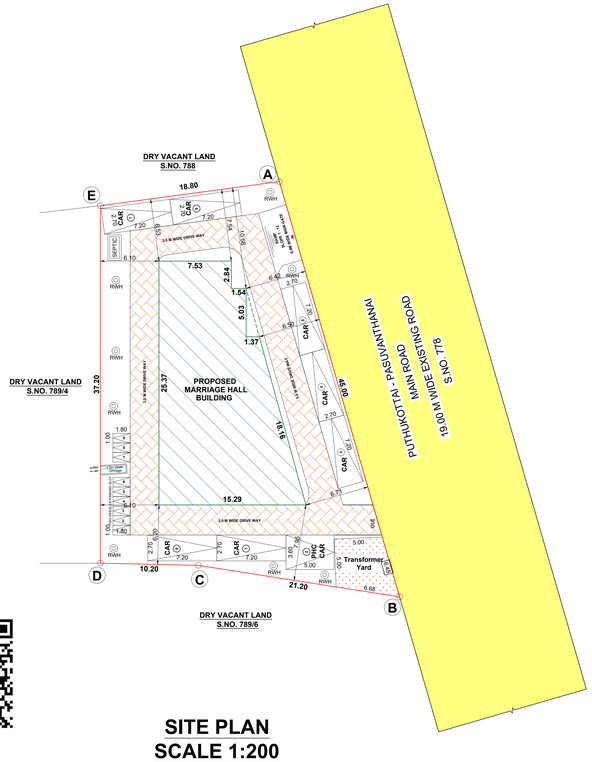
GROUND FLOOR PLAN



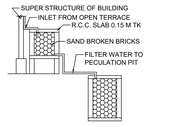
FIRST FLOOR PLAN



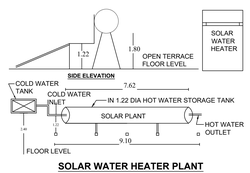
SECOND FLOOR PLAN



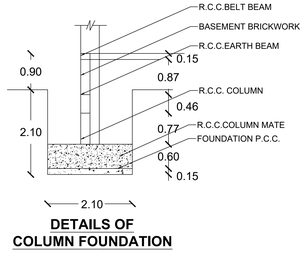
SITE PLAN
SCALE 1:200



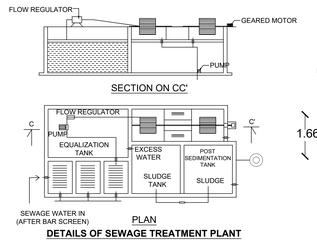
DETAILS OF RAIN WATER HARVESTING



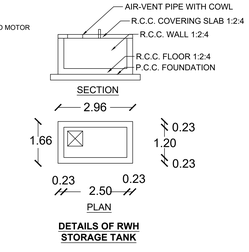
SOLAR WATER HEATER PLANT



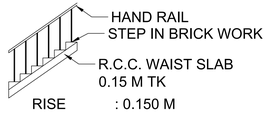
DETAILS OF COLUMN FOUNDATION



DETAILS OF SEWAGE TREATMENT PLANT



DETAILS OF RWH STORAGE TANK



STAIRCASE DETAILS

Note:

1. Waste Water Used for Garden
2. Rain water harvesting Details provided
3. Solar System Water tank provided
4. Fire Resistance to be provided
5. Emergency alarm to be provided
6. Drinking water to be provided as per Local body norms
7. Rain water harvesting tank to be provided
8. Waste water from recycle water tank & Trench connected to sullage disposal tank
9. Solid waste tub to be provided
10. 'U' traps provided in septic tank to prevent curb breeding of mosquitoes
11. (As per G.O (M.S) No.: 341 - dated 03.11.2004) CCTV surveillance camera to be provided

TECHNICAL APPROVAL

Roc No: SWP / BPA / 415314 / 2024

SITE BOUNDARY SHOWN AS "A to E"

SWP / THOOTHUKUDI / BPA / AD / DTCP NO: 17/2025

APPLICANT

Er.G.Manoj Kumar B.E(Civil) M.E.(Geotech)
Registered Geotechnical Consultant
GTE/19/03/012-CMDA & GTE/TVLR/01/2019-DTCP
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REGISTERED GEOTECHNICAL ENGINEER

Er.M.SEKAR. D.C.E
Registered Construction Engineer
RCE/TEN/AUG/2024/007

REGISTERED CONSTRUCTION ENGINEER

Er. M. RAMKUMAR M.E.,
Registered Structural Engineer Grade - I
Regn No RSE - I/TKDTCP-DEC/03/2022
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Cell : 89403 33103

REGISTERED STRUCTURAL ENGINEER

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Regn.No-RE-I/TKDTCP/June/1/2023
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D.No-27A, Ettayapuram Road,
Near Veterinary Hospital,
Kovilpatti - 628501, Mob-9500309904.

REGISTERED ENGINEER

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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
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+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.