

PP

APPROVAL RECORD

# Planning Permission

Thoothukkudi  
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE  
**Building Plan**

ISSUING AUTHORITY  
**DTCP**

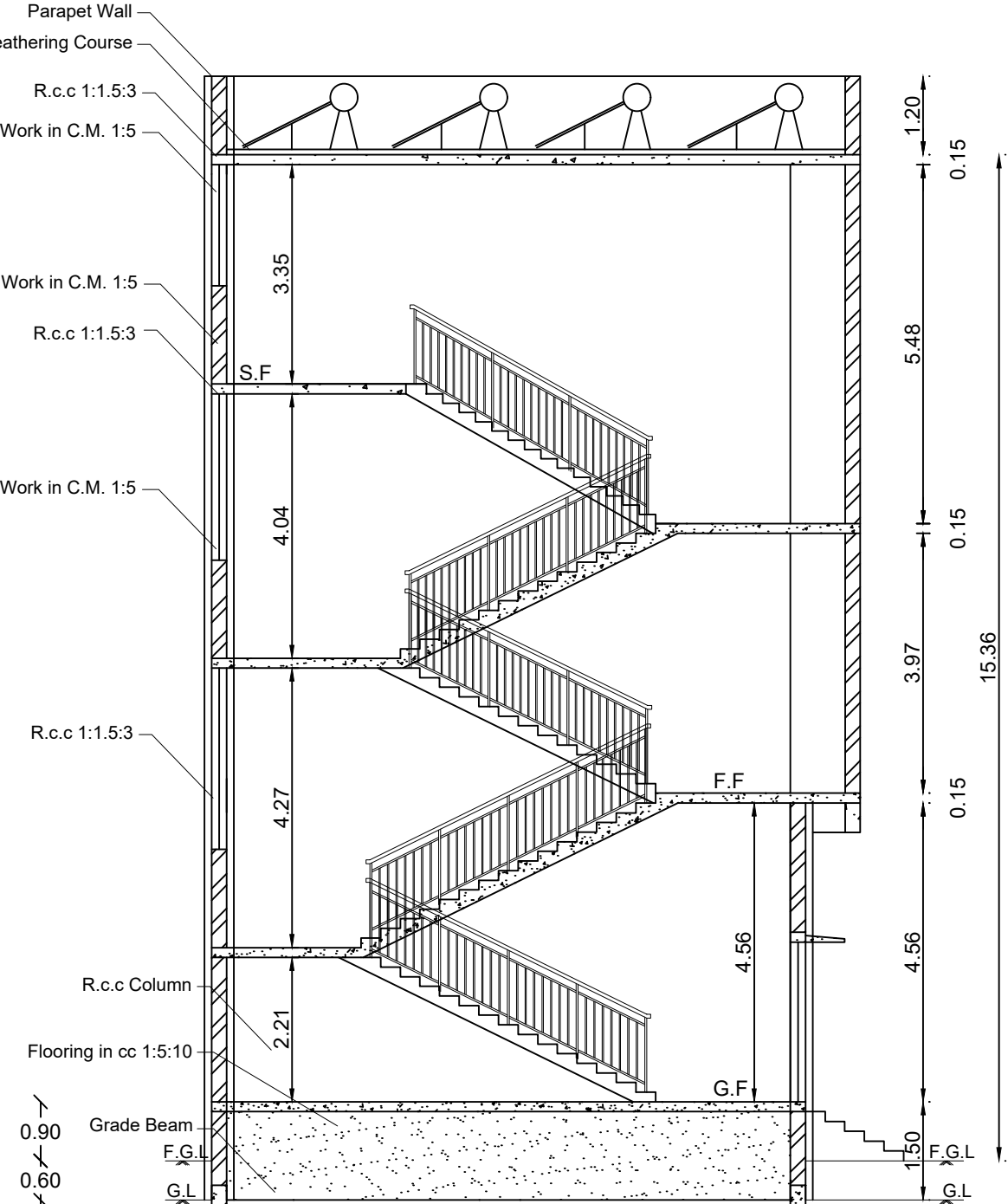
The approval as the planning authority issued it, reproduced in full behind this page.

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

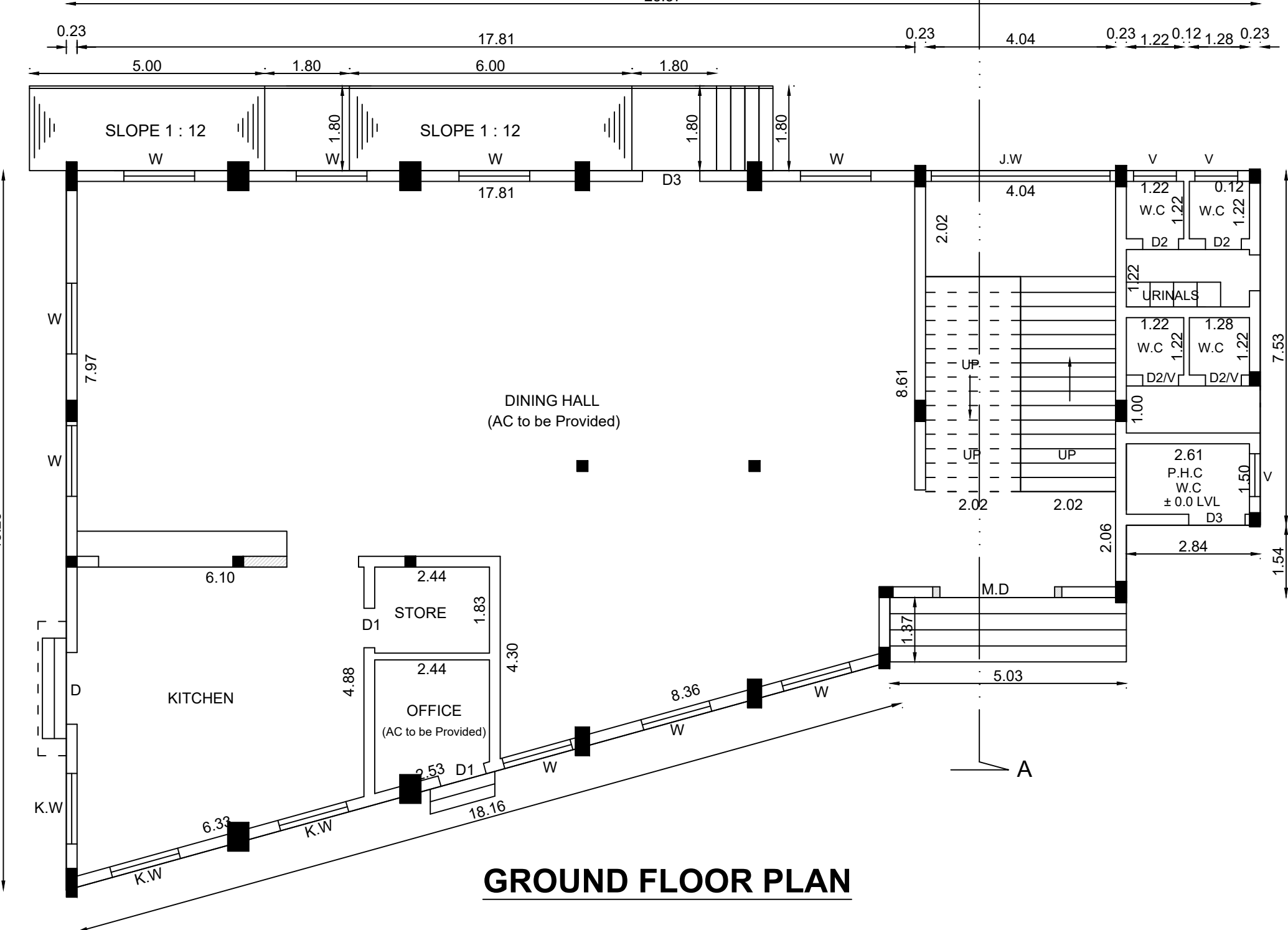




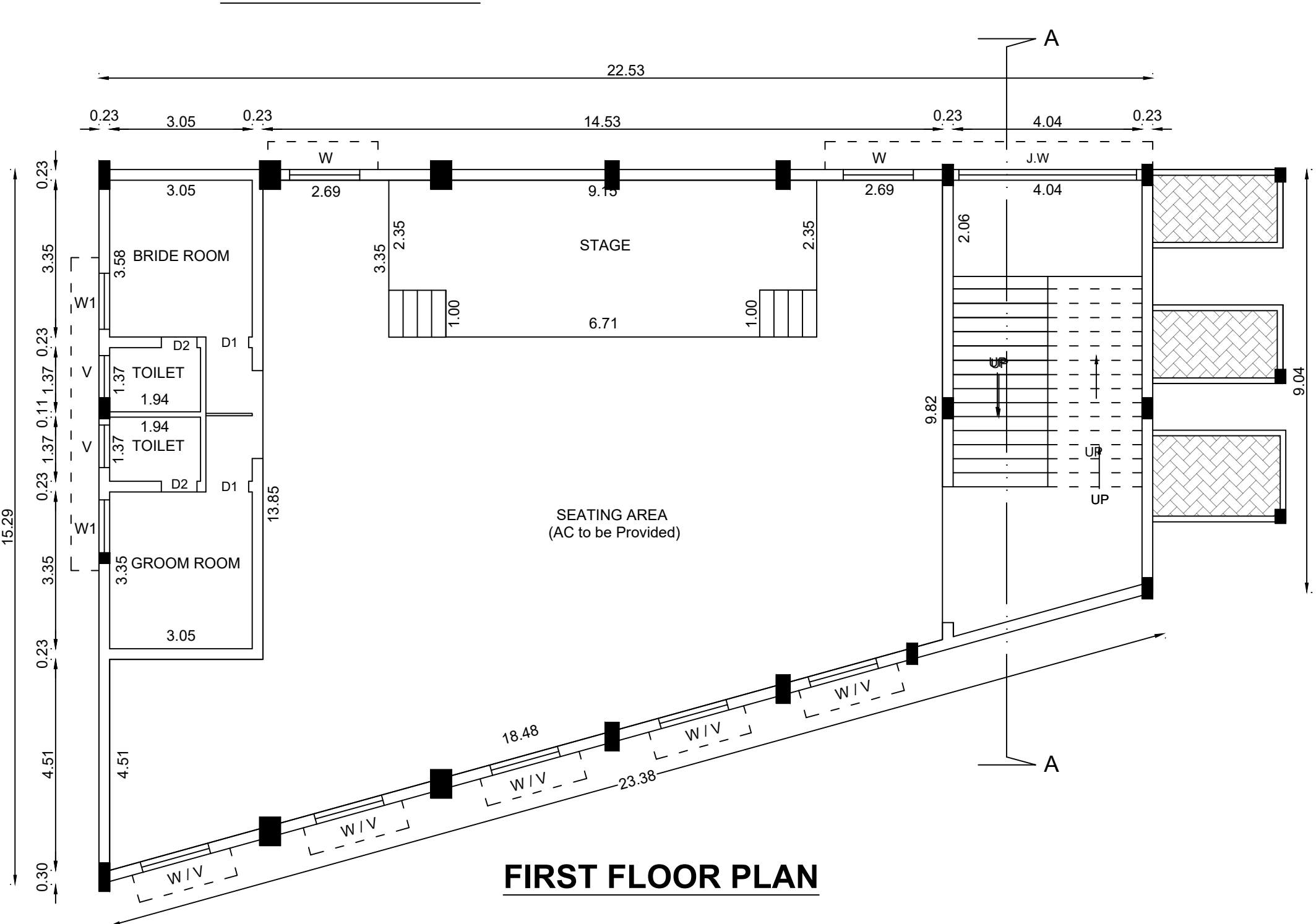
ELEVATION



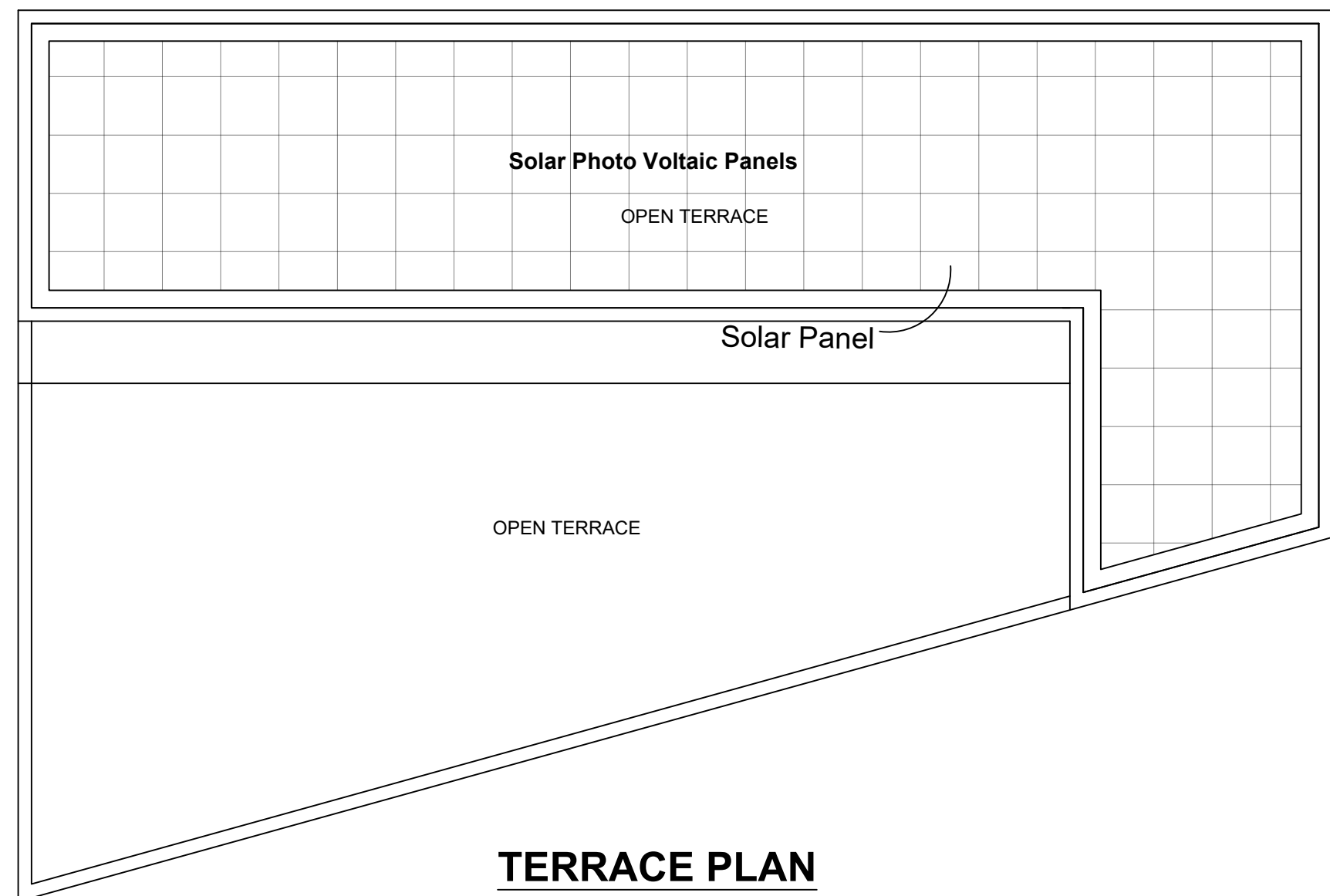
SECTION ON AA



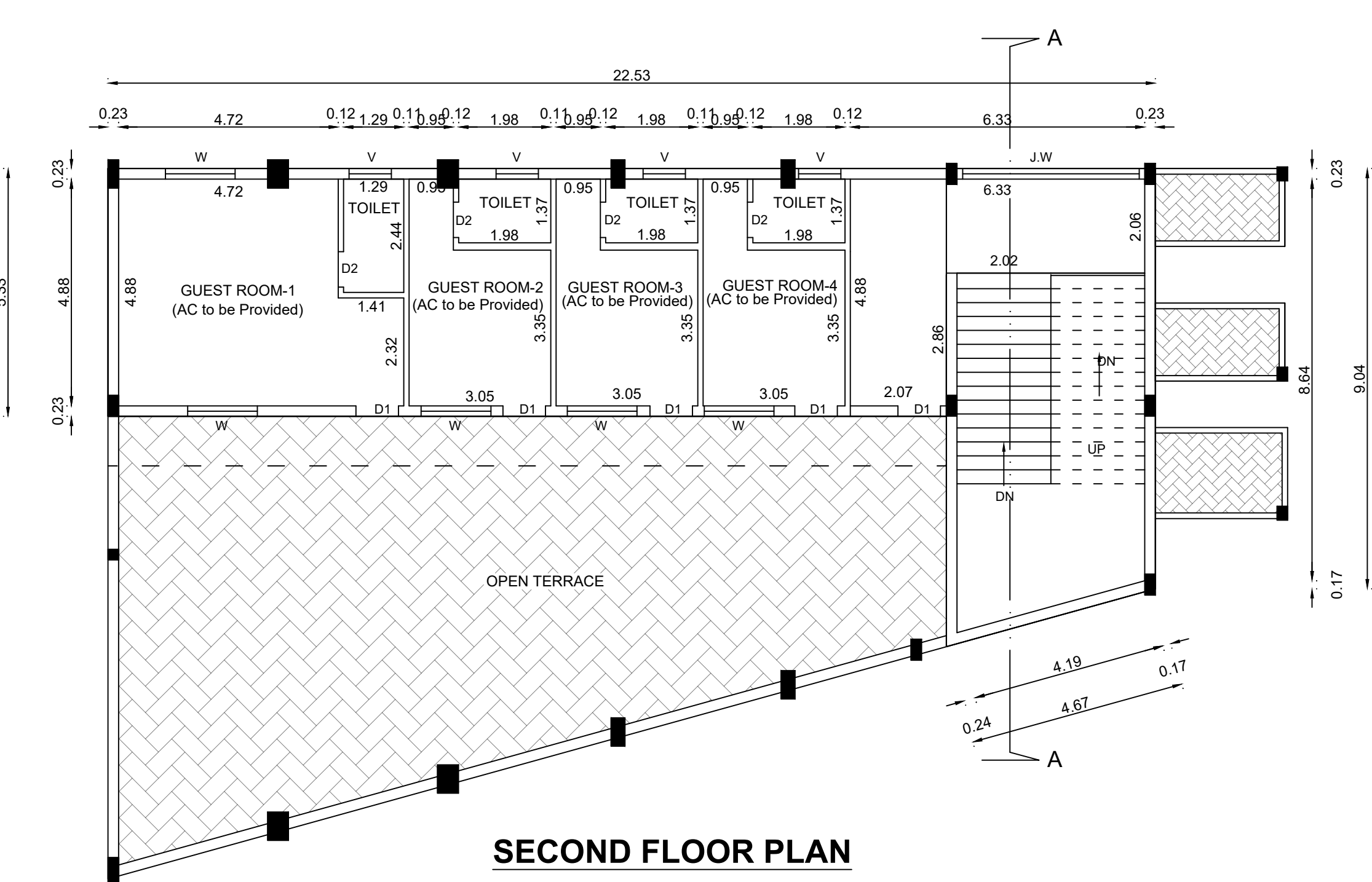
GROUND FLOOR PLAN



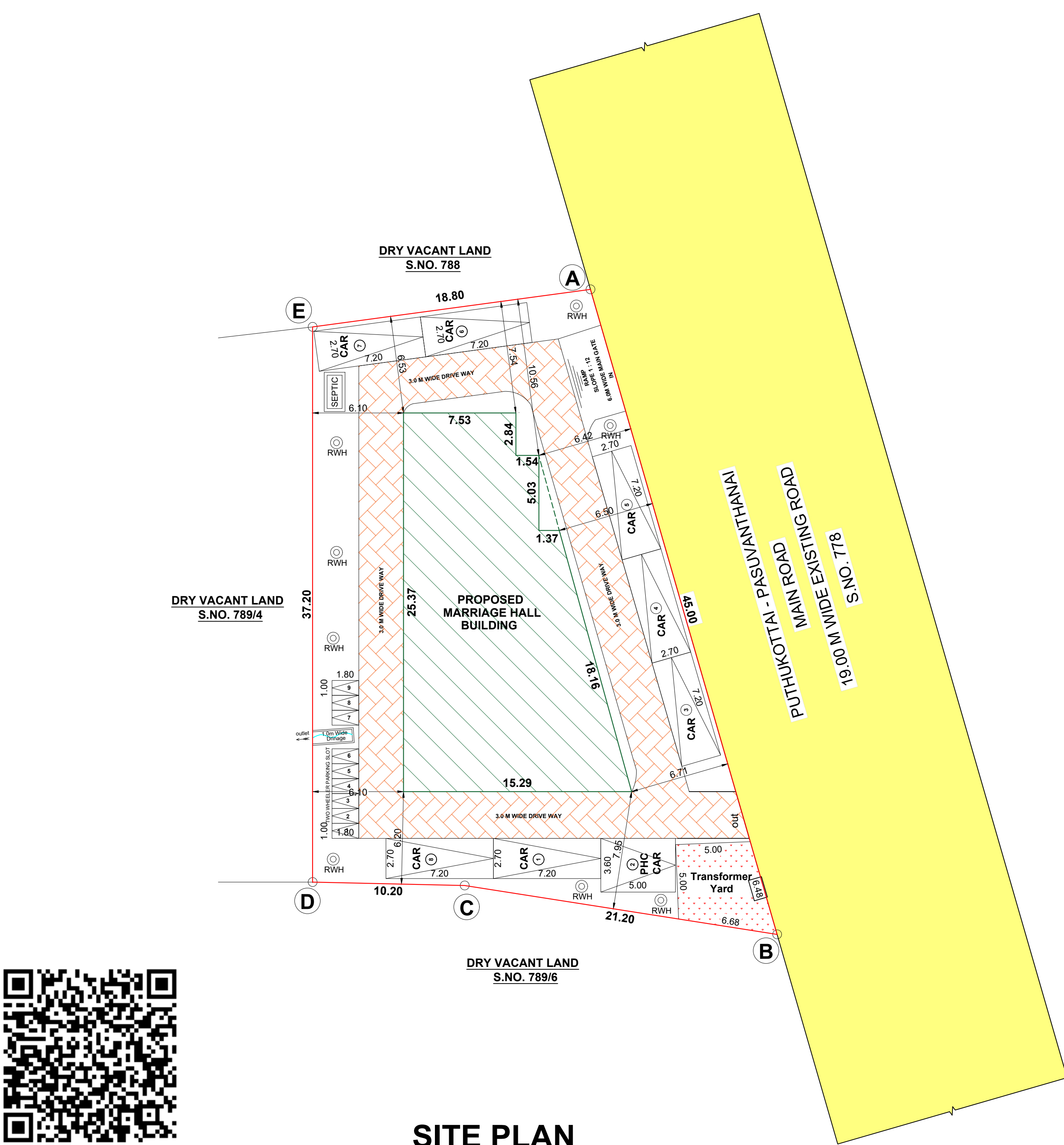
FIRST FLOOR PLAN



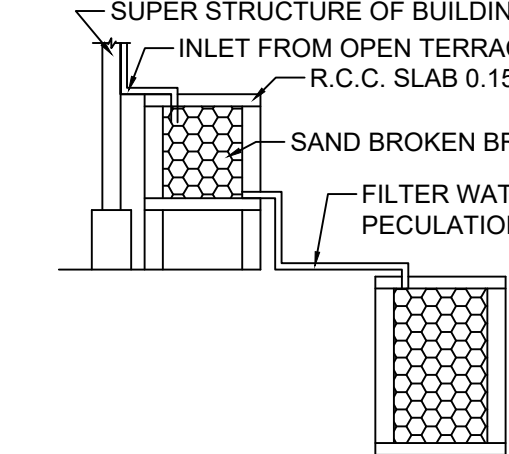
TERRACE PLAN



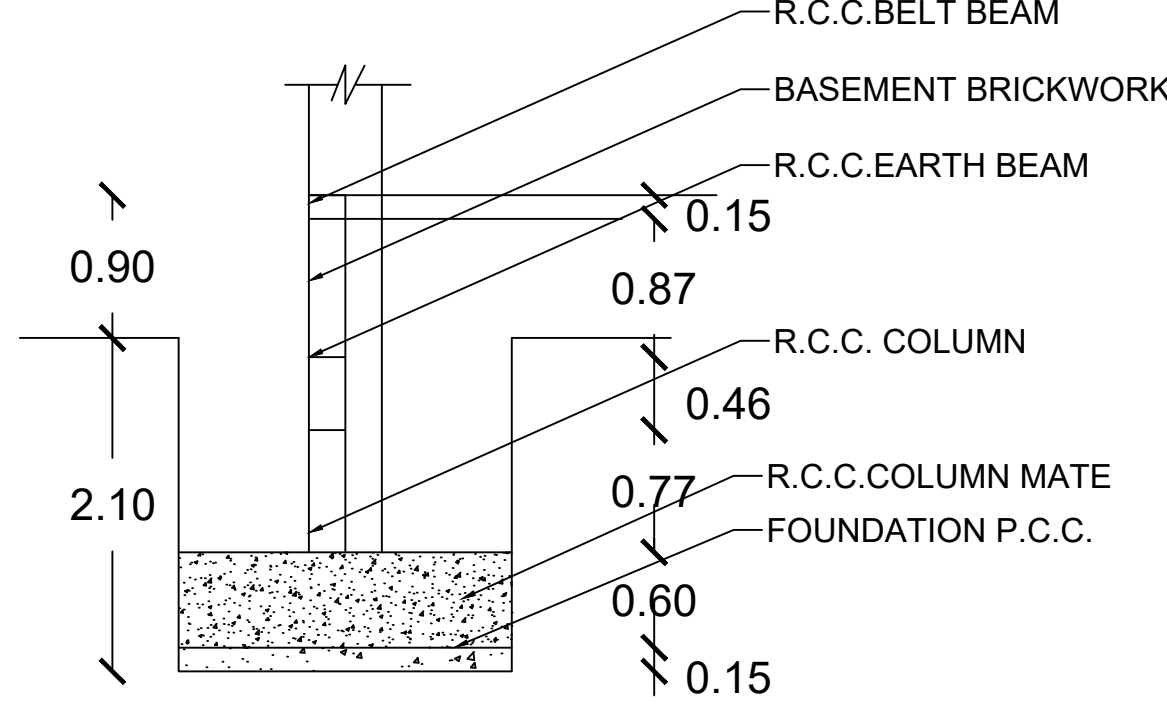
SECOND FLOOR PLAN



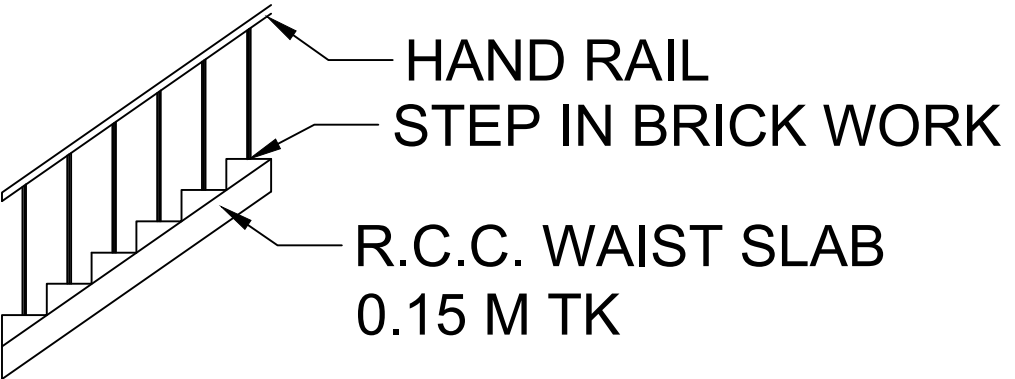
SITE PLAN  
SCALE 1:200



DETAILS OF  
RAIN WATER HARVESTING

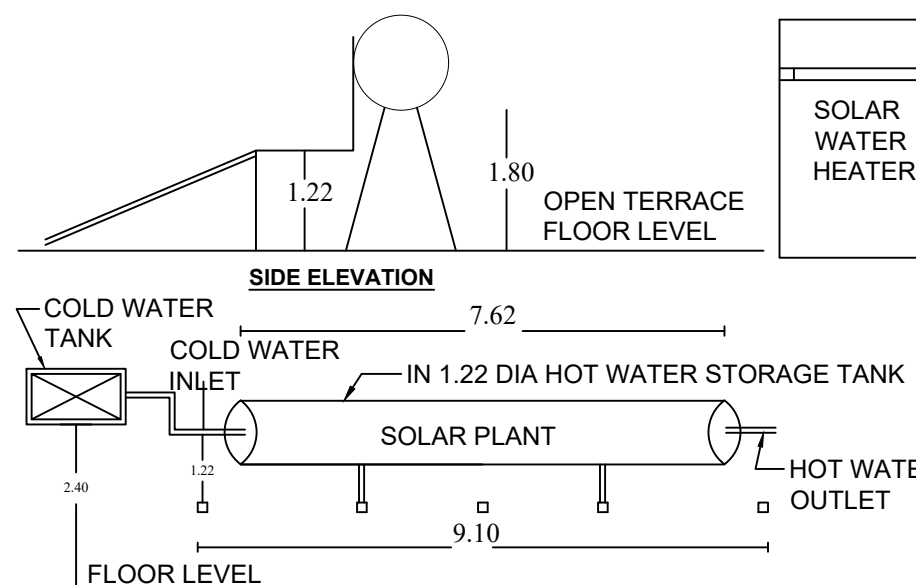


DETAILS OF  
COLUMN FOUNDATION

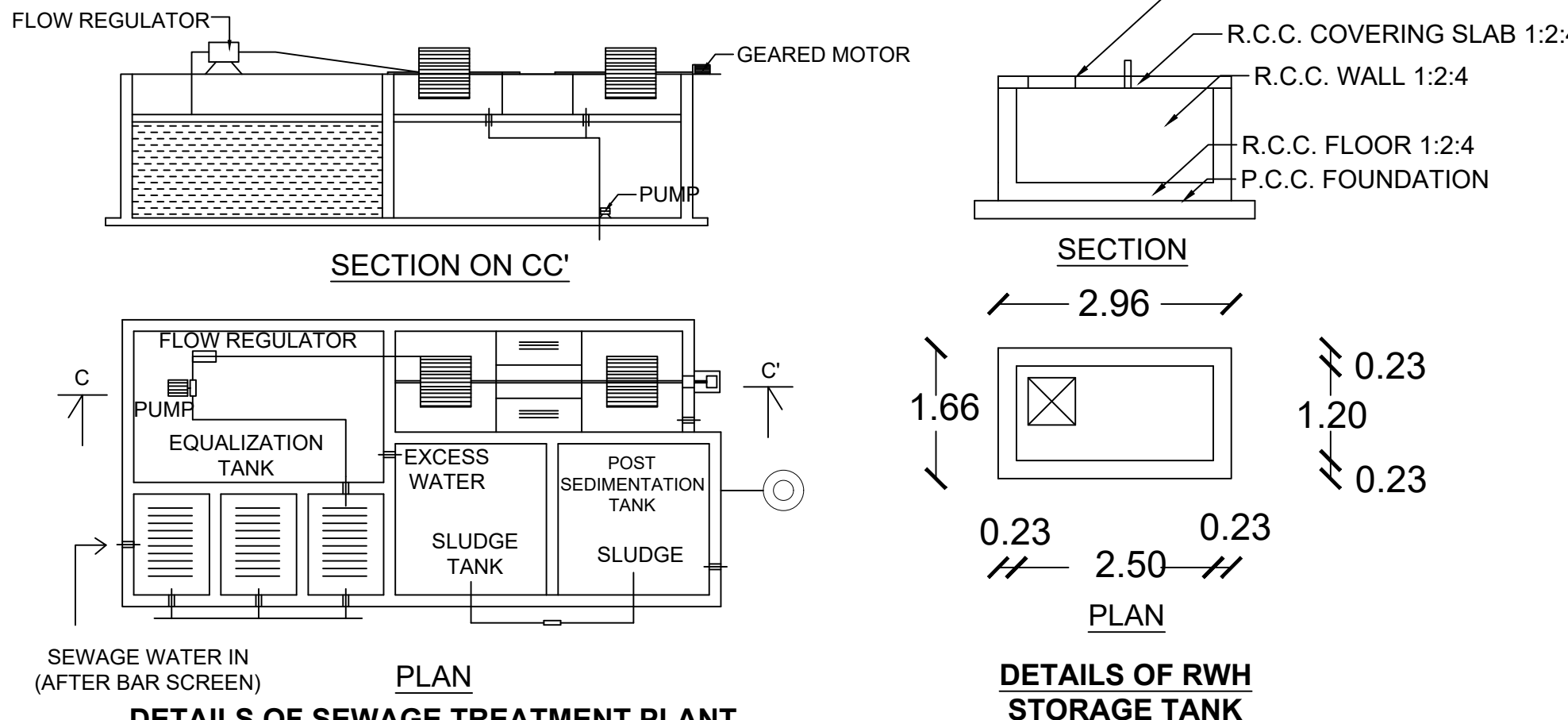


RISE : 0.150 M  
TREAD : 0.300 M  
WIDTH : 2.000 M  
HANDRAIL : 1.200 M

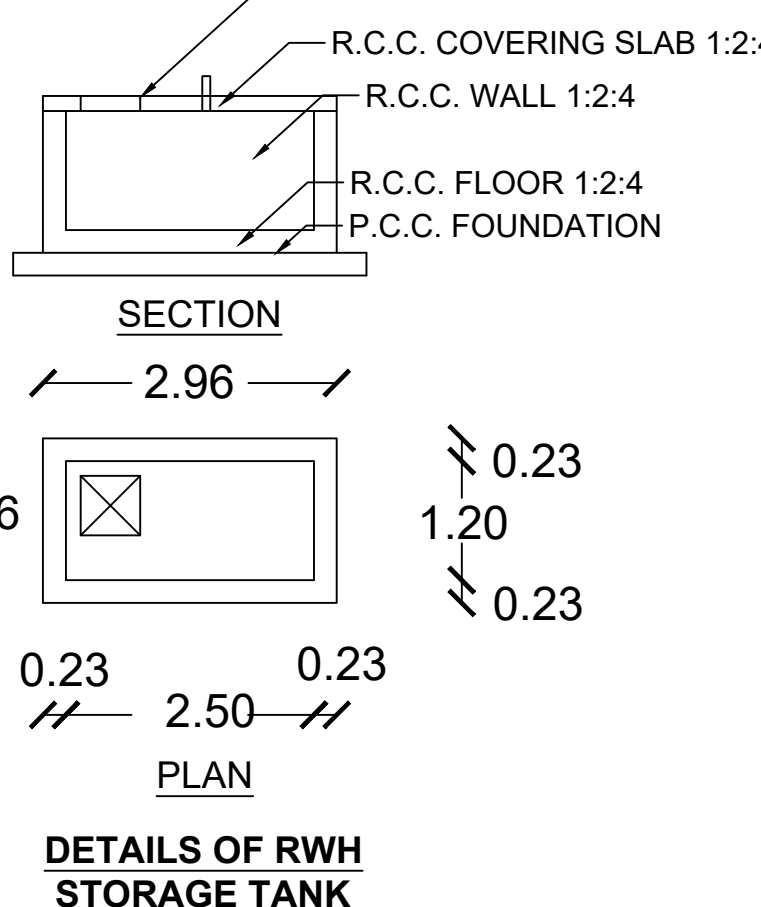
STAIRCASE DETAILS



SOLAR WATER HEATER PLANT



DETAILS OF SEWAGE TREATMENT PLANT



DETAILS OF RWH  
STORAGE TANK

- 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

**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

| <u>AREA STATEMENT</u>    |                  |               | <u>ALL DIMENSIONS</u><br><u>ARE IN METER</u> |  |
|--------------------------|------------------|---------------|----------------------------------------------|-------------------------------------------------------------------------------------|
| LAND IN SURVEY<br>NUMBER | DOCUMENT<br>SQ.M | PATTA<br>SQ.M |                                              |                                                                                     |
| S.NO.789 / 5             | 1050.00          | 1050.00       | <u>SCALE = 1:100</u>                         |                                                                                     |
| TOTAL EXTENT             | 1050.00          | 1050.00       |                                              |                                                                                     |

| AREA OF PROPOSED BUILDING |              |                     |                    |                               | COLOUR INDEX<br>SITE BOUNDARY<br>PROPOSED BUILDING<br>TRANSFORMER YARD<br>DRIVE WAY<br>MAIN ROAD |
|---------------------------|--------------|---------------------|--------------------|-------------------------------|--------------------------------------------------------------------------------------------------|
| BLOCK NAME                | FLOOR NAME   | FSI AREA<br>IN SQ.M | NON-FSI<br>IN SQ.M | TOTAL BUILTUP<br>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                        |                                                                                                  |

**FSI CALCULATION**  
=  $\frac{\text{TOTAL FSI AREA}}{\text{LAND AREA}} = \frac{662.51}{1050.00} = 0.63 < 2.00$

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

**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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Email: globegeotechniques@gmail.com  
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-1/TKDTCP/JUNE/1/2022  
MR Engineering Constructions  
103, Dhanushkodiapuram Street,  
Kovilpatti - 628 581  
Cell : 89403 33103  
REGISTERED  
STRUCTURAL ENGINEER

Er.M.MUTHURAJ, B.E.,  
Registered Engineer-Grade-I  
Regn.No-RE-1/TKDTCP/JUNE/1/2022  
S.M.BUILDERS  
D.No-27A, Ettayapuram Road,  
Near Veterinary Hospital,  
Kovilpatti - 628601, Mob-9500309904.  
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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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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.

