PP APPROVAL RECORD

Planning Permission

Kootudankadu

Thoothukkudi district, Tamil Nadu

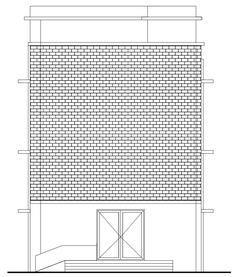
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

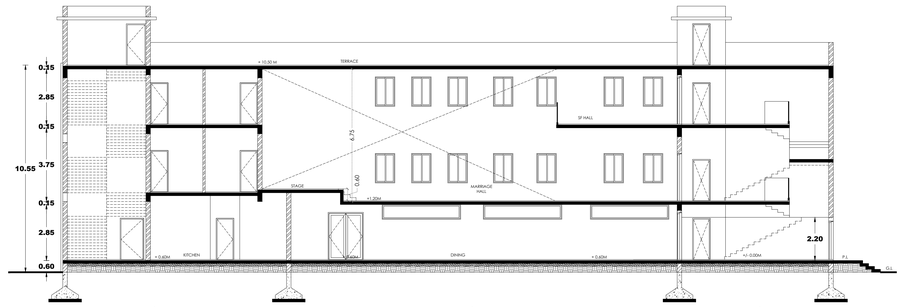
PURPOSE
Commercial

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

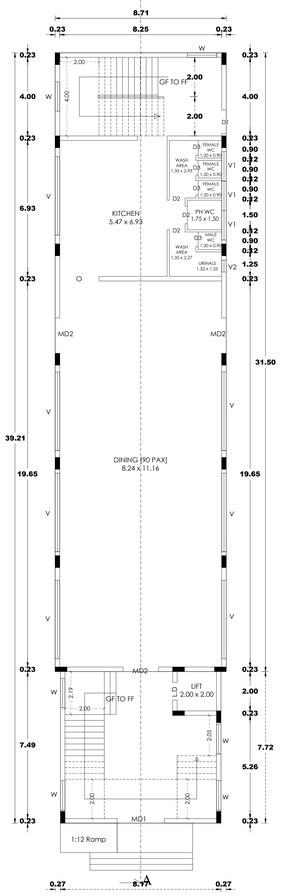
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



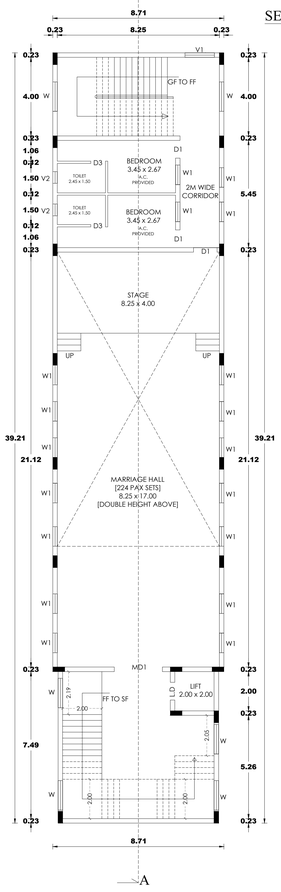
ELEVATION



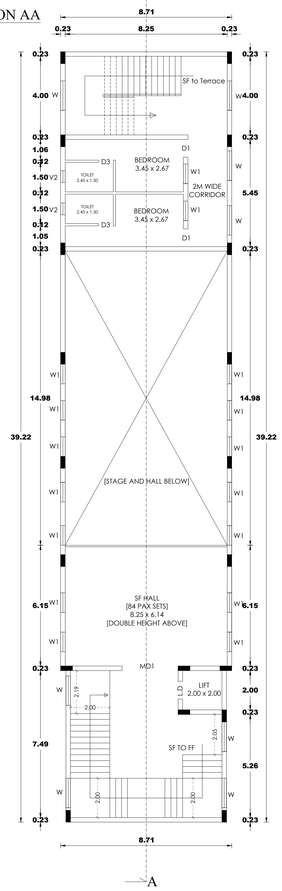
SECTION AA



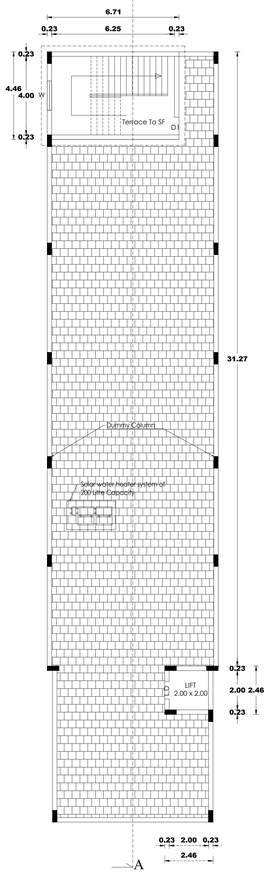
GROUND FLOOR PLAN



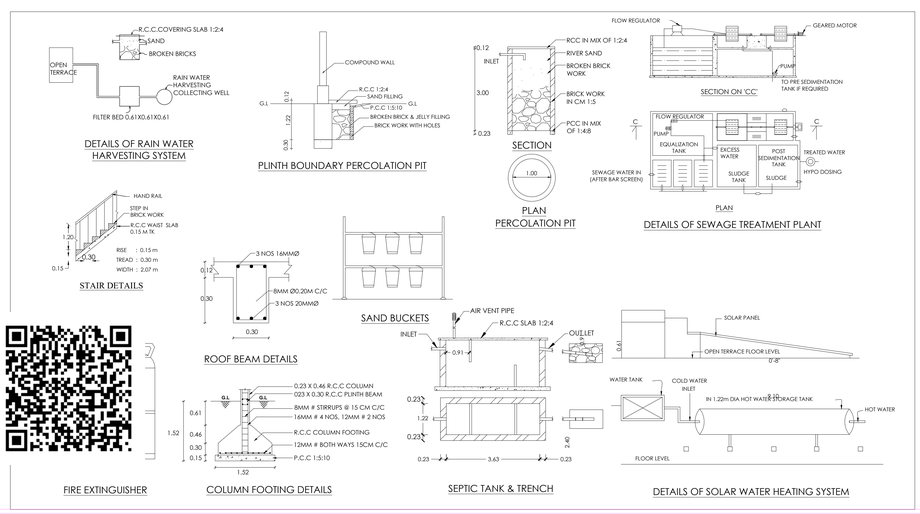
FIRST FLOOR PLAN

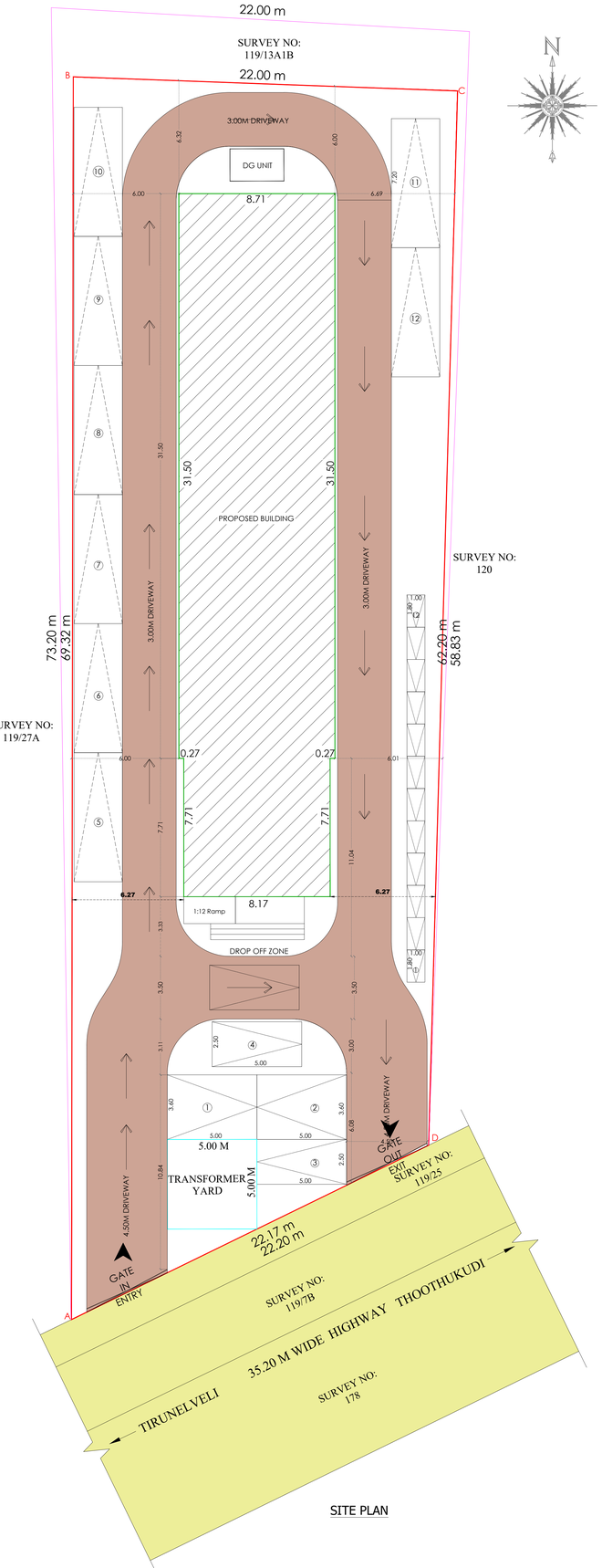


MEZZANINE FLOOR PLAN



TERRACE FLOOR PLAN





SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF MARRIAGE HALL BUILDING IN SURVEY NO. 119 / 28, BYEPASS ROAD, KOOTUDANKADU VILLAGE & PANCHAYAT, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

APPLICANT : Mrs. M .CINITHA

ALL DIMENSIONS ARE IN METER, SCALE 1: 100

SITE EXTENT

DESCRIPTION	AREA IN sq.m
AS PER FMB / PATTA	1400.00
AS PER DOCUMENT	1418.28

BUILDING AREA DETAILS

Floor Details	Usage Detail	FSI Area sq.m	Non FSI sq.m	Total Built Up Area sq.m
Ground Floor	Kitchen, Dining & Toilet	274.22	63.07	337.29
First Floor	Marriage Hall, BedRoom, WC & Bath	274.22	63.07	337.29
Mezzanine Floor	Mezzanine Floor BedRoom, WC & Bath	170.20	167.09	337.29
Terrace Floor	Head room	-	35.91	35.91
Total Area		718.64	329.14	1047.78

$$FSI = \frac{FSI\ AREA}{PLOT\ AREA} = \frac{718.64}{1400.00} = 0.513 < 2.00$$

PARKING DETAILS

MARRIAGE HALL BUILDING PARKING DETAILS AS PER TNCDBR 2019

Marriage Hall and Mezzanine Floor area = 174.24 Sq.m

1 Car space for every 50 Sq.m , 1 Two wheeler space for every 50 Sq.m

GUEST ROOM

1 car space for every 4-guest rooms , 1 car space for every 100sq.m of floor area and 1 two wheeler space for every 50sq.m of floor

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
CAR	5 Nos	12 Nos
TWO WHEELER	5 Nos	12 Nos

JOINERY DETAILS

M.D1	MAIN DOOR	2.45	X	2.40	
M.D2	MAIN DOOR	1.80	X	2.40	COLOUR INDEX:
D1	DOOR	1.20	X	2.40	SITE BOUNDARY SHOWN (super impose site boundary)
D2	DOOR	0.90	X	2.13	
D3	DOOR	0.76	X	2.13	PROPOSED BUILDING SHOWN
L.D	DOOR	0.90	X	2.13	EXISTING ROAD SHOWN
W	WINDOW	1.50	X	1.50	
W1	WINDOW	1.00	X	1.50	DRIVEWAY
W2	WINDOW	5.83	X	0.75	
V	VENTILATOR	4.00	X	1.00	
V1	VENTILATOR	1.50	X	0.85	
V2	VENTILATOR	0.60	X	0.75	

MARRIAGE HALL

SANITATION REQUIREMENT AS PER ANNEXURE X OF TNCDBR 2019

TOTAL NO. OF PERSONS - 100, MALE: 67, FEMALE: 33

S.NO.	SANITARY UNIT	REQUIRED		PROVIDED	
		MALE	FEMALE	MALE	FEMALE
1	WATER CLOSETS (W.C)	1	2	4	4
2	ABLUTION TAPS	1	1	2	2
3	URINALS	2	-	2	-
4	WASH BASINS	1	1	4	4
5	DRINKING WATER FOUNTAINS	1		1	
6	CLEANER SINK	2		2	

PLANNING PERMISSION
ROC.NO: SWP/BPA/0000000/2025
SITE BOUNDARY SHOWN AS "A TO D"
PLANNING PERMISION NO. 33/2025 (SWP/TUTY)

OFFICE USE

DHEENATHAYALAN., BE, REG STRUCTURAL ENG. GRADE - II (RSE) REG NO:RSE/GR.II/TUT/JULY 2019/005 CORP.REG.NO:STRUCTURAL ENG.GR.II S.E NO : 138/LS/2019/00010 24E,NANTHA GOPALA PURAM (WEST) , THOOTHUKUDI -628 002 cell : 9442723339 , 8056957099	P.RANJITH., B.E REGISTERED ENGINEER GRADE - II THOOTHUKUDI LPA- RE- II/TKDTCP/May /1/2023 TOOVEYPURAM 11TH STREET THOOTHUKUDI - 628 003. CELL : 9080604776,9786495616 Email: ranjithal.93@gmail.com	
STRUCTURAL ENGINEER	REGISTERED ENGINEER	APPLICANT

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
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.