

PP

APPROVAL RECORD

Planning Permission

Kootudankadu
Thoothukkudi district, Tamil Nadu

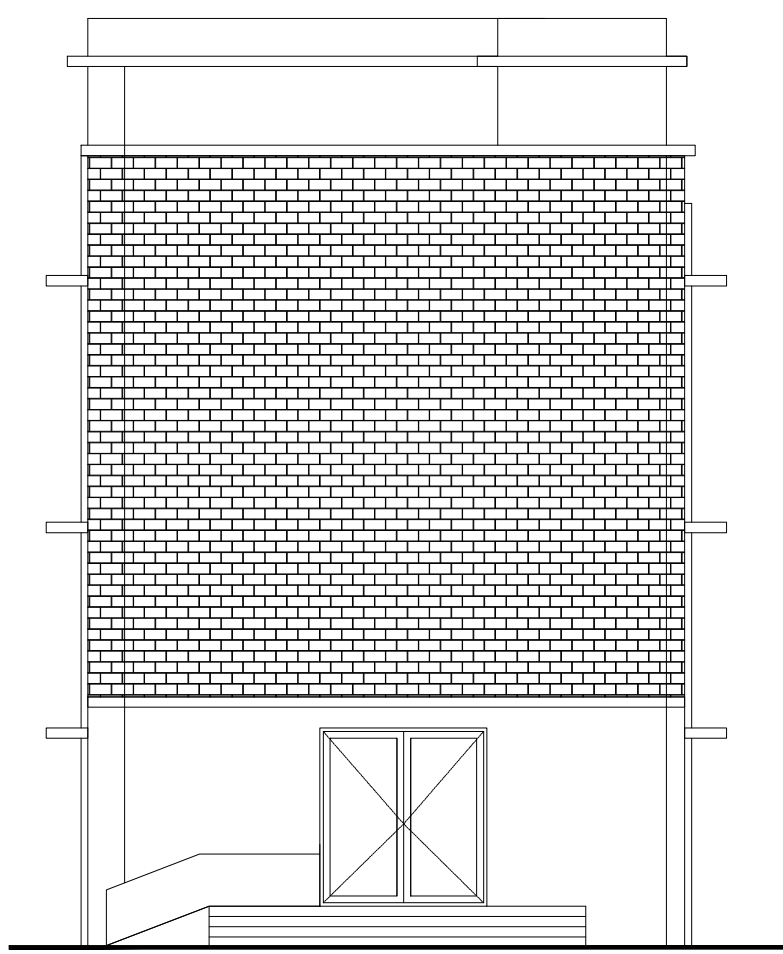
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

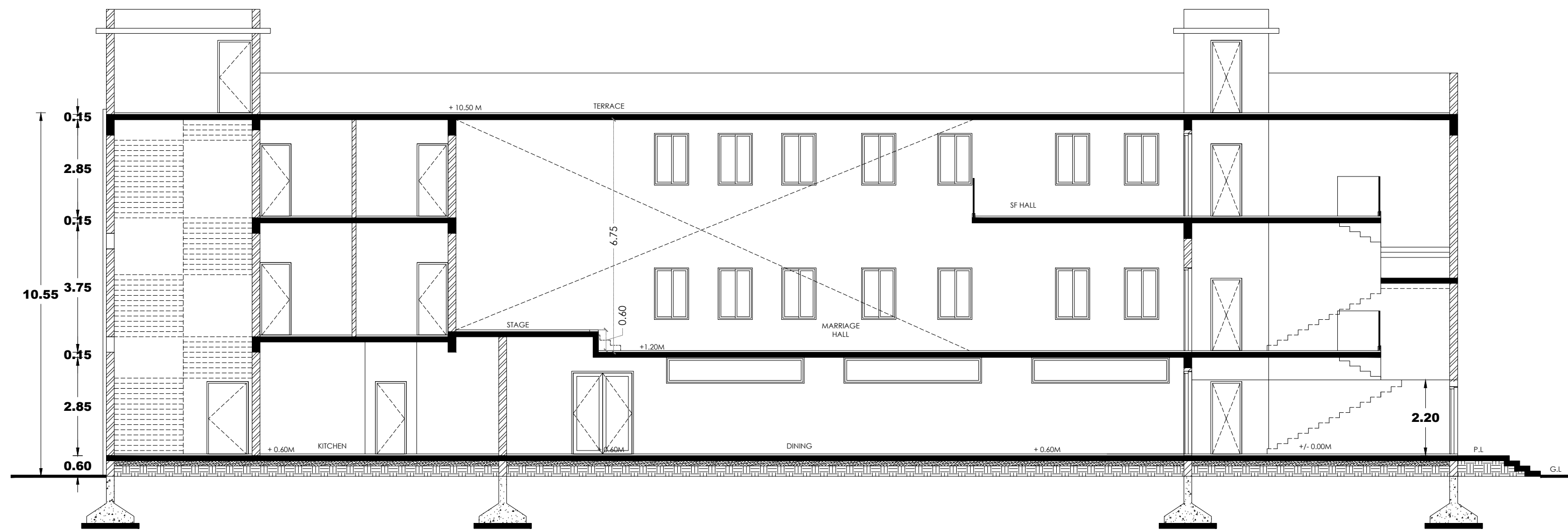
PURPOSE
Commercial

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

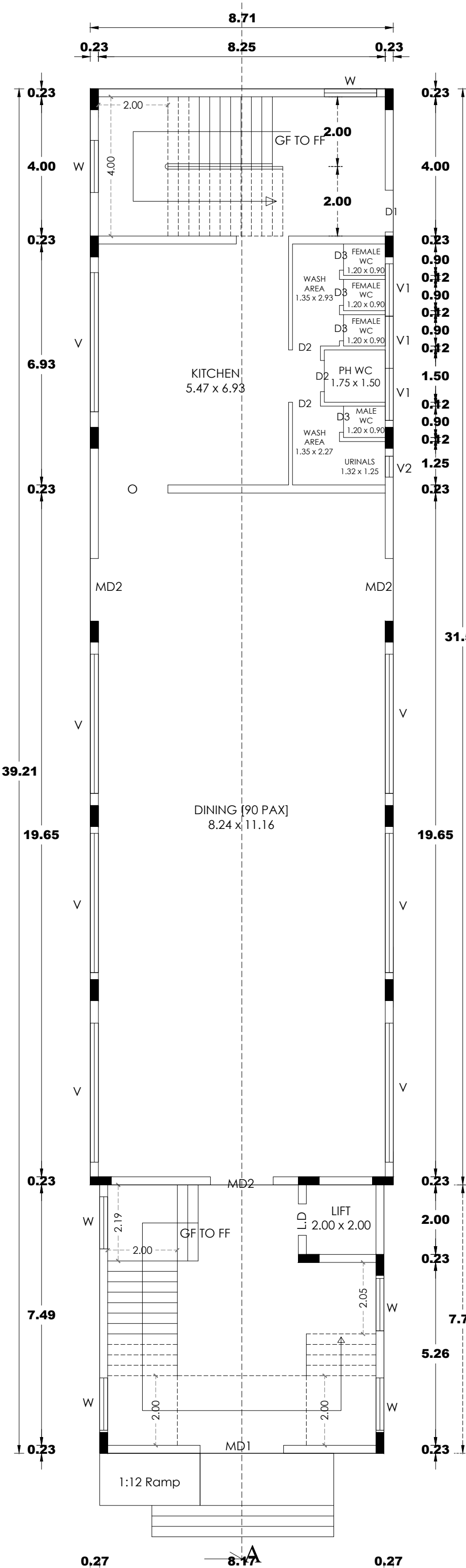
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



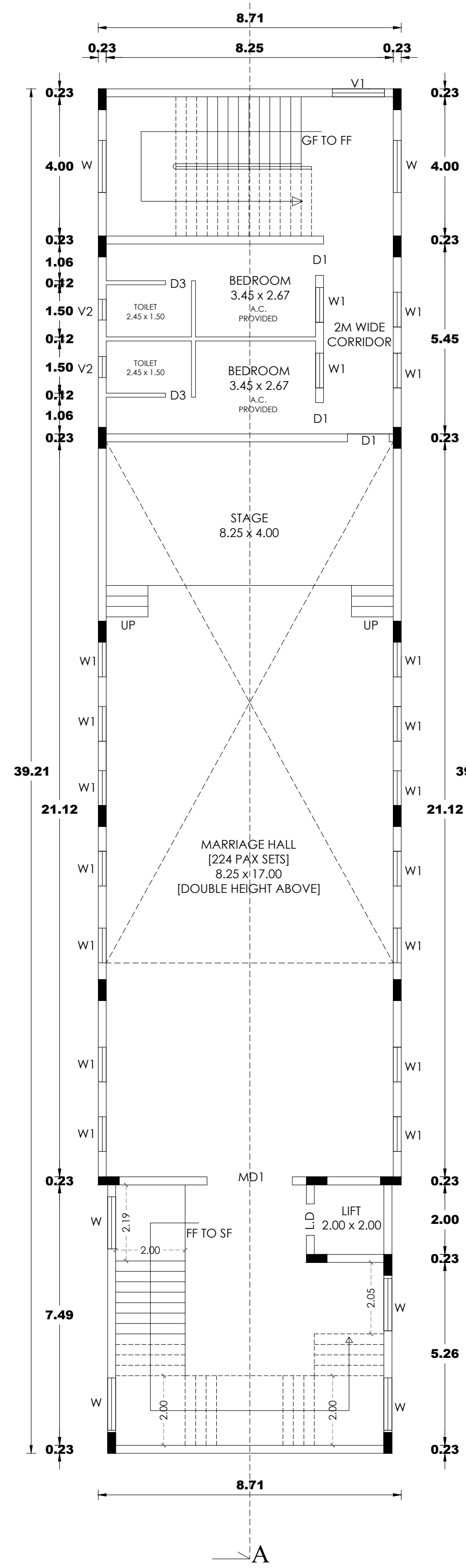
ELEVATION



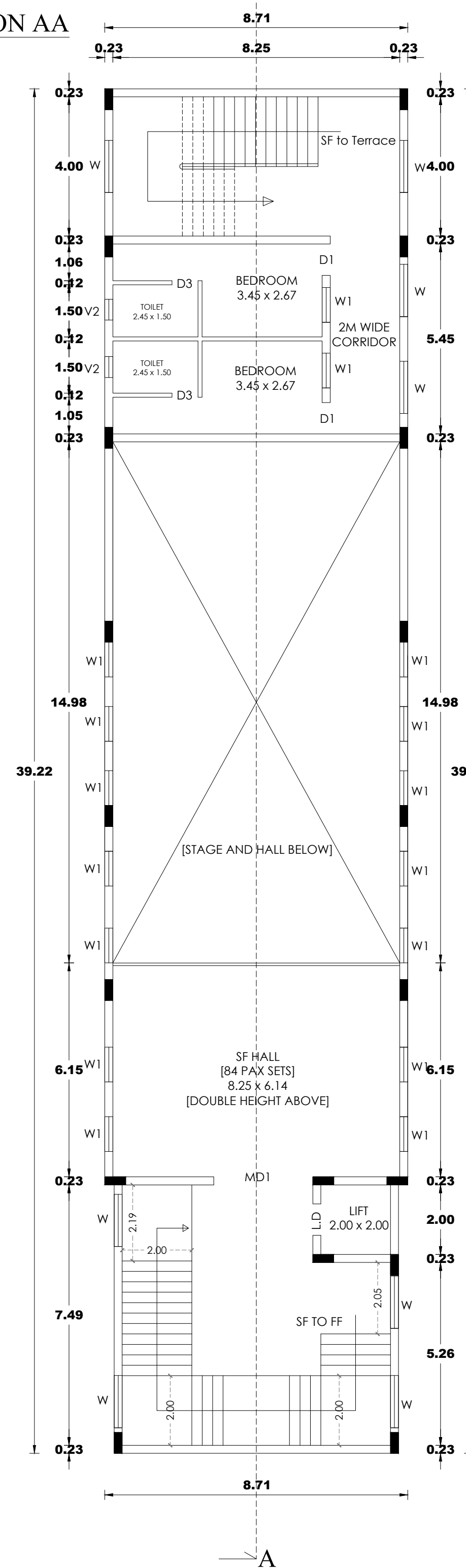
SECTION AA



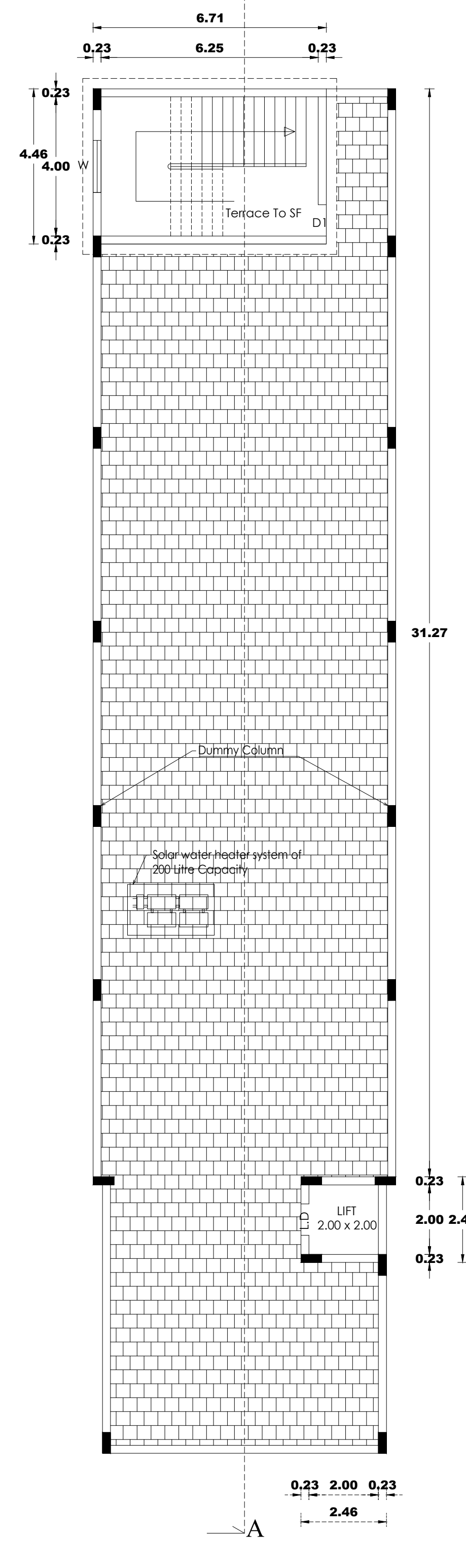
GROUND FLOOR PLAN



FIRST FLOOR PLAN

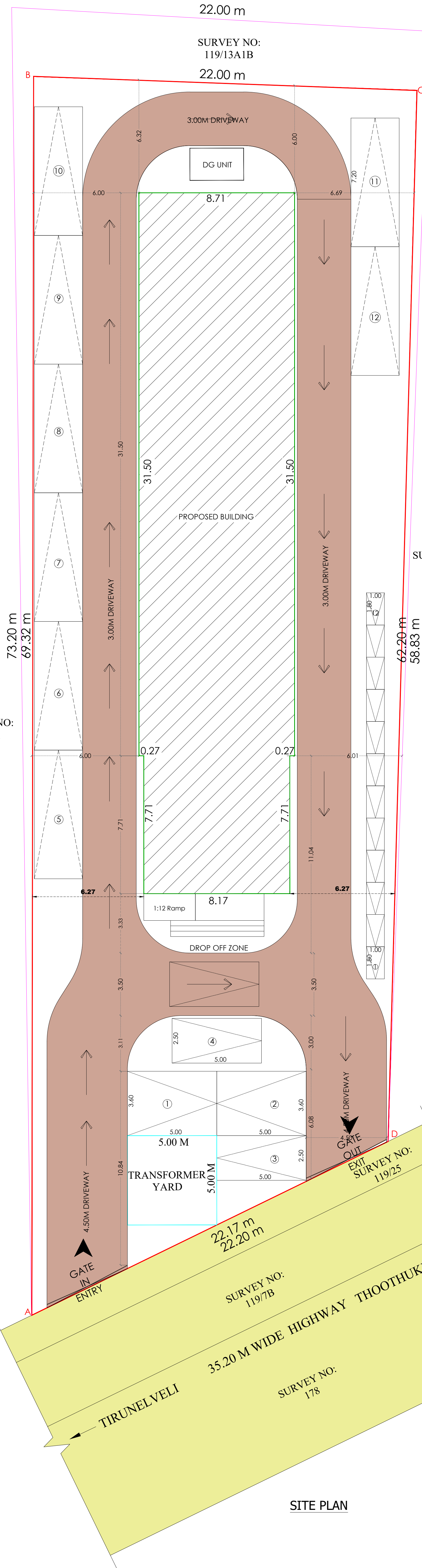


MEZZANINE FLOOR PLAN

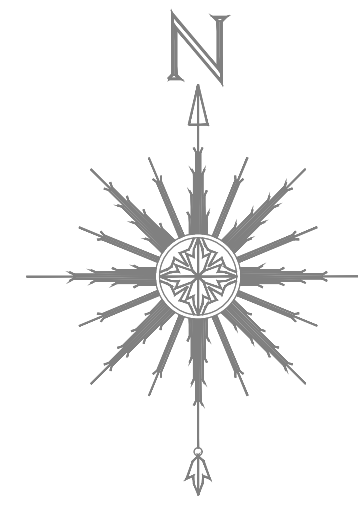


TERRACE FLOOR PLAN

SURVEY NO:
119/27A



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

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

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
D1 DOOR	1.20 X 2.40
D2 DOOR	0.90 X 2.13
D3 DOOR	0.76 X 2.13
L.D DOOR	0.90 X 2.13
W WINDOW	1.50 X 1.50
W1 WINDOW	1.00 X 1.50
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

COLOUR INDEX:

SITE BOUNDARY SHOWN
(super impose site boundary)

PROPOSED BUILDING SHOWN

EXISTING ROAD SHOWN

DRIVEWAY

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 PERMISSION NO. 33/2025 (SWP/TUTY)

OFFICE USE

DHEENATHAYALAN, BE,
REG STRUCTURAL ENG. GRADE - II (RSE)
REG NO:SE/GR.II/TUT/17JULY 2019/005
CORP REG NO:STRUCTURAL ENG.GR.II.B.E
NO : 138/LS/2019/00010
24E,NANTHA GOPALA PURAM (WEST) ,
THOOTHUKUDI - 628 003
cell : 988604776,978695816
cell : 94452723339 , 9056557099

P.RANJITH, B.E
REGISTERED ENGINEER: GRADE - II
THOOTHUKUDI (P.A. RE: II/TOTCP/May/11/2023
TOOVEYIPURAM 11TH STREET
THOOTHUKUDI - 628 003
CELL : 988604776,978695816
Email: ranjith_93@gmail.com

[Signature]

STRUCTURAL ENGINEER

REGISTERED ENGINEER

APPLICANT

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
+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.

