

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

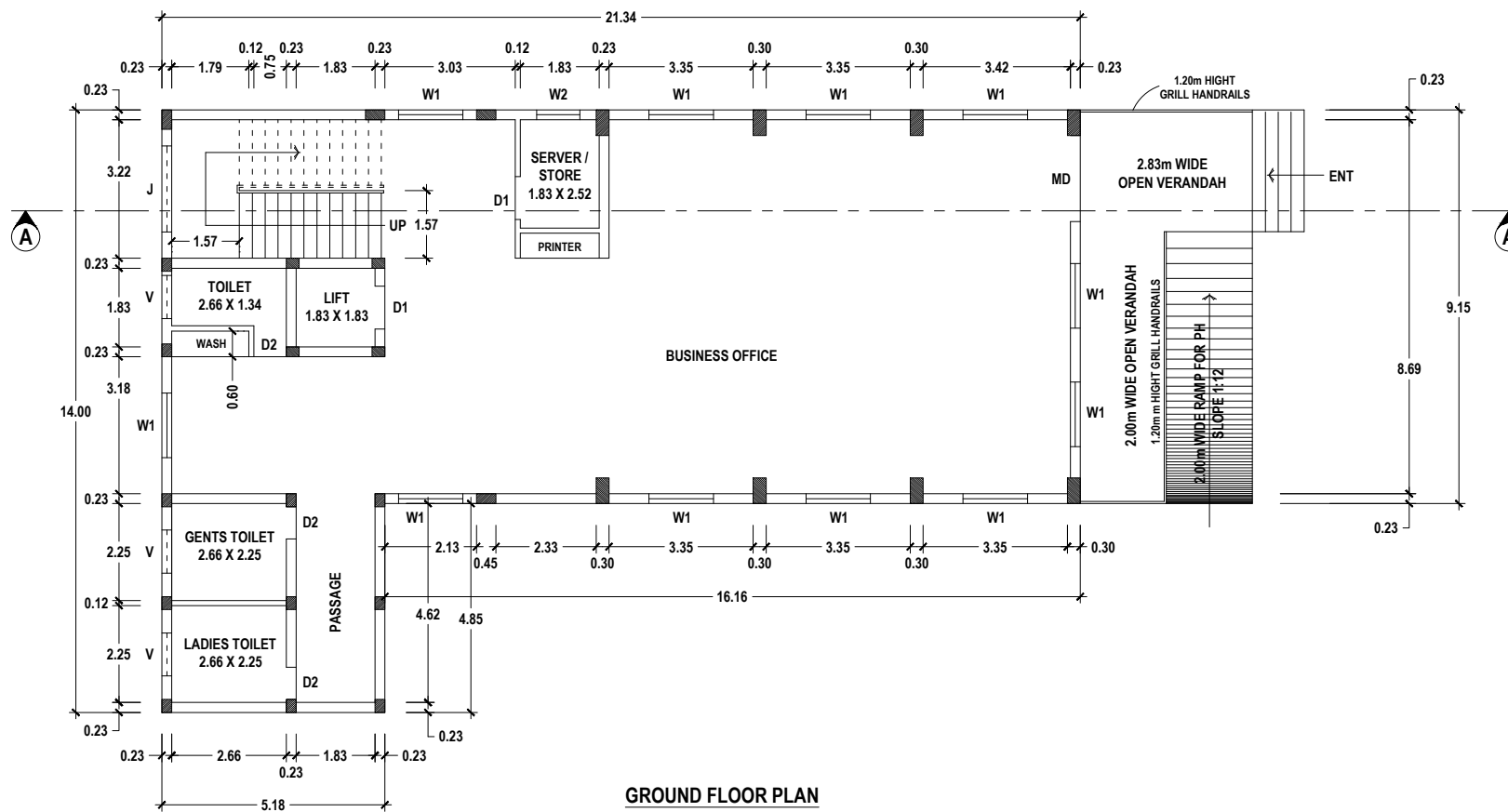
Building Plan

ISSUING AUTHORITY

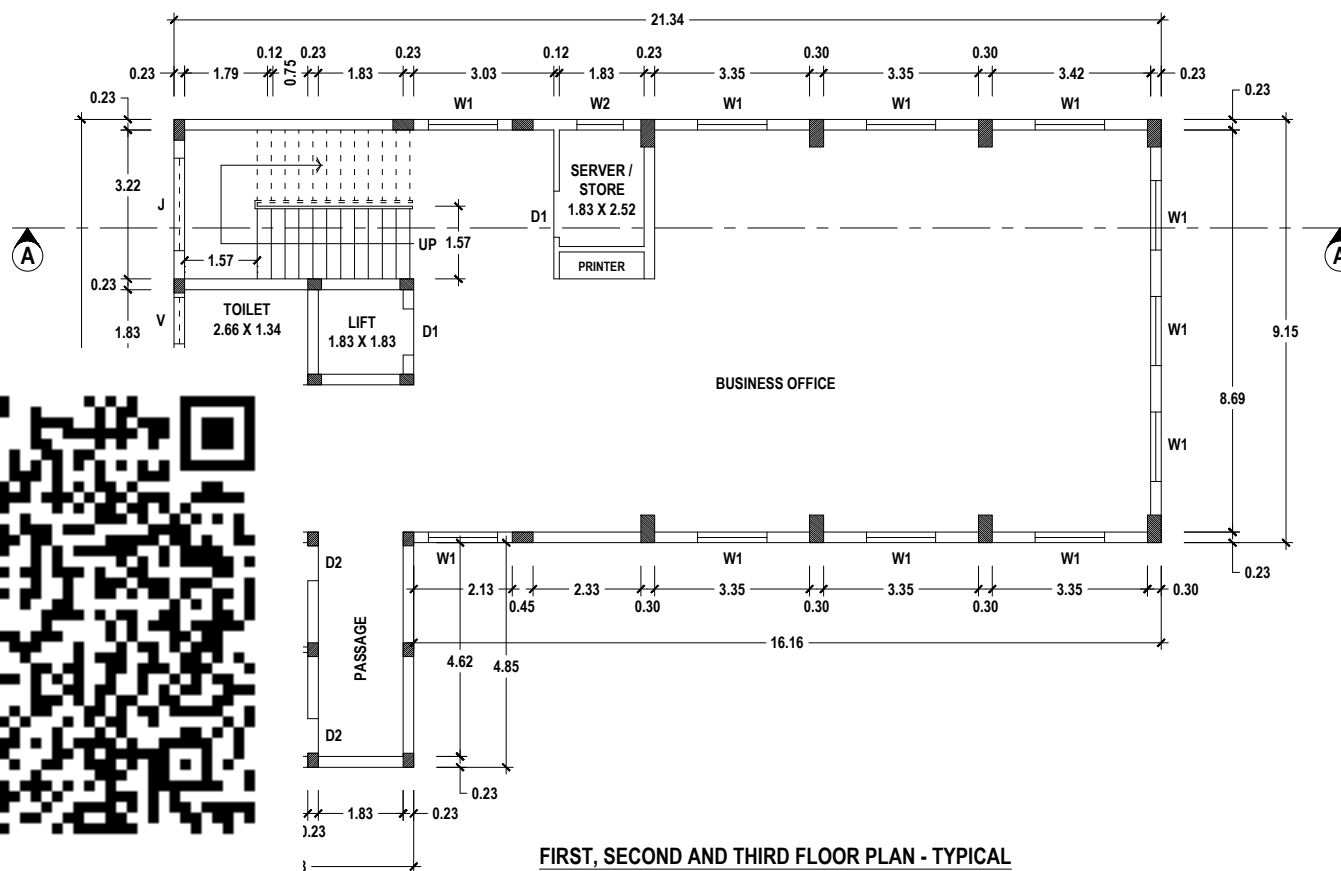
Rural Panchayat

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.



GROUND FLOOR PLAN



FIRST, SECOND AND THIRD FLOOR PLAN - TYPICAL

OFFICE USE:

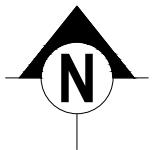
TECHNICAL CLEARANCE
ROC. NO: SWP/BPA/501121/2025
SITE BOUNDARY SHOWN AS 'A' TO 'D'
PLANNING PERMISSION NO: 62/2025 (SWP) TUTY

SCALE

1:100

SHEET NO:

1/5



PLAN SHOWING THE PROPOSED CONSTRUCTION OF A
BUSINESS OFFICE BUILDING IN S.NO. 107/1A2C AT
KOOTUDANKADU VILLAGE, THOOTHUKUDI
PANCHAYAT UNION, THOOTHUKUDI LOCAL
PLANNING AREA THOOTHUKUDI TALUK AND DISTRICT.

APPLICANT NAME:

M/s. TUTICORIN SATHYA DEVELOPERS (P) LTD.,

S. Manimegalai
Dr. S. MANIMEGALAI, M.E., Ph.D., MIGS, MASCE
GEOTECHNICAL ENGINEER (RGTE)
REGD. NO. RGTE/TUT/DEC.2019/001

For Tuticorin SATHYA Developers Pvt. Ltd.,
N. Syed Jaffar Sadiq
Director

REGISTERED GEO-TECH ENGINEER

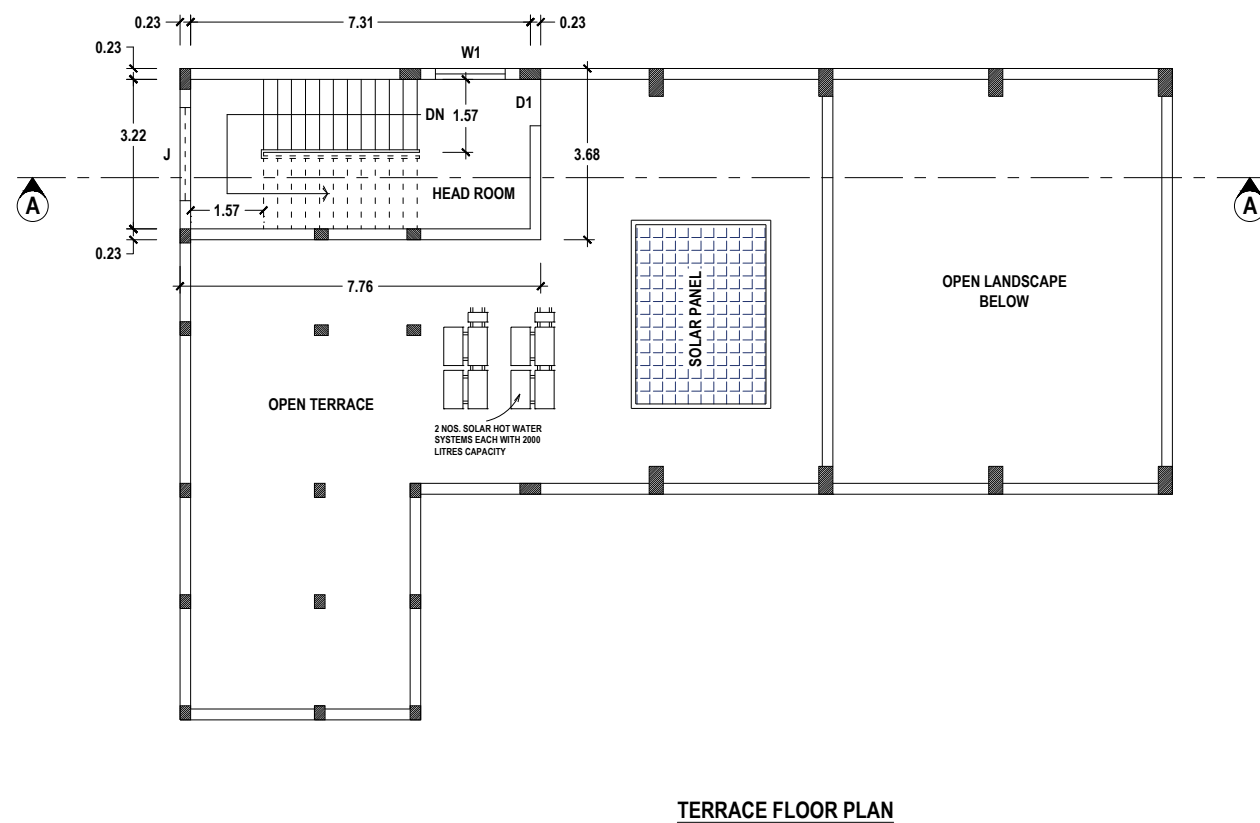
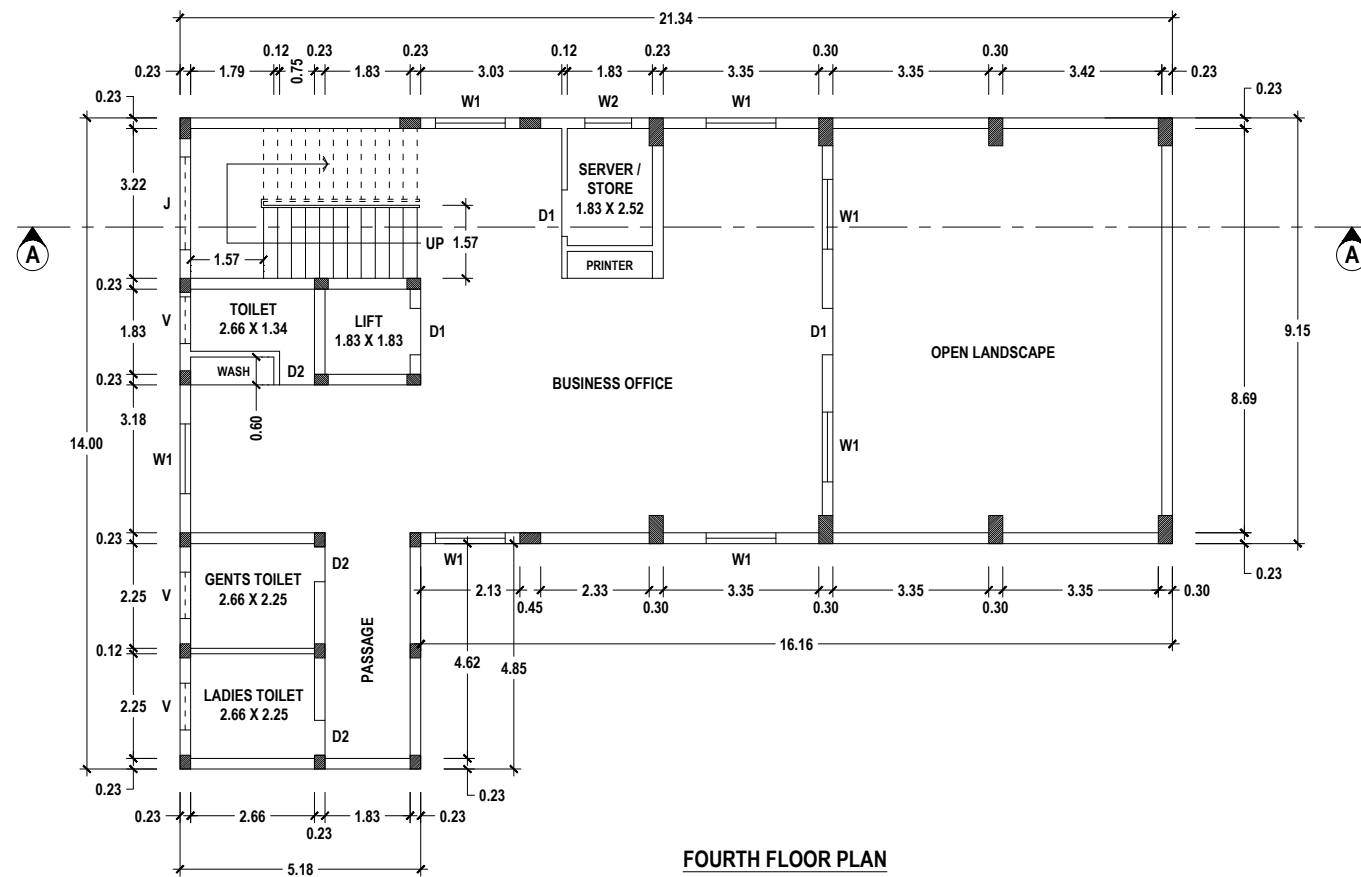
LAND AND BUILDING OWNER

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

N. Syed Jaffar Sadiq
N. SYED JAFFAR SADIQ
M.Tech (Remote Sensing & GIS)
RE / Gr. I / TUT / JUNE 2019 / 009
THOOTHUKUDI LPA
111K/7, FIRST FLOOR, POLEPETTAI,
THOOTHUKUDI - 628 002.
Mobile: +91-7200182002.
Email ID: marsdesigns.tuty@gmail.com

REGISTERED STRUCTURAL ENGINEER

REGISTERED ENGINEER



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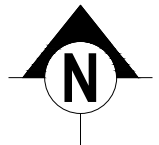
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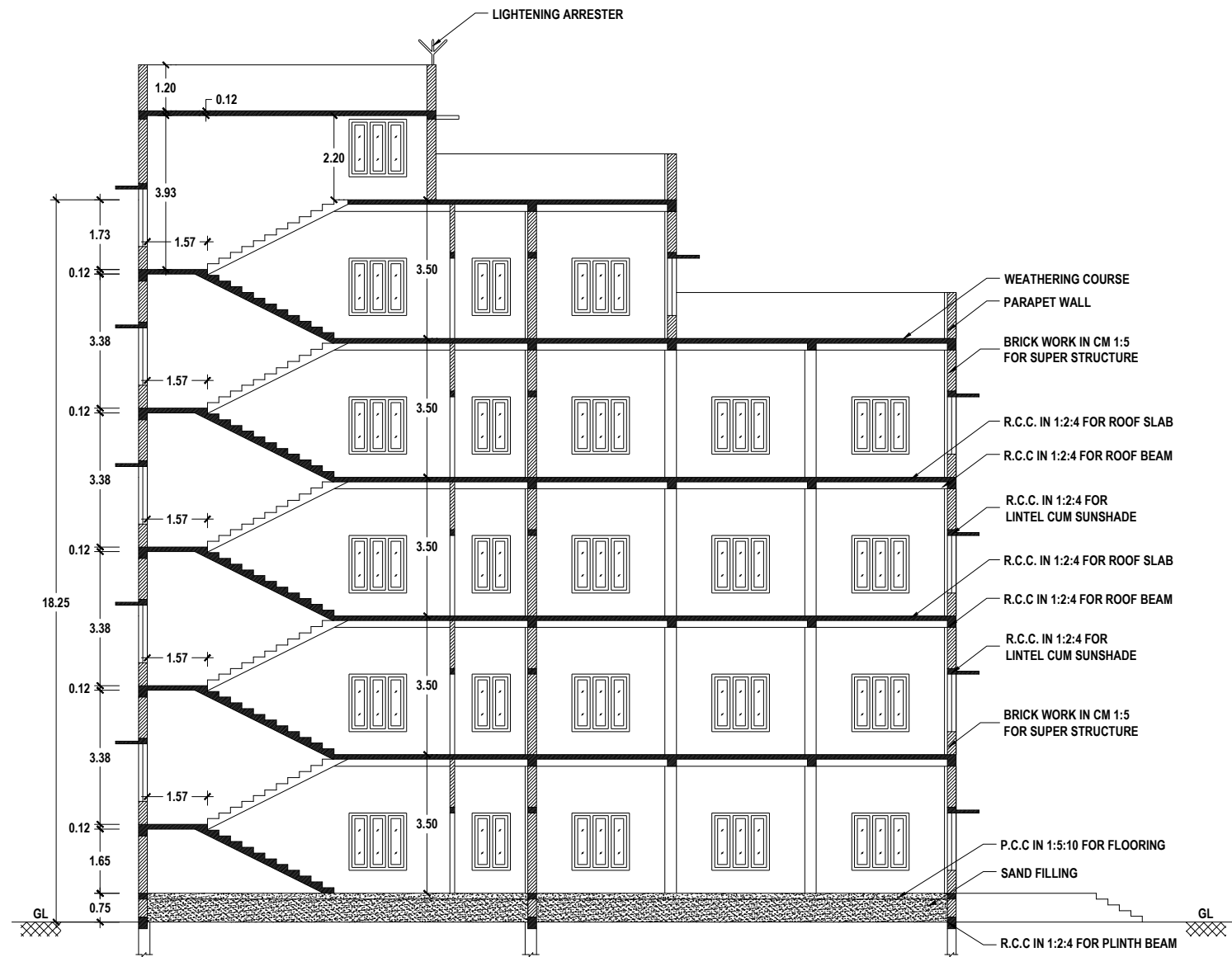
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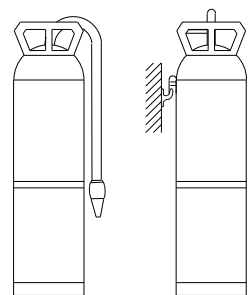
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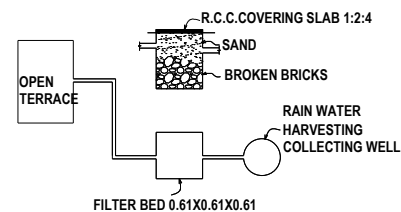
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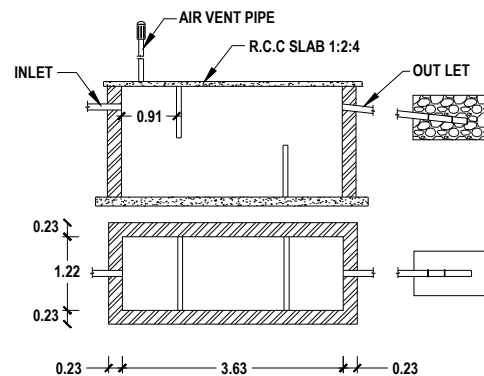
SECTION : A-A



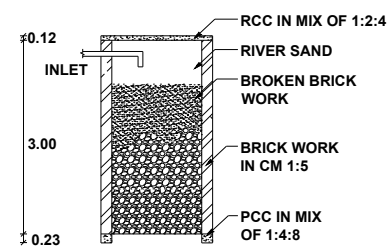
FIRE EXTINGUISHER



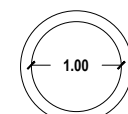
DETAILS OF RAIN WATER HARVESTING SYSTEM



SEPTIC TANK & TRENCH



SECTION



PLAN

PERCOLATION PIT

OFFICE USE:

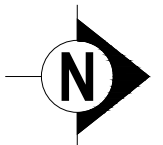
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3/5



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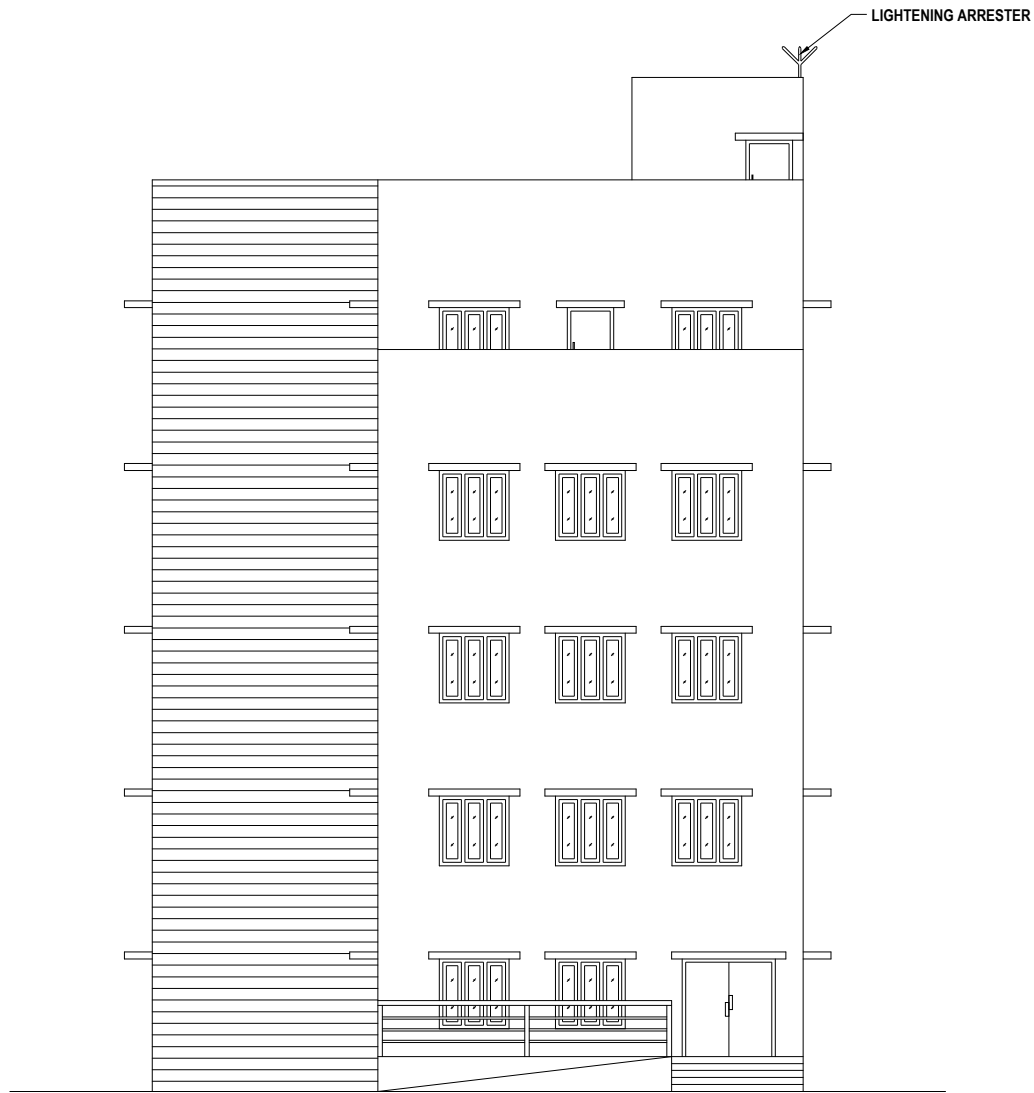
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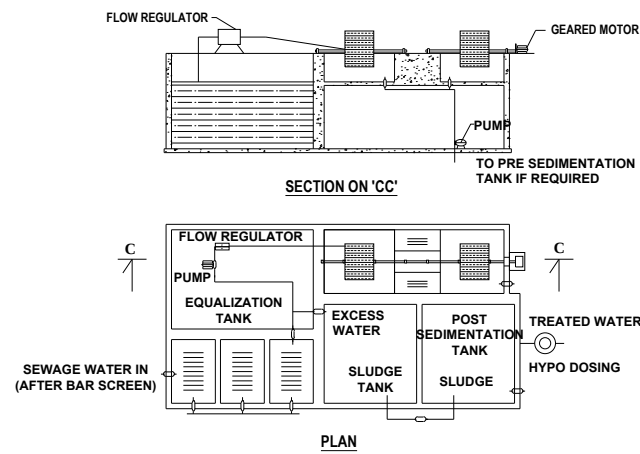
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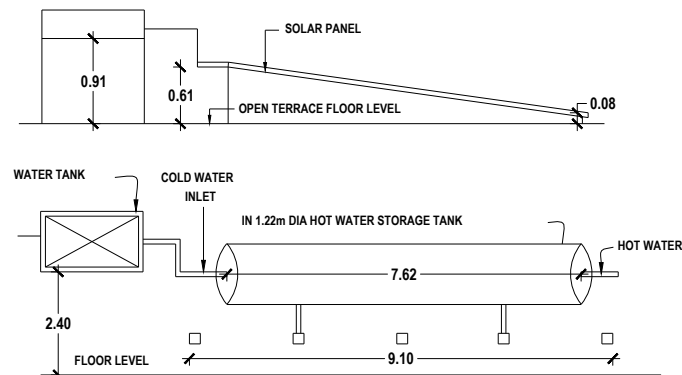
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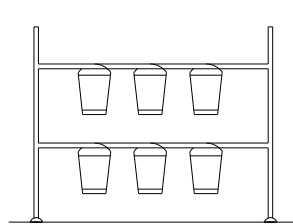
ELEVATION



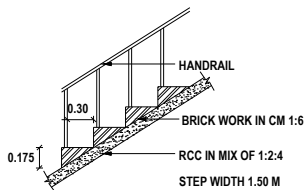
DETAILS OF SEWAGE TREATMENT PLANT



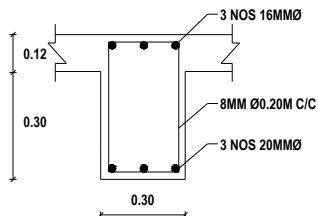
DETAILS OF SOLAR WATER HEATING SYSTEM



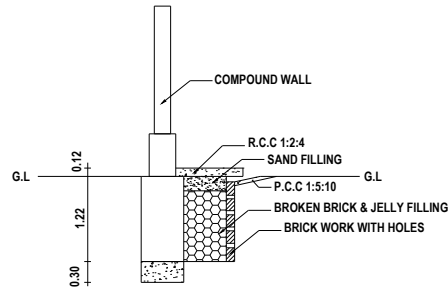
SAND BUCKETS



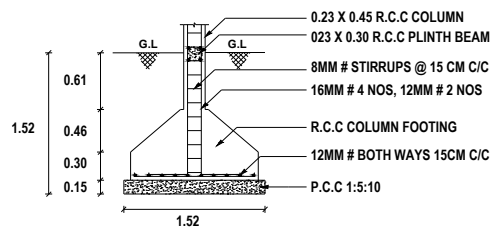
STAIRCASE DETAILS



ROOF BEAM DETAILS



PLINTH BOUNDARY PERCOLATION PIT



COLUMN FOOTING DETAILS

OFFICE USE:

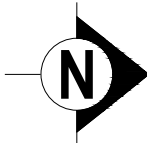
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Director

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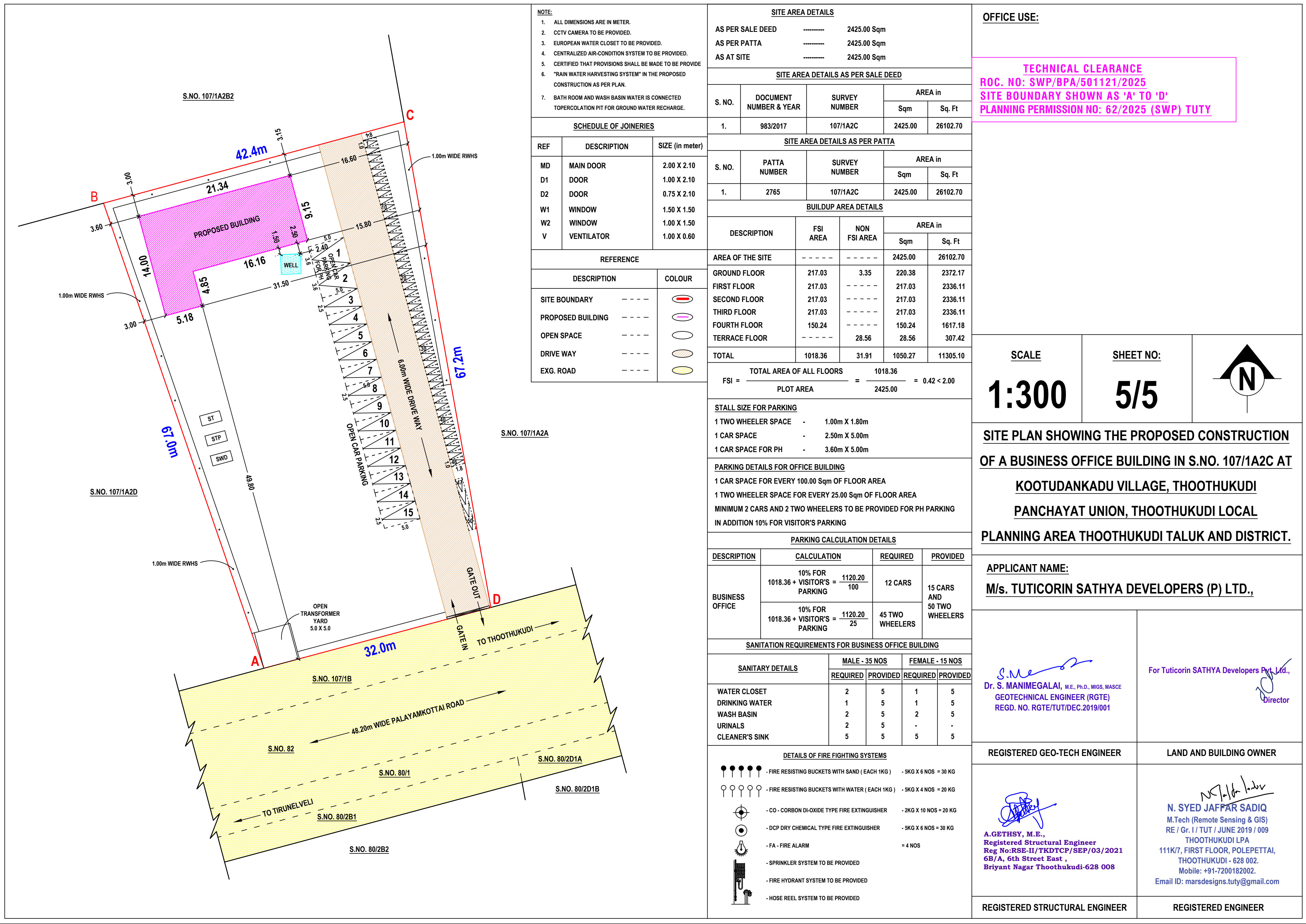
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REGISTERED STRUCTURAL ENGINEER

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- 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)
MD	MAIN DOOR	2.00 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
W1	WINDOW	1.50 X 1.50
W2	WINDOW	1.00 X 1.50
V	VENTILATOR	1.00 X 0.60

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

SITE AREA DETAILS		
AS PER SALE DEED	-----	2425.00 Sqm
AS PER PATTA	-----	2425.00 Sqm
AS AT SITE	-----	2425.00 Sqm

SITE AREA DETAILS AS PER SALE DEED				
S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in	
			Sqm	Sq. Ft
1.	983/2017	107/1A2C	2425.00	26102.70

SITE AREA DETAILS AS PER PATTA				
S. NO.	PATTA NUMBER	SURVEY NUMBER	AREA in	
			Sqm	Sq. Ft
1.	2765	107/1A2C	2425.00	26102.70

BUILDUP AREA DETAILS				
DESCRIPTION	FSI AREA	NON FSI AREA	AREA in	
			Sqm	Sq. Ft
AREA OF THE SITE	-----	-----	2425.00	26102.70
GROUND FLOOR	217.03	3.35	220.38	2372.17
FIRST FLOOR	217.03	-----	217.03	2336.11
SECOND FLOOR	217.03	-----	217.03	2336.11
THIRD FLOOR	217.03	-----	217.03	2336.11
FOURTH FLOOR	150.24	-----	150.24	1617.18
TERRACE FLOOR	-----	28.56	28.56	307.42
TOTAL	1018.36	31.91	1050.27	11305.10

TOTAL AREA OF ALL FLOORS		1018.36
FSI =	PLOT AREA	2425.00
= 0.42 < 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 CALCULATION DETAILS			
DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
BUSINESS OFFICE	10% FOR 1018.36 + VISITOR'S = 1120.20 / 100 PARKING	12 CARS	15 CARS AND 50 TWO WHEELERS
	10% FOR 1018.36 + VISITOR'S = 1120.20 / 25 PARKING	45 TWO WHEELERS	

SANITATION REQUIREMENTS FOR BUSINESS OFFICE BUILDING				
SANITARY DETAILS	MALE - 35 NOS		FEMALE - 15 NOS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	2	5	1	5
DRINKING WATER	1	5	1	5
WASH BASIN	2	5	2	5
URINALS	2	5	-	-
CLEANER'S SINK	5	5	5	5

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		

OFFICE USE:

TECHNICAL CLEARANCE
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SCALE
1:300

SHEET NO:
5/5

N

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A BUSINESS OFFICE BUILDING IN S.NO. 107/1A2C AT KOOTUDANKADU VILLAGE, THOOTHUKUDI PANCHAYAT UNION, THOOTHUKUDI LOCAL PLANNING AREA THOOTHUKUDI TALUK AND DISTRICT.

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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.

