PP APPROVAL RECORD

Planning Permission

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.

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PLAN SHOWING THE SITE REQUESTED FOR "SITE APPROVAL" AND PROPOSED RECONSTRUCTION OF THREE BUSINESS OFFICE WITH STILT + THREE FLOORS AFTER REMOVING THE EXISTING BUILDING BEARING DOOR NOS.208-C,208-C/1,208-E,208-F & 208/2-A, T.S.NOS.1341/3 & 1342/3, WARD NO.2, BLOCK NO.14-A, AT VICTORIA EXTENSION ROAD, WEST ZONE, TUTICORIN CITY.

OWNER: **Mr.M.ANANDAKUMAR**, S/o. Mr.A.MANGALAVEL. SCALE: 1:100

ALL DIMENSIONS ARE IN METRE

TOTAL PROPOSED FSI AREA IN ALL FLOORS ... ... 12,659 SQ.FT 1,176 SQ.M

SITE PARTICULARS		EXTENT IN SQ.FT	EXTENT IN SQ.M
SITE AREA	AS PER DOCUMENT	7604.01	706.43
	AS ON SITE	7601.54	706.20
	SUPER IMPOSED BOUNDARY	7601.54	706.20

DESCRIPTION	AREA IN		TOTAL	
	FSI	NON-FSI	SQ.FT	SQ.M
PROPOSAL IN STILT FLOOR	-	392.01	4219.59	392.01
PROPOSAL IN FIRST FLOOR	392.01	-	4219.59	392.01
PROPOSAL IN SECOND FLOOR	392.01	-	4219.59	392.01
PROPOSAL IN THIRD FLOOR	392.01	-	4219.59	392.01
PROPOSAL IN TERRACE FLOOR	-	36.61	394.07	36.61
TOTAL	1176.03	428.62	17272.43	1604.65

SET BACK DETAILS		
DESCRIPTION	REQUIRED	PROVIDED
FRONT	6.00	6.00
SIDE-1	1.50	1.50
SIDE-2	1.50	1.50
REAR	1.50	1.50

Floor Space Index

Total FSI Area / Site Area

= 1176.03 / 706.20

= 1.66 < 2.00

PARKING SPACE REQUIRED FOR OTHER OFFICE BUILDING AS PER TNCDBR 2019 ANNEXTURE-IV, RULE 38(4)&39(8).

FSI AREA X 75% = 1176.03 X 0.75 / 100 = 100 = 8.82

Ph-CAR 3.60 X 5.00 = 9 Nos

Visitors Parking (10%) = 1 No

Total = 10 Nos

HEIGHT OF THE BUILDING : 12.60 M

PARTICULARS	PARKING SPACE	
	Required	Provided
CAR 2.50 X 5.00	8	8
Ph-CAR 3.60 X 5.00	2	2
TWO WHEELER 1.00 X 1.80	36	36

Notes:
1.waste water from wash basin and bathroom are connected to percolation pit for ground water recharge.
2.solar water heating system arrangements are to be provided as per IS:12933 in this proposed building.

AREA OF EXISTING BUILDING IN G.F ... 355.34 Sq.m

AREA OF EXISTING BUILDING IN F.F ... 292.11 Sq.m

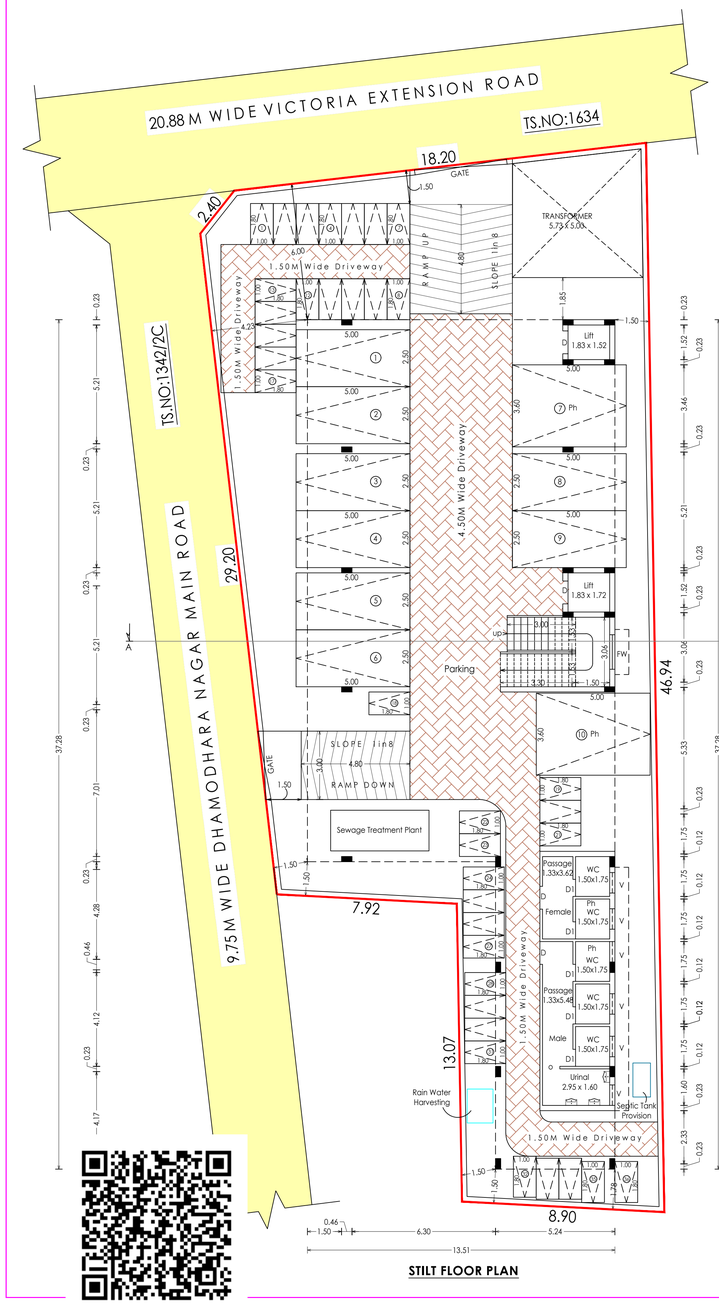
AREA OF EXISTING BUILDING IN S.F ... 292.11 Sq.m

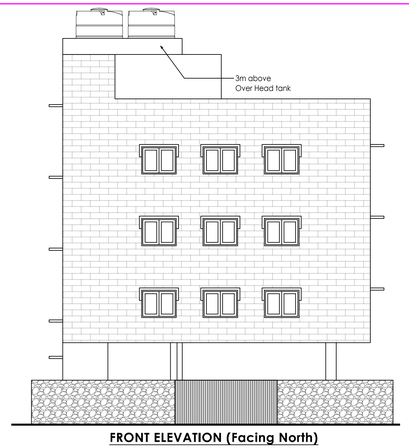
TOTAL AREA OF EXISTING BUILDING ... 939.56 Sq.m

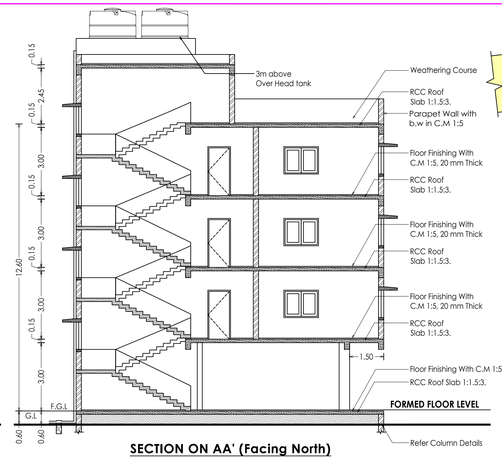
DOOR & WINDOW SCHEDULE		
RS	ROLLING SHUTTER	2.40 X 2.13
D1	DOOR	0.90 X 2.13
D2	DOOR	0.75 X 2.13
O1	OPENING	1.50 X 2.13
O2	OPENING	0.90 X 2.13
FW	FRENCH WINDOW	1.28 X 2.00
W1	WINDOW	1.20 X 1.37
KW	KITCHEN WINDOW	1.20 X 0.90
V	VENTILATOR	0.90 X 0.60

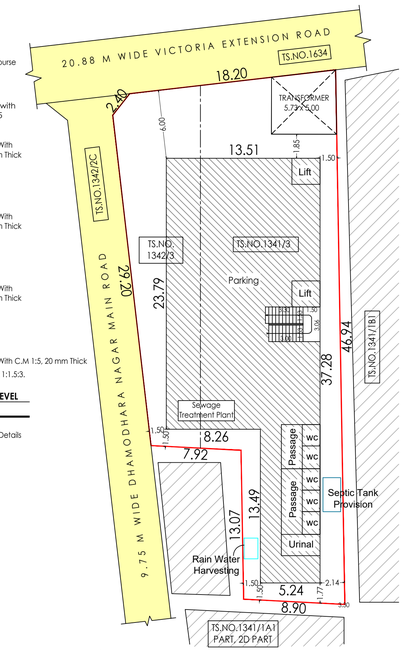
SANITARY DETAILS							
S.NO	SANITARY UNIT	REQUIRED		PROVIDED		TOTAL	
		MALE	FEMALE	MALE	FEMALE	REQUIRED	PROVIDED
1	WATER CLOSET	2	2	3	2	5	5
2	URINALS	3	–	3	–	3	3
3	DRINKING WATER FOUNTAIN	3		3		3	3
4	WASH BASIN	3		3		3	3
5	CLEANERS' SINK	3		3		3	3

LEGENDS	
APPLICANT SITE BOUNDARY	
PROPOSED BUILDING	
EXISIST ING BUILDING	
DRIVE WAY	
EXISTING ROAD	

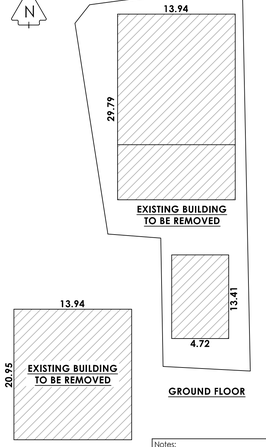


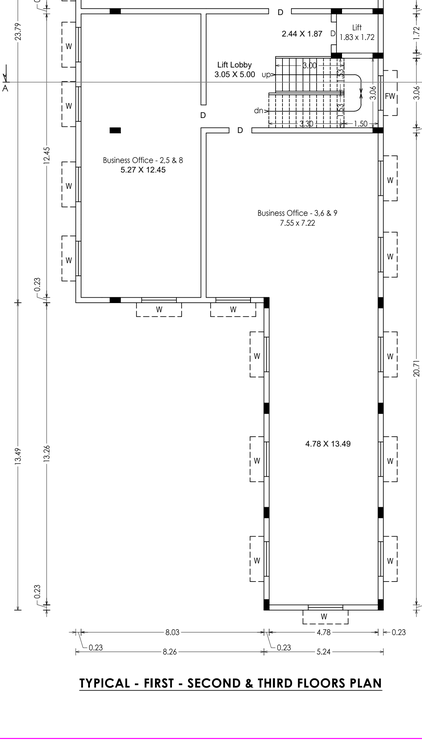


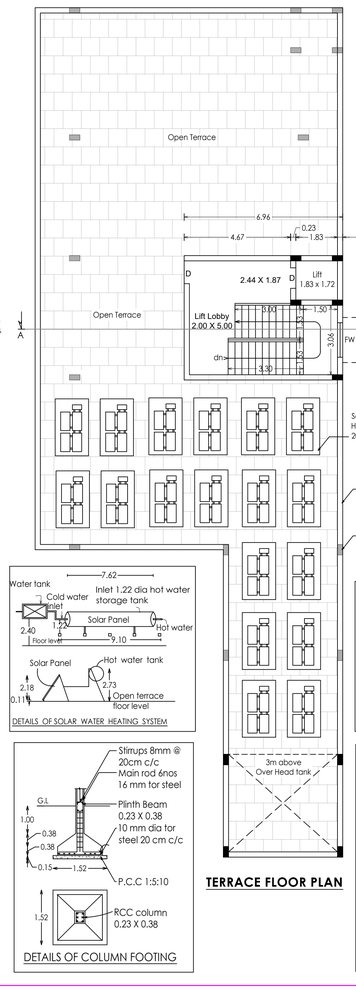


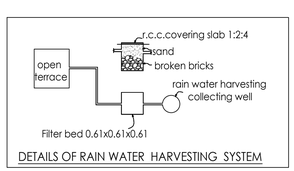


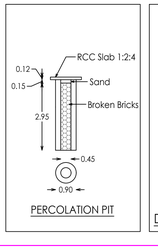
SITE PLAN (SCALE : 1: 200)

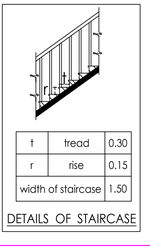






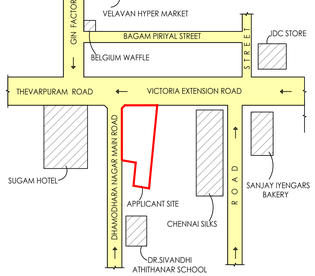


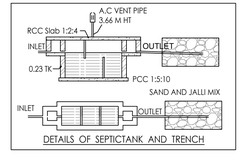




t	tread	0.30
r	rise	0.15
width of staircase		1.50

DETAILS OF STAIRCASE





PLANNING PERMISSION NO.14/2026
APPROVAL NO: SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P.NO.14/2026

OFFICE USE

Mr.M.Anandakumar

LAND AND BUILDING OWNER

A. MANJUBASHINI,M.E.,
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E-Mail : msstructural63@gmail.com

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RAJAPALAYAM - 628 117.

REGISTERED GEO TECH ENGINEER

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DTCP -CGLRGN/RCE/2019/12085
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REGISTERED CONSTRUCTION ENGINEER

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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

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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.