

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

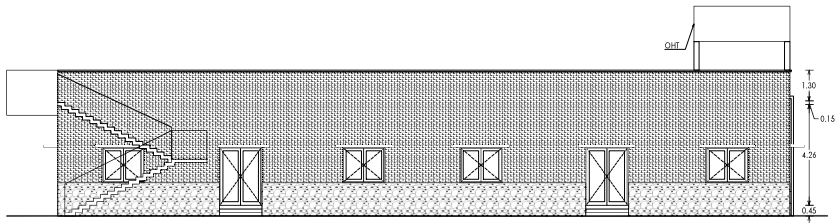
Building Plan

ISSUING AUTHORITY

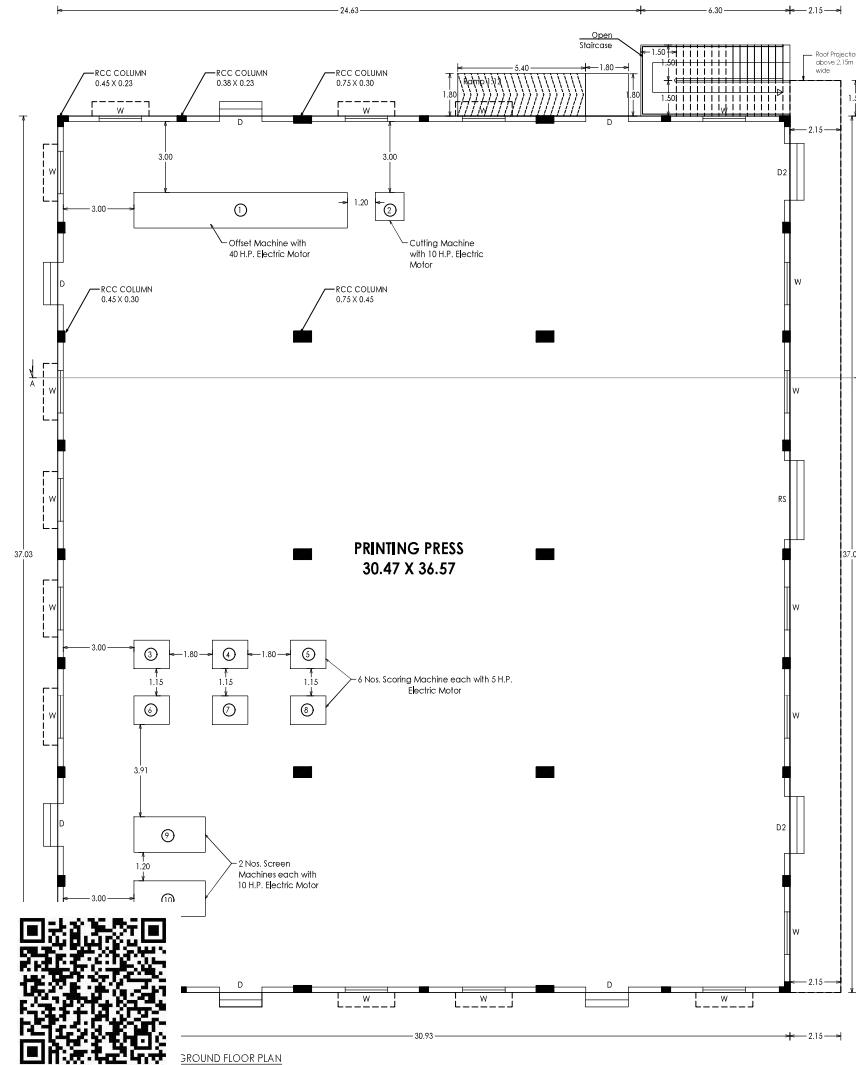
Rural Panchayat

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.



PRINTING PRESS - BLOCK-1 ELEVATION (FACING EAST)



GROUND FLOOR PLAN



PLAN SHOWING THE PROPOSED CONSTRUCTION OF A PRINTING PRESS (COTTAGE INDUSTRIES) AND GODOWN WITH 100HP MOTORS TO RUN THE PRESS IN PLOT NO DP-53, APPROVED INDUSTRIAL LAYOUT NO. LP/R (TK) : 15/78, SIDCO INDUSTRIAL ESTATE, RS.NO: 268 PART, THITTANKULAM VILLAGE AND PANCHAYAT, KOVILPATI PANCHAYAT UNION, KOVILPATI TALUK, TUTICORIN DISTRICT

OWNER: Mr.M SURESH, M/s. SURESH FINE ARTS

SCALE: 1:100

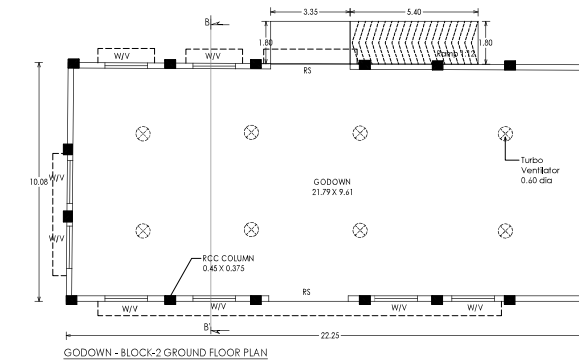
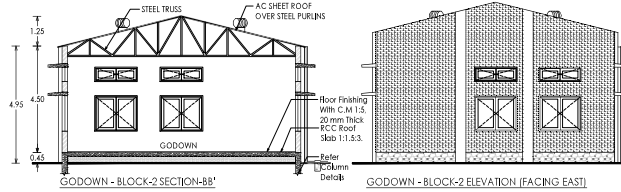
ALL DIMENSIONS ARE IN METRE

AREA OF EXISTING BUILDING TO BE REMOVED : 287.87 SQ.M

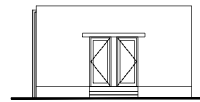
TOTAL FSI AREA : 14,963 SQ.FT / 1,390.12 SQ.M

DOOR & WINDOW SCHEDULE		
RS	ROLLING SHUTTER	3.35 x 4.00
D	DOOR	1.80 x 2.45
D2	DOOR	2.40 x 2.45
D3	DOOR	0.90 x 2.10
D4	DOOR	0.75 x 2.10
W	WINDOW	1.80 x 1.50
V	VENTILATOR	2.00 x 0.80

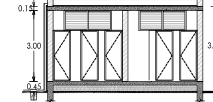
DETAILS OF MACHINERIES		
S.NO	NAME OF MACHINERIES	H.P. DETAILS
1	1 NO. OF OFFSET MACHINE WITH ELECTRIC MOTOR	40
2	1 NO. CUTTING MACHINE WITH ELECTRIC MOTOR	10
3-6	6 NO. OF SCORING MACHINE EACH (6 X 5 H.P.) ELECTRIC MOTOR	30
9-10	2 NO. OF SCREENING MACHINE EACH (2 X 10 H.P.) ELECTRIC MOTOR	20
TOTAL HORSE POWER OF ALL MACHINERIES		100



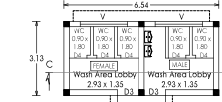
GODOWN - BLOCK-2 GROUND FLOOR PLAN



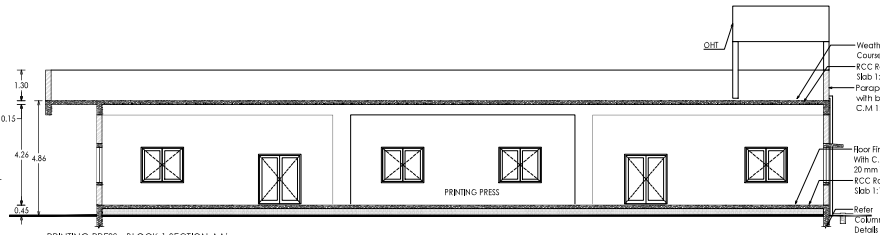
TOILET - BLOCK-3 ELEVATION



TOILET - BLOCK-3 SECTION-BB'



GROUND FLOOR PLAN TOILET - BLOCK-3



PRINTING PRESS - BLOCK-1 SECTION-AA'

TECHNICAL CLEARANCE : SWP/BPA/THOOTHUKUDI/AD/DTCP.NO : 16/2024

Application No: SWP/BPA/0730563/2025

OFFICE USE

R. Soundarapandi
R. Soundarapandi, DCE, B.Tech.,
Registered Construction Engineer (RCE)
Reg No. RCE/TY/18-03819

MODERN ENGINEERING CONSTRUCTIONS
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Mobile No. 94431 2188
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REGISTERED CONSTRUCTION ENGINEER

S. Balasubramanian
S. BALASUBRAMANIAN, M.Tech.,
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Reg No. RGE/TY/01-2005

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REGISTERED GEOTECH ENGINEER

N. Visvanathan
N.VISVANATHAN, B.E., M.Tech.,
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Reg No. RSE/ATP/DTCP/AUG/0002024

No. 82/82/2, Express Colony,
Bnd Street West, Tuticorin - 620 008
Ph: 97 800 1021886

REGISTERED STRUCTURAL ENGINEER

Applicant: Mr.M.Suresh

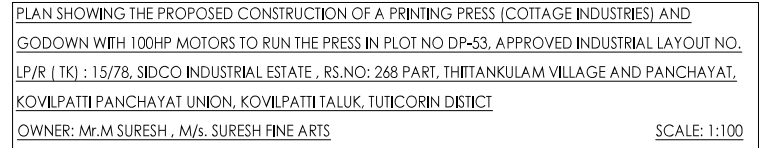
M. Suresh

LAND AND BUILDING OWNERS

S. Jeya Chandran
S. JEYA CHANDRAN, B.Arch.,
Registered Architect Grade-I
Reg No. RA-TY/REG/CP / October 1/2013

22-A, Shanmugam Street,
Thoothukudi - 626 002
Mobile no. 99516 16699
E-Mail: jeyachandran@gmail.com

REGISTERED ARCHITECT



SCALE: 1:100

TOTAL FSI AREA : 14,963 SQ.FT / 1,390.12 SQ.M

FSI & NON-FSI AREA CALCULATION					
PROPOSAL DESCRIPTION	BUILDING USAGE	AREA OF		TOTAL AREA IN	
		FSI	NON-FSI	SQ.M	SQ.FT

BLOCK - 1 GROUND FLOOR	PRINTING PRESS	1145.37	82.84	1,228.21	13,220
BLOCK - 3 GROUND FLOOR	TOILET	20.47	-	20.47	221
TOTAL		1165.84	82.84	1,248.68	13,441

BLOCK - 2 GROUND FLOOR	GODOWN	224.28	-	224.28	2,414
GRAND TOTAL		1390.12	82.84	1472.96	15,855

$$\frac{\text{Total FSI Area}}{\text{Site Area}} = \frac{1390.12}{4042.73} = 0.34 < 2.00$$

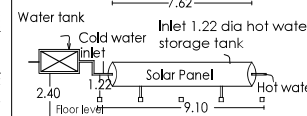
Application No: SWP/BPA/0730563/2025


S.BALA SHANMUGA SUNDARAM., M.Tech.,
Registered Geotech Engineer (RGTE),
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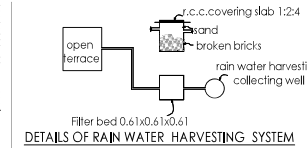
REGISTERED GEOTECH ENGINEER


S. JEYA CHANDRAN., B.Arch.,
Registered Architect, Grade - T
Reg. No. RA-T/TKDTP / October 1/2023
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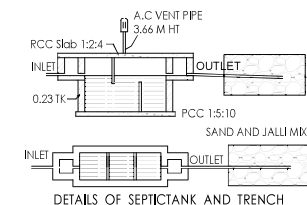
REGISTERED ARCHITECT



DETAILS OF SOLAR WATER HEATING SYSTEM



DETAILS OF RAIN WATER HARVESTING SYSTEM



DETAILS OF SEPTICTANK AND TRENCH

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.

Applicant: Mr.M.Suresh

M. Suresh

LAND AND BUILDING OWNERS

PARKING SPACE REQUIRED FOR FACTORY & GODOWN BUILDING AS PER INCDBR 2019
ANNEXTURE- IV, RULE 35(4), 36F, 37F & 39(5), PART-I (17) (b); COTTAGE INDUSTRIES: As per Revised G.O. No. 225; d 05/12/2024)

1. 1 Car (2.50 X 5.00) Space for every 150 Sq.M
2. 1 Two Wheeler and 1 Bicycle Space (1.00 X 1.80) space for every 75 Sq.M.

Part-II (18): Godowns, 1 Lorry Space for every 300 Sq.M

PARKING STATEMENT WITH CALCULATIONS (AS PER NORMS)				
Vehicle Type	Parking Norm	Calculation	Required	Provided
LORRY 3.50 X 10.00	1 PER 300 SQ.M	$224.28 \div 300 = 0.748$	1	1
CAR 2.50 X 5.00	1 PER 150 SQ.M	$1165.84 \div 150 = 7.77$	8	8
TWO WHEELER 1.00 X 1.80	1 PER 75 SQ.M	$1165.84 \div 75 = 15.54$	16	18
BICYCLE 1.00 X 1.80	1 PER 75 SQ.M	$1165.84 \div 75 = 15.54$	16	24

SET BACK DETAILS		
DESCRIPTION	REQUIRED	PROVIDED
FRONT	3.00	5.12
SIDE-1	2.00	10.57
SIDE-2	2.00	2.64
REAR	2.00	11.36

HEIGHT OF THE BUILDING	
BLOCK - 1, PRINTING PRESS	4.86 M
BLOCK - 2, GODOWN	6.2 M
BLOCK - 3, TOILET	3.6 M

LEGENDS	
APPLICANT SITE BOUNDARY	
PROPOSED BUILDING	
EXISTING BUILDING	
EXISTING BUILDING TO BE REMOVED	
EXISTING ROAD	

R.Soundarapandi., DCE., B.Tech.,

Registered Construction Engineer (RCE)
Reg No: RCE/TVLR/09/2019

MODERN ENGINEERING CONSTRUCTION

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E-Mail: moderneec1973@gmail.com

REGISTERED CONSTRUCTION ENGINEER

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Reg. Structural Engg. Grade I
Reg. No: RSE/Gr I/TKDTCE/Aug/005/2024

No.93C/6Y/2,Teacher's Colony

11nd Street West, Tuticorin - 628 008

Ph:91 8681821999.

REGISTERED STRUCTURAL ENGINEER

[illegible]

SITE PLAN (SCALE 1:250)

Signature valid

Signed by: Assistant Director
Location: Thonmukh
Date: 20/6/12 20:42:49

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.

