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 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, KOVILPATTI PANCHAYAT UNION, KOVILPATTI TALUK, TUTICORIN DISTICT

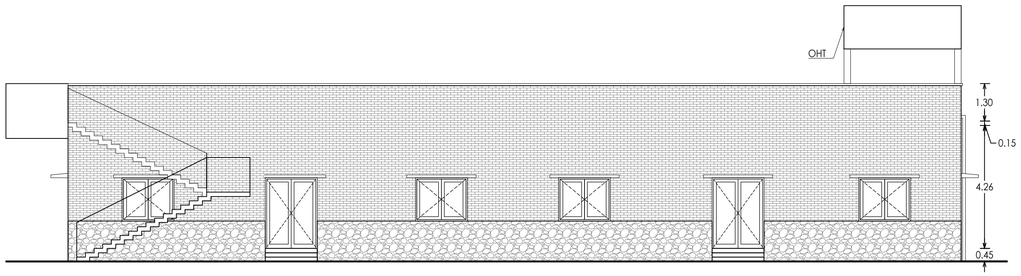
OWNER: Mr.M SURESH , M/s. SURESH FINE ARTS

SCALE: 1:100

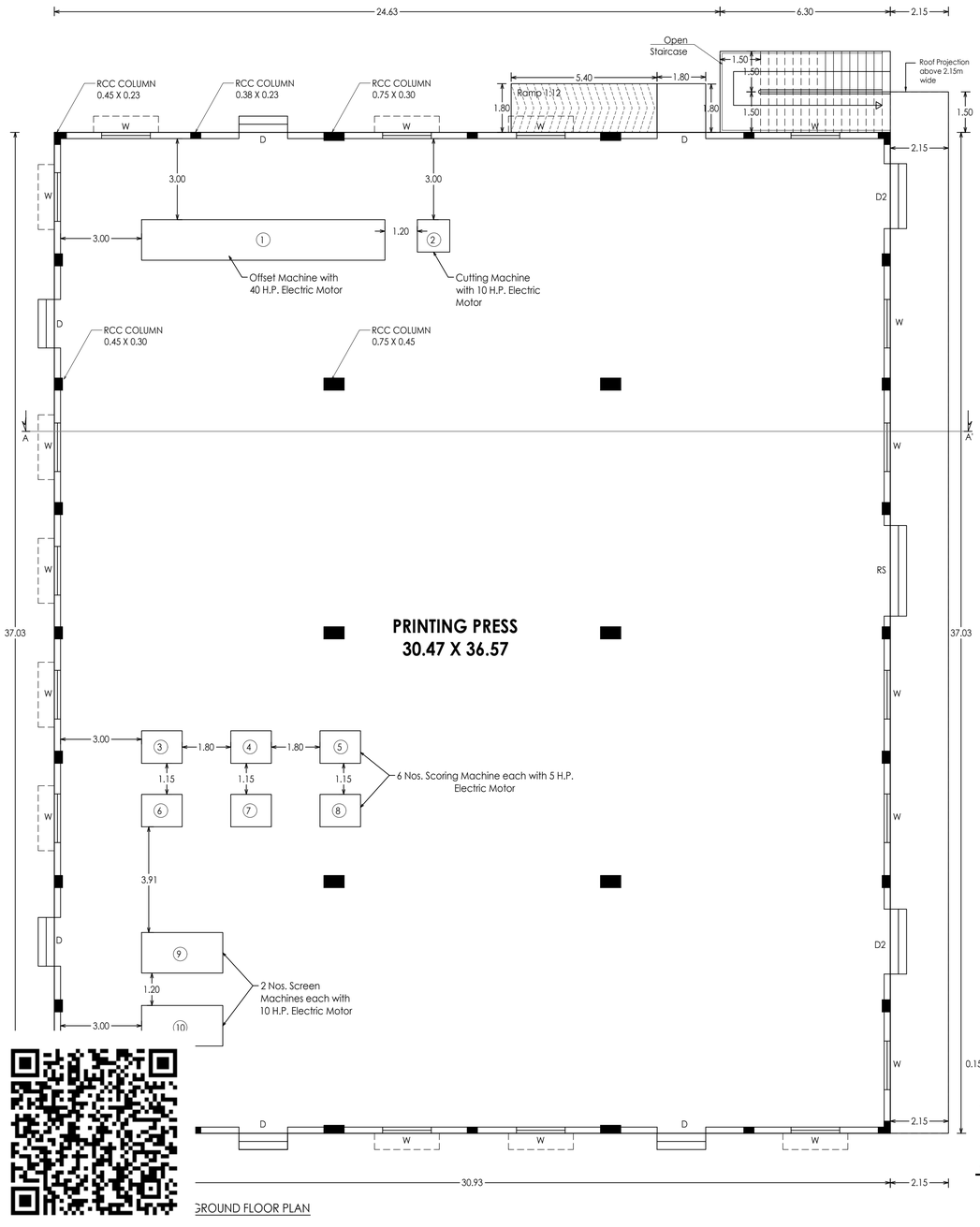
ALL DIMENSIONS ARE IN METRE

AREA OF EXISTING BUILDING TO BE REMOVED :287.89 SQ.M

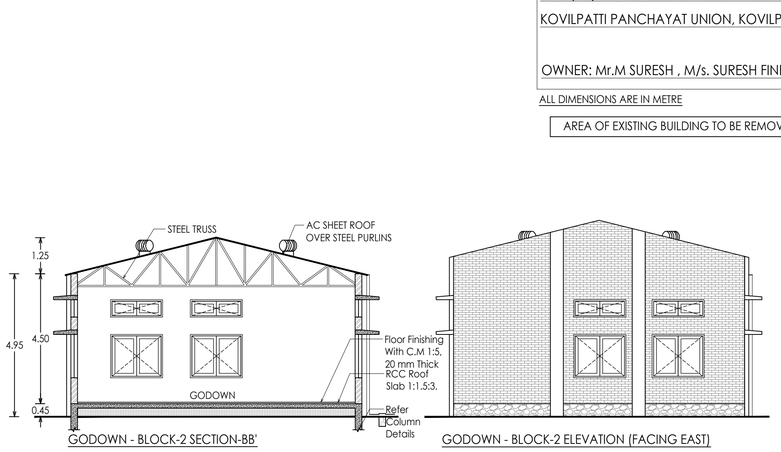
TOTAL FSI AREA : 14,963 SQ.FT / 1,390.12 SQ.M



PRINTING PRESS - BLOCK-1 ELEVATION (FACING EAST)



GROUND FLOOR PLAN

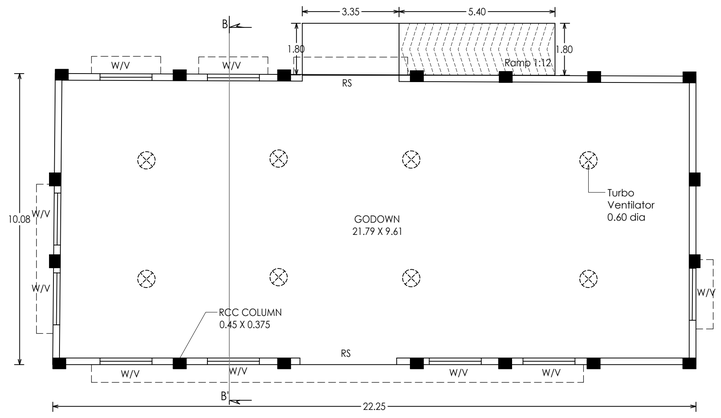


GODOWN - BLOCK-2 SECTION-BB'

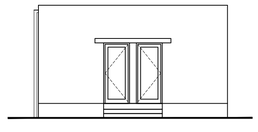
GODOWN - BLOCK-2 ELEVATION (FACING EAST)

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

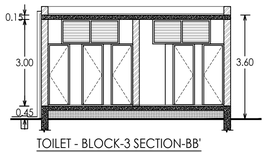
DETAILS OF MACHINERIES		
S.NO	NAME OF MACHINERIES	H.P. DETAILS
1	1 NO. OF OFFSET MACHINE WITH ELECTRIC MOTOR	40
2	1 NO. CUTTING MACHINE WITH ELECTRIC MOTOR	10
3-8	6 NO. OF SCORING MACHINE EACH (6 X 5 H.P.) ELECTRIC MOTOR	30
9-10	2 NO. OF SCREENING MACHINE EACH (2 X 10 H.P.) ELECTRIC MOTOR	20
TOTAL HORSE POWER OF ALL MACHINERIES		**100**



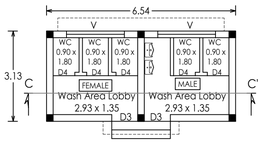
GODOWN - BLOCK-2 GROUND FLOOR PLAN



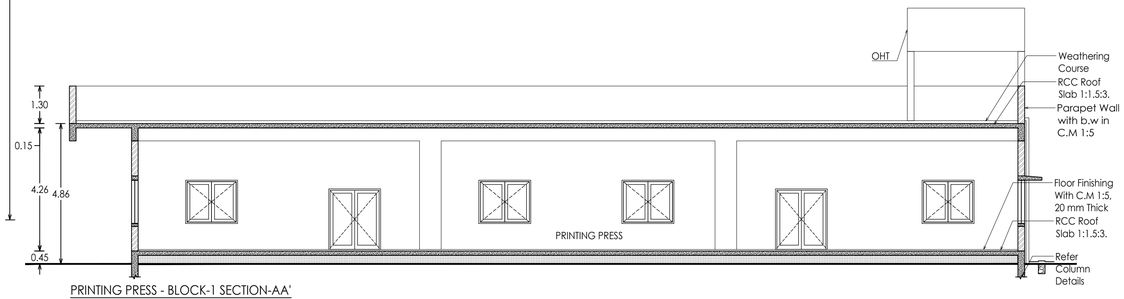
TOILET - BLOCK-3 ELEVATION



TOILET - BLOCK-3 SECTION-BB'



GROUND FLOOR PLAN TOILET - BLOCK-3



PRINTING PRESS - BLOCK-1 SECTION-AA'

TECHNICAL CLEARENCE : SWP/BPA/ THOOTHUKUDI/AD/DTCP.NO : 16/2026

Application No: SWP/BPA/0730563/2025

OFFICE USE

R.Soundarapandi., DCE., B.Tech.,
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IInd Street West,Tuticorin - 628 008
Ph:91 8681821999.
REGISTERED STRUCTURAL ENGINEER

Aplicant: Mr.M.Suresh
LAND AND BUILDING OWNERS

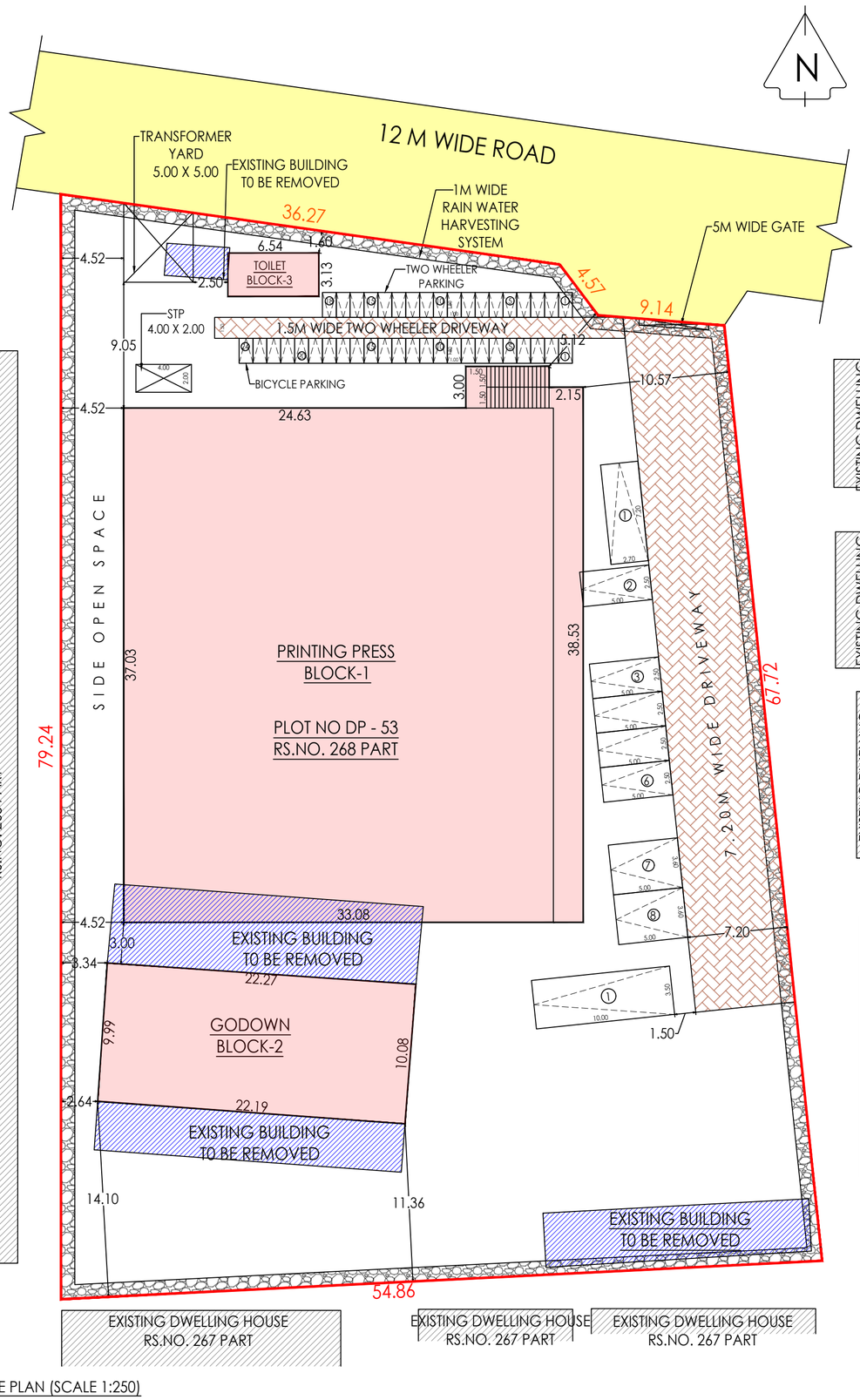
S. JEYA CHANDRAN., B.Arch.,
Registered Architect, Grade - 'I'
Reg. No. RA-'I'/TKDTCP / October 1/2023
22-A/4, Sivan Kovil Street,
Thoothukudi - 628 002.
Mobile no: 095856 16699.
E-Mail : jeyachandranars@gmail.com
REGISTERED ARCHITECT

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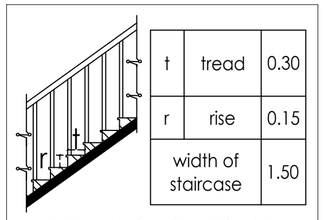
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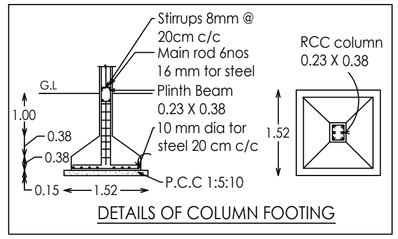


SITE PLAN (SCALE 1:250)

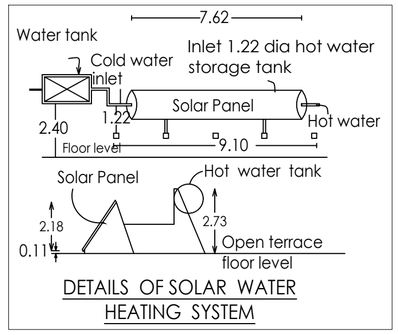


t	tread	0.30
r	rise	0.15
	width of staircase	1.50

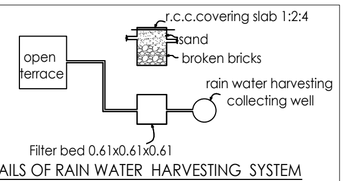
DETAILS OF STAIRCASE



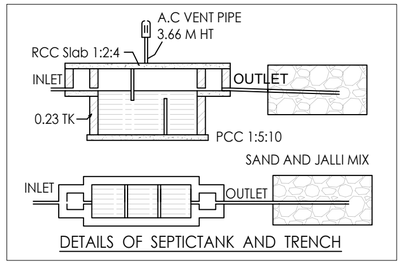
DETAILS OF COLUMN FOOTING



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.

Aplicant: Mr.M.Suresh

LAND AND BUILDING OWNERS

AREA OF EXISTING BUILDING TO BE REMOVED : 287.89 SQ.M

PARKING SPACE REQUIRED FOR FACTORY & GODOWN BUILDING AS PER TNCDBR 2019 ANNEXTURE- IV,RULE 35(4),36F,37F &39(5). PART-'I' (17)(b) :COTTAGE INDUSTRIES: (As per Revised G.O. No. 225; dt: 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-'I' (18) :Godowns. 1 Lorry Space for every 300 Sq.M

PARKING STATEMENT WITH CALCULATIONS (AS PER NORMS)

Vehicle Type	Parking Norm	Calculaltion	Required	Provided
LORRY 3.50 X 10.00	1 PER 300 SQ.M	224.28 ÷ 300 = 0.748	1	1
CAR 2.50 X 5.00	1 PER 150 SQ.M	1165.84 ÷ 150 = 7.77	8	8
TWO WHEELER 1.00 X 1.80	1 PER 75 SQ.M	1165.84 ÷ 75 = 15.54	16	18
BICYCLE 1.00 X 1.80	1 PER 75 SQ.M	1165.84 ÷ 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	

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

SITE PARTICULARS	EXTENT IN SQ.FT	EXTENT IN SQ.M
AS PER DOCUMENT	43,516	4042.73
AS PER APPROVED LAYOUT	43,998	4,087.47

FSI & NON-FSI AREA CALCULATION

PROPOSAL DESCRIPTION	BUILDING USAGE	AREA OF		TOTAL AREA IN	
		FSI	NON-FSI	SQ.M	SQ.FT
I. COTTAGE INDUSTRY:					
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
II. GODOWN:					
BLOCK - 2 GROUND FLOOR	GODOWN	224.28	-	224.28	2,414
GRAND TOTAL		**1390.12**	**82.84**	**1472.96**	**15,855**

Floor Space Index Calculation

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

TECHNICAL CLEARENCE : SWP/BPA/ THOOTHUKUDI/AD/DTCP.NO : 16/2026

Application No: SWP/BPA/0730563/2025

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E-Mail : jeyachandranars@gmail.com
REGISTERED ARCHITECT

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.