

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

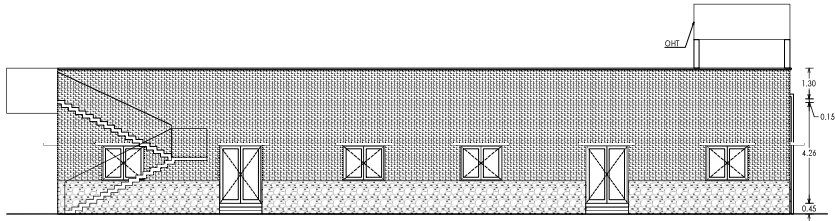
Building Plan

ISSUING AUTHORITY

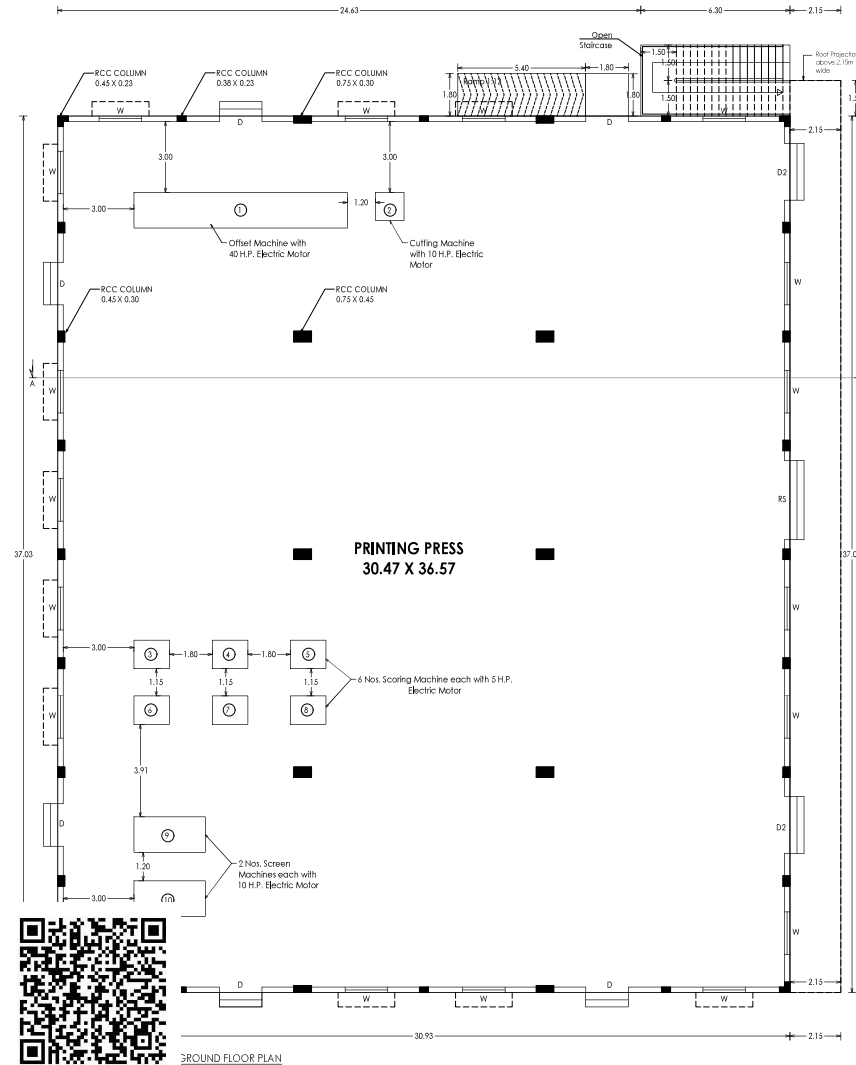
DTCP

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.



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

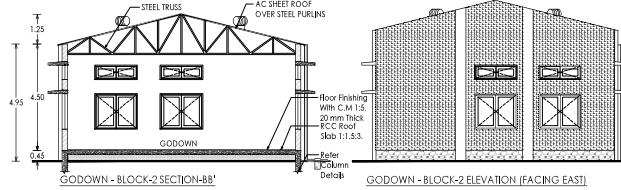
ALL DIMENSIONS ARE IN METRE

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

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

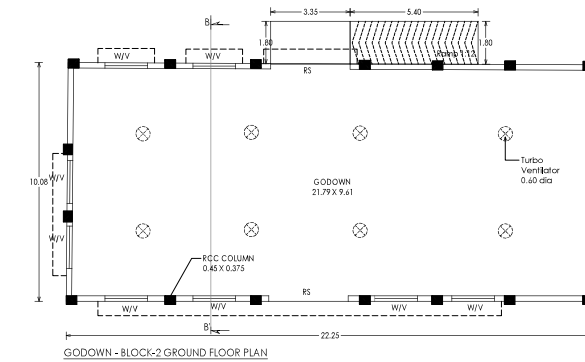
DOOR & WINDOW SCHEDULE		
RS	ROLLING SHUTTER	3.35 x 4.00
D	DOOR	1.80 x 2.45
D2	DOOR	2.40 x 2.45
D3	DOOR	0.90 x 2.10
D4	DOOR	0.75 x 2.10
W	WINDOW	1.80 x 1.50
V	VENTILATOR	2.00 x 0.80

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
7-10	2 NO. OF SCREENING MACHINE EACH (2 X 10 H.P.) ELECTRIC MOTOR	20
TOTAL HORSE POWER OF ALL MACHINERIES		100



GODOWN - BLOCK-2 SECTION-BB'

GODOWN - BLOCK-2 ELEVATION (FACING EAST)



GODOWN - BLOCK-2 GROUND FLOOR PLAN

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/18-013819

MODERN ENGINEERING CONSTRUCTIONS
48-A, Anna Road, Kovilpatti-626 002
Mobile No. 94423 2188
E-Mail: modernec193@gmail.com
REGISTERED CONSTRUCTION ENGINEER

S. Balasubramanian
S. BALASUBRAMANIAN, M.Tech.,
Registered Geotechnical Engineer (RGE)
Reg No. RGE/TY/18-013819

BALA GEOTECH SERVICE
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REGISTERED GEOTECH ENGINEER

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

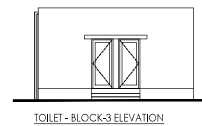
No. 82/82C, Express Colony,
Bnd Street West, Tuticorin - 626 008
Ph: 97 800 1021886
REGISTERED STRUCTURAL ENGINEER

Applicant: Mr.M.Suresh

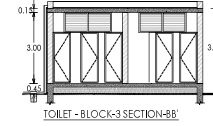
M. Suresh
M. Suresh
LAND AND BUILDING OWNERS

S. Jeyachandran
S. Jeya Chandran, B.Arch.,
Registered Architect Grade - I
Reg No. RA-7/REG/CP / October 1/2013

22-A, Shanmugam Street,
Thoothukudi - 626 002
Mobile no. 09516 16699
E-Mail: jeyachandran@gmail.com
REGISTERED ARCHITECT



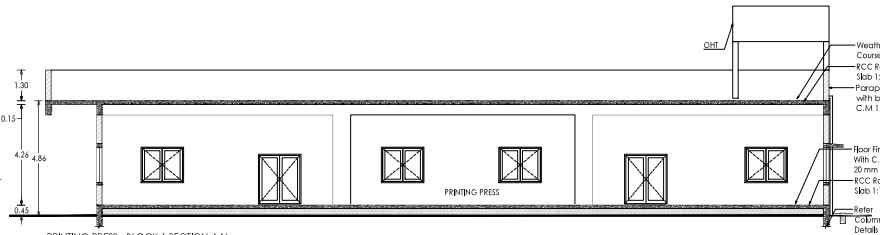
TOILET - BLOCK-3 ELEVATION



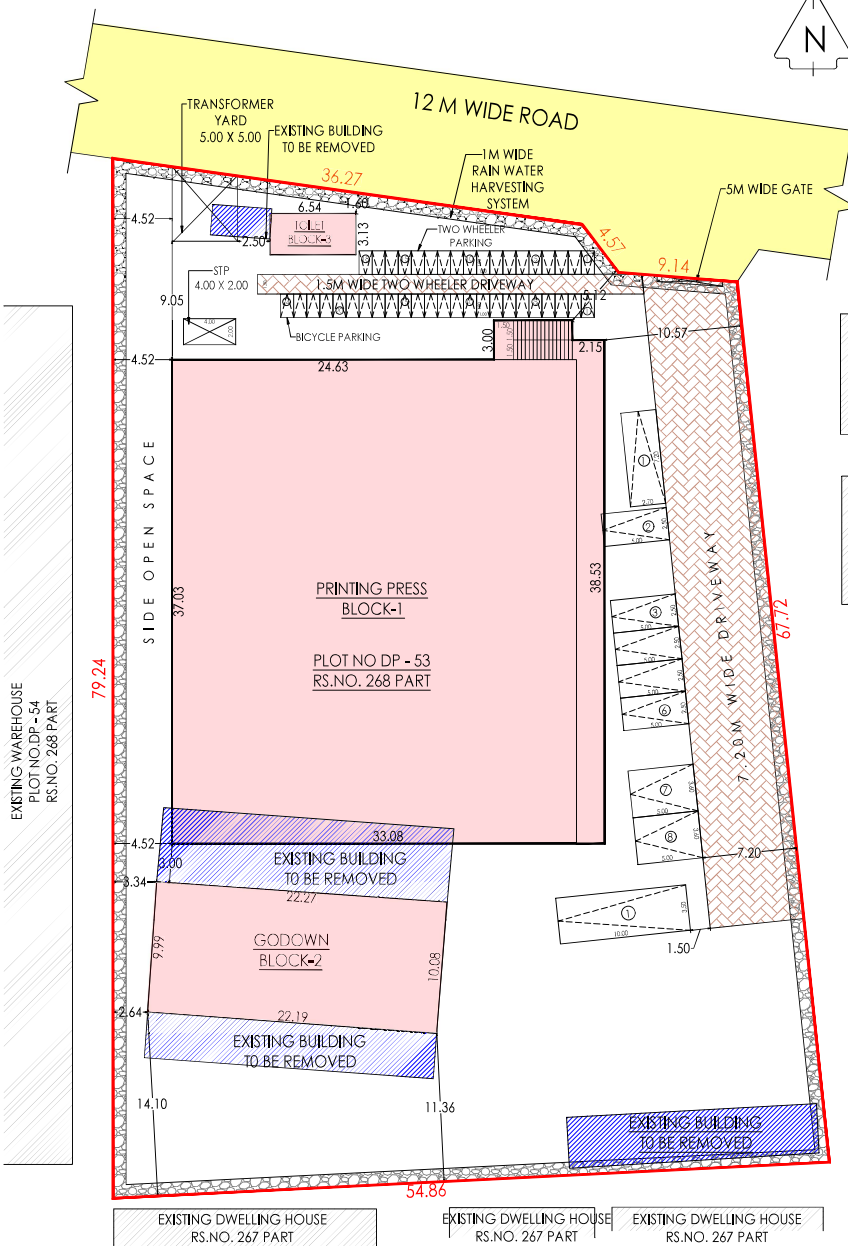
TOILET - BLOCK-3 SECTION-BB'



GROUND FLOOR PLAN TOILET - BLOCK-3

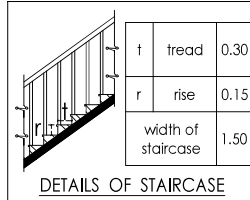


PRINTING PRESS - BLOCK-1 SECTION-AA'

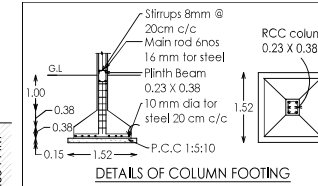


SITE PLAN (SCALE 1:250)

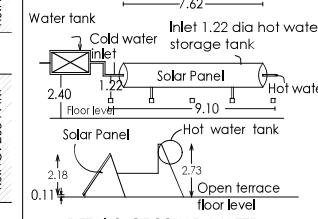
Signature valid

Signed by: Assistant
Location: Thoothukudi
Date: 20/10/2023

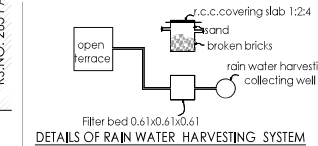
DETAILS OF STAIRCASE



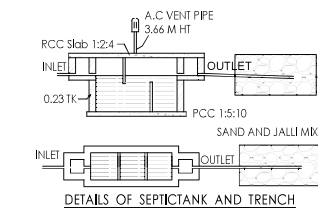
DETAILS OF COLUMN FOOTING



DETAILS OF SOLAR WATER HEATING SYSTEM



DETAILS OF RAIN WATER HARVESTING SYSTEM



DETAILS OF SEPTIC TANK 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

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 : 287.89 SQ.M

PARKING SPACE REQUIRED FOR FACTORY & GODOWN BUILDING AS PER TNCDBR 2019 ANNEXURE-IV, RULE 35(4), 36F, 37F & 39(5). PART-I' (17)(b); COTTAGE INDUSTRIES: [As per Revised G.O. No. 223; 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	Calculation	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	

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

Registered Construction Engineer (RCE)

Reg No: RC/E/TVL/8/09/2019

MODERN ENGINEERING CONSTRUCTIONS

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REGISTERED CONSTRUCTION ENGINEER

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Reg. Structural Engg., Grade I

Reg No: RSE/Gr I/TKDTC/10/05/2024

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

IInd Street West, Tuticorin - 628 008

Ph: 9881821995

REGISTERED STRUCTURAL ENGINEER

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 FSI	TOTAL AREA IN SQ.FT
I. COTTAGE INDUSTRY:			
BLOCK - 1 GROUND FLOOR	PRINTING PRESS	1145.37	82.84
BLOCK - 3 GROUND FLOOR	TOILET	20.47	-
TOTAL		1165.84	82.84
II. GODOWN:			
BLOCK - 2 GROUND FLOOR	GODOWN	224.28	-
GRAND TOTAL		1390.12	82.84
			1472.96
			15,855

Floor Space Index Calculation		
Total FSI Area	1390.12	
Site Area	4042.73	
		= 0.34 < 2.00

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

Application No: SWP/BPA/0730563/2025

OFFICE USE

S.BALA SHANMUGA SUNDARAM., M.Tech.,
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REGISTERED GEOTECH ENGINEER

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E-Mail: jeyachandrans@gmail.com
REGISTERED ARCHITECT

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.

