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.

Verified RealEstate™
3/350/2 Mettukuppam,
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF BUSINESS OFFICE BUILDING & COMMERCIAL SHOP IN BUILDING (TO BE DEMOLISHED) DOOR NO: 5A/682 IN SURVEY NO: 858/1A1B1, MEELAVITTAN VILLAGE PART - II AND CORPORATION WARD 49 AT KAMARAJ NAGAR, THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

SHEET NO: **3/3**

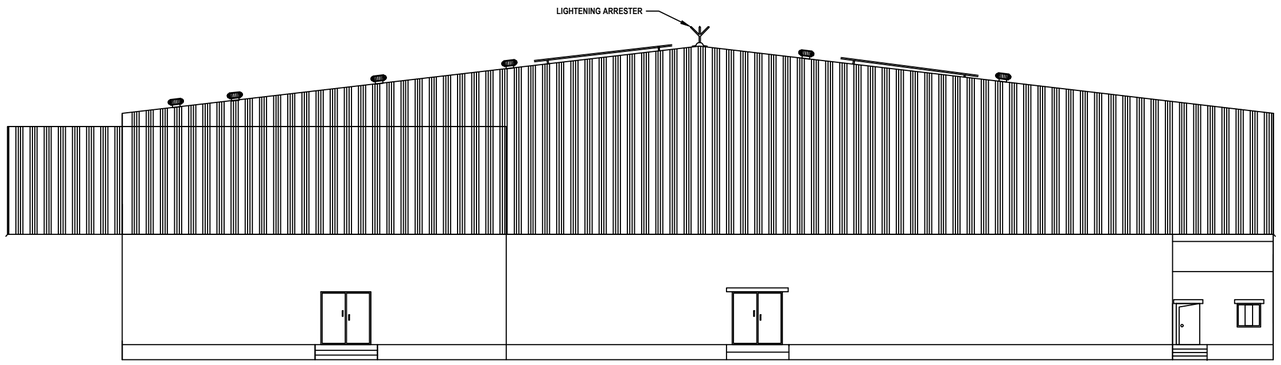
OFFICE USE:

APPLICANT NAME: Mr.G.BALAGURUSAMY, Mr.G.B.KUMARAGURU & Mrs.SONA KANNAN

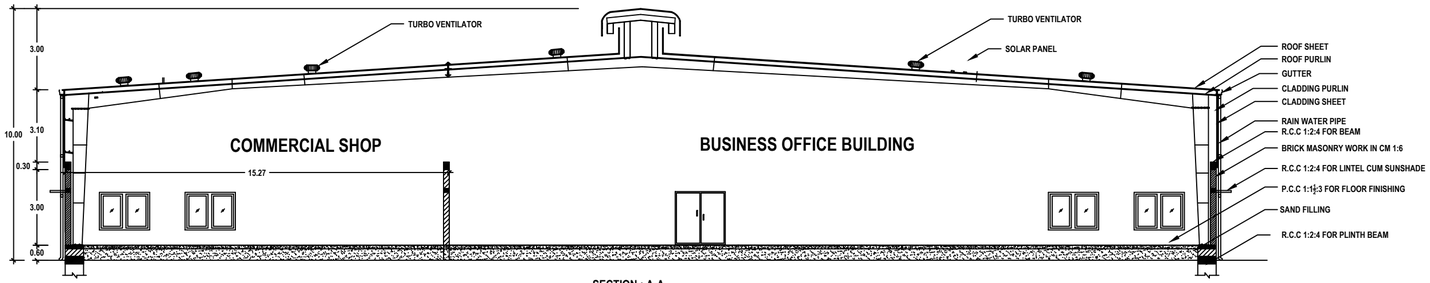
SCALE - 1:100

PLANNING PERMISSION

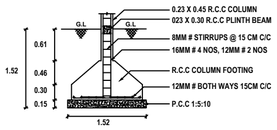
ROC. NO. SWP/BPA/823991/2026
SITE BOUNDARY SHOWN AS "A TO D"
PLANNING PERMISSION NO. 63/2026
BUILDING APPROVAL NO:
SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P No. 48/2026 (1TO 3 SHEET)



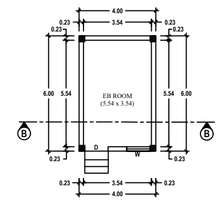
ELEVATION



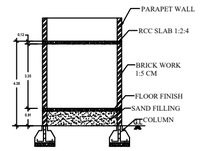
SECTION : A-A



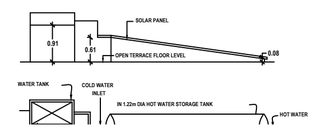
COLUMN FOOTING DETAILS

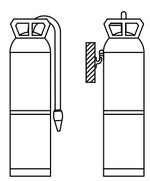


PLAN (EB ROOM)

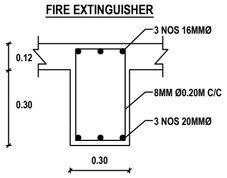


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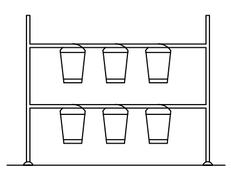




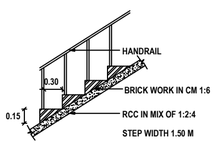
FIRE EXTINGUISHER



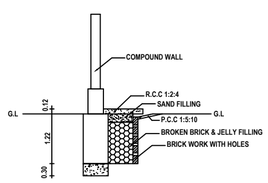
ROOF BEAM DETAILS



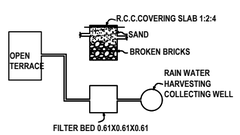
SAND BUCKETS



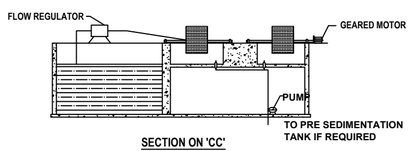
STAIRCASE DETAILS



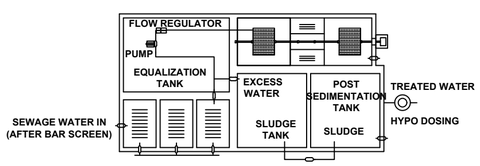
PLINTH BOUNDARY PERCOLATION PIT



DETAILS OF RAIN WATER HARVESTING SYSTEM



SECTION ON 'CC'



PLAN

DETAILS OF SEWAGE TREATMENT PLANT

Er.K.SHANKAR NARAYANAN, B.E., M.TECH.,
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RGTE 001/2022
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RAJAPALAYAM-626 117

REGISTERED GEO-TECH ENGINEER

G.BALAGURUSAMY
G.B.KUMARAGURU
SONA KANNAN

APPLICANT'S SIGNATURE

Er.K.RAJESHWARAN,M.E.(Struct.)
Registered Structural Engineer Grade I(RSE-I)
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Palayamkottai, Tirunelveli - 627002

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Approved Valuer/Chartered Engineer
149/8, Polepettai West 1st Street,
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Mob: 8056700160.

REGISTERED ENGINEER

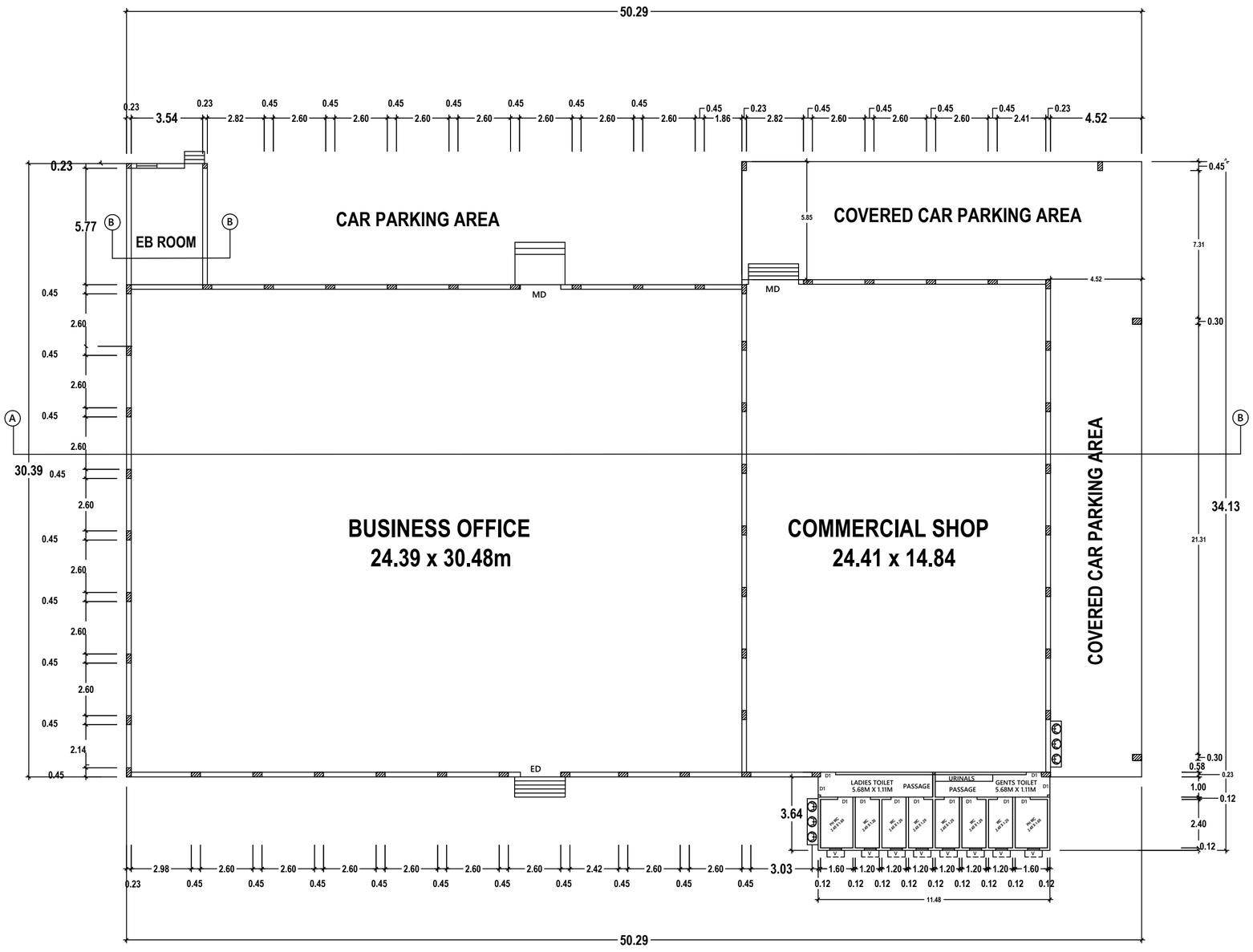
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SHEET NO: **2/3**

OFFICE USE:

APPLICANT NAME: Mr.G.BALAGURUSAMY, Mr.G.B.KUMARAGURU & Mrs.SONA KANNAN

SCALE - 1:100



GROUND FLOOR

PLANNING PERMISSION

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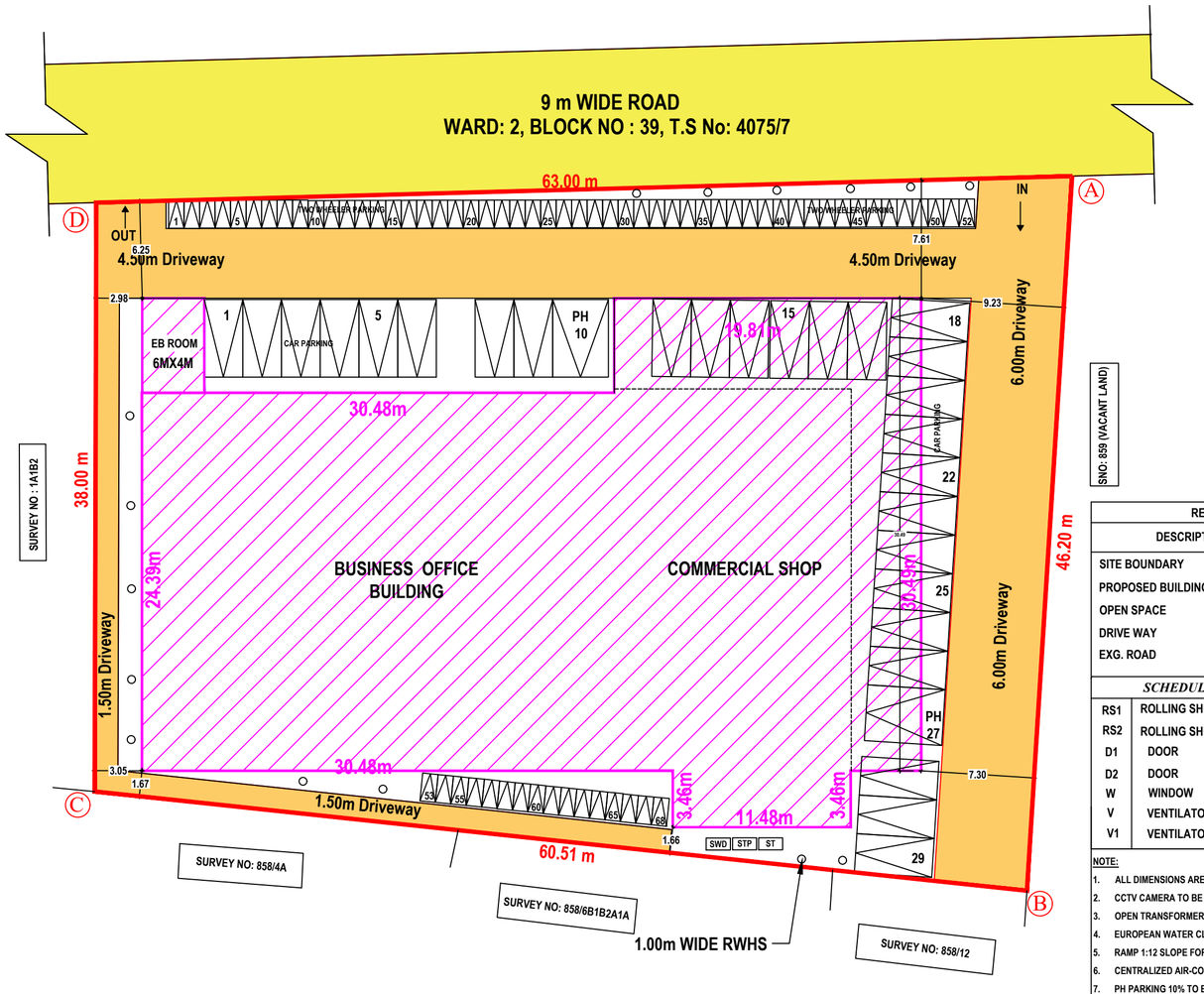
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Mob: 8056700160.

REGISTERED ENGINEER

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF BUSINESS OFFICE BUILDING & COMMERCIAL SHOP IN BUILDING (TO BE DEMOLISHED) BEARING DOOR NO: 5A/682, SURVEY NO: 858/1A1B1, MEELAVITTAN VILLAGE PART - II AND CORPORATION WARD 49 AT KAMARAJ NAGAR, THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

APPLICANT NAME: Mr.G.BALAGURUSAMY, Mr.G.B.KUMARAGURU & Mrs. SONA KANNAN



SCALE	SHEET NO.	
1:200	1/3	N

OFFICE USE:

BUILDUP AREA DETAILS

SPECIAL CONDITION

"AS PER RULE NO.12 OF TAMILNADU COMBINED DEVELOPMENT AND BUILDING RULES - 2019, THE APPLICANT SHOULD PREPARE AND SUBMIT DEMOLITION OF EXISTING BUILDING TO THE THOOTHUKUDI CITY MUNICIPAL CORPORATION. THE CORPORATION HAS TO DECIDE ON THE DEMOLITION PLAN AND ENSURE THE EXISTING BUILDING ARE DEMOLISHED BEFORE APPROVAL OF THE PLAN FOR PROPOSED BUILDING "

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in Sqm	AREA in Sq. Ft
BUSINESS OFFICE BUILDING, COMMERCIAL SHOP & EB ROOM				
GROUND FLOOR	1389.09	24.40	1413.49	15214.80
TOTAL	1389.09	24.40	1413.49	15214.80

PARKING CALCULATION DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
BUSINESS OFFICE BUILDING & COMMERCIAL SHOP	1339.09 / 100	14 CARS	29 CARS
	1339.09 / 25	54 TWO WHEELERS	68 TWO WHEELERS

SITE AREA DETAILS AS PER SALE DEED

S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in Sqm
1.	4507/2023	858/1A1B1	2590.00
TOTAL			2590.00

$$FSI = \frac{\text{TOTAL FSI AREA OF ALL FLOORS}}{\text{PLOT AREA}} = \frac{1389.09}{2590.00} = 0.536 < 2.00$$

SITE AREA DETAILS			STALL SIZE FOR PARKING		
AS PER SALE DEED	-	2590.00 Sqm	TWO WHEELER SPACE	-	1.8 X 1 M
AS PER PATTA	-	2590.00 Sqm	1 CAR SPACE	-	2.5 X 5M
AS AT SITE	-	2590.00 Sqm	1 PH CAR SPACE	-	3.6 X 5M

PARKING DETAILS FOR COMMERCIAL SHOP BUILDING IN CORPORATION AREA

1 CAR SPACE FOR EVERY 50.00 Sq.m AND 1 TWO WHEELER FOR EVERY 25 Sq.m

PARKING DETAILS FOR BUSINESS OFFICE BUILDING IN CORPORATION AREA

1 CAR SPACE FOR EVERY 100.00 Sq.m AND 1 TWO WHEELER FOR EVERY 25 Sq.m

SANITATION REQUIREMENTS FOR BUSINESS OFFICE BUILDING & COMMERCIAL SHOP BUILDING

SANITARY DETAILS	MALE - 75 NOS		FEMALE - 25 NOS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	2	3	2	3
ABLUTION TAPS	1	3	2	5
URINALS	4	6	-	-
WASH BASINS	1	2	1	2
DRINKING WATER FOUNTAIN	2	2	2	2
CLEANER'S SINK	1	2	1	2

SANITATION REQUIREMENTS FOR BUSINESS OFFICE BUILDING & COMMERCIAL SHOP (FOR STAFFS)

SANITARY DETAILS	MALE - 10 NOS		FEMALE - 10 NOS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	1	1	1	1
ABLUTION TAPS	1	1	1	1
URINALS	1	1	-	-
WASH BASINS	1	1	1	1
DRINKING WATER FOUNTAIN	1	1	1	1
CLEANER'S SINK	1	1	1	1
SHOWER / BATHING	-	-	-	-

REFERENCE

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

SCHEDULE OF JOINERIES

RS1	ROLLING SHUTTER	6.10 X 6.10
RS2	ROLLING SHUTTER	3.05 X 3.05
D1	DOOR	1.00 X 2.14
D2	DOOR	0.76 X 2.14
W	WINDOW	1.22 X 0.91
V	VENTILATOR	6.10 X 1.22
V1	VENTILATOR	0.91 X 0.60

NOTE:

1. ALL DIMENSIONS ARE IN METER.
2. CCTV CAMERA TO BE PROVIDED.
3. OPEN TRANSFORMER YARD 5.0 X 5.0 TO BE PROVIDED.
4. EUROPEAN WATER CLOSET TO BE PROVIDED.
5. RAMP 1:12 SLOPE FOR PH TO BE PROVIDED.
6. CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.
7. PH PARKING 10% TO BE PROVIDED.
8. LIGHTNING ARRESTER TO BE PROVIDED.
9. VISITORS' PARKING MINIMUM OF 1 CAR & 1 BIKE IS PROVIDED

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 - CORBON 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

PLANNING PERMISSION

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க.சுரேஷ்
அளவர் உதவி வரைவாளர்

மொ.சா. வாஸில் அகமது
திட்ட உதவியாளர்

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.