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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF DENTAL CLINIC BUILDING WITH STILT + 2 FLOOR IN PLOT NO. 96, AT STATE BANK COLONY MAIN ROAD, TOWN SURVEY NO. 9, TOWN SURVEY WARD :- 'B', BLOCK NO. 12, APPROVED LAYOUT NO. L.P/D.M/D.T.P. NO. 33/65, THOOTHUKUDI CITY MUNICIPAL CORPORATION.

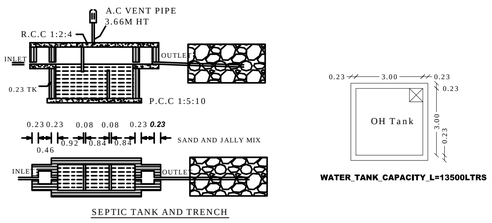
APPLICANT NAME:- Mr. M. PALANIVEL.

PLANNING PERMISSION

R.O.C NO. SWP/BPA/54/2026

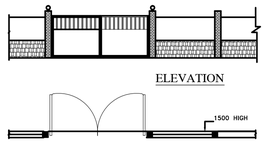
SITE BOUNDARY SHOWN AS "A TO D"

PLANNING PERMISSION NO. 84/2026 (SWP/TUTY)

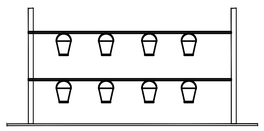


SEPTIC TANK AND TRENCH

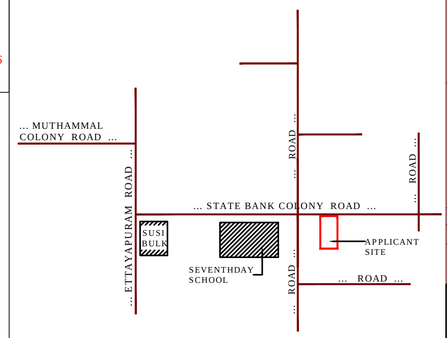
WATER_TANK_CAPACITY_L=13500LTRS



Plan
Compound wall Detail



SAND BUCKET DETAILS



KEY PLAN - SCALE: 1: 10000

PARKING CALCULATION ACCORDING TO TNCBR 2019:- CLINIC BUILDING

EVERY 50 Sq.mt = 1 Car space (5.0 M X 2.50)

(272.78 /50) = 5.45

= 5.45 SAY = 6 CAR PARKING REQUIRED

PHYSICALLY CHALLENGED CAR PARKING:-

ADD 2 CAR PARKING (SIZE -3.60 x 5.00)

PARKING CALCULATION ACCORDING TO TNCBR 2019:- CLINIC BUILDING

EVERY 50 Sq.mt = 1 Two wheeler parking space (1.0 M X 1.80 M)

272.78/50 = 5.45 SAY - 6 NOS

SAY = 6 TWO WHEELER PARKING REQUIRED

PARKING AREA DETAILS CALCULATION

DESCRIPTION	FLOOR AREA	REQUIRED	PROVIDED
CLINIC	272.78	6 CARS	6 CARS
		6 TWO WHEELER	6 TWO WHEELER

SANITATION REQUIREMENTS FOR CLINIC BUILDING

SANITARY DETAILS	MALE - 25 NOS		FEMALE - 15 NOS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	1	4	2	3
ABLUTION TAP	2	2	1	2
DRINKING WATER	0	6	-	-
WASH BASIN	1	2	-	-
	1	2	-	-
ABLUTION TAP WC	7	8	2	2
URINALS	3	4	-	-

SITE AREA DETAILS AS PER SALE DEED

S.NO.	DOCUMENT NUMBER /YEAR	SURVEY NUMBER	AREA IN SQ.M	AREA IN ACRE
1.	2479/2022	9	327.016	8.09

SITE AREA DETAILS AS PER TSLR

S.NO.	TSLR	SURVEY NUMBER	AREA IN SQ.M	AREA IN ACRE
1.	-	9	332.00	8.20

SITE AREA DETAILS:-

AS PER SALE DEED	--------	327.016 SQ.M
AS PER TSLR	--------	332.00 SQ.M
AS PER SITE	--------	327.01 SQ.M

BUILDUP AREA DETAILS:-

DESCRIPTIONS	FSI AREA	NON FSI AREA	AREA IN SQ.M	AREA IN SQ.FT
SITE AREA	------	------	327.01	3519.93
PARKING IN STILT FLOOR	------	186.19	186.19	2004.14
CLINIC IN FIRST FLOOR	186.19	------	186.19	2004.14
CLINIC IN SECOND FLOOR	86.59	------	86.59	932.05
HEAD ROOM IN TERRACE FLOOR	------	14.29	14.29	153.81
TOTAL	272.78	200.48	473.26	5094.17
OPEN SPACE			140.82	1515.79

JOINERY DETAILS

GG	-	GRILL GATE	-	1.50 X 2.13
D	-	DOOR	-	0.91 X 2.13
D1	-	DOOR	-	0.76 X 2.13
W	-	WINDOW	-	1.20 X 1.50
W1	-	WINDOW	-	1.50 X 1.50
V	-	VENTILATOR	-	0.91 X 0.61

FLOOR SPACE INDEX (FSI)

FSI = ALL FLOOR AREA / TOTAL SITE AREA

FSI = 272.77 / 327.02 = 0.834

FLOOR SPACE INDEX (FSI) = 0.834 < 2

SITE BOUNDARY -

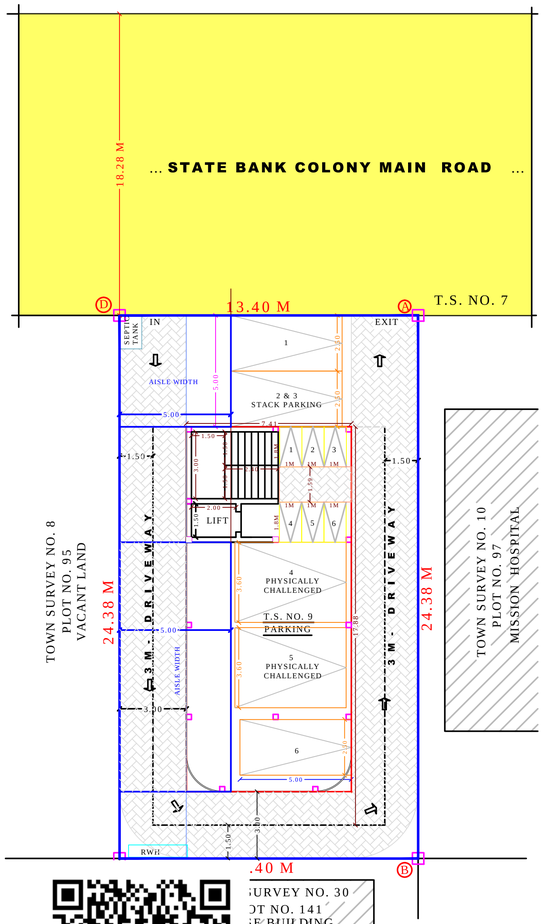
PROPOSED -

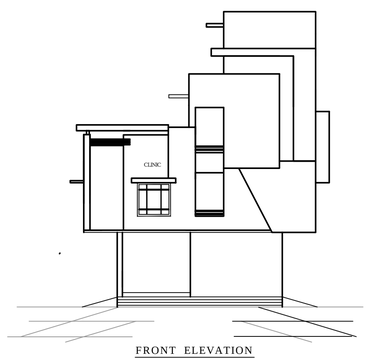
EXISTING BUILDING -

OPEN SPACE -

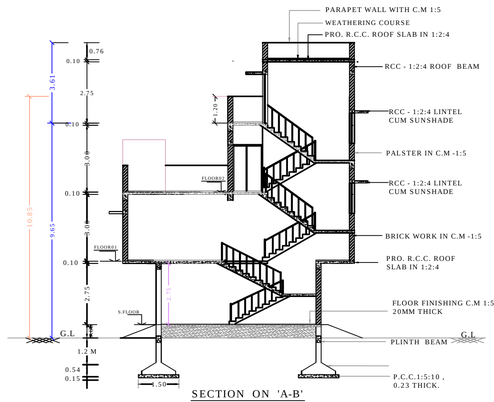
EXG. BUILDING REMOVED -

EXISTING ROAD/STREET -

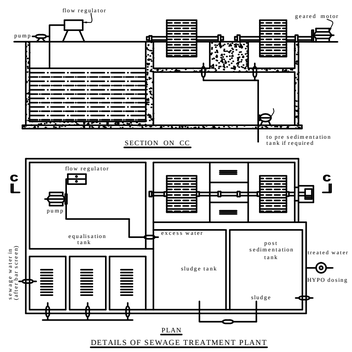




FRONT ELEVATION



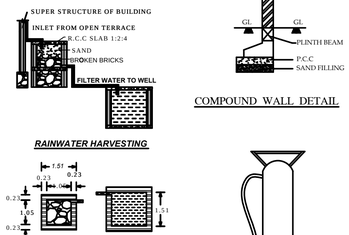
SECTION ON 'A-B'



SECTION ON CC

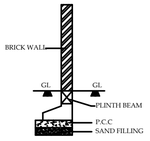
PLAN

DETAILS OF SEWAGE TREATMENT PLANT



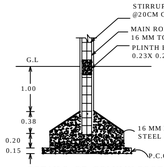
RAINWATER HARVESTING

DETAILS OF FILTER BED & WELL

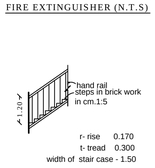


COMPOUND WALL DETAIL

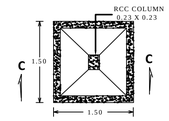
FIRE EXTINGUISHER (N.T.S)



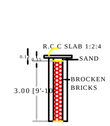
DETAILS OF COLUMN FOOTING



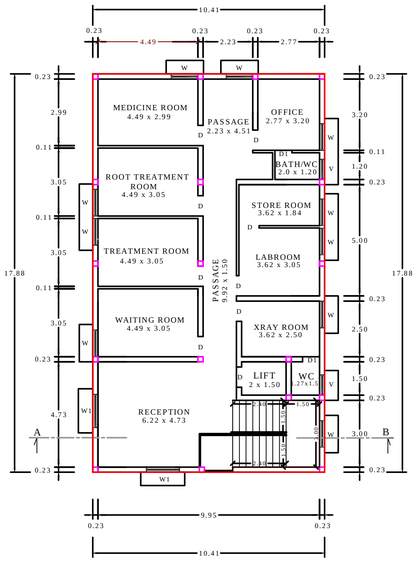
DETAILS OF STAIRCASE



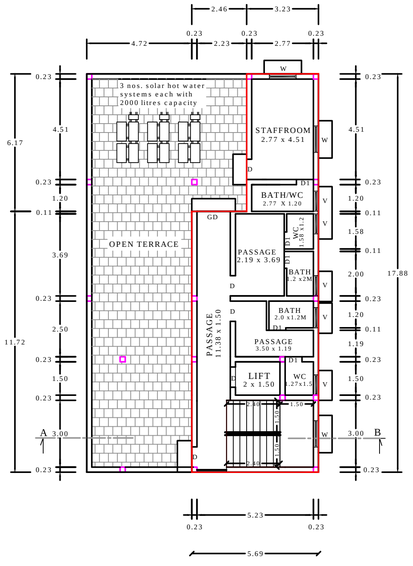
DETAILS OF COLUMN PLAN



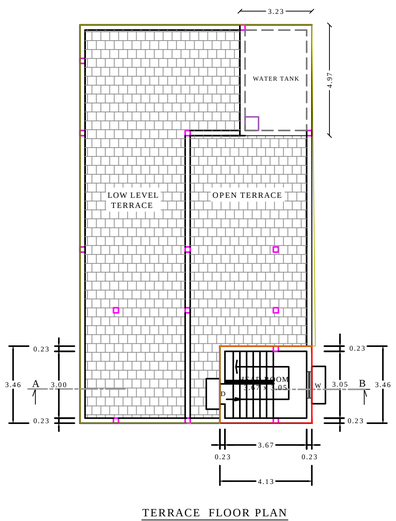
PERCOLATION PIT



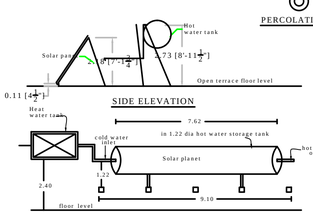
FLOOR-01



FLOOR-02



TERRACE FLOOR PLAN



SIDE ELEVATION

SOLAR WATER HEATER PLANT

APPLICANT

Dr.E.RAVI - M.E.,Ph.D.F.I.E.F.I.G.S
GEO TECHNICIAL ENGINEER (RGTE)
Reg No. 01/2024/RGTE/ELPA
67, RUBY GARDEN, THINDAL POST
ERODE - 627002.
CELL : 94427-17034

GEO TECH ENGINEER

S.PONMANIKANDAN ., B.E
LICENSED SURVEYOR/ REGISTERED ENGINEER
APPROVED VALUER/ CHARTED ENGINEER
RCE/TKDTCP/SEPTEMBER -01/2024
149/8, POLEPETTAI WEST 1st STREET
THOOTHUKUDI - 628 008.
CELL : 8056700160

APPLICANT

C.DHEENATHAYALAN., B.E
REG.STRUCTURAL ENG.GRADE-II(RSE) GRADE - II
ENRSE/GR-II/TUT/JULY2019/005
CORP. REG NO. STRUCTURAL ENG.GR.II S.E NO. 138/LS/2019/00010
24E,NANDA GOPALA PURAM (WEST)
THOOTHUKUDI - 628 002.
CELL : 9442723339,8056957089

STRUCTURAL ENGINEER

P.RANJITH., B.E
REGISTERED ENGINEER GRADE - II
THOOTHUKUDI CORPORATION :
138/LS/2021/00014 35/2,TOOVEYPURAM 11TH STREET THOOTHUKUDI - 628 003.
CELL : 8098694776,9784495616
Email: ranjithsl.93@gmail.com

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

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.