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,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF MARRIAGE HALL AND LODGE BUILDING IN SURVEY NO. 119 / 28, BYEPASS ROAD, KOOTUDANKADU VILLAGE & PANCHAYAT, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

APPLICANT : MRS. M .CINITHA

SITE EXTENT

DESCRIPTION	AREA IN sq.m
AS PER FMB / PATTA	1400.00
AS PER DOCUMENT	1418.28

BUILDING AREA DETAILS

Floor Details	Usage Detail	FSI Area sq.m	Non FSI sq.m	Built Up Area sq.m
Ground Floor	Kitchen, Dining & Toilet	327.95	9.35	337.30
First Floor	Marriage Hall, Room, WC & Bath	327.95	9.35	337.30
Mezzanine Floor	Hall, Bed Room, W.C & Bath	327.95	9.35	337.30
Third Floor	Lodge Building	327.95	9.35	337.30
Terrace Floor	Head room	-	32.37	32.37
Total Area		1311.80	69.77	1381.57

$$FSI = \frac{\text{FSI AREA}}{\text{PLOT AREA}} = \frac{1311.80}{1400.00} = 0.937 < 2.00$$

PARKING DETAILS

MARRIAGE HALL BUILDING PARKING DETAILS AS PER TNCDBR 2019

Marriage Hall and Mezzanine Floor area = 655.90 Sq.m

1 Car space for every 50 Sq.m , 1 Two wheeler space for every 50 Sq.m

PARKING DETAILS

Lodge Building in 7 Guest rooms & non-room area = 119.57 Sq.m

1 car space for every 10-guest rooms , 1 car space for every 100sq.m of floor area and 1 two wheeler space for every 50sq.m of floor

PARKING DETAILS BUILDING	DESCRIPTION	REQUIRED	PROVIDED
Marriage Hall & Mezzanine Floor	Car Two Wheeler	14 Nos 14 Nos	14 Nos 14 Nos
Lodge Building	Car Two Wheeler	3 Nos 3 Nos	3 Nos 3 Nos

JOINERY DETAILS

M.D1	MAIN DOOR	2.45 X 2.40
M.D2	MAIN DOOR	1.80 X 2.40
D1	DOOR	1.20 X 2.40
D2	DOOR	0.90 X 2.13
D3	DOOR	0.76 X 2.13
L.D	DOOR	0.90 X 2.13
W	WINDOW	1.50 X 1.50
W1	WINDOW	1.00 X 1.50
W2	WINDOW	5.83 X 0.75
V	VENTILATOR	4.00 X 1.00
V1	VENTILATOR	1.50 X 0.85
V2	VENTILATOR	0.60 X 0.75

COLOUR INDEX:

- SITE BOUNDARY SHOWN (super impose site boundary)
- PROPOSED BUILDING SHOWN
- EXISTING ROAD SHOWN
- DRIVEWAY

MARRIAGE HALL AND LODGE BUILDING

SANITATION REQUIREMENT AS PER ANNEXURE X OF TNCDBR 2019

TOTAL NO. OF PERSONS - 100, MALE: 67, FEMALE: 33

S.NO.	SANITARY UNIT	for Residential Public staff	for non Residential staff			
			REQUIRED		PROVIDED	
			MALE	FEMALE	MALE	FEMALE
1	WATER CLOSETS (W.C)	15	4	3	4	3
2	ABLUTION TAPS	2	1	1	2	2
3	URINALS	-	3	-	3	-
4	WASH BASINS	10	4	3	4	3
5	BATHS	-	-		-	
6	CLEANER'S SINKS	10	-		-	
7	KITCHEN SINK	1	1		1	

NOTE:-

i) It may be assumed that the two-thirds of the number are males and one-third females.

ii) One water tap with drainage arrangements shall be provided for every 50 persons or part there of in the vicinity of water closet and urinals.

ALL DIMENSIONS ARE IN METER, SCALE 1: 100

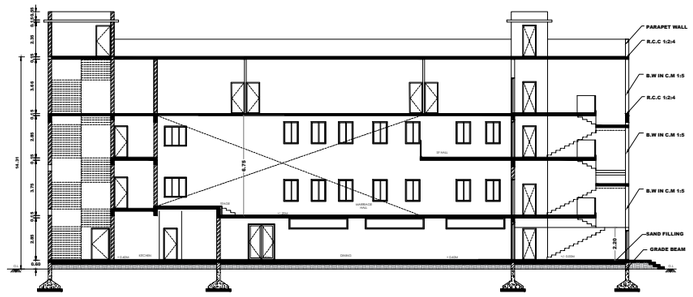
Floor Details	Usage Detail	FSI Area sq.m	Non FSI sq.m	Built Up Area sq.m
Ground Floor	Kitchen, Dining & Toilet	274.22	63.07	337.29
First Floor	Marriage Hall, Room, WC & Bath	274.22	63.07	337.29
Mezzanine Floor	Hall, Bed Room, W.C & Bath	170.20	167.09	337.29
Terrace Floor	Head Room	-	35.91	35.91
Total Area		718.64	329.14	1047.78

PREVIOUS APPROVAL
PLANNING PERMISSION NO. 33/2025 (SWP/TUTY)

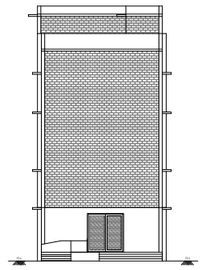
PLANNING PERMISSION
ROC.NO: SWP/BPA/55/2026
SITE BOUNDARY SHOWN AS "A TO D"
PLANNING PERMISSION NO. 87/2026 (SWP/TUTY)

OFFICE USE

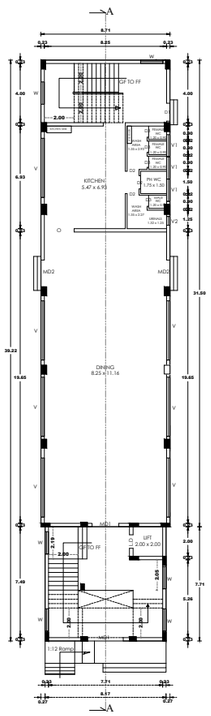
STRUCTURAL ENGINEER	REGISTERED ENGINEER	APPLICANT
DHEENATHAYALAN., BE, REG STRUCTURAL ENG. GRADE - II (RSE) REG NO:RSE/GR.II/TUT/JULY 2019/005 CORP.REG.NO:STRUCTURAL ENG.GR.II S.E NO : 138/LS/2019/00010 24E,NANTHA GOPALA PURAM (WEST) , THOOTHUKUDI -628 002 cell : 9442723339 , 8056957099	P.RANJITH., B.E REGISTERED ENGINEER GRADE - II THOOTHUKUDI LPA- RE- II/TKDTCP/May /1/2023 TOOVEYPURAM 11TH STREET THOOTHUKUDI - 628 003. CELL : 9080604776,9786495616 Email: ranjitmsl.93@gmail.com	



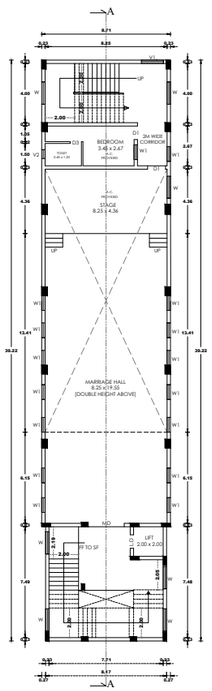
SECTION AA



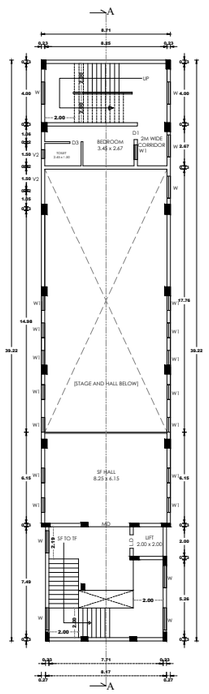
ELEVATION



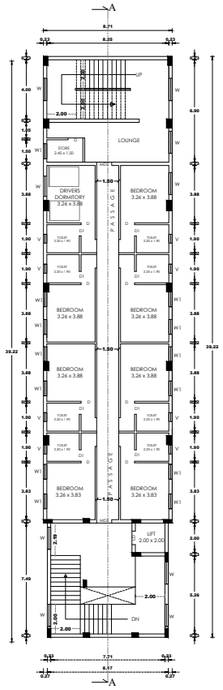
GROUND FLOOR PLAN



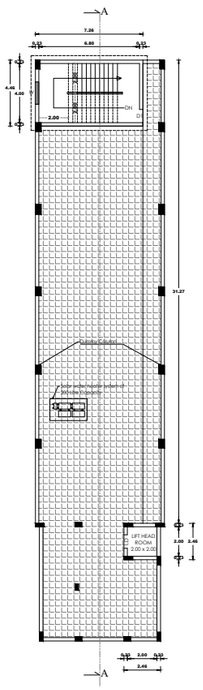
FIRST FLOOR PLAN



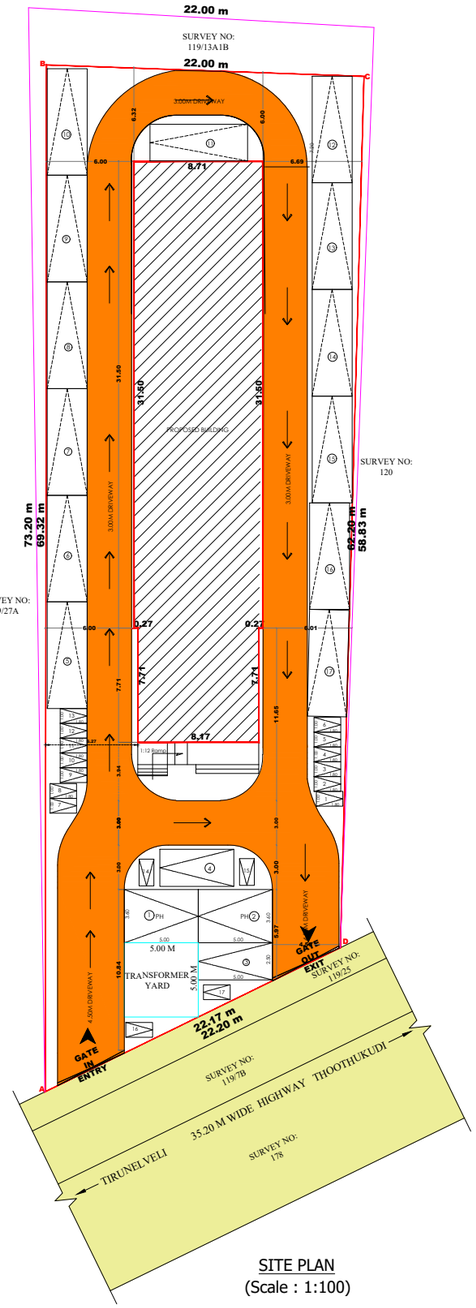
MEZZANINE FLOOR PLAN



THIRD FLOOR PLAN



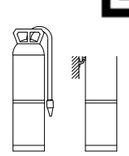
TERRACE FLOOR PLAN



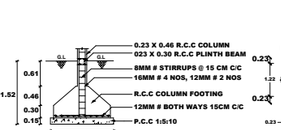
SITE PLAN
(Scale : 1:100)



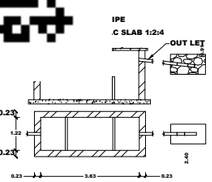
STAIR



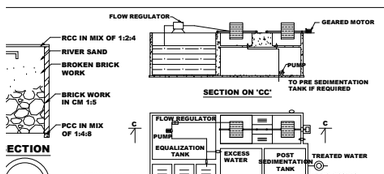
FIRE EXTINGUISHER



COLUMN FOOTING DETAILS



SEPTIC TANK & TRENCH



NOTES:-

1 SCALE 1 : 100

2 SITE NUMBER B L H I - AREA IS ARASU PORAMBOKKU ODAI. ABOVE ODAI SHOULD BE MAINTAINED AS ARASU PORAMBOKKU ODAI.

3 ALL DIMENSIONS ARE IN METRE

4 EXHAUST FAN TO BE PROVIDED

5 RAIN WATER HARVESTING TO BE PROVIDED.

6 BATH ROOM RECYCLING WATER SYSTEM TO BE PROVIDED.

7 RAIN WATER RECYCLING SYSTEM TO BE PROVIDED.

8 FIRE RESISTANCE TO BE PROVIDED.

9 EMERGENCY ALARAM TO BE PROVIDED.

10 SOLAR ASSISTED WATER HEATING SYSTEM TO BE PROVIDED.

11 SOLID WASTE TUB TO BE PROVIDED.

12 SULLAGE WATER USE TO GARDEN PURPOSE.

13 DRINKING WATER FACILITIES TO BE PROVIDED.

14 "U" TRAPS PROVIDED UN SEPTIC TANK TO PREVENT CURB BREEDING OF MOSQUITOES (AS PER G.O(M.S) NO:341 - DATED:03.11.2004.

15 CCTV SUREILLANCE CAMERA TO BE PROVIDED FOR ENTIRE BUILDING.

16 1/3rd AREA SOLAR PANEL SHOULD BE PROVIDED IT ROOF.

17 MECHANICAL VENTILATION SHOULD BE PROVIDED.

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.