PP APPROVAL RECORD

Planning Permission

Survey 667 and 8 more

Thoothukudi taluk

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

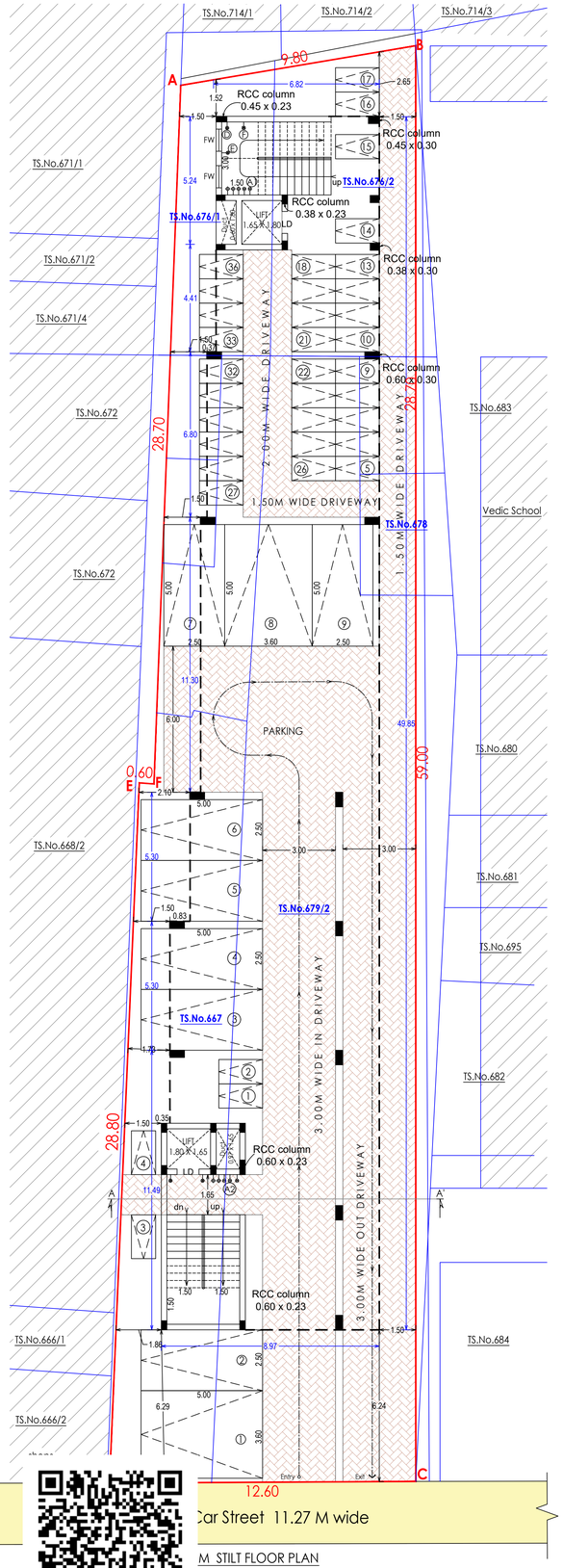
verified.realestate

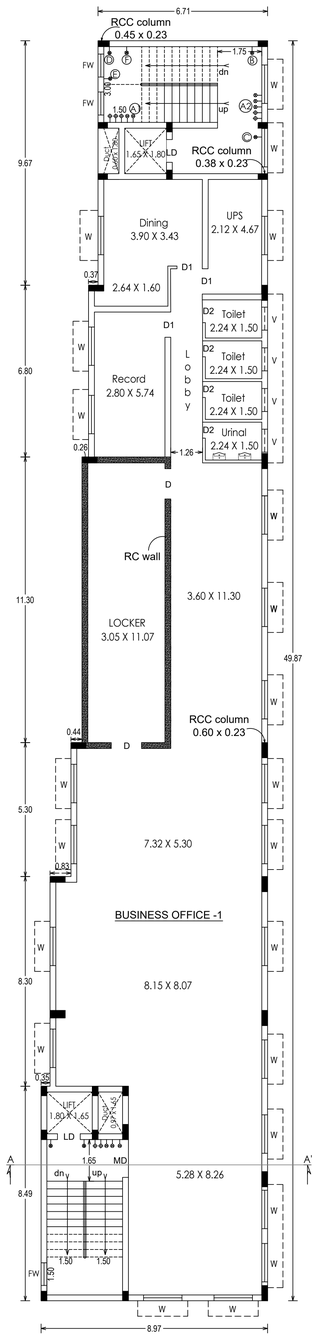
PLAN SHOWING THE PROPOSED CONSTRUCTION OF THREE BUSINESS OFFICES (SINGLE BLOCK) WITH STILT + TWO FLOORS IN T.S.NOS. 667, 674, 675, 676/1, 676/2 , 677, 678, 679/1 & 679/2, WARD NO: 3, BLOCK NO: 6 AT NORTH CAR STREET, EAST ZONE, TUTICORIN CITY, TUTICORIN TALUK, TUTICORIN LOCAL PLANNING AREA, TUTICORIN DISTRICT.

OWNER : Mrs.K.KRISHNAMMAL, W/o. Mr.Kolappan

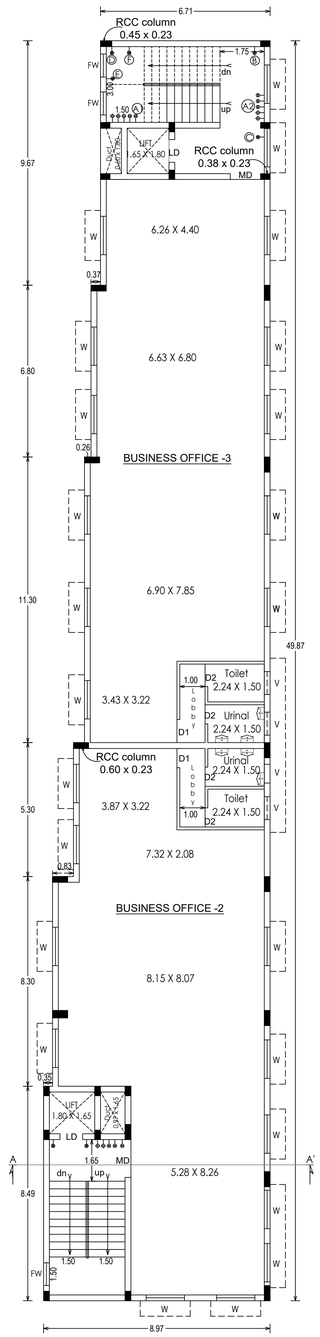
SCALE: 1 : 100

ALL DIMENSIONS ARE IN METRE

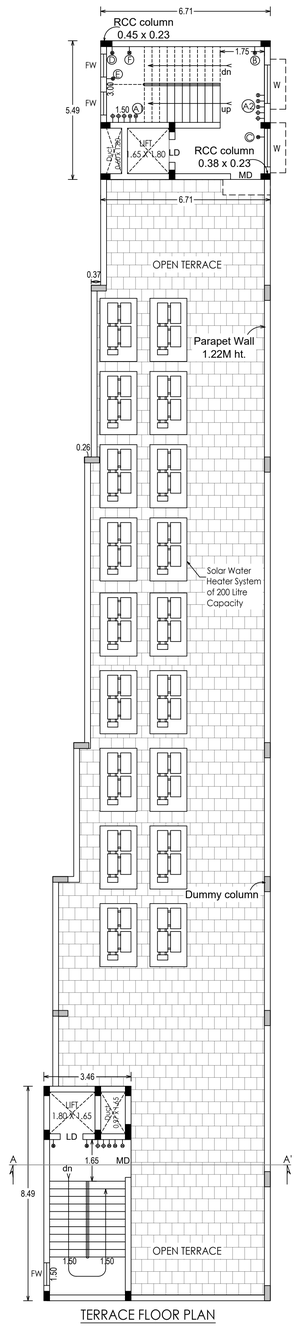




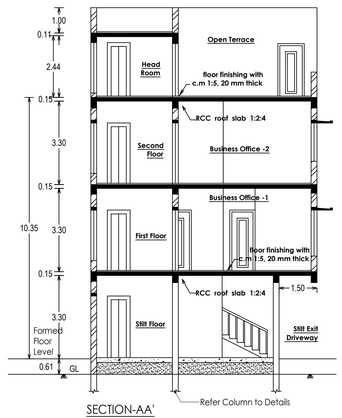
FIRST FLOOR PLAN



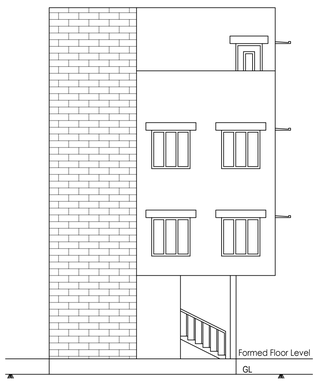
SECOND FLOOR PLAN



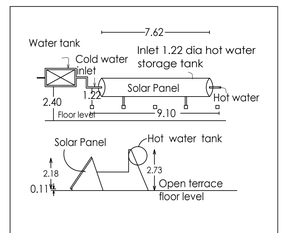
TERRACE FLOOR PLAN



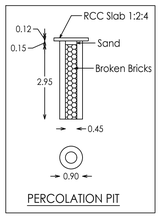
SECTION-AA'



FRONT ELEVATION

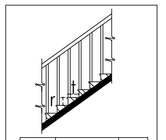


DETAILS OF SOLAR WATER HEATING SYSTEM



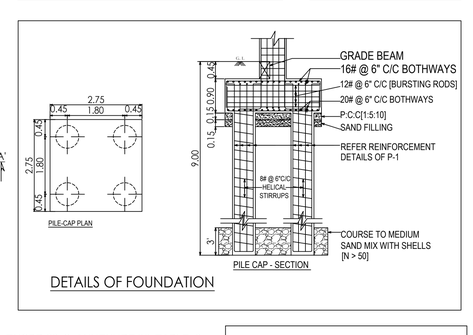
PERCOLATION PIT

DETAILS OF SEPTICTANK AND TRENCH



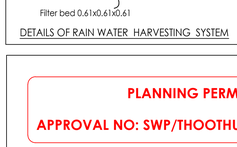
t	tread	0.30
r	rise	0.15
width of staircase		1.50

DETAILS OF STAIRCASE



DETAILS OF FOUNDATION

LEGENDS	
APPLICANT SITE BOUNDARY	
PROPOSED BUILDING	
EXISTING BUILDING	
DRIVE WAY	
EXISTING ROAD	



DETAILS OF RAIN WATER HARVESTING SYSTEM

TOTAL FSI AREA	**770.08 Sq.m**
TOTAL BUILT UP AREA	1,221.32 Sq.m

SITE EXTENT PARTICULARS		EXTENT IN SQ.FT	EXTENT IN SQ.M
SITE AREA	AS PER SURVEY RECORD	7351.81	683.00
	AS PER DOCUMENT	7725.00	717.67
	AS ON SITE	6944.50	645.16
	SUPER IMPOSED BOUNDARY	6944.50	645.16

DESCRIPTION	AREA IN		TOTAL	
	FSI	NON-FSI	SQ.M	SQ.FT
PROPOSAL IN STILT FLOOR	-	385.04	385.04	4,145
PROPOSAL IN FIRST FLOOR	385.04	-	385.04	4,145
PROPOSAL IN SECOND FLOOR	385.04	-	385.04	4,145
PROPOSAL IN TERRACE FLOOR	-	66.20	66.20	713
TOTAL	770.08	451.24	1,221.32	13,148

Floor Space Index

Total FSI Area / Site Area = 770.08 / 645.16 = 1.19 < 2.00

HEIGHT OF THE BUILDING : 10.35 M

PARKING SPACE REQUIRED FOR OTHER OFFICE BUILDING AS PER TNCDBR 2019 ANNEXTURE-IV, RULE 38(4)&39(8).

PARTICULARS	PARKING SPACE	
	Required	Provided
CAR 2.50 X 5.00	7	7
Ph-CAR 3.60 X 5.00	2	2
TWO WHEELER 1.00 X 1.80	36	36

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.

JOINERY SCHEDULE		
MD	MAIN DOOR	1.50 X 2.44
D1	DOOR	0.90 X 2.13
D2	DOOR	0.76 X 2.13
LD	LIFT DOOR	0.91 X 2.13
FW	FRENCH WINDOW	0.91 X 2.00
W	WINDOW	0.91 X 0.61
V	VENTILATOR	0.91 X 0.61

A1	– FIRE RESISTING BUCKETS WITH SAND (EACH 1KG) ...	5KG X 2 NOS = 10 KG
A2	– FIRE RESISTING BUCKETS WITH WATER (EACH 1KG) ...	5KG X 2 NOS = 10 KG
B	– CO-CORBON -DI-OXIDE TYPE FIRE EXTINGUISHER ...	2KG X 2 NOS = 4 KG
C	– DCP - DRY CHEMICAL TYPE FIRE EXTINGUISHER ...	5KG X 2 NOS = 10 KG
D	– FA - FIRE ALARAM	2 NOS
E	– EMERGENCY ALARAM	2 NOS
F	– FIRE HOSE REEL PROVIDED	

SANITARY REQUIREMENTS :TNCBR 2019: ANNEXURE 'X' :TABLE :8.

SANITARY DETAILS							
Sl.NO	Sanitary Unit	Required		Provided		Total	
		Male	Female	Male	Female	Required	Provided
1	Water Closet	2	2	3	2	5	5
2	Urinals	3	–	3	–	3	3
3	Drinking Water Fountain	3		3		3	3
4	Wash Basin	3		3		3	3
5	Cleaners' Sink	3		3		3	3

PLANNING PERMISSION NO : 111/2026

APPROVAL NO: SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P.NO : 69/2026

Office Use

R.SARAVANAN.,DCE.,
Registered Construction Engineer
Reg No: RCE/TKDTCP/February/01/2024
22-A/4,Sivan Kovil Street,Tuticorin-628 002.
Cell:94433 23158,Ph:0461-2323154.
Email ID: rsaravanabuilders@gmail.com
REGISTERED CONSTRUCTION ENGINEER

S.BALA SHANMUGA SUNDARAM., M.Tech.,
Registered Geotech Engineer (RGtE),
Reg. No: RGTE/TVL/01/2025
BALA GEOTECH SERVICE
15-A , Bharathar Street
Palayamkottai, Tirunelveli-627002
Mobile No: 9488055602
E-Mail: bala.geotech14@gmail.com
REGISTERED GEOTECH ENGINEER

J.SENTHIL KUMAR,M.E.,AMIE.,M.Sc(Val)
Civil, Structural & Geotech Consultant
Chartered Engineer, Reg.No: AM 183238-5
Registered Structural Engineer
Reg.No: SE/I/2024/9/0047
No.4, IInd Floor,Adithya Homes,Sirungeri Nagar,
Bypass Road, Madurai-16. Ph.8056564468
REGISTERED STRUCTURAL ENGINEER

S. JEYA CHANDRAN., B.Arch.,
Registered Architect, Grade - 'I'
Reg. No. RA-T/TKDTCP / October 1/2023
22-A/4, Sivan Kovil Street,
Thoothukudi - 628 002.
Mobile no: 095856 16699.
E-Mail : jeyachandrnars@gmail.com
REGISTERED ARCHITECT

LAND AND BUILDING OWNER

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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Chennai 600 097, India
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+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.