PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

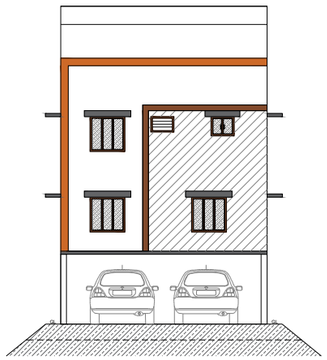
ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

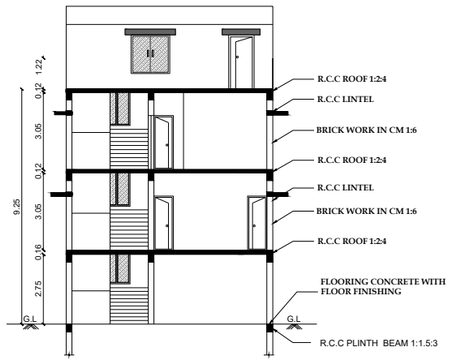
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

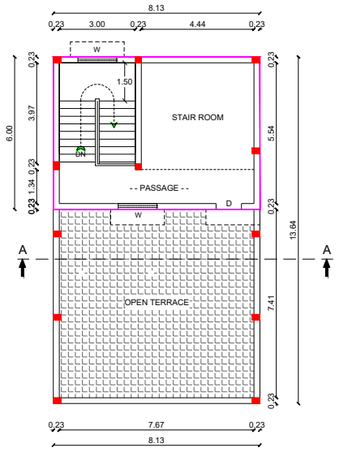
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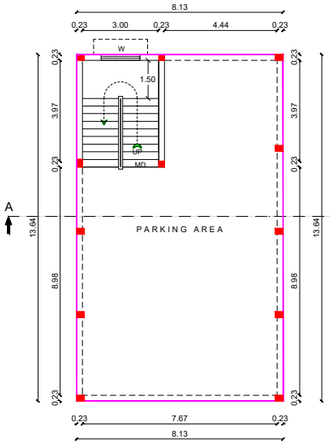
FRONT ELEVATION



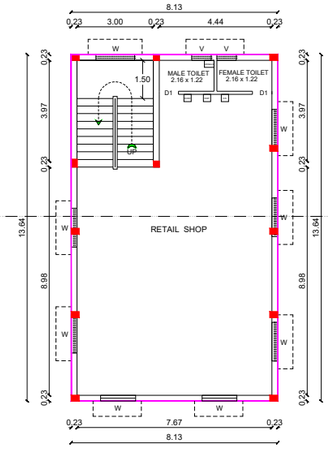
SECTION ON - AA



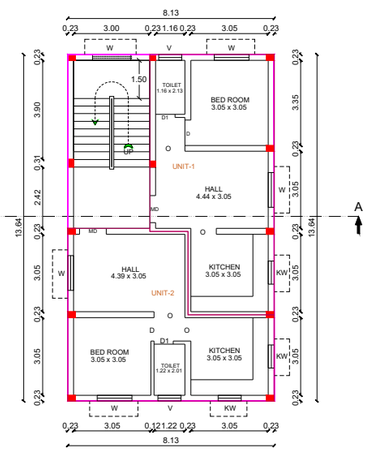
TERRACE FLOOR PLAN



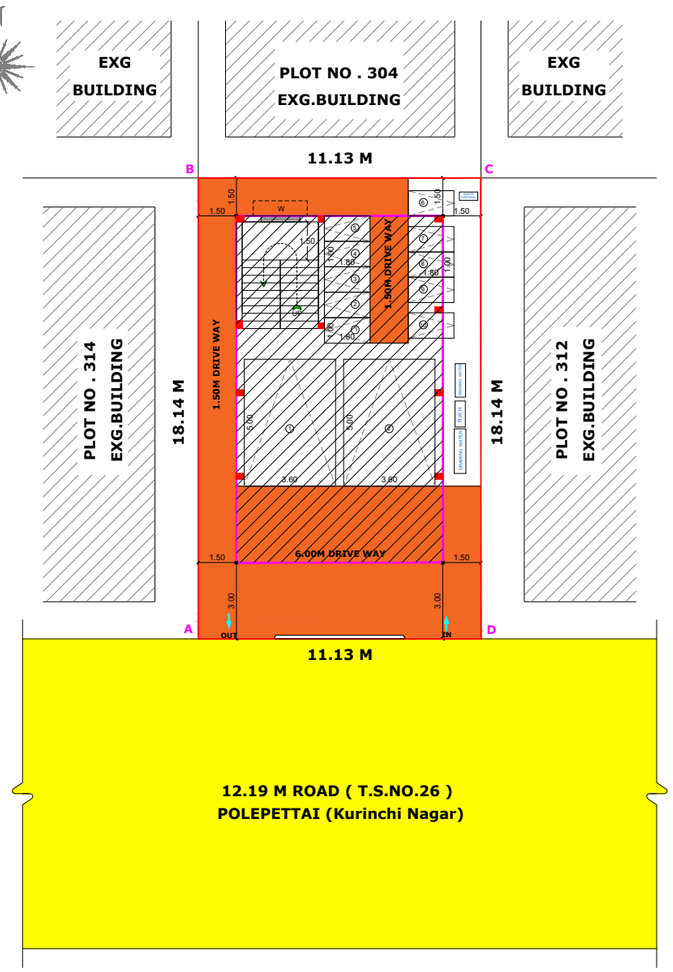
STILT FLOOR PLAN



FIRST FLOOR PLAN

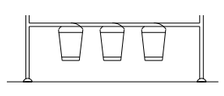


SECOND FLOOR PLAN



SITE PLAN (SCALE 1:100)

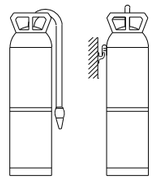




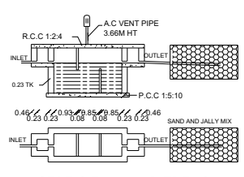
SAND BUCKETS



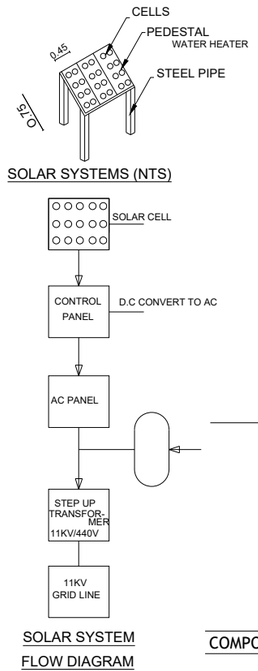
STAIR DETAILS



FIRE EXTINGUISHER

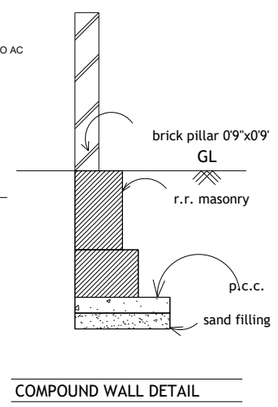


SEPTIC TANK AND TRENCH

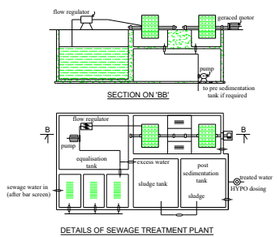


SOLAR SYSTEMS (NTS)

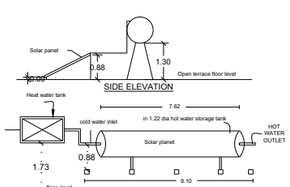
SOLAR SYSTEM FLOW DIAGRAM



COMPOUND WALL DETAIL
scale: 0'1" = 4'0"



DETAILS OF SEWAGE TREATMENT PLANT



SOLAR WATER HEATER PLANT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL RETAIL SHOP AND RESIDENTIAL BUILDING IN PLOT NO. 313, T.S.NOS. 43/1 & 43/2, TOWN SURVEY WARD. B, BLOCK NO. 24, APPROVED LAYOUT NO. T.P/D.T.P NO. 110/65 AT POLEPETTAI (Kurinchi nagar), CORPORATION WARD.13, NORTH ZONE, THOOTHUKUDI CITY MUNICIPAL CORPORATION .

APPLICANT NAME :- MR. R . MUNIASAMY .

AREA DETAILS :-

PARTICULARS	SQ.MT
SITE AREA AS PER DOCUMENT	203.46
SITE AREA AS PER SITE	203.46
SUPERIMPOSED FMB AREA	201.75
SITE AREA AS PER TSLR	228.00

DESCRIPTIONS	FSI AREA	NON FSI AREA	TOTAL BUILT UP AREA
PROPOSED STILT FLOOR AREA	---	110.78	110.78
PROPOSED FIRST FLOOR AREA	110.78	---	110.78
PROPOSED SECOND FLOOR AREA	110.78	---	110.78
PROPOSED TERRACE FLOOR AREA	---	48.75	48.75
TOTAL AREA	221.56	159.53	381.09
OPEN SPACE	---	---	90.97

FLOOR SPACE INDEX (FSI) =1.098 < 2.00

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
RETAIL SHOPS Upto 50 sq.m- Nil 1Car space & 1Two wheeler space for every 50sq.m	2 CAR AND 2 TWO WHEELERS	2 CARS AND 6 TWO WHEELERS

RESIDENTIAL BUILDING PARKING DETAILS:
Floor area above 25sq.m & upto 50sq.m

Second Floor Details:	Area Details	Required	Provided
Unit - 1	45.20 sq.m	1 Two wheelers	2 Two wheelers
Unit - 2	43.47 sq.m	1 Two wheelers	2 Two wheelers

SETBACK DETAILS

	REQUIRED	PROVIDED
FRONT SET BACK	3.00 m	3.00 m
SIDE SET BACK-1	1.50 m	1.50 m
SIDE SET BACK-2	1.50 m	1.50 m
REAR SET BACK	1.50 m	1.50 m

JOINERY DETAILS

MD - MAIN DOOR	1.06 X 2.13
D1 - DOOR	1.00 X 2.13
W - WINDOW	1.52 X 1.52
V - VENTILATOR	0.91 X 0.61

ALL DIMENSIONS ARE IN METRE (SCALE - 1:100)

APPLICANT SITE
PROPOSEDPOSAL
EXISTING ROAD
DEMOLISHED AERA

SANITARY DETAILS
Sanitation requirement for shops and commercial Offices
Total No. of Persons -15

Sl.No	Sanitary Unit/Fittings	For Personnel
1	WATER CLOSETS (W.C)	1
2	DRINKING WATER FOUNTAINS	1
3	WASH BASIN	1
4	URINALS	1
5	CLEANER'S SINK	1

SANITARY DETAILS
Sanitation Requirement for Residences

Sl.No	Sanitary Unit	Dwelling with individual conveniences
1.	Bath Room	One provided with water tap
2.	Water Closet (W.C.)	One
3.	Sink (or Nahani) in the Floor	One
4.	Water Tap	One

ROC.NO: SWP/BPA/914275/2026/T.C.P
SITE BOUNDARY SHOWN AS "A TO D"
PLANNING PERMISSION NO: 92/2026 AND APPROVAL NO: SWP/THOOTHUKUDI/BPA/A.D/DTCP. NO: 59/2026

APPLICANT

DHEENATHAYALAN., BE,
REG STRUCTURAL ENG. GRADE - II (RSE)
REG NO:RSE/GR.II/ST/JULY 2019/005
CORP.REG.NO-STRUCTURAL ENG.GR.II S.E NO : 138/LS/2019/00010
249,NANTHA GOPALA PURAM (WEST) , THOOTHUKUDI -628 002
cell : 9442723339 , 8056957099

REGISTERED STRUCTURAL ENGINEER

E.SANTHANAM., D.C.E
REGISTERED ENGINEER GRADE - III
THOOTHUKUDI CORPORATION : 138/LS2020/00011
THOOTHUKUDI LPA&RE/G.III TVT/June2020/004
4B, SARANGAPANI STREET,THOOTHUKUDI-628002
CELL : 9688885722,8072014141
Email: civilsanthanam@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

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3/350/2 Mettukuppam,
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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.