Verified RealEstate™

REFERENCE
3/2025-2026

ISSUED
19 January 2026

PP APPROVAL RECORD

# Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Rural Panchayat**

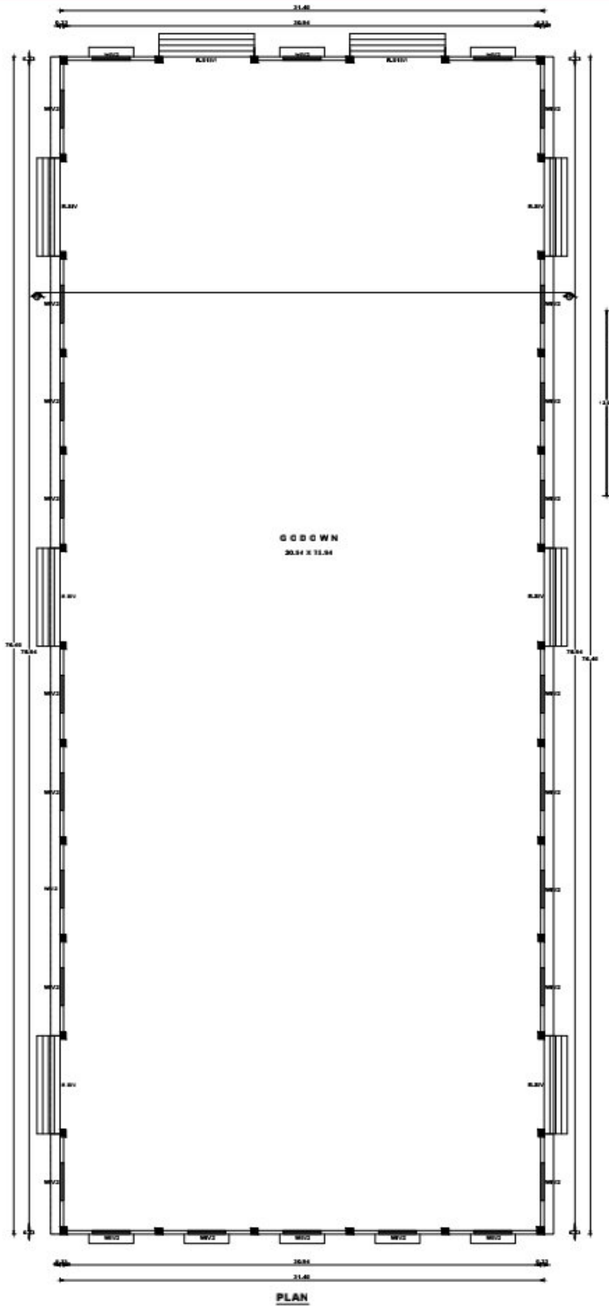
The approval as the planning authority issued it, reproduced in full behind this page.

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

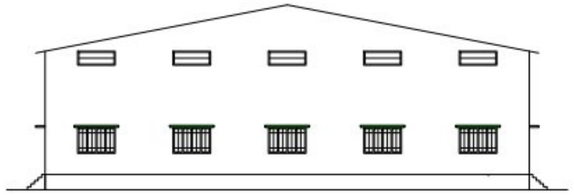
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD




PLAN



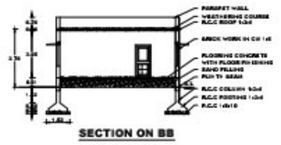
ELEVATION



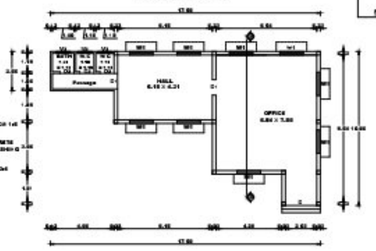
SECTION ON AA



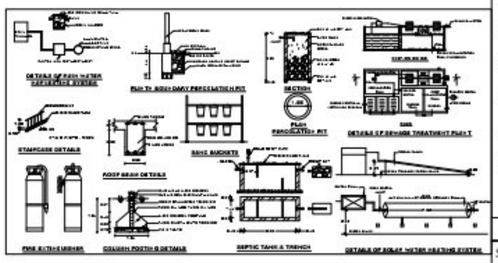
ELEVATION

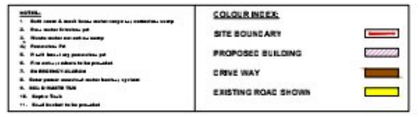


SECTION ON BB

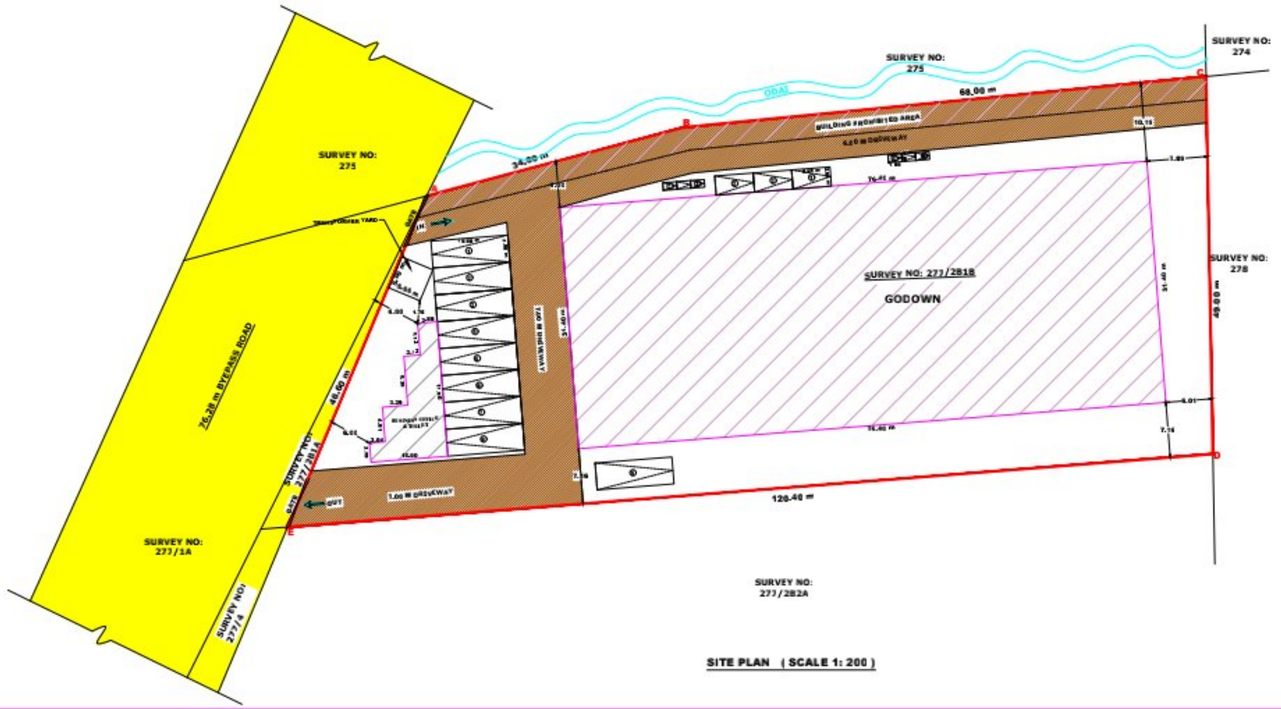


PLAN






PLANNING PERMISSION
ROC.NO: SWP/BPA/205877/2024
SITE BOUNDARY SHOWN AS "A TO E"
PLANNING PERMISION NO. 54/2024 (SWP/TUTY)




SITE PLAN ( SCALE 1: 200 )

**PLAN SHOWING THE PROPOSED CONSTRUCTION OF GODOWN BUILDING & BUSINESS OFFICE BUILDING IN SURVEY NO. 277/2B1B, MADURAI BYEPASS ROAD, PUDURPANIAPURAM VILLAGE & PACHAYAT, OTTAPIDARAM TALUK, THOOTHUKUDI DISTRICT.**

**APPLICANT NAME: M/S VIJAYALAKSHMI INFRASTRUCTURES AND LOGISTICS PRIVATE LIMITED, DIRECTOR : Mr. GURUSAMY RAJA.**

ALL DIMENSIONS ARE IN METER, SCALE 1: 100 & 200

| SITE AREA DETAIL | DOC.NO | SURVEY NO | SQ.M | SQ.FT |
|---|---|---|---|---|
| AS PER DOCUMENT | 211/2018 | 277/2B1B | 5372.797 | 57832.79 |
| AS PER PATTA | 1602 | 277/2B1B | 5375.00 | 57856.50 |

BUILDING AREA DETAILS

| Floor Details | Usage Detail | FSI Area sq.m | Non FSI sq.m | Total Area sq.m | Total Area sq.ft |
|---|---|---|---|---|---|
| Ground Floor | Godown | 2398.96 | - | 2398.96 | 25822.40 |
| | Business Office | 101.10 | - | 101.10 | 1088.24 |
| Total Floor | | 2500.06 | - | 2500.06 | 26910.64 |
| open space | | | | 2668.43 | |

$$FSI = \frac{\text{TOTAL AREA OF ALL FLOORS}}{\text{PLOT AREA}} = \frac{2500.06}{5372.793} = 0.4653 < 1.50$$

PARKING DETAILS

GODOWN BUILDING PARKING DETAILS AS PER TNCDBR 2019

1 LORRY SPACE EVERY 100.00 Sq.m OF GODOWN,

BUSINESS OFFICE PARKING DETAILS AS PER TNCDBR 2015

1 CAR SPACE SPACE FOR EVERY 101.01 Sq.m, 1 TWO WHEELER SPACE FOR EVERY 25.01 Sq.m OF BUSINESS OFFICE.

PARKING DETAILS

| DESCRIPTION | AREA | REQUIRED | PROVIDED |
|---|---|---|---|
| GODOWN | 2398.96 | 09 Nos | 09 Nos |
| CAR PARKING (INCLUDING PH PARKING) | 101.10 | 03 Nos | 03 Nos |
| TWO WHEELERS | | 6 Nos | 6 Nos |

JOINERY DETAILS

| | | |
|---|---|---|
| R.S | ROLLING SHUTTER | 5.87 X 3.05 |
| R.S1 | ROLLING SHUTTER | 5.73 X 3.05 |
| D | DOOR | 2.03 X 2.13 |
| D1 | DOOR | 1.00 X 2.13 |
| D2 | DOOR | 0.91 X 2.13 |
| W | WINDOW | 2.44 X 1.68 |
| W1 | WINDOW | 1.52 X 1.52 |
| V | VENTILATOR | 5.87 X 0.91 |
| V1 | VENTILATOR | 5.73 X 0.91 |
| V2 | VENTILATOR | 2.44 X 0.91 |
| V3 | VENTILATOR | 0.91 X 0.61 |

Er. R. VINOTHKUMAR, B.C.E
REGISTERED CONSTRUCTION ENGINEER

DHANAPATHY.G.R., ME.,
REGISTERED STRUCTURAL ENGINEER

P.RAJ.,ITH., B.E
REGISTERED ENGINEER

APPLICANT

Signature Not Verified

Scanned with OKEN Scanner

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

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# 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.