

PP

APPROVAL RECORD

# Planning Permission

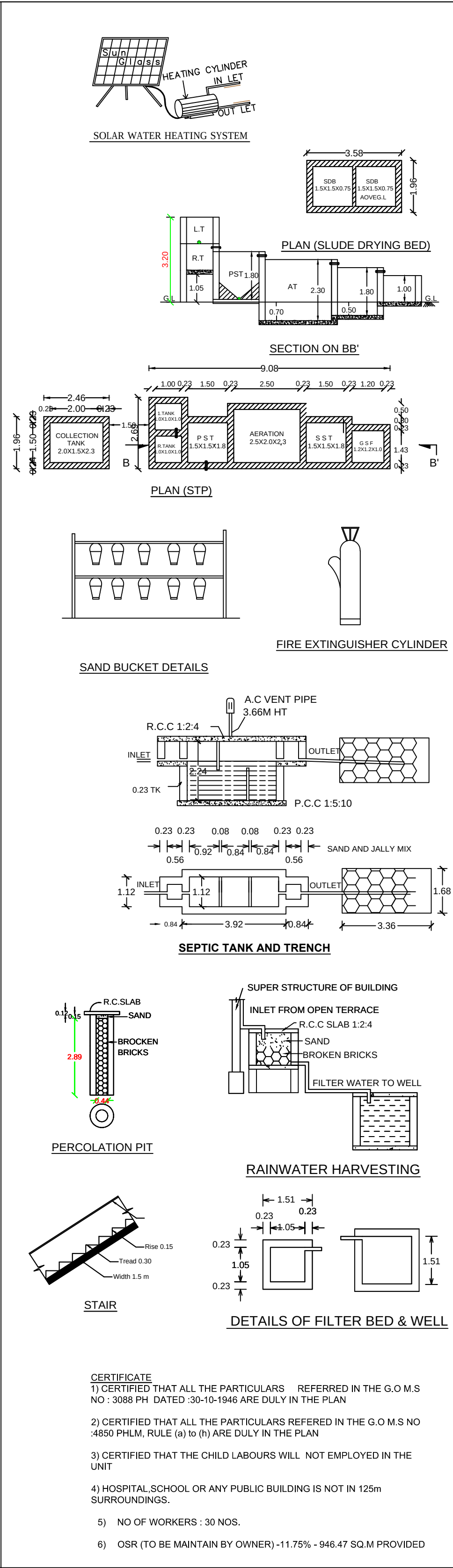
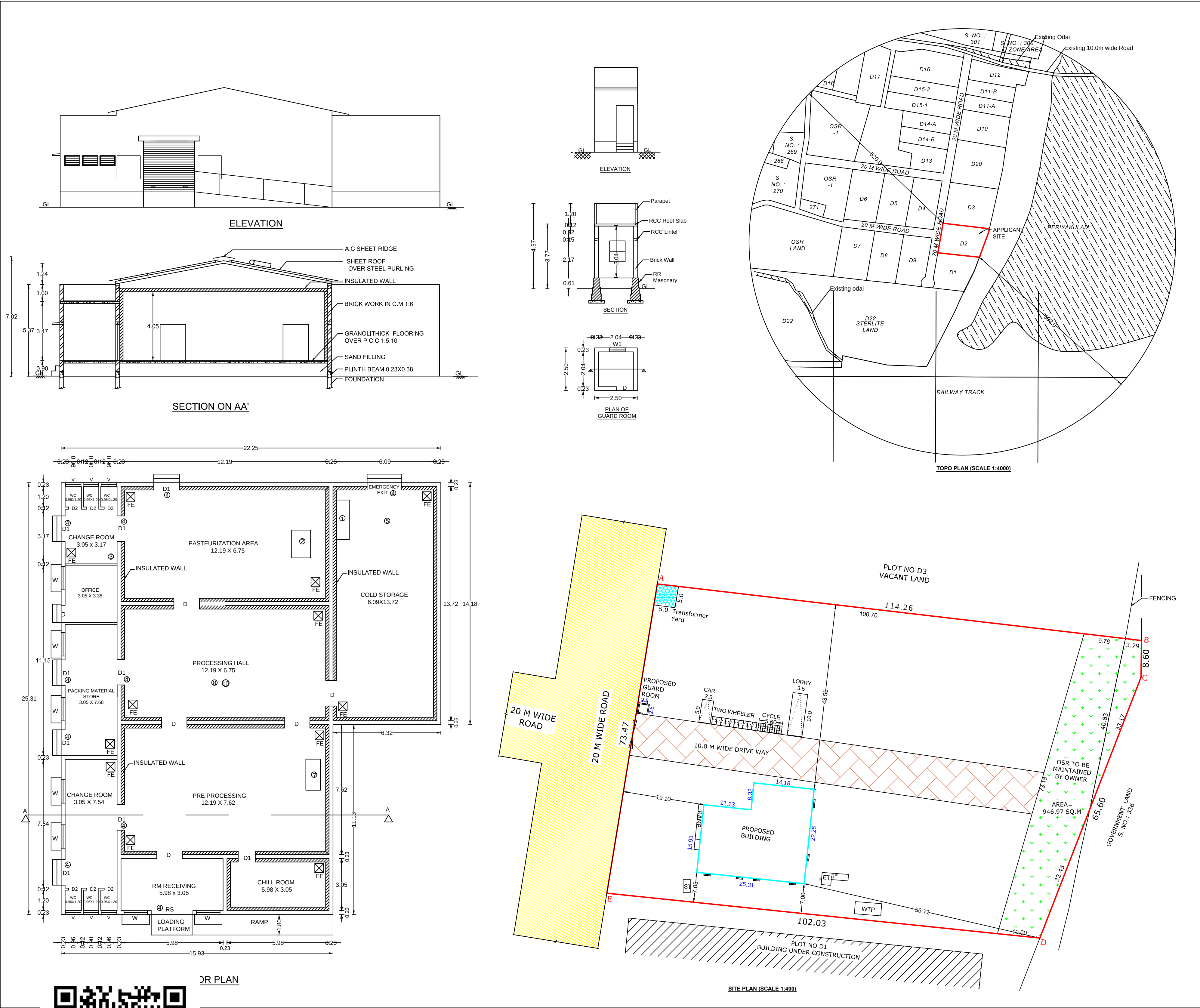
Thoothukkudi  
Thoothukkudi district, Tamil Nadu

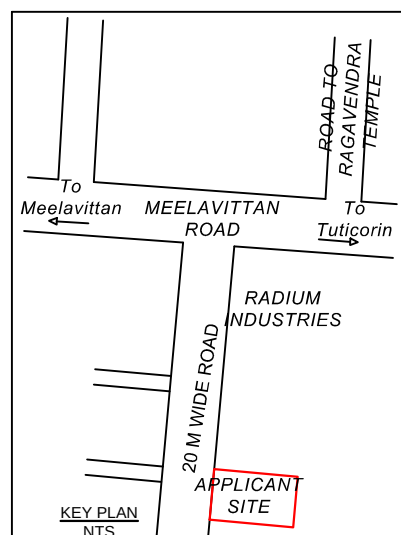
APPROVAL TYPE  
**Building Plan**

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 SEA FOOD PROCESSING UNIT (ORANGE) WITH<br>INSTALLATION OF 80.00 HP ELECTRIC MOTORS FOR " M /S KPP SEA FOODS " IN PLOT NO:D2, APPROVED<br>LAYOUT NO.: 10.வ. (தொ) / தாஉ. திரு. எண்.: 03/2020 MEELAVITTAN SURVEY NO:268 PT & 294 PT., AT<br>SIPCOT INDUSTRIAL COMPLEX, MEELAVITTAN ROAD, THOOTHUKUDI CORPORATION. (SCALE 1:100)                                                                  |                   |              |                     |                                                                                                                                                                                                                                                                                                                                                            |                      |
| NAME OF THE COMPANY:" M /S KPP SEA FOODS "<br>PROPRIETOR : Mr. S.A. PERIYASAMY                                                                                                                                                                                                                                                                                                                                                          |                   |              |                     | ALL DIMENSIONS ARE IN METER<br>                                                                                                                                                                                                                                         |                      |
| LAND AREA STATEMENT                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |              |                     | JOINERIES<br>R.S - ROLLING SHUTTER 3.00 X 3.50<br>D - DOOR 1.20 X 3.00<br>D1 - DOOR 1.00 X 2.13<br>D2 - DOOR 0.76 X 2.13<br>W - WINDOW 1.37 X 1.37<br>W1 - WINDOW 0.91 X 2.13<br>EMERGENCY EXIT 2.00 X 2.13<br>V - VENTILATOR 0.90 X 0.76                                                                                                                  |                      |
| SURVEY NOS                                                                                                                                                                                                                                                                                                                                                                                                                              | DOCUMENT (SQ.M)   | PATTA (SQ.M) | AS IN SITE (SQ.M)   |                                                                                                                                                                                                                                                                                                                                                            | SUPER IMPOSED (SQ.M) |
| 268 PT & 294 PT.                                                                                                                                                                                                                                                                                                                                                                                                                        | 8053.24           | 8053.84      | 7956.75             |                                                                                                                                                                                                                                                                                                                                                            | 7829.42              |
| BUILDING AREA STATEMENT                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |              |                     | BLOCK NAME AREA<br>FLOOR NAME<br>FSI (SQ.M)<br>NON-FSI (SQ.M)<br>FLOOR-WISE (SQ.M)<br>BLOCK -1<br>GROUND FLR<br>492.81<br>----<br>492.81<br>BLOCK 2 -GUARD ROOM<br>GROUND FLR<br>----<br>6.25<br>6.25<br>TOTAL<br>492.81<br>6.25<br>499.06                                                                                                                 |                      |
| FSI CALCULATION<br>= TOTAL FSI AREA LAND AREA = 492.81 7829.42 = 0.06 < 1.50                                                                                                                                                                                                                                                                                                                                                            |                   |              |                     |                                                                                                                                                                                                                                                                                                                                                            |                      |
| PARKING CALCULATION<br>1 LORRY SPACE FOR EVERY 500 SQ.M OF WORKSHOP AREA = 492.81/ 500 = 1<br>1 CAR SPACE FOR EVERY 100 SQ.M OF OFFICE AREA = 10.22 / 100 = 1<br>1 TWO WHEELER AND 1 CYCLE SPACE FOR EVERY 50.SQ.M OF WORKSHOP AREA =492.81/50 = 10                                                                                                                                                                                     |                   |              |                     |                                                                                                                                                                                                                                                                                                                                                            |                      |
| PARKING REQUIREMENTS<br>DESCRIPTION<br>REQUIRED<br>PROVIDED<br>LORRY (3.50X 10.0) 1 1<br>CAR (2.50 X 5.0) 1 1<br>TW (1.00 X 1.80) 10 10<br>CYCLE (0.56 X 1.80) 10 10                                                                                                                                                                                                                                                                    |                   |              |                     |                                                                                                                                                                                                                                                                                                                                                            |                      |
| HP DETAILS<br>REFERENCE<br>DESCRIPTION<br>HORSE POWER<br>PER UNIT NOS TOTAL<br>1 BITZER 25.00 1 25.00<br>2 FREE-ON UNIT 15.00 1 15.00<br>3 WATER PUMP 2.50 2 5.00<br>4 AIR CURTAIN 1.00 10 10.00<br>5 PACKING MACHINE 6.00 1 6.00<br>6 ETP WATER PUMP 5.00 1 5.00<br>7 FILTRATION / SOFT WATER 3.00 1 3.00<br>8 LIGHTING & OTHERS 5.00 1 5.00<br>9 WTP PLANT WATER PUMPS 5.00 1 5.00<br>10 METAL DETECTOR 1.00 1 1.00<br>TOTAL HP 80.00 |                   |              |                     |                                                                                                                                                                                                                                                                                                                                                            |                      |
| OFFICE USE<br>TECHNICAL APPROVAL<br>Roc no.: SWP/BPA/315896/2024<br>SWP/THOOTHUKUDI/BPA/AD/DTCP NO.: 78/2024<br>SITE BOUNDARY : A TO E                                                                                                                                                                                                                                                                                                  |                   |              |                     | SANITARY DETAILS<br>TOTAL NO OF PERSONS-30 MALE=20 PERSONS FEMALE=10 PERSONS<br>S.NO DESCRIPTION REQUIRED PROVIDED<br>1 MALE WATER CLOSET 1 FOR 1-15 PERSONS 1 1<br>2 FEMALE WATER CLOSET 1 FOR 1-12 PERSONS 1 1<br>3 DRINKING WATER FOUNTAIN MINIMUM OF ONE ON EACH FLOOR 0 1<br>4 ABULATION TAPE ONE IN EACH W.C 2 2<br>5 URINALS 1 FOR 7-20 PERSONS 1 2 |                      |
|                                                                                                                                                                                                                                                                                                                                                    |                   |              |                     | COLOUR INDEX<br>Applicant Site<br>Proposed Building<br>Existing Building<br>Existing Road<br>Drive Way<br>Transformer yard<br>OSR (946.47 Sq.M - 11.75 %)<br>FIRE EXTINGUISHER                                                                                                                                                                             |                      |
| <br>Dr. E. RAVI, M.E., Ph.D., F.I.E., F.I.G.S.,<br>Geotechnical Engineer (RGT)<br>REG NO:012018/ROTE/ELPA<br>67, Sri Ruby Garden, Thindal PO,<br>ERODE- 638012<br>9442717034, 9781756150                                                                                                                                                                                                                                                |                   |              |                     | <br>A. GETHSY, M.E.,<br>REGISTERED STRUCTURAL ENGINEER<br>REG NO-RSE-47/KDCTCP/SEP/03/2021<br>88A, 6th STREET EAST, BRYANT NAGAR,<br>THOOTHUKUDI- 626008                                                                                                                                                                                                   |                      |
| <br>E. S. PONMANIKANDAN<br>M.E.(STRUCTURAL), LL.B. AIV. AMIE<br>REG ENGINEER/REG VALUER/CHARTERED ENGINEER<br>RE-17/KDCTCP/TOBER/2/2023, 130/LB/2019/000099<br>TUTICORIN, PIN-620005, SWM/0022/04<br>149B, POLEPETTAI 1ST<br>STREET, TUTICORIN, PH-805670/0160                                                                                                                                                                          |                   |              |                     |                                                                                                                                                                                                                                                                                                                                                            |                      |
| OWNER                                                                                                                                                                                                                                                                                                                                                                                                                                   | GEO-TECH ENGINEER |              | STRUCTURAL ENGINEER | REGISTERED ENGINEER                                                                                                                                                                                                                                                                                                                                        |                      |

# 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](#)



# 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

## 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

## 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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
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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.

