Verified RealEstate™

REFERENCE
SWP/BPA/374836/2024

ISSUED
29 January 2025

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.

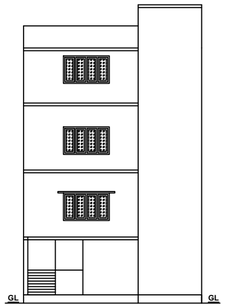
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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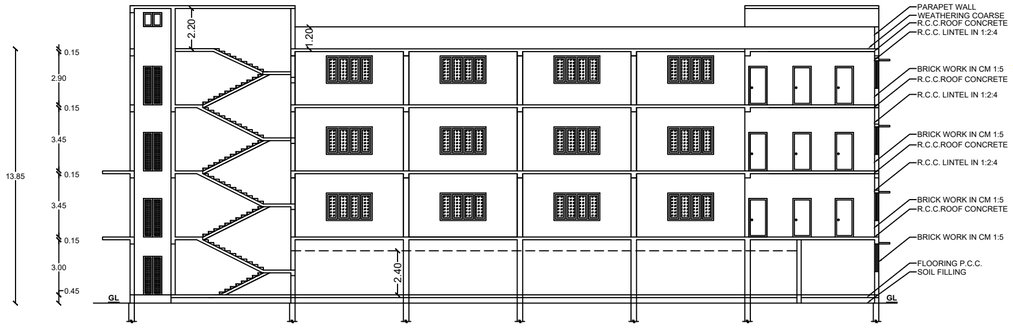
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL OFFICE BUILDING AT TIRUNELVELI MAIN ROAD IN T.S.WARD B, T.S.BLOCK - 4, T.S.NO. 88,89,90,91,92/1, KOVILPATTI TALUK, KOVILPATTI MUNICIPALITY,THOOTHUKUDI DISTRICT.

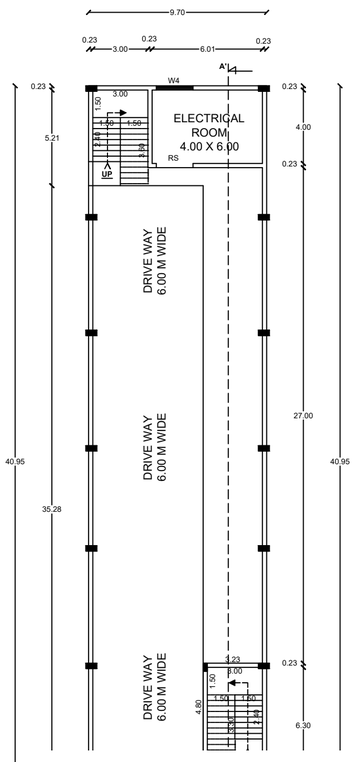
APPLICANT NAME : Mr. C. PANDIAMMAL

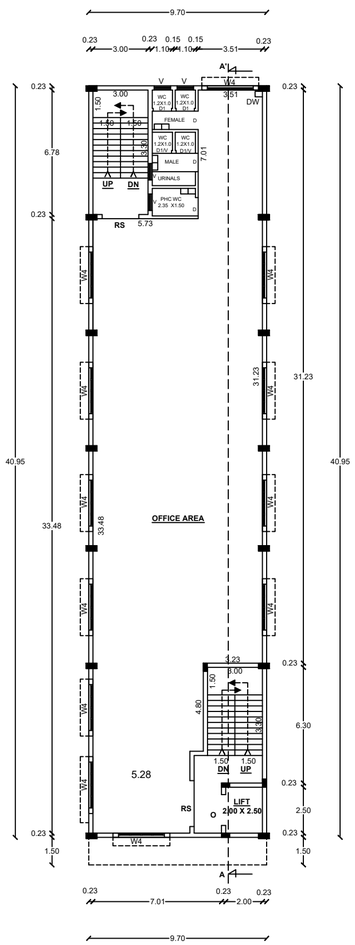


ELEVATION



SECTION -AA'



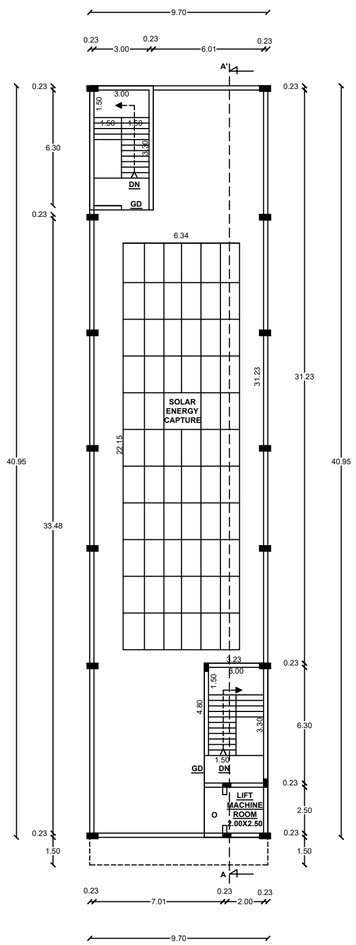


BLOCK-1

TYPICAL FLOOR

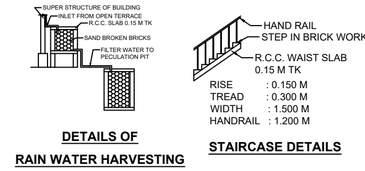
FIRST, SECOND AND THIRD

FLOOR PLAN



BLOCK-1

TERRACE FLOOR PLAN



DETAILS OF

RAIN WATER HARVESTING

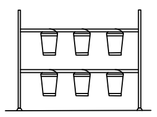
STAIRCASE DETAILS

DETAILS OF RWH

STORAGE TANK

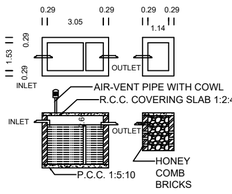
FIRE

EXTINGUISHER



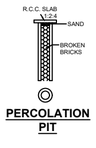
SAND

BUCKETS



DETAILS OF

SEPTIC TANK AND TRENCH

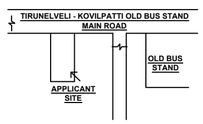


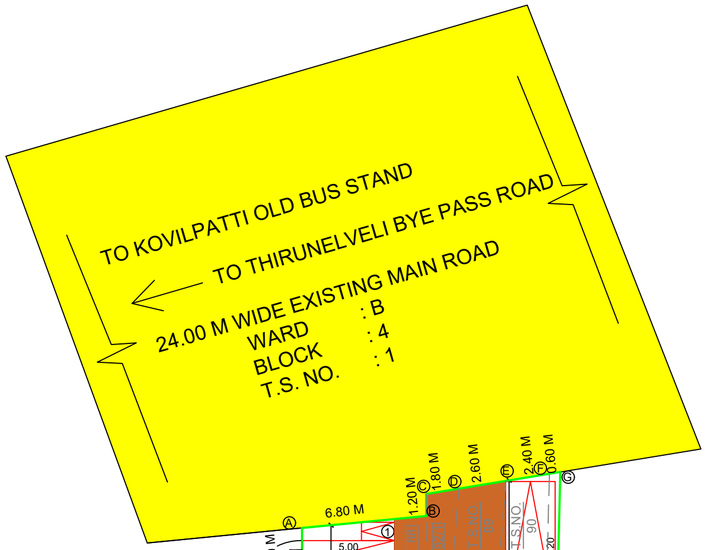
PERCOLATION

PIT

LOCATION PLAN

NOT TO SCALE





SITE PLAN

LEGEND

- SITE BOUNDARY
- FSI BUILDING AREA
- DRIVE WAY
- EXISTING ROAD

SITE AREA DETAILS

AS PER DOCUMENT	717.09 SQ.M
AS PER PATTA	697.00 SQ.M
AS AT SITE	695.15 SQ.M

N

ALL DIMENSIONS ARE IN METER

SCALE = 1:200

PERVIOUS PLAN PERMISSION DETAILS

APPLICATION No. : SWP/BPA/054805/2023

APPROVAL NO. : SWP/THOOTHUKUDI/BPA/AD/DTCP NO. 07/2024

REVISED PLAN DETAILS

AREA DETAILS

BLOCK NAME	FLOOR NAME	FSI AREA IN SQ.M	NON-FSI IN SQ.M	BUILDUP AREA IN SQ.M
BLOCK 01	STILT FLOOR		397.210	397.210
	FIRST FLOOR	397.210		397.210
	SECOND FLOOR	397.210		397.210
	THIRD FLOOR	397.210		397.210
	TERRACE FLOOR			
	STAIR 1 HEAD ROOM		25.050	25.050
	STAIR 2 HEAD ROOM		23.390	23.390
	TOTAL	1191.63	445.650	1637.280

FLOOR SPACE INDEX

= TOTAL FLOOR AREA / AREA OF LAND = 1191.63 / 695.15 = 1.71 < 2.00

PARKING DETAILS

PARKING TYPE	PARKING REQUIRED	PARKING PROVIDED
CAR	12	12
TWO WHEELER	40	40

JOINERIES

RS	- ROLLING SHUTTER	- 2.00 X 2.40
D	- DOOR	- 1.00 X 2.20
D1	- PVC DOOR	- 0.90 X 2.20
W4	- 4 PANEL WINDOW	- 2.00 X 1.50
V	- VENTILATOR	- 0.90 X 0.75
GD	- GRILL DOOR	- 1.00 X 2.00

Note:

1. Waste Water Used for Garden
2. Rain water harvesting Details provided
3. Solar System Water tank provided
4. Fire Resistance to be provided
5. Emergency alarm to be provided
6. Drinking water to be provided as per Local body norms
7. Rain water harvesting tank to be provided
8. Waste water from recycle water tank & Trench connected to sullage disposal tank
9. Solid waste tub to be provided
10. 'U' traps provided in septic tank to prevent curb breeding of mosquitoes
11. (As per G.O (M.S) No.: 341 - dated 03.11.2004) CCTV surveillance camera to be provided

SANITARY DETAILS

TOTAL NUMBER OF PERSONS		MALE		FEMALE		
30 PERSONS		20		10		
	FOR PUBLIC	REQUIRED		PROVIDED		TOTAL
S.NO.	SANITARY UNIT	MALE	FEMALE	MALE	FEMALE	
1	WATER CLOSET	6	6	6	6	12
2	ABLUTION TAPS	6		6		6
3	URINALS	6	NIL	6	NIL	6
4	WASH BASIN	2	2	2	2	2
5	DRINKING WATER FOUNTAINS	3		3		3
6	CLEANERS SINK	3		3		3

REVICED PLANNING PERMISSION

ROC. NO. SWP/BPA/374836/2024

SITE BOUNDARY SHOWN AS "A TO K"

PLANNING PERMISSION

SWP/THOOTHUKUDI/BPA/AD/DTCP NO. 11/2025

APPLICANT

K. DHANADEEPA M.E., (Geotech.)
Geotechnical Consultant
Indian Geotechnical Society, LM 3562
B26, 17th Cross Street, Maharajanagar
Tirunelveli-627011

GEOTECHNICAL CONSULTANT

Dr. A. JEYAKUMAR, ME.,Ph.D.,M.Sc.,FIE.,MBA.,
Chartered Engineer, M-146180-4 & F-124638.7
Registered Structural Engineer Grade - I (RSE)
No. RSE/Gr.I/TKDTCP/June/003/2024
17H, Chidambara Nagar Main Road,
Tuticorin - 628008. Ph: 94433 40955

REGISTERED

STRUCTURAL ENGINEER

Er. S. SEKHAR, B.E.,
Registered Construction Engineer,
Reg.No. RCE/TKDTCP/OCTOBER/01/2023,
109 / 1, Gomathibai Colony 1st Street,
Thoothukudi - 628002.
Ph: 9443154594

REGISTERED

CONSTRUCTION ENGINEER

Er. S. SEKHAR, B.E.,
Registered Engineer Gr - I,
Reg.No. RE/Gr-I/TKDTCP/OCTOBER/06/2024,
109 / 1, Gomathibai Colony 1st Street,
Thoothukudi - 628002.
Ph: 9443154594

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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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.