

PP

APPROVAL RECORD

# Planning Permission

Melathattaparai  
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE  
**Building Plan**

ISSUING AUTHORITY  
**Rural Panchayat**

PURPOSE  
**Commercial**

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 THE SCHOOL BUILDING IN SURVEY NOS. 682/1A & 682/1B AT THATTAPARAI ROAD,  
MELA THATTAPARAI VILLAGE AND PANCHAYAT, THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI TALUK AND DISTRICT.

APPLICANT NAME: 1. Mr. J. ANBU EDISON, 2. Mr. J. JEBAMANI JEBERSON

SCALE

1:100

SHEET NO.

4/4



**PLANNING PERMISSION**

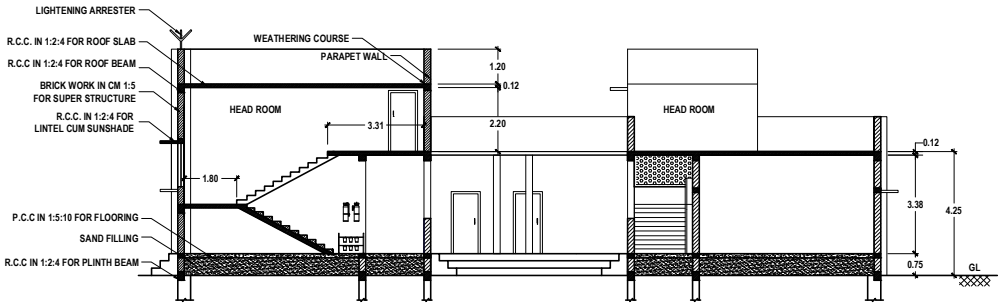
ROC. NO. SWP/BPA/482158/2025

SITE BOUNDARY SHOWN AS "A TO D"

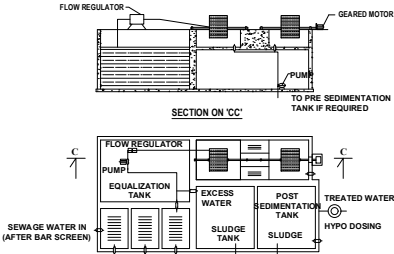
PLANNING PERMISSION NO. 36/2025 (SWP/TUTY)



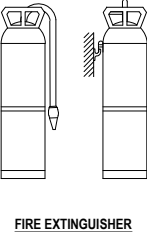
FRONT ELEVATION ( WEST FACING )



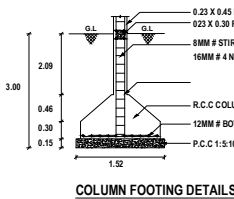
SECTION : A-A



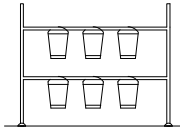
DETAILS OF SEWAGE TREATMENT PLANT



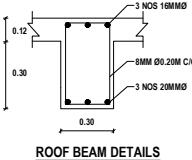
FIRE EXTINGUISHER



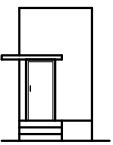
COLUMN FOOTING DETAILS



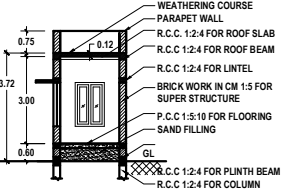
SAND BUCKETS



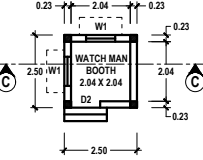
ROOF BEAM DETAILS



ELEVATION

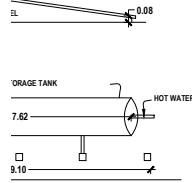


SECTION: C-C

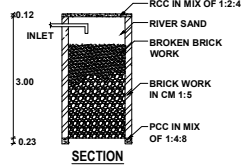


PLAN

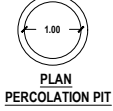
WATCH MAN BOOTH



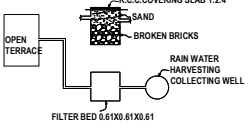
HEATING SYSTEM



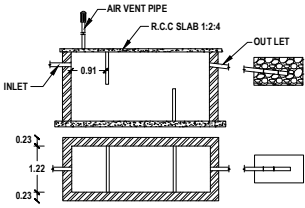
SECTION



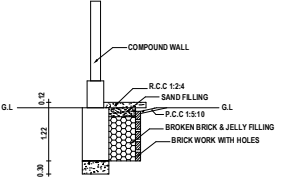
PLAN PERCOLATION PIT



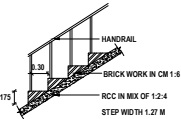
DETAILS OF RAIN WATER HARVESTING SYSTEM



SEPTIC TANK & TRENCH



PLINTH BOUNDARY PERCOLATION PIT



STAIRCASE DETAILS

J. ANBU EDISON (1)

J. JEBAMANI JEBERSON (2)

REGISTERED GEO-TECH ENGINEER

REGISTERED STRUCTURAL ENGINEER

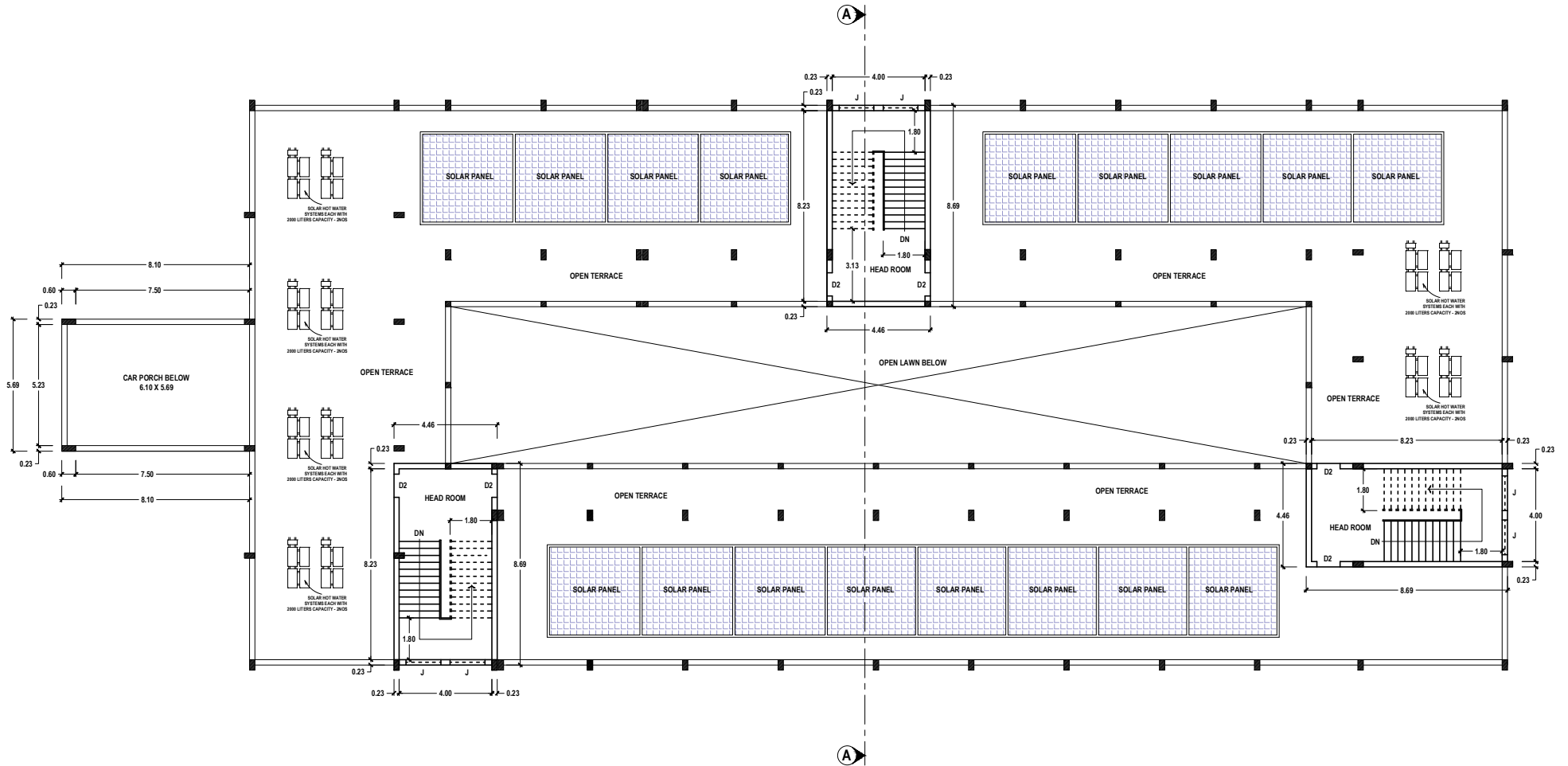
REGISTERED ENGINEER

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MELA THATTAPARAI VILLAGE AND PANCHAYAT, THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI TALUK AND DISTRICT.

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SCALE  
1:100

SHEET NO.  
3/4



TERRACE FLOOR PLAN

**PLANNING PERMISSION**

ROC. NO. SWP/BPA/482158/2025

SITE BOUNDARY SHOWN AS "A TO D"

PLANNING PERMISSION NO. 36/2025 (SWP/TUTY)

J. ANBU EDISON (1)

J. JEBAMANI JEBERSON (2)

E.K. SHANKAR NARAYANAN, B.E., M.TECH.,  
Registered Geotech Engineer  
ROTE 001/2022  
VARSHA GEOTECHNICAL WORKS  
RAJAPALAYAM 626 117

A. GETHSY, M.E.,  
Registered Structural Engineer  
Reg. No-RSE-11/TKDTCF/SEP/03/2021  
6B/A, 6th Street East,  
Briysant Nagar Thoothukudi-628 008

E.S. PONMAGANATHAN, M.E., LL.B.,  
Licensed Surveyor / Registered Engineer  
Approved Valuer / Chartered Engineer  
1498A, Palapattai West 1st Street,  
Tuticorin - 628 008  
Mob: 9850278016

APPLICANT

REGISTERED GEO-TECH ENGINEER

REGISTERED STRUCTURAL ENGINEER

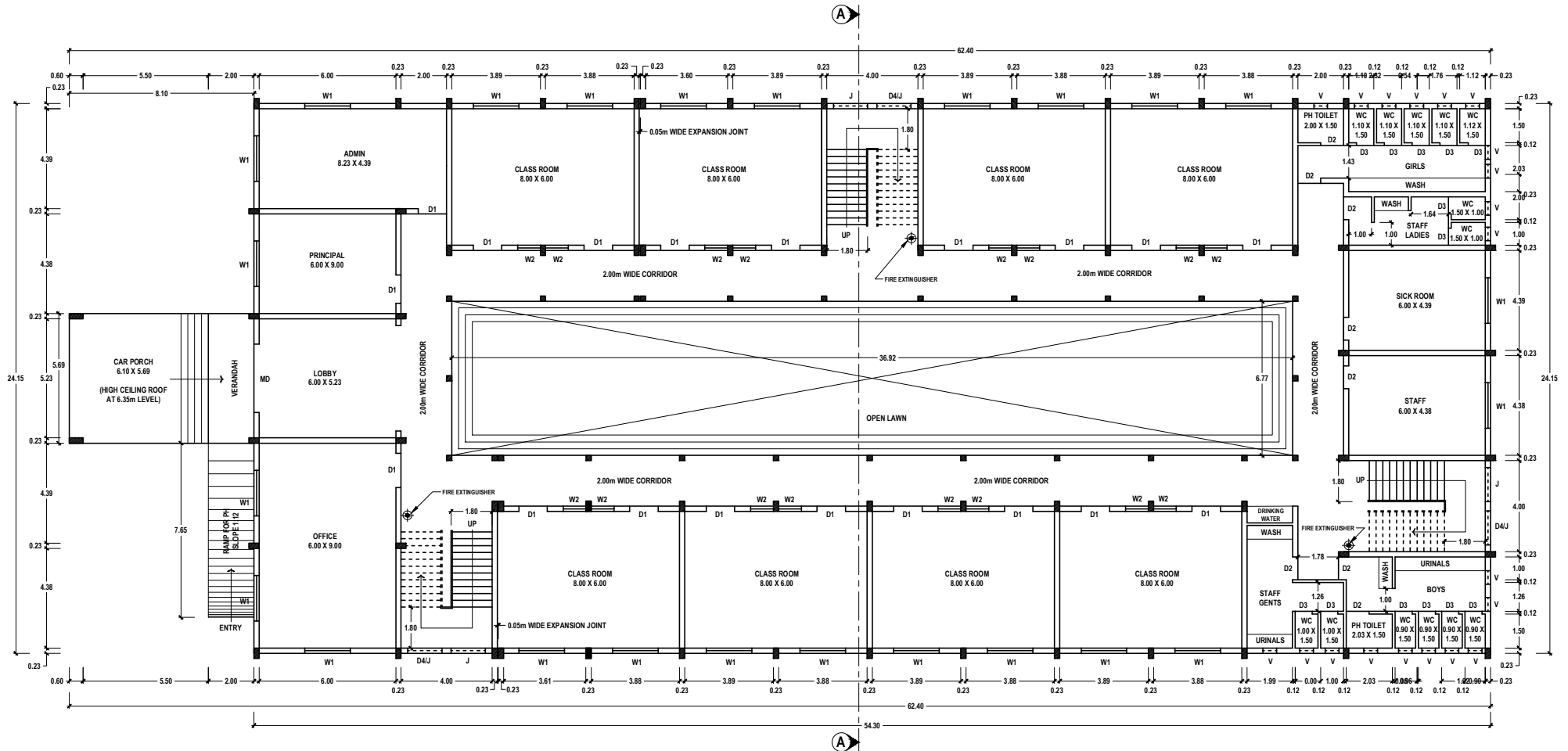
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SCALE  
1:100

SHEET NO.  
2/4



GROUND FLOOR PLAN

**PLANNING PERMISSION**

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RAJAPALAYAM 426 117

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Reg. No. RES-11/TKDC/SEP/03/2021  
6B/A, 6th Street East,  
Briyart Nagar Thoothukudi-628 008

E.S. PONNAMMA, M.E., J.B.A.Y.A.E.  
Licensed Surveyor / Registered Engineer  
Approval Vakar / Charred Engineer  
149A, Palapattai West 1st Street,  
Tulicorin - 628 008  
Mob: 9556740166

APPLICANT

REGISTERED GEO-TECH ENGINEER

REGISTERED STRUCTURAL ENGINEER

REGISTERED ENGINEER

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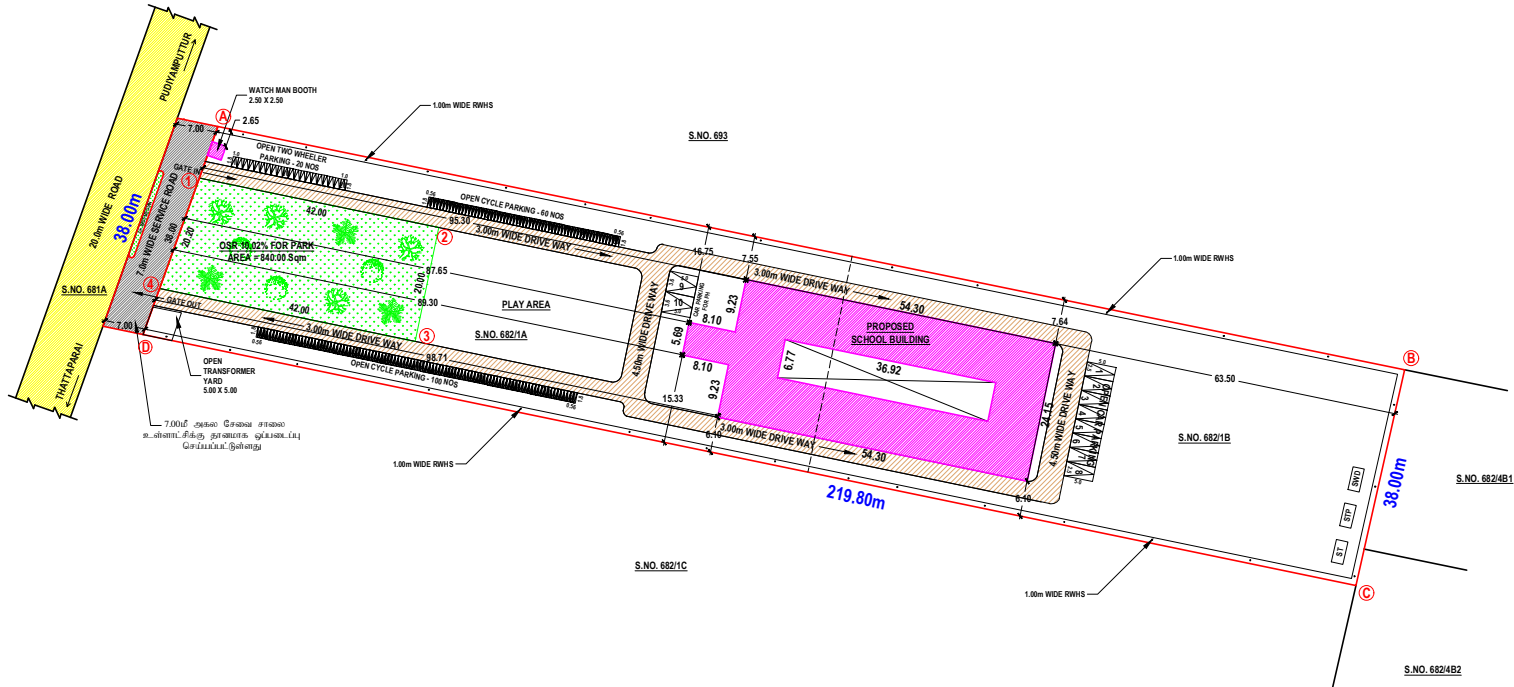
APPLICANT NAME: 1. Mr. J. ANBU EDISON, 2. Mr. J. JEBAMANI JEBERSON

SCALE

1:500

SHEET NO.

1/4



PLANNING PERMISSION

ROC. NO. SWP/BPA/482158/2025

SITE BOUNDARY SHOWN AS "A TO D"

PLANNING PERMISSION NO. 36/2025 (SWP/TUTY)

- NOTE:
1. ALL DIMENSIONS ARE IN METERS.
  2. CCTV CAMERA TO BE PROVIDED.
  3. OPEN TRANSFORMER YARD 5.0 X 5.0 TO BE PROVIDED.
  4. EUROPEAN WATER CLOSET TO BE PROVIDED.
  5. RAMP 1:12 SLOPE FOR PH TO BE PROVIDED.
  6. CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.
  7. PH PARKING 10% TO BE PROVIDED.
  8. TOTAL NUMBER OF STUDENTS - 600
  9. LIGHTNING ARRESTER TO BE PROVIDED.

| REFERENCE                 | DESCRIPTION | COLOUR |
|---------------------------|-------------|--------|
| SITE BOUNDARY             | ---         | ---    |
| PROPOSED BUILDING         | ---         | ---    |
| OPEN SPACE                | ---         | ---    |
| EXG. BUILDING             | ---         | ---    |
| DRIVE WAY                 | ---         | ---    |
| EXG. ROAD                 | ---         | ---    |
| OSR FOR PARK - 840.00 Sqm | ---         | ---    |

| SCHEDULE OF JOINERIES |             |                 |  |
|-----------------------|-------------|-----------------|--|
| REF                   | DESCRIPTION | SIZE (in meter) |  |
| MD                    | MAIN DOOR   | 3.00 X 2.10     |  |
| D1                    | DOOR        | 1.25 X 2.10     |  |
| D2                    | DOOR        | 1.00 X 2.10     |  |
| D3                    | DOOR        | 0.75 X 2.10     |  |
| W1                    | WINDOW      | 2.00 X 1.50     |  |
| W2                    | WINDOW      | 1.00 X 1.50     |  |
| V                     | VENTILATOR  | 0.60 X 1.00     |  |
| J                     | JOLLY WORK  | 2.00 X 1.50     |  |

| SANITATION REQUIREMENTS FOR SCHOOL BUILDING |               |                |          |                  |          |
|---------------------------------------------|---------------|----------------|----------|------------------|----------|
| SANTARY DETAILS                             |               | MALE - 450 NOS |          | FEMALE - 150 NOS |          |
|                                             |               | REQUIRED       | PROVIDED | REQUIRED         | PROVIDED |
| WATER CLOSET                                | ABLUATION TAP | 12             | 12       | 6                | 12       |
|                                             | URINAL        | 23             | 30       | -                | 20       |
|                                             | WASH BASIN    | 12             | 15       | 4                | 10       |
|                                             | BATH          | -              | -        | -                | -        |
| DRINKING WATER                              |               | -              | -        | 5                | -        |
| CLEANER'S SINK                              |               | -              | -        | 3                | -        |

PARKING DETAILS FOR SCHOOL BUILDING IN PANCHAYAT AREA

1 CAR SPACE FOR EVERY 300.00 Sqm OF CLASSROOM FLOOR AREA

1 TWO WHEELER SPACE FOR EVERY 50.00 Sqm OF CLASSROOM FLOOR AREA

AND 1 CYCLE SPACE FOR EVERY 5.00 Sqm OF CLASSROOM FLOOR AREA

OSR CALCULATION DETAILS:

10% OF SITE AREA RESERVED TO OSR FOR PARK PURPOSE

OSR AREA = SITE AREA X 10% = 8375.00 Sqm X 10% = 837.50 (SAY 840.00 Sqm - 10.03%)

| DETAILS OF FIRE FIGHTING SYSTEMS |                                                                      |
|----------------------------------|----------------------------------------------------------------------|
| ☹☹☹☹☹                            | - FIRE RESISTING BUCKETS WITH SAND (EACH 1KG) - 5KG X 4 NOS - 20 KG  |
| ☹☹☹☹☹                            | - FIRE RESISTING BUCKETS WITH WATER (EACH 1KG) - 5KG X 4 NOS - 20 KG |
| ☹☹☹☹☹                            | - CO - CARBON DIOXIDE TYPE FIRE EXTINGUISHER - 2KG X 10 NOS - 20 KG  |
| ☹☹☹☹☹                            | - FA - FIRE ALARM - 5KG X 6 NOS - 30 KG                              |
| ☹☹☹☹☹                            | - DCP DRY CHEMICAL TYPE FIRE EXTINGUISHER - 5KG X 6 NOS - 30 KG      |
| ☹☹☹☹☹                            | - SPRINKLER SYSTEM TO BE PROVIDED                                    |
| ☹☹☹☹☹                            | - FIRE HYDRANT SYSTEM TO BE PROVIDED                                 |
| ☹☹☹☹☹                            | - HOSE REEL SYSTEM TO BE PROVIDED                                    |

| BUILDUP AREA DETAILS |          |              |                    |
|----------------------|----------|--------------|--------------------|
| DESCRIPTION          | FSI AREA | NON FSI AREA | AREA in Sqm Sq. Ft |
| ACADEMIC BLOCK       | 1061.40  | 46.09        | 1107.49            |
| GROUND FLOOR         | ---      | ---          | ---                |
| HEAD ROOM            | ---      | 116.27       | 116.27             |
| WATCH MAN BOOTH      | ---      | ---          | ---                |
| GROUND FLOOR         | ---      | 6.25         | 6.25               |
| TOTAL                | 1061.40  | 168.61       | 1230.01            |

| PARKING CALCULATION DETAILS |             |                |                 |
|-----------------------------|-------------|----------------|-----------------|
| DESCRIPTION                 | CALCULATION | REQUIRED       | PROVIDED        |
| TOTAL NO. OF CLASSROOMS - 8 | 384.00      | 2 CARS         | 10 CARS         |
| ACADEMIC BLOCK              | ---         | ---            | ---             |
| 48.00 Sqm/CLASSROOM - 8 NOS | 384.00      | 8 TWO WHEELERS | 20 TWO WHEELERS |
| 8 X 48.00 - 384.00 Sqm      | ---         | ---            | ---             |
| TOTAL                       | 384.00      | 77 CYCLES      | 160 CYCLES      |

| SITE AREA DETAILS AS PER SALE DEED |                        |               |                  |
|------------------------------------|------------------------|---------------|------------------|
| S. NO.                             | DOCUMENT NUMBER & YEAR | SURVEY NUMBER | AREA in Sqm Acre |
| 1.                                 | 2119/2023              | 682/1A        | 4050.00 1.00     |
| 2.                                 | 2118/2023              | 682/1B        | 4325.00 1.07     |
| TOTAL                              |                        |               | 8375.00 2.07     |
| SITE AREA DETAILS AS PER PATTI     |                        |               |                  |
| S. NO.                             | PATTA NUMBER           | SURVEY NUMBER | AREA in Sqm Acre |
| 1.                                 | 2983                   | 682/1A        | 4050.00 1.00     |
| 2.                                 | 2984                   | 682/1B        | 4325.00 1.07     |
| TOTAL                              |                        |               | 8375.00 2.07     |

| SITE AREA DETAILS |                          |             |             |
|-------------------|--------------------------|-------------|-------------|
| AS PER SALE DEED  | ---                      | 8375.00 Sqm | ---         |
| AS PER PATTI      | ---                      | 8375.00 Sqm | ---         |
| AS AT SITE        | ---                      | 8375.00 Sqm | ---         |
| FSI =             | TOTAL AREA OF ALL FLOORS | 1230.01     | 0.15 < 2.00 |
| PLOT AREA         | 8375.00                  | ---         | ---         |

|                                                                                                                                                              |                                                           |                                |                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------------------|---------------------|
| <p>Er. K. SHANKAR NARAYANAN, B.E., M.TECH.,<br/>Registered Geotechnical Engineer<br/>RGTG 001/2022<br/>VARSHA GEOTECHNICAL WORKS<br/>RAJAPALAYAM 626 117</p> | <p>J. ANBU EDISON (1)</p> <p>J. JEBAMANI JEBERSON (2)</p> | REGISTERED GEO-TECH ENGINEER   | APPLICANT           |
|                                                                                                                                                              |                                                           | REGISTERED 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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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.

