Verified RealEstate™

REFERENCE
16/2025-2026

ISSUED
06 February 2026

PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

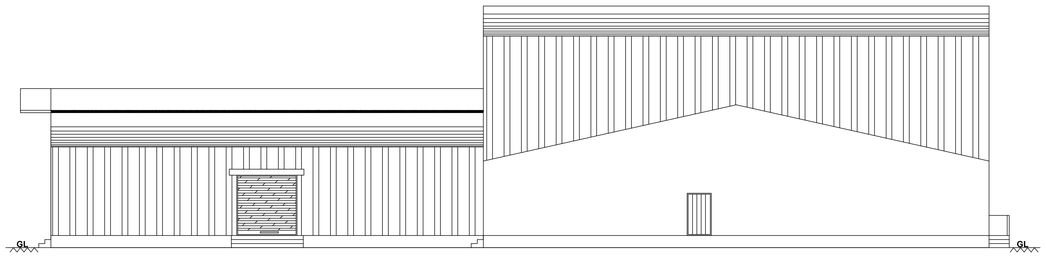
The approval as the planning authority issued it, reproduced in full behind this page.

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

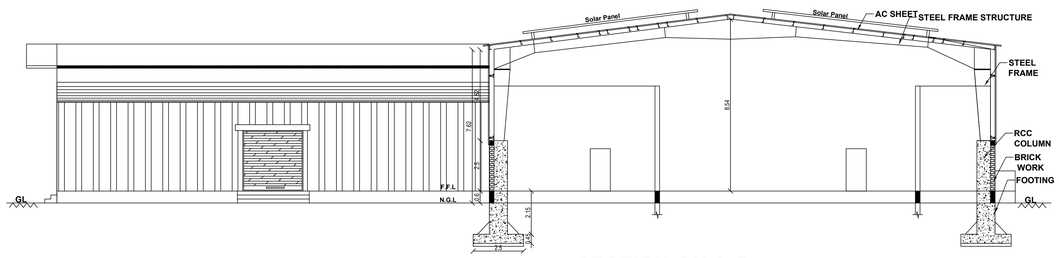
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

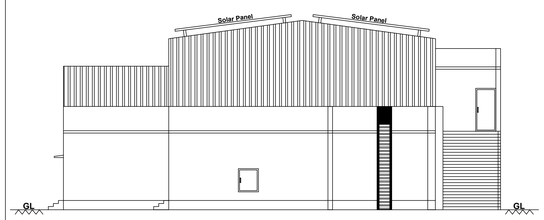
DIGITALLY VERIFIED RECORD



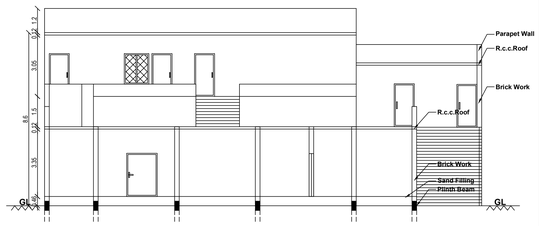
ELEVATION



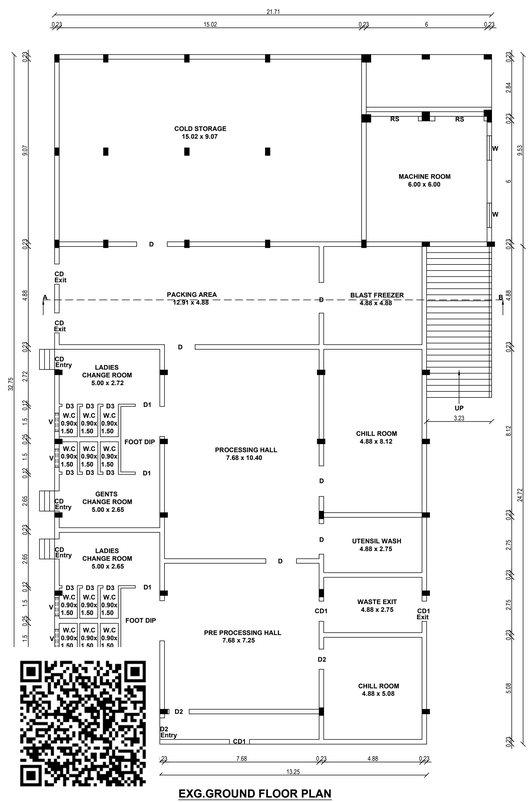
SECTION ON A-B



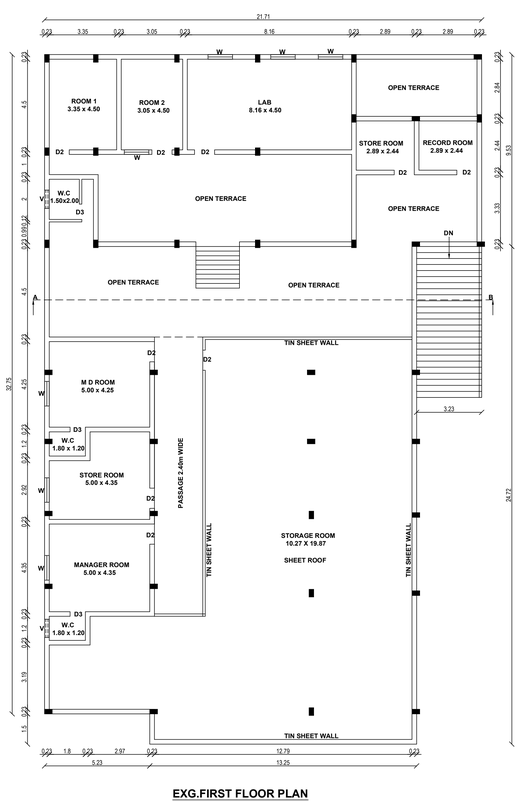
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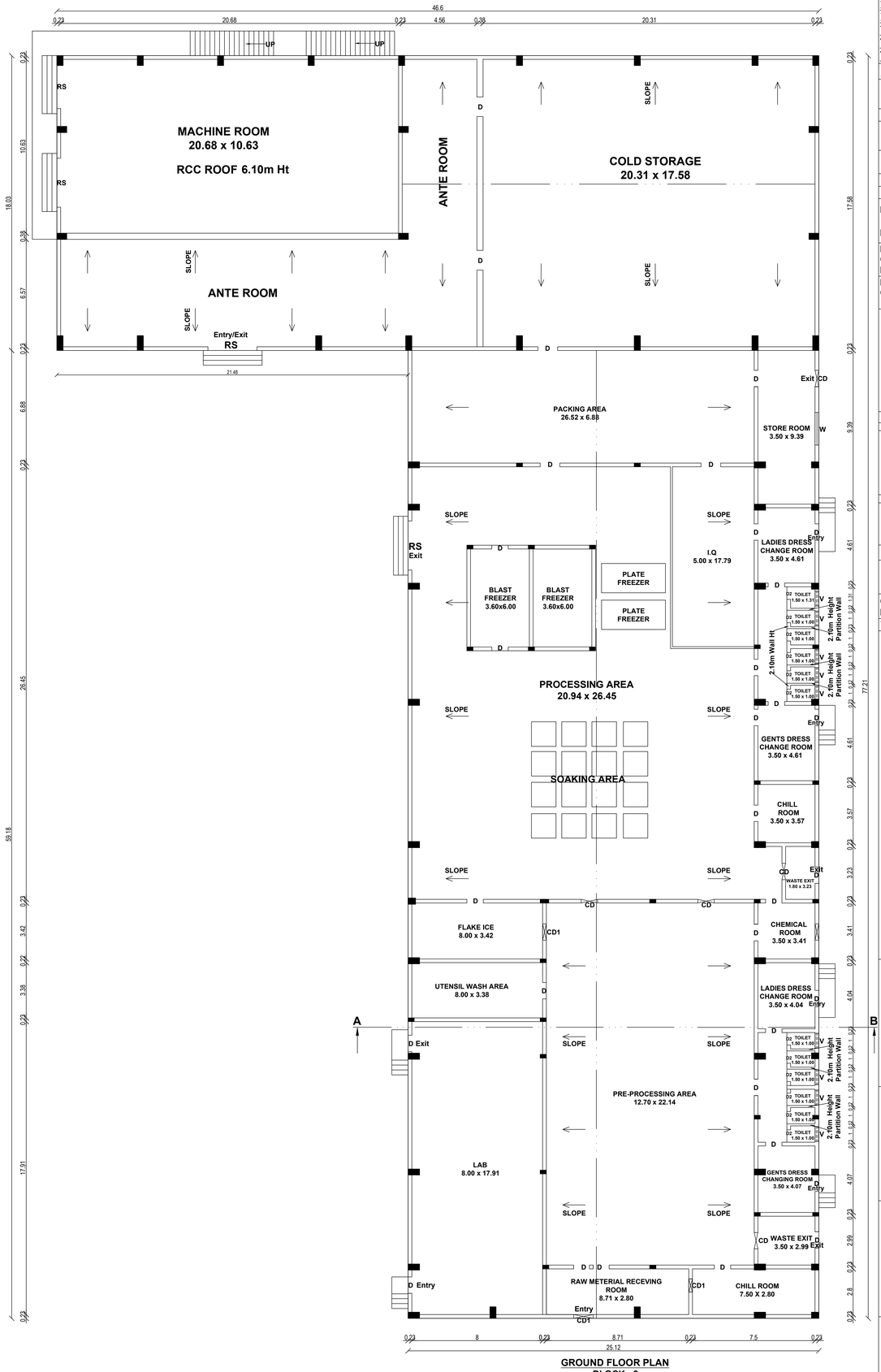
SECTION ON - AB



EXG.GROUND FLOOR PLAN
BLOCK - 1



EXG.FIRST FLOOR PLAN
BLOCK - 1



GROUND FLOOR PLAN
BLOCK - 2

PLAN SHOWING THE REVISED CUM PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING (COLD STORAGE & PACKAGING SEA FOODS) (ORANGE CATEGORY) IN R.S.NO:1254/1,2 AT MUDIVAITHANENTHAL VILLAGE, MUDIVAITHANENTHAL PANCHAYAT, THOOTHUKKUDI PANCHAYAT UNION / TALUK, THOOTHUKKUDI DISTRICT.

ALL DIMENSIONS ARE IN METER, SCALE 1:100

APPLICANT NAME:
Mr. J.ANTHONY BASKAR
Mrs.A.INFANT VASANTHRA VALANARASI

SITE AREA DETAILS

S.NO:	AS PER DOCUMENT HECT	AS PER PATTA SQ.M
1254/1 1254/2	1-20.00 1-13.00	12000.00 11300.00
TOTAL	2-33.00	23300.00

BUILDING AREA DETAILS

Block Details And Floor Details	Revised and Proposed Building Area			
	Building Use	FSI Area sq.m	Non FSI sq.m	Total Area sq.m
Block - 1 Ground Floor First Floor	Processing Hall	655.86 465.25	- -	655.86 465.25
Block - 2 (Proposed) Ground Floor	Processing Hall	2326.84	-	2326.84

JOINERIES DETAILS

RS	-	ROLLING SHUTTER	-	3.00 x 3.00
D	-	DOOR	-	1.20 x 2.10
D2	-	DOOR	-	0.76 x 2.10
CD1	-	CHUTE DOOR	-	1.20 x 2.10
CD	-	CHUTE DOOR	-	1.00 x 2.10
W	-	WINDOW	-	2.00 x 1.50
V	-	VENTILATOR	-	0.91 x 0.61

H.P.DETAILS NO.OF LABOURS. 20Nos

S.NO.	DESCRIPTION	NO	K.W	H.P
1	STORAGE COMPRESSOR MOTORS	2	220.0	295.00
2	FREEZER COMPRESSOR MOTORS	2	90.0	121.00
3	PLATE FREEZER MOTORS	1	75.0	100.00
4	CONDENSOR PUMP MOTORS	4	30.0	40.00
5	WATER PUMP MOTORS	2	15.0	20.50
6	FAN MOTORS AIR CURTAIN	10	15.0	20.50
7	COOLING FAN MOTORS	20	15.0	20.50
8	LIGHTNING LOAD	-	40.0	53.00
	TOTAL	41	500.0	670.50

EXISTING APPROVAL DETAILS
DTCP FILE NUMBER : 887/2013
DTCP APPROVAL NUMBER : 06/2013 DATE:26/04/2013
PANCHAYAT APPROVAL NUMBER : 02/2013-2014 DATE:28/05/2013

Existing Building Approved Area

Block - 1 (Processing Hall)	Area sq.m
Ground Floor	696.23
First Floor	188.05
Total Floor Area	884.28

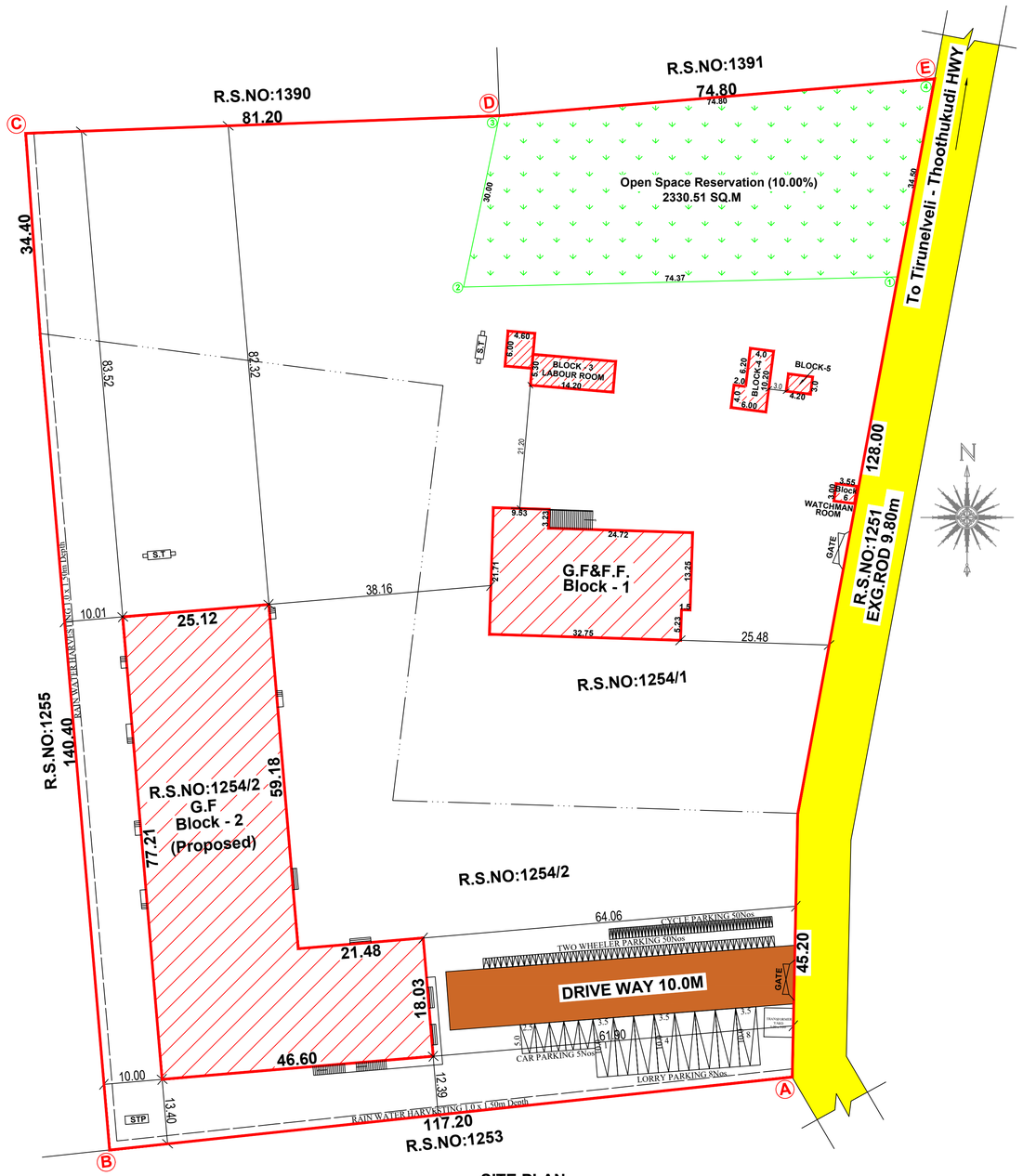
TECHNICAL APPROVAL
ROC.NO: SWP/BPA/495635/2025
SWP/THOOTHUKUDI/BPA/AD/DTCP NO: 77/2025

29/1/24
Er. S. SYED ABDUL KADER M.E., M.B.A.,
Registered Construction Engineer
Reg.No: RCE/TVLR/03/2019
Mobile: 9944445983
CONSTRUCTION ENGINEER

G. SURESH
S & J ENGINEERING SERVICES
Reg: No: SE/GR-1/2022/04/318
REGISTERED STRUCTURAL ENGINEER GRADE-I
CMDA, CHENNAI. Cell: 97106 79003
STRUCTURAL ENGINEER

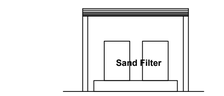
Er. P. K. THAMEEMUL ANSARI B.E.
Reg. No. : RE/Gr II/TVL/March/2019/006
35 / 13-2, Firthous Complex, Ambai Road,
Melapalayam, (Sub-Registrar Office Building)
Tirunelveli - 627 005. Cell : 9488237454.
REGISTERED ENGINEER

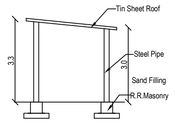
APPLICANT



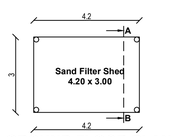
SITE PLAN
SCALE 1:400

TECHNICAL APPROVAL
ROC.NO: SWP/BPA/495635/2025
SWP/THOOTHUKUDI/BPA/AD/DTCP NO: 77/2025

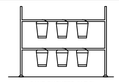




SECTION ON AB



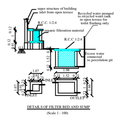
GROUND FLOOR PLAN
SAND FILTER SHED BLOCK - 5



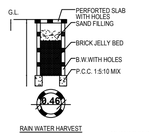
SAND BUCKETS (N.T.S)



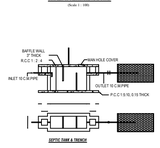
FIRE EXTINGUISHER (N.T.S)



DETAILS OF FILTER BED AND ACTIVE

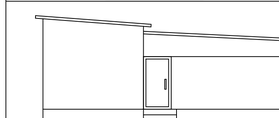


RAIN WATER HARVEST

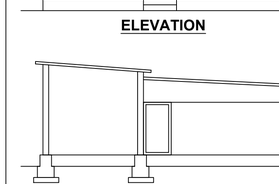


EFFLUENT TREATMENT PLANT
& HYDRALIC FLOW DIAGRAM

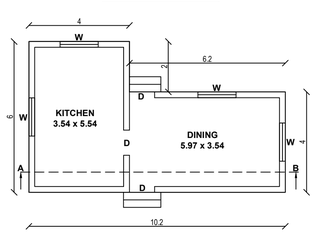
COLUMN DETAILS



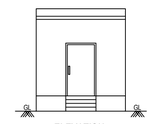
ELEVATION



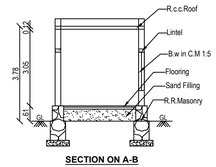
SECTION ON AB



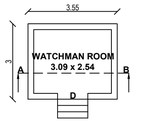
GROUND FLOOR PLAN
KITCHEN & DINING BLOCK - 4



ELEVATION



SECTION ON A-B



GROUND FLOOR PLAN
WATCHMAN ROOM BLOCK - 6

FLOOR SPACE INDEX (EXG + PRO)

F.S.I = Exg + Pro / Site Area
= 3622.86 / 23300.00 = 0.155 < 2.0

PARKING DETAILS

LORRY PARKING
Total Area = 3622.86 Sq.m
750 Sq.m = 1 Lorry Space
3622.86 / 750 = 4.83 SAY 5
Required parking = 5 Lorry Space
Provied parking = 8 Lorry Space

TWO WHEELER PARKING
Total Area = 3622.86 Sq.m
75 Sq.m = Cycle Space
3622.86 / 75 = 48.30 SAY 49
Required parking = 49 Two Wheeler
Provied parking = 50 Two Wheeler

CYCLE PARKING
Total Area = 3622.86 Sq.m
50 Sq.m = Cycle Parking
3622.86 / 75 = 48.30 SAY 49
Required parking = 49 Cycle Space
Provied parking = 50 Cycle Space

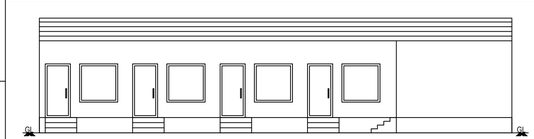
CAR PARKING
Office Area = 80 Sq.m
100 Sq.m = Car
80 / 100 = 0.80 SAY 1
Required parking = 1 Car Space
Provied parking = 5 Car Space

COLOUR CODE

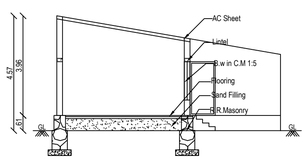
SITE BOUNDARY	
PRO.BUILDING	
DRIVE WAY	
EXG.ROAD	

ANNEXURE - X
[SEE RULE 54(2) (b)]
SANITATION REQUIREMENTS
TOTAL NO OF PERSONS 20Nos
MALE 15Nos FEMALE 5Nos

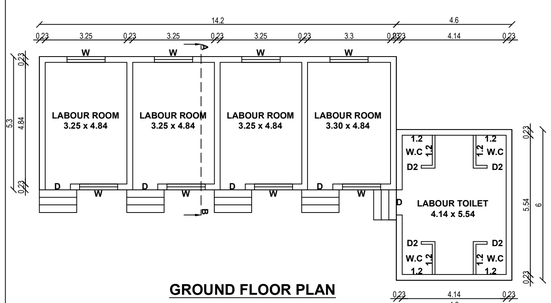
S.NO.	SANITARY UNIT	REQUIRED		PROVIDED		TOTAL
		MALE	FEMALE	MALE	FEMALE	
1	WATER CLOSETS	2	2	10	10	20
2	ABLUTION TAB	2	2	10	10	20
3	URINALS	2		10		10
4	DRINKING WATER FOUNTAINS	2		2		2
5	CLEANER SINK	1		1		1



ELEVATION



SECTION ON A-B



GROUND FLOOR PLAN
LABOUR ROOM BLOCK - 3

PLAN SHOWING THE REVISED CUM PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING (COLD STORAGE & PACKAGING SEA FOODS) (ORANGE CATEGORY) IN R.S.NO:1254/1,2 AT MUDIVAITHANENTHAL VILLAGE, MUDIVAITHANENTHAL PANCHAYAT, THOOTHUKKUDI PANCHAYAT UNION / TALUK, THOOTHUKKUDI DISTRICT.

ALL DIMENSIONS ARE IN METER, SCALE 1:100.400

APPLICANT NAME:
Mr. J.ANTHONY BASKAR
Mrs.A.INFANT VASANTHRA VALANARASI

SITE AREA DETAILS

S.NO:	AS PER DOCUMENT HECT	AS PER PATTA SQ.M
1254/1 1254/2	1-20.00 1-13.00	12000.00 11300.00
TOTAL	2-33.00	23300.00

BUILDING AREA DETAILS

Block Details And Floor Details	Revised and Proposed Building Area			
	Building Use	FSI Area sq.m	Non FSI sq.m	Total Area sq.m
Block - 1 Ground Floor First Floor	Processing Hall	655.86 465.25	- -	655.86 465.25
Block - 2 (Proposed) Ground Floor	Processing Hall	2326.84	-	2326.84
Block - 3 Ground Floor	Labour Room	102.86	-	102.86
Block - 4 Ground Floor	Kitchen & Dining	48.80	-	48.80
Block - 5 Ground Floor	Sand Filter Shed	12.60	-	12.60
Block - 6 Ground Floor	Watchman Booth	10.65	-	10.65
Total Floor		3622.86	-	3622.86

EXISTING APPROVAL DETAILS
DTCP FILE NUMBER : 887/2013
DTCP APPROVAL NUMBER : 06/2013 DATE:26/04/2013
PANCHAYAT APPROVAL NUMBER : 02/2013-2014 DATE:28/05/2013

Existing Building Approved Area	
Block - 1 (Processing Hall)	Area sq.m
Ground Floor	696.23
First Floor	188.05
Total Floor Area	884.28

MACHINERY H.P DETAILS

S.NO.	DESCRIPTION	NO	K.W	H.P
1	STORAGE COMPRESSOR MOTORS	2	220.0	295.00
2	FREEZER COMPRESSOR MOTORS	2	90.0	121.00
3	PLATE FREEZER MOTORS	1	75.0	100.00
4	CONDENSOR PUMP MOTORS	4	30.0	40.00
5	WATER PUMP MOTORS	2	15.0	20.50
6	FAN MOTORS AIR CURTAIN	10	15.0	20.50
7	COOLING FAN MOTORS	20	15.0	20.50
8	LIGHTNING LOAD	-	40.0	53.00
	TOTAL	41	500.0	670.50

NO.OF LABOURS. 20Nos

29/11/24
Er. S. SYED ABDUL KADER M.E., M.B.A.,
Registered Construction Engineer
Reg.No: RCE/TVLR/03/2019
Mobile: 9944445983
CONSTRUCTION ENGINEER

G. SURESH
S & J ENGINEERING SERVICES
Reg. No: SE/GR-1/2022/04/318
REGISTERED STRUCTURAL ENGINEER GRADE-I
CMDA, CHENNAI. Cell: 97106 79003
STRUCTURAL ENGINEER

Er. P. K. THAMEEMUL ANSARI B.E.
Reg. No. : RE/Gr Ii/TVL/March/2019/006
35 / 13-2, Firthous Complex, Ambai Road,
Melapalayam, (Sub-Registrar Office Building)
Tirunelveli - 627 005. Cell : 9488237454.
REGISTERED ENGINEER

A. Infant Vasanthra Valanarasi
APPLICANT

Validity
unknownSignature valid
Signed by: Assistant Director
Location: Thoothukudi
Date: 2025.07.17 17:

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.