

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Building Plan

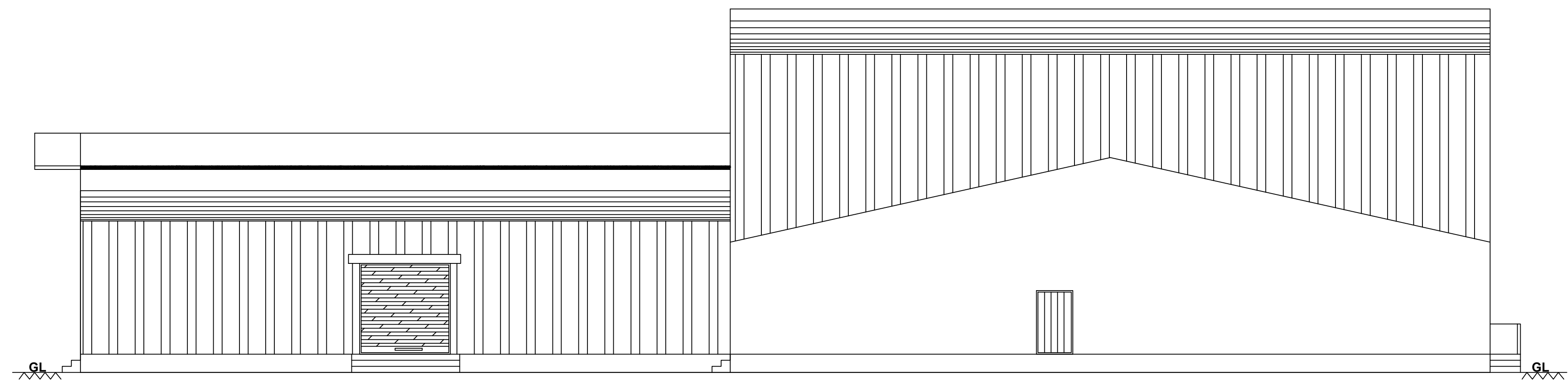
ISSUING AUTHORITY

Rural Panchayat

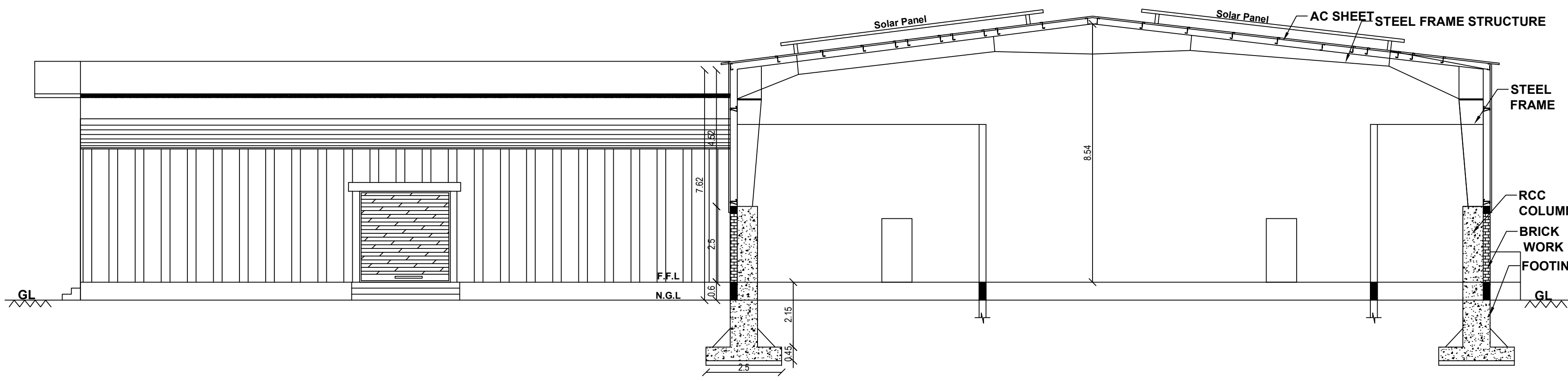
The approval as the planning authority issued it, reproduced in full behind this page.

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

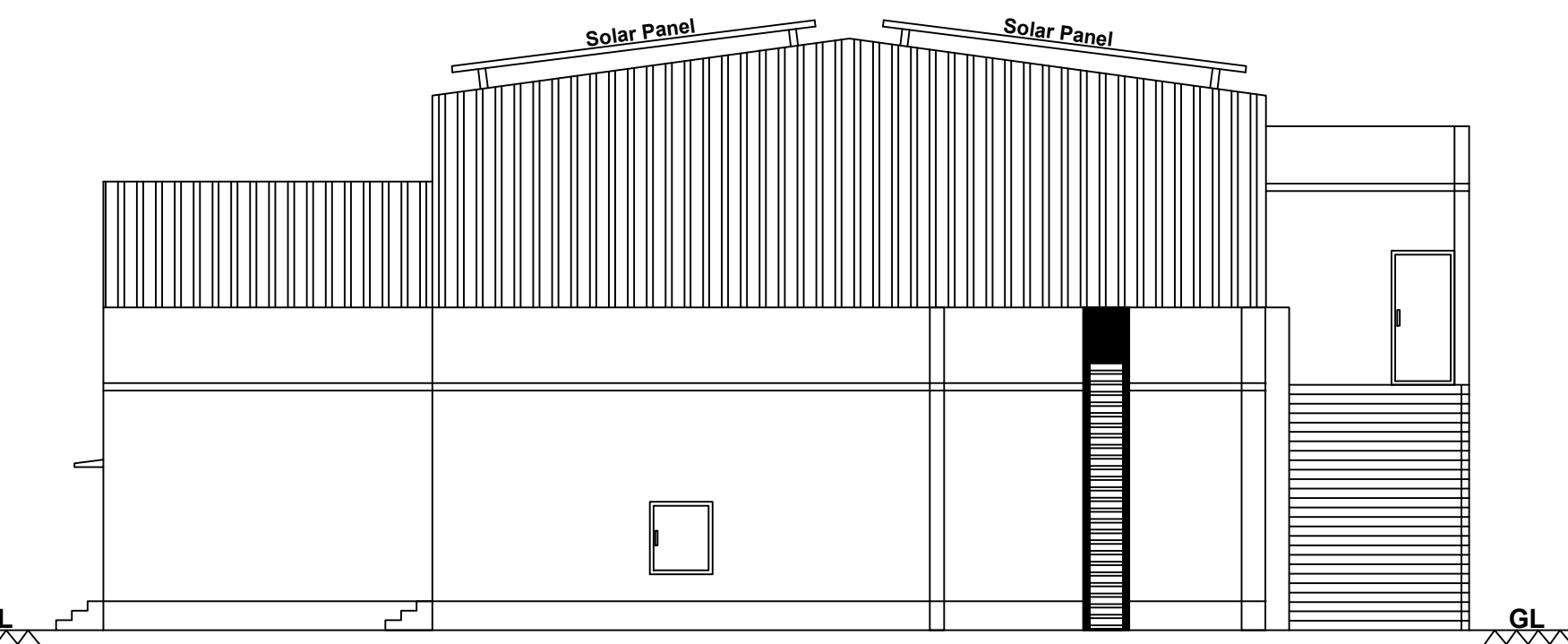




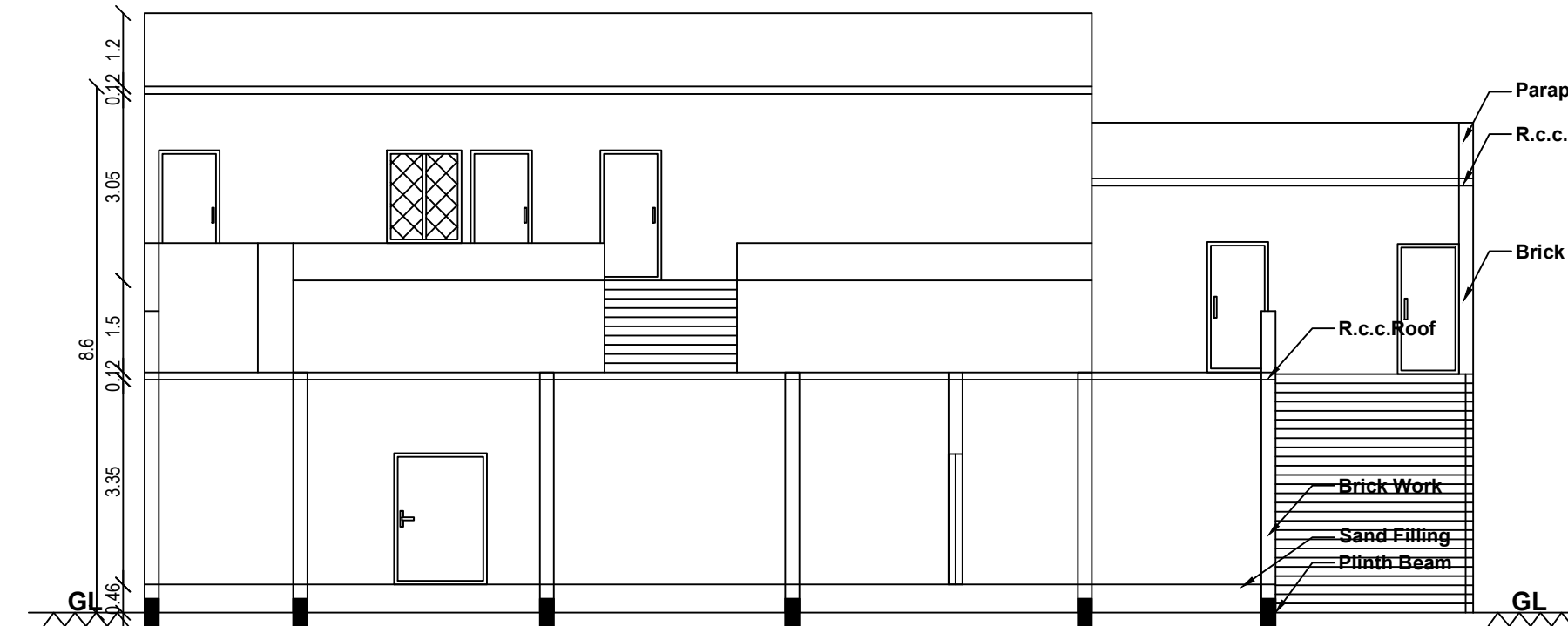
ELEVATION



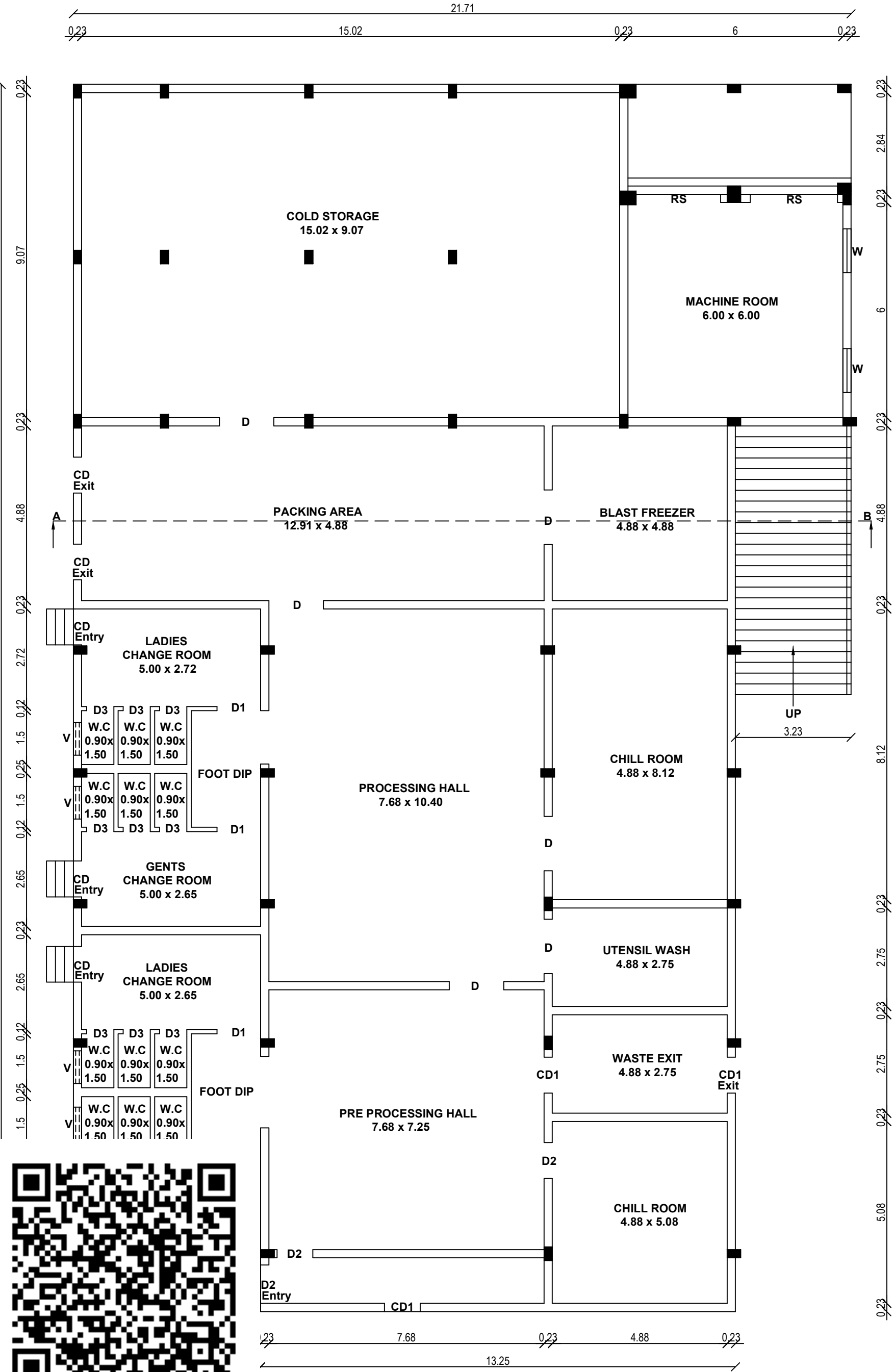
SECTION ON A-B



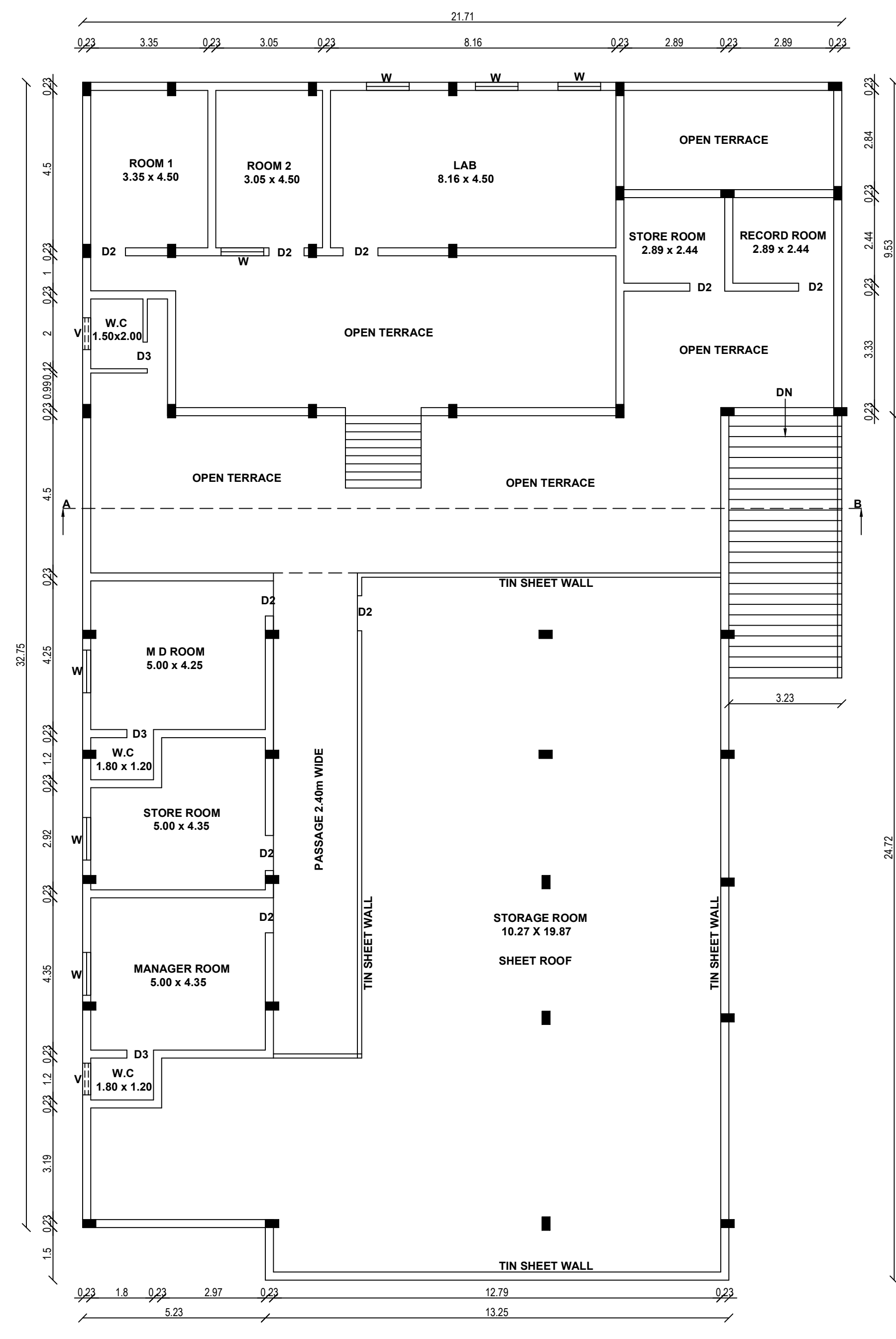
ELEVATION



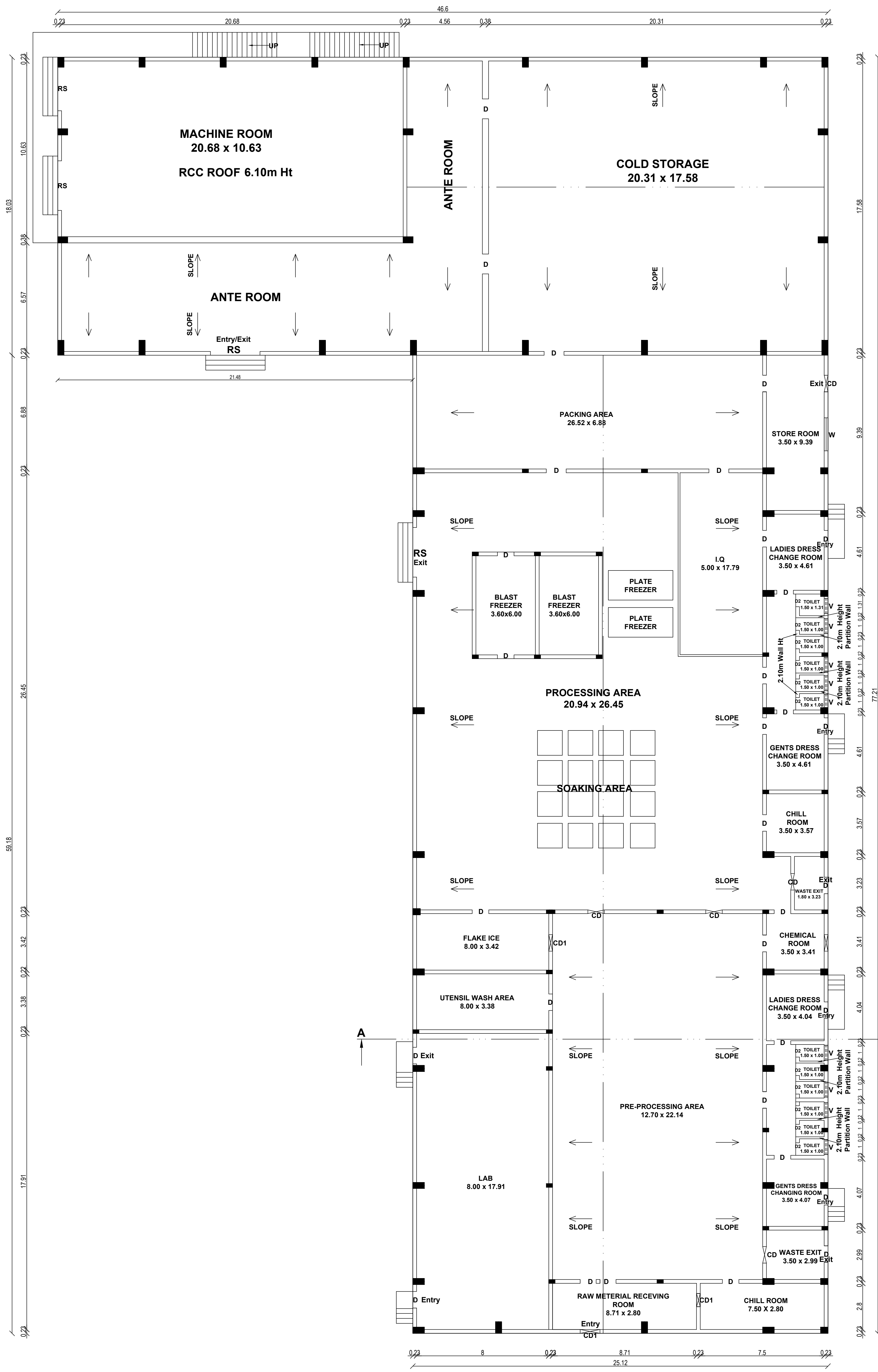
SECTION ON A-B



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. JANTHONY BASKAR
Mrs.A.INFANT VASANTHRA VALANARASI

SITE AREA DETAILS

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

BUILDING AREA DETAILS

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

S.NO.	DESCRIPTION	NO	K.W	H.P
1	STORAGE COMPRESSOR MOTORS	2	2200	295.00
2	FREEZER COMPRESSOR MOTORS	2	900	121.00
3	PLATE FREEZER MOTORS	1	750	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

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

CONSTRUCTION ENGINEER

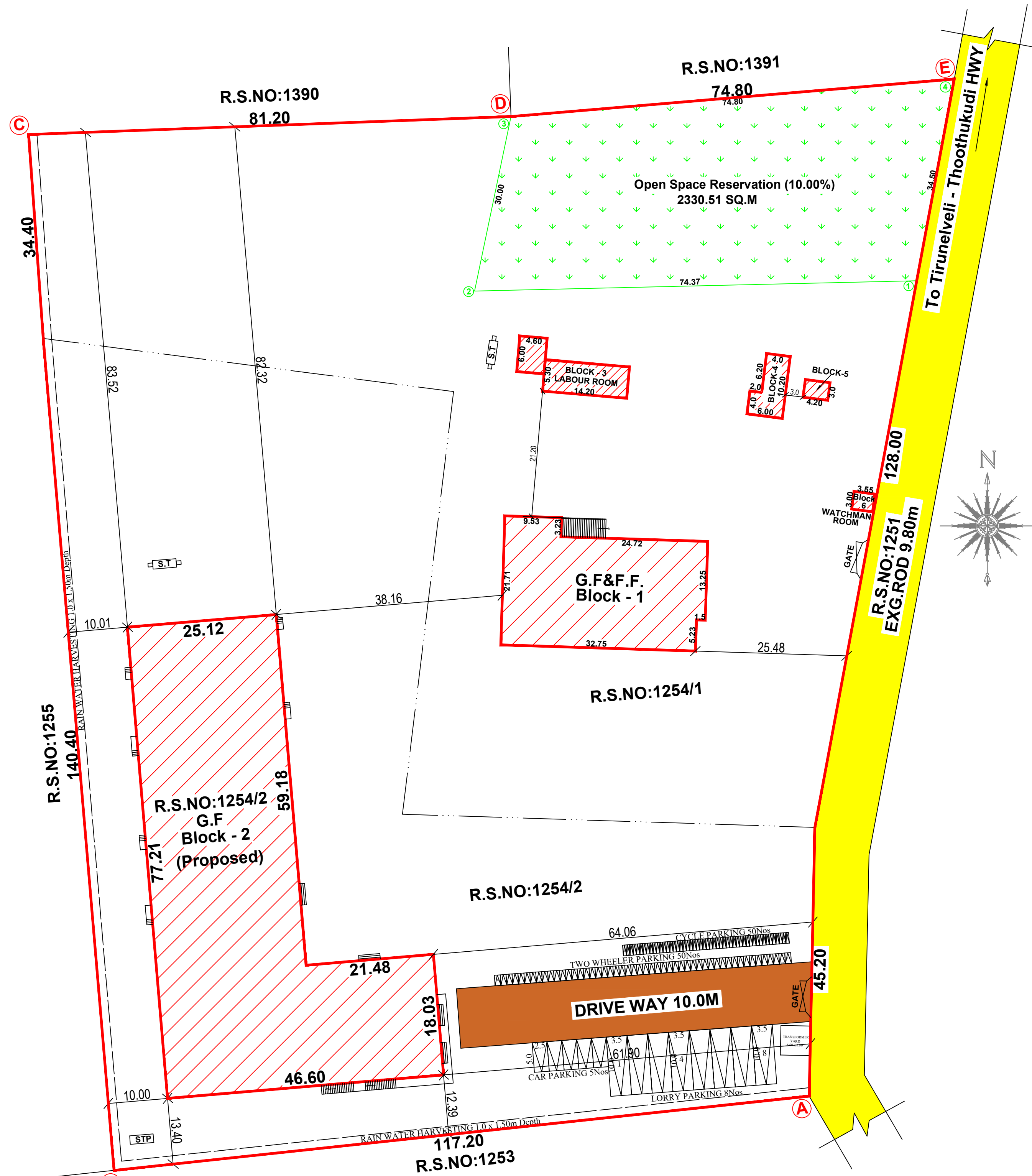
G. SURESH
S & J ENGINEERING SERVICES
Reg. No: SE/GR-1/2022/04/318
REGISTERED STRUCTURAL ENGINEER GRADE-I
CNDA, CHENNAI. Cell: 97168 78003

STRUCTURAL ENGINEER

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

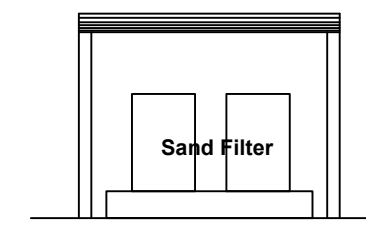
REGISTERED ENGINEER

APPLICANT

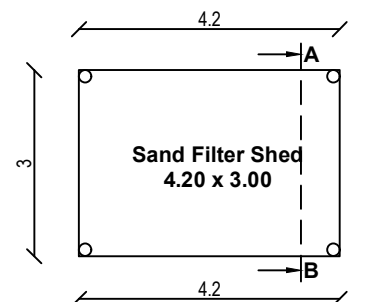


SITE PLAN
SCALE 1:400

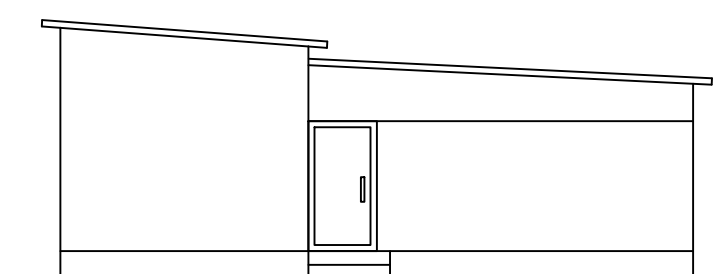
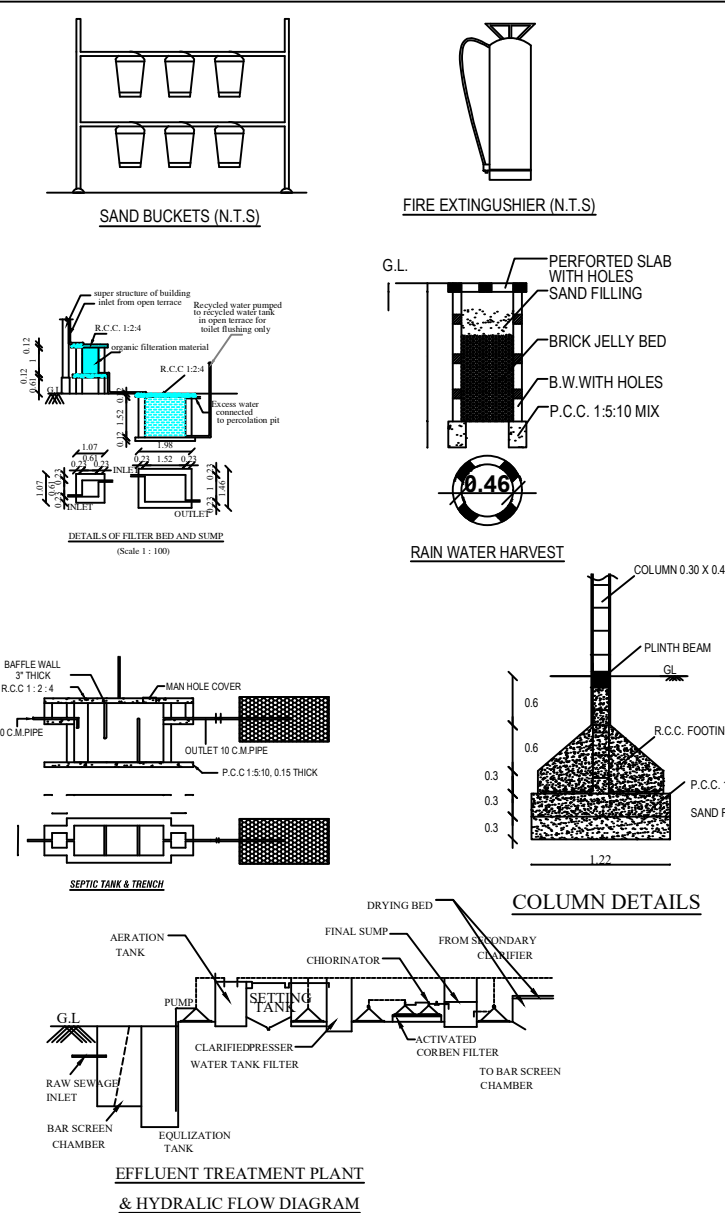
TECHNICAL APPROVAL
ROC.NO: SWP/BPA/495635/2025
SWP/THOOTHUKUDI/BPA/AD/DTCP NO: 77/2025



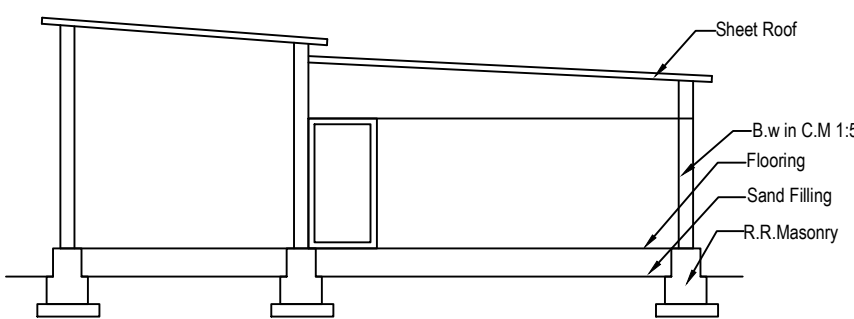
SECTION ON AB



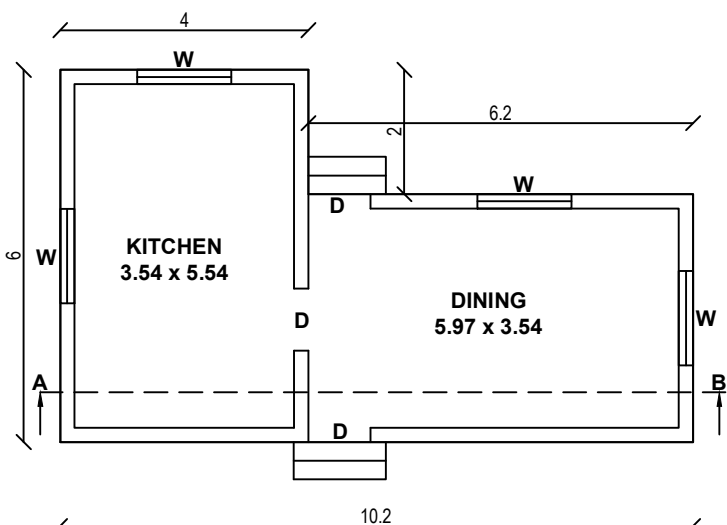
GROUND FLOOR PLAN
SAND FILTER SHED BLOCK - 5



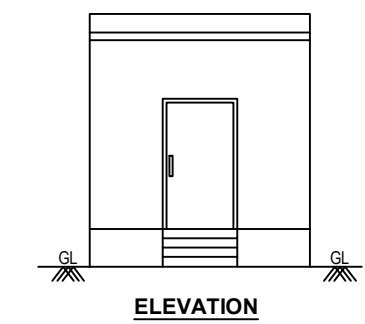
ELEVATION



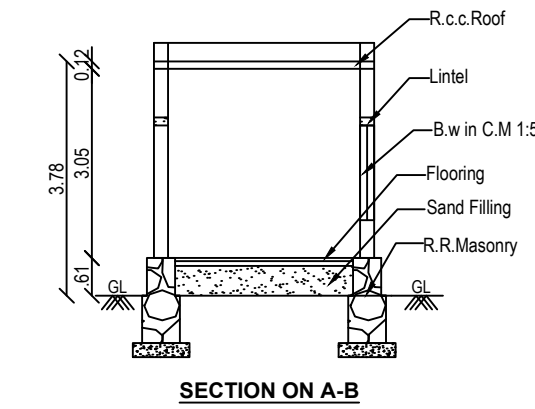
SECTION ON AB



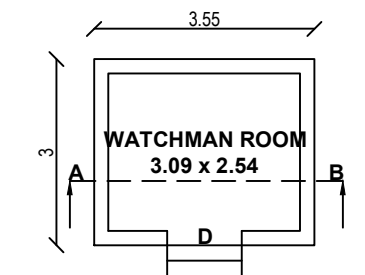
GROUND FLOOR PLAN
KITCHEN & DINING BLOCK - 4



ELEVATION



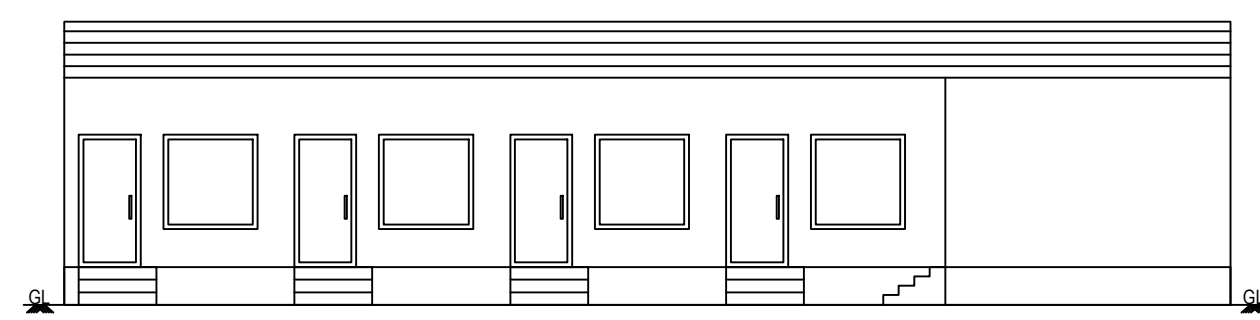
SECTION ON A-B



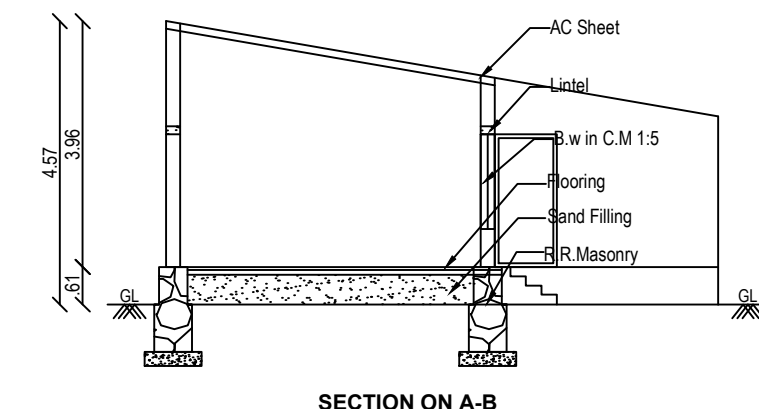
GROUND FLOOR PLAN
WATCHMAN ROOM BLOCK - 6

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

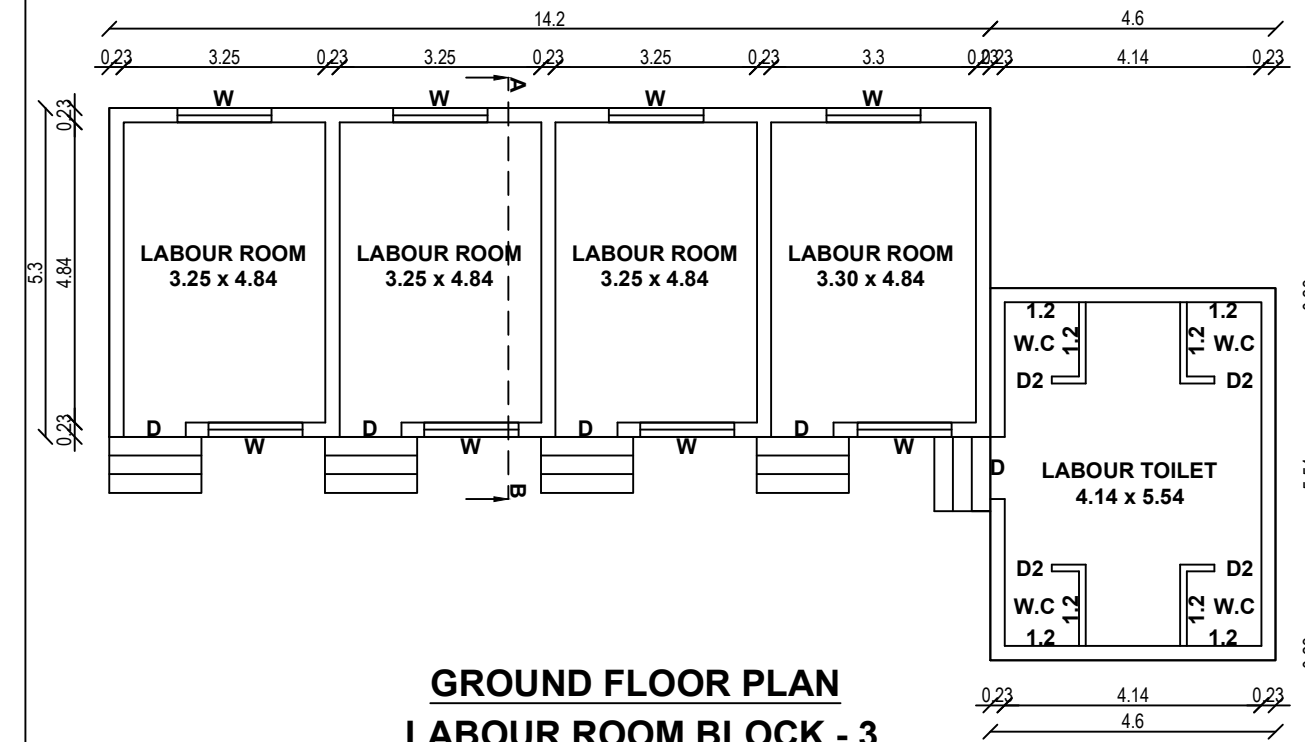
S.NO.	SANITARY UNIT	REQUIRED MALE	REQUIRED FEMALE	PROVIDED MALE	PROVIDED FEMALE	TOTAL
1	WATER CLOSETS	2	2	10	10	20
2	ABLUTION TAB	2	2	10	10	20
3	URINALS	2		10		10
4	DRINKING WATER FOUNTAINS	2		2		2
5	CLEANER SINK	1		1		1



ELEVATION



SECTION ON A-B



GROUND FLOOR PLAN
LABOUR ROOM BLOCK - 3

FLOOR SPACE INDEX (EXG + PRO)
F.S.I = $\frac{\text{Exg + Pro}}{\text{Site Area}}$
= $\frac{3622.86}{23300.00}$ = 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
Provided 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
Provided parking = 50 Two Wheeler

CYCLE PARKING
Total Area = 3622.86 Sq.m
50 Sq.m = Cycle Parking
3622.86 / 50 = 48.30 SAY 49

Required parking = 49 Cycle Space
Provided 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
Provided parking = 5 Car Space

COLOUR CODE

SITE BOUNDARY	
PRO.BUILDING	
DRIVE WAY	
EXG.ROAD	

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,
THOOTHUKUDI PANCHAYAT UNION / TALUK,
THOOTHUKUDI 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 PATTAS SQ.M
1254/1	1-20.00	12000.00
1254/2	1-13.00	11300.00
TOTAL	2-33.00	23300.00

BUILDING AREA DETAILS

Block Details And Floor Details	Revised and Proposed Building Area	FSI Area sq.m	Non FSI sq.m	Total Area sq.m
Block - 1 Ground Floor First Floor	Processing Hall	655.86	-	655.86
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	KW	H.P
1	STORAGE COMPRESSOR MOTORS	2	220.0	295.00
2	FREZZER 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

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-1/2022/04318
REGISTERED STRUCTURAL ENGINEER GRADE-I
CMAA, 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

Er. J. Ananth Vasanthra Valanarasi

APPLICANT

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.

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.

