PP APPROVAL RECORD

# Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

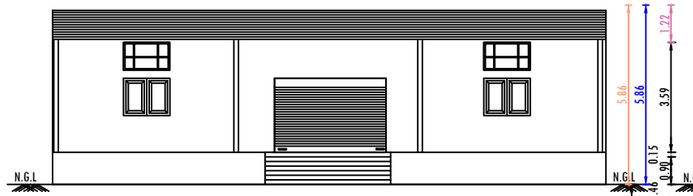
ISSUING AUTHORITY
**DTCP**

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

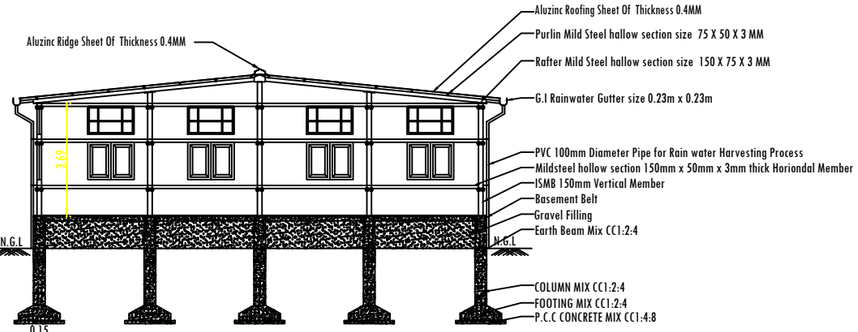
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

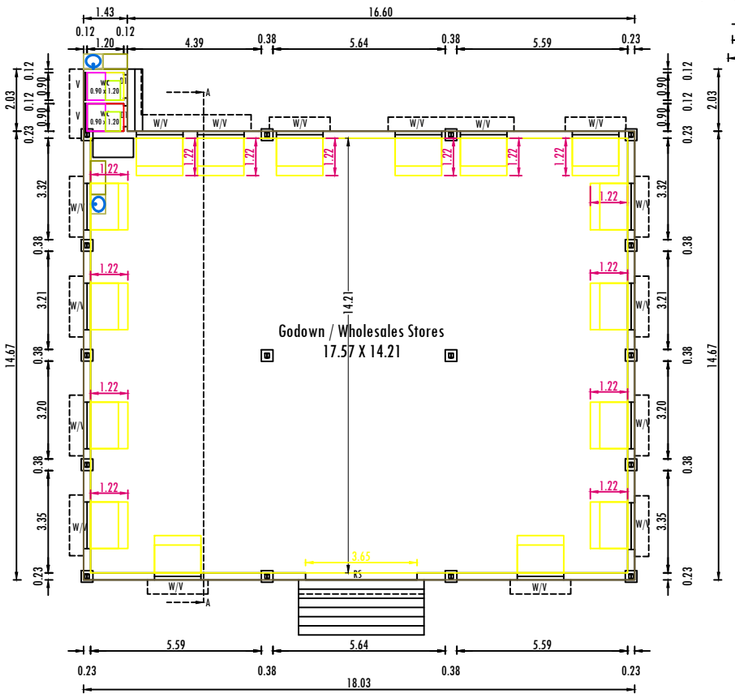
hello@verified.realestate
+91 9996 12 9996
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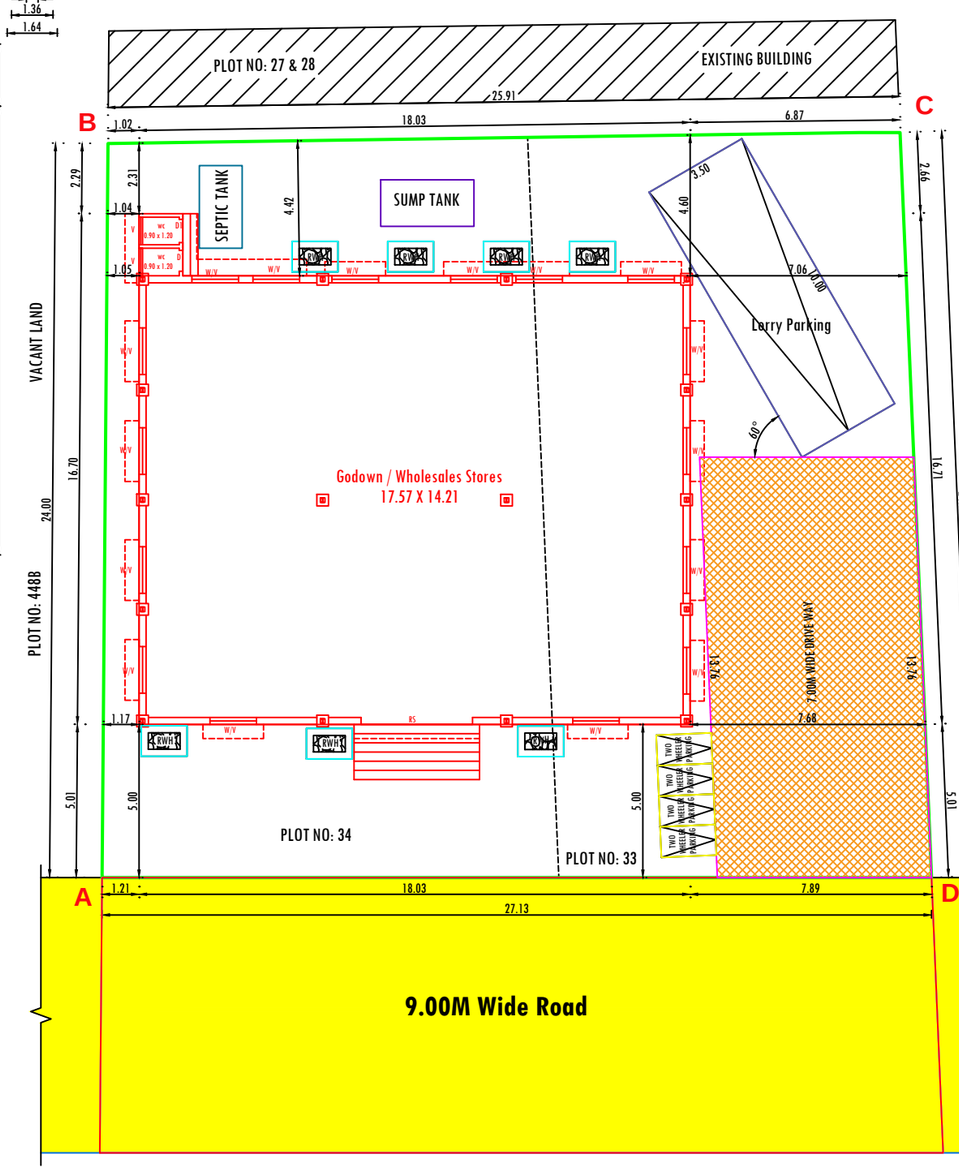

ELEVATION



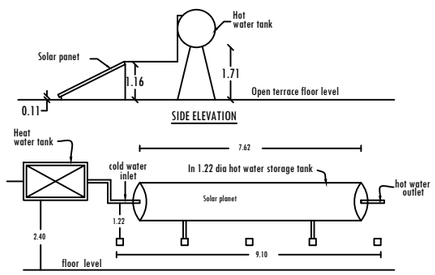

SECTION ON AA




GROUND FLOOR PLAN




SECTION ON AA
SCALE 1:100

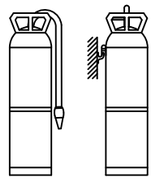



SOLAR WATER HEATER PLANT

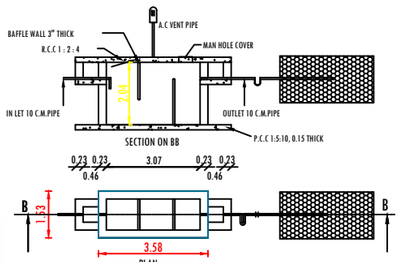



STAIR WIDTH - 1.50M

STAIRCASE DETAILS

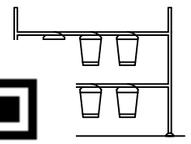


FIRE EXTINGUISHER

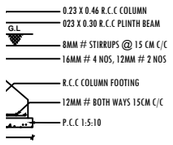



SEPTIC TANK AND TRENCH & U TRAP ADOPTED



ID BUCKETS

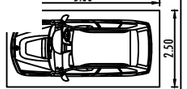



NG DETAILS

| JOINERIES | | |
|---|---|---|
| R.S | ROLLING SUTTER | 3.65 X 2.42 |
| D1 | DOOR | 0.76 X 2.10 |
| W | WINDOW | 1.52 X 1.22 |
| V | VENTILATOR | 1.52 X 0.91 |



TWO WHEELAR POCKET DETAILS




CAR POCKET DETAILS

NOTE:
TO PROVIDE RAIN WATER HARVESTING ARRANGMENTS IN THE PROPOSAL CONSTRUCTION AS PER PLAN

NOTES:-

1. Bath room & wash basin water recycling collection sump to be provided
2. Rain water filtration pit to be provided
3. Waste water collection sump to be provided
4. Perculation Pit to be provided
5. Plinth boundary peculation pit to be provided
6. Fire extinguishers to be provided.
7. Emergency Alaram to be provided
8. Solar power assistant water heating system to be provided
9. Soild Waste Tub to be provided
10. Septic Tank to be provided
11. Sand bucket to be provided

PLAN SHOWING THE PROPOSED CONSTRUCTION OF WHOLE SALES STORE (COMMERCIAL BUILDING) IN GROUND FLOOR, SURVEY NUMBER: 454/16, PLOT NO: 33,34, AT MEELAVITTAN PART - II VILLAGE, THOOTHUKUDI CORPORATION & TALUK, THOOTHUKUDI LOCAL PLANNING AUTHORITY, THOOTHUKUDI DISTRICT.

APPLICANT NAME: M.VIJAY RAGHAVAN, S/O MANI

ALL DIMENSION ARE IN METER

| SITE AREA DETAILS | SQ.M | SQ.FT |
|---|---|---|
| AS PER DOCUMENT | 644.42 | 6936.50 |
| AS PER PATTA | 644.00 | 6932.02 |
| AS PER SITE | 650.41 | 7001.01 |
| LEAST AREA CONSIDER AS PER SITE (SUPER IMPOSED) | 641.51 | 6905.21 |

BUILDING AREA DETAILS

| FLOOR DETAILS | FSI Sq.m | Non FSI Sq.m | Total Sq.m | Total Sq.ft |
|---|---|---|---|---|
| GROUND FLOOR | 267.33 | - | 267.33 | 2877.54 |
| Total Area | 267.33 | - | 267.33 | 2877.54 |

TECHNICAL APPROVAL
ROC NO. SWP/THOOTHUKUDI/BPA/A.D/ D.T.C.P.No.17/2026
PLANNING PERMISSION NO: 16 / 2026
SITE BOUNDARY SHOWN AS " A TO D "

ANNEXURE - X
[SEE RULE 54 (2) (b)]
SANITATION REQUIREMENTS
TOTAL NO OF PERSON - 5 NOS
MALE PERSON - 3 NOS FEMALE PERSON - 2 NOS

| S.NO | SANITARY UNIT | REQUIRED | | PROVIDED | | TOTAL |
|---|---|---|---|---|---|---|
| | | MALE | FEMALE | MALE | FEMALE | |
| 1 | WATER CLOSETS(WC) | 1 | 1 | 1 | 1 | 2 |
| 2 | ABLUTION TAPS | 1 | 1 | 1 | 1 | 2 |
| 3 | URINALS | - | - | - | - | - |
| 4 | WASH BASINS | 1 | | 1 | | 1 |
| 5 | DRINKING WATER FOUNTAINS | 1 | | 1 | | 1 |
| 6 | CLEANER SINK | 1 | | 1 | | 1 |

PARKING CALCULATION:

NO. OF CAR & BIKE POCKETS PROVIDED } = FLOOR AREA IN G.F = 267.33 sq.mt.
267.33 X 75% = 200.50 SQ.M
1 LORRY SPACE FOR EVERY 300 SQ.M

| PARKING REQUIRED :- | PARKING PROVIDED :- |
|---|---|
| NO. OF CAR POCKETS : Nil | NO. OF CAR POCKETS : 2 nos |
| NO. OF BIKE POCKETS : Nil | NO. OF BIKE POCKETS : 5 nos |
| NO. OF LORRY POCKETS : 1 nos | NO. OF LORRY POCKETS : 1 nos |

APPLICANT

P. Mathivanan
Er.P.Mathivanan D.C.E.,
Registered Engineer - Grade III,
Reg.No.RE/Gr.III/TKDTCP/Aug/009/2024
Mathi Consultancy & Construction,
D.No :8/647C, Manthithoppu Road,
Kamarajar Nagar, Kovilpatti - 628501.
Cell : 9965525014, 9865525014.

REGISTERED ENGINEER

| FSI DETAILS | | PROPOSED | PERMISSIBLE |
|---|---|---|---|
| TOTAL PLINTH AREA / PLOT AREA | = 267.33 / 641.51 | 0.42 | 2.00 |

| | |
|---|---|
| EXISTING BUILDING | |
| SITE BOUNDARY | |
| PROPOSED BUILDING | |
| STREET & ROAD | |

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**
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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.