PP APPROVAL RECORD

# Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

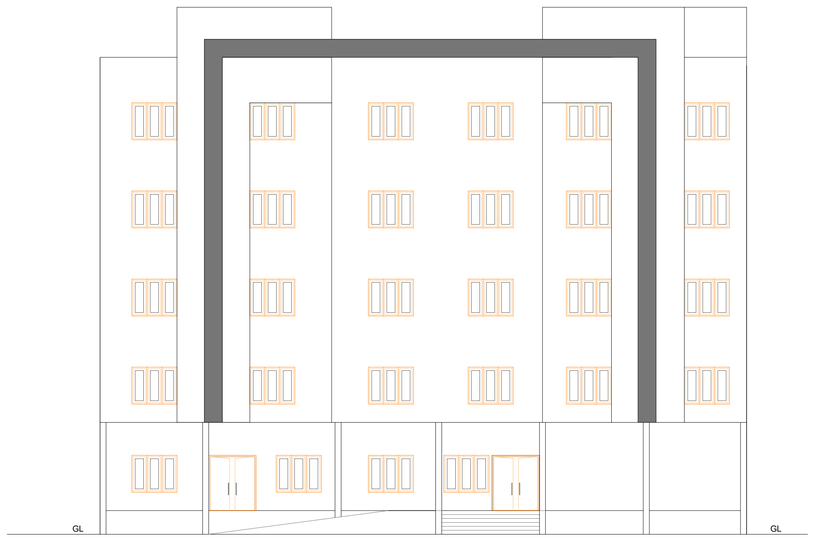
ISSUING AUTHORITY
**DTCP**

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

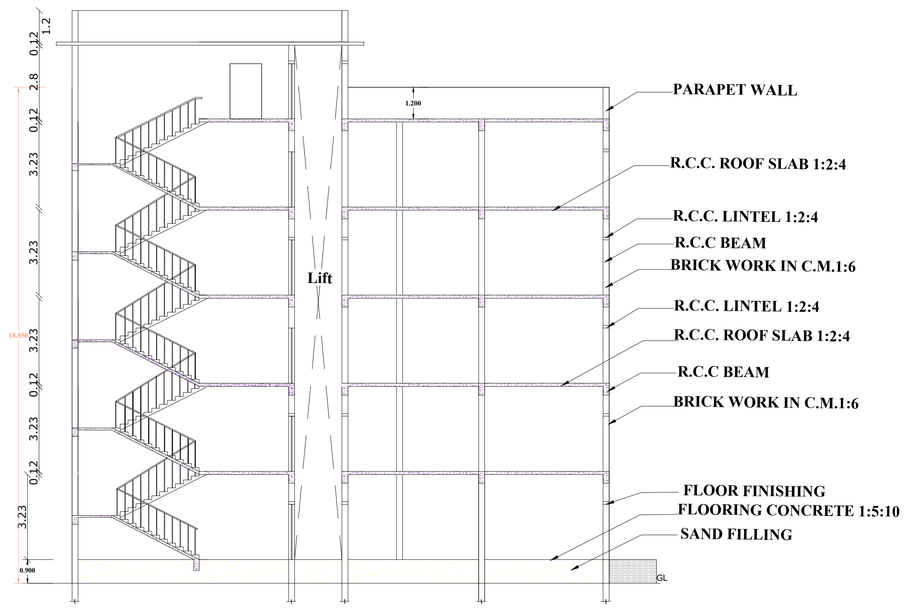
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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OMR Thoraipakkam,
Chennai 600 097, India

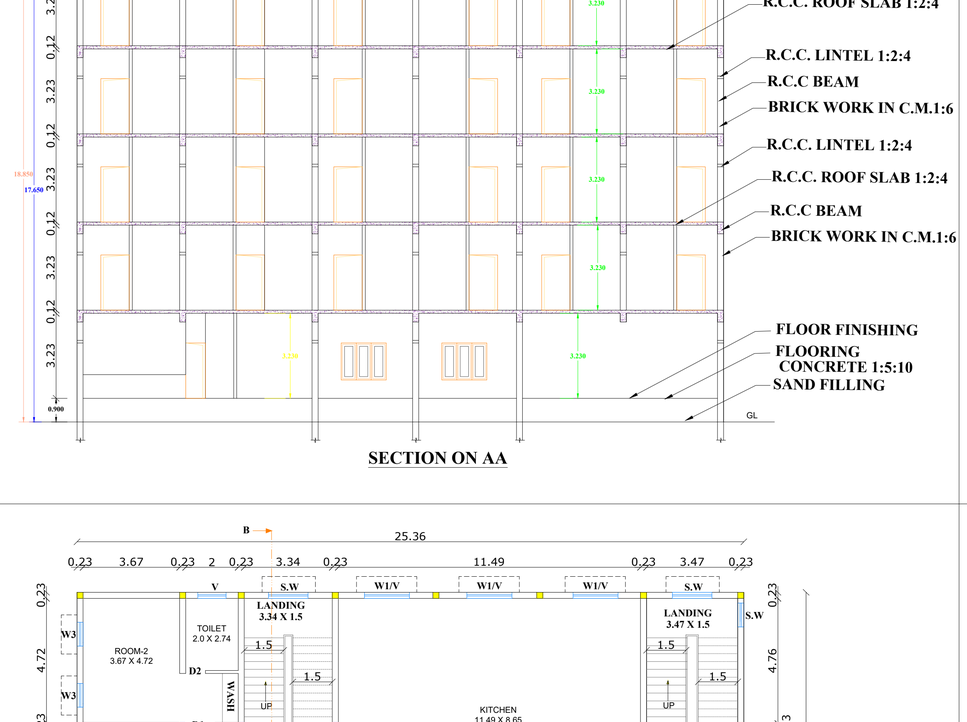
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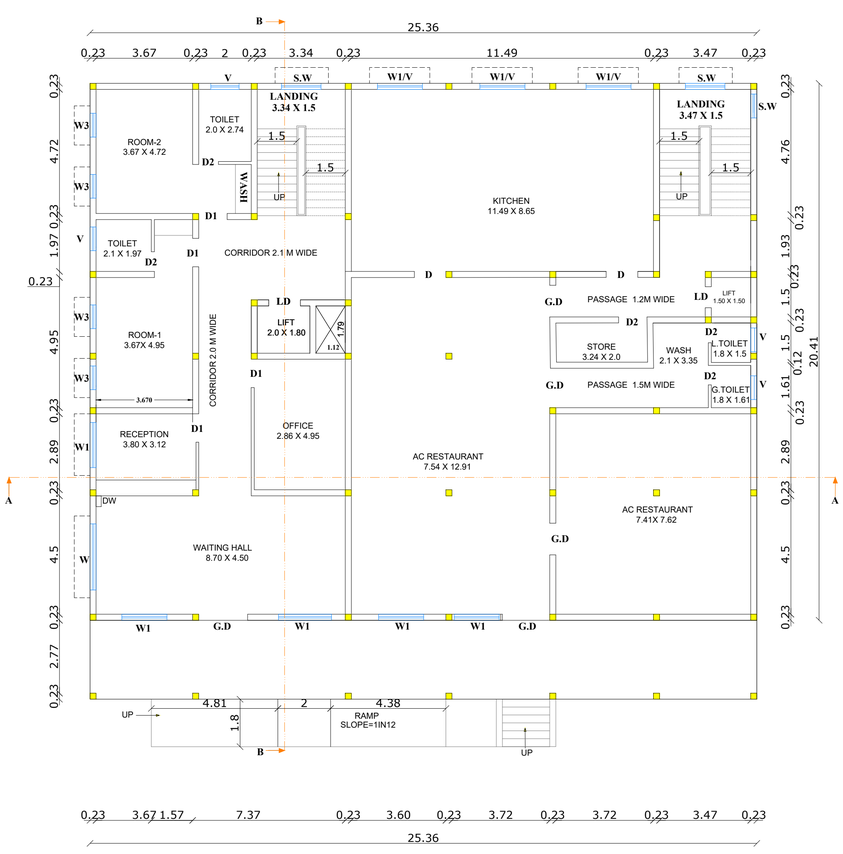

ELEVATION



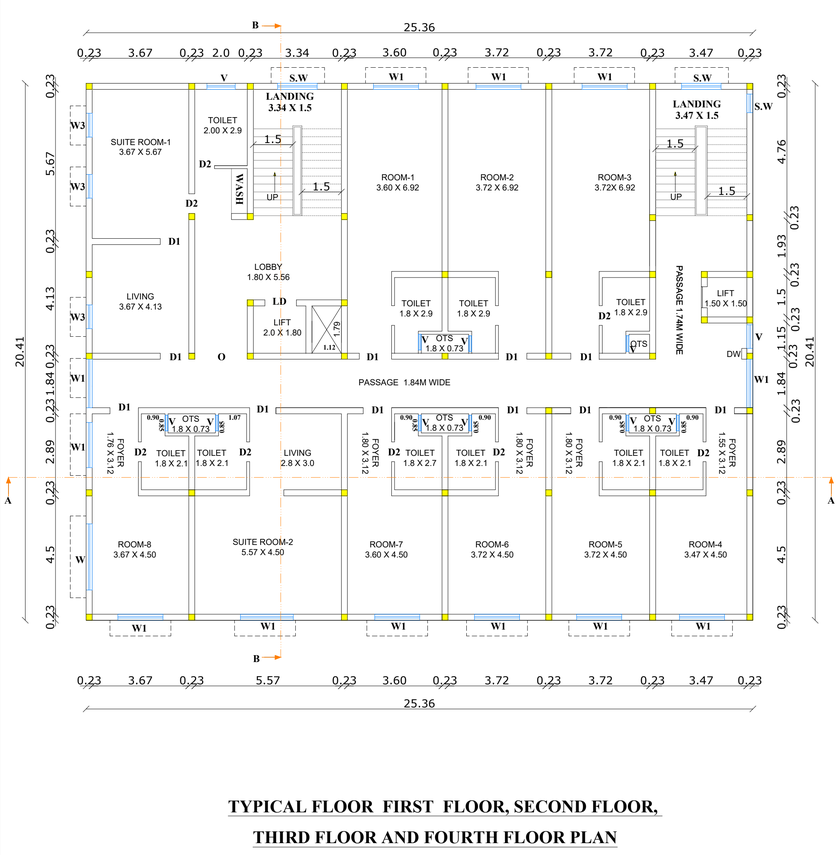

SECTION ON BB



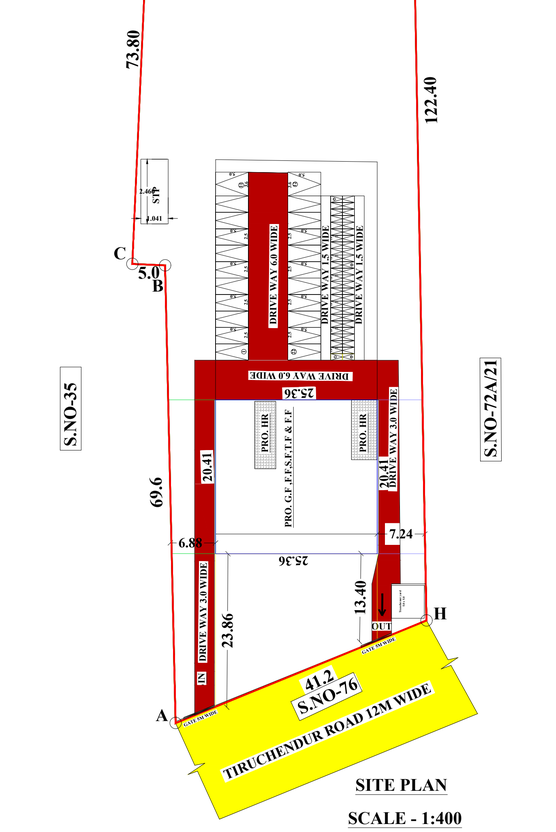

SECTION ON AA




GROUND FLOOR PLAN

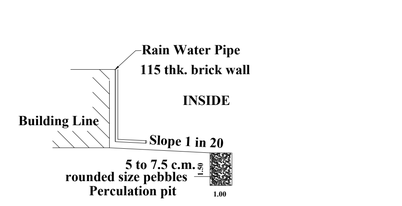


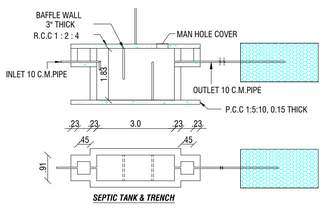

TYPICAL FLOOR FIRST FLOOR, SECOND FLOOR, THIRD FLOOR AND FOURTH FLOOR PLAN

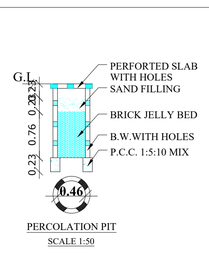



SITE PLAN

SCALE - 1:400

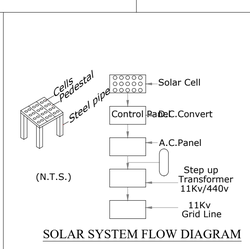


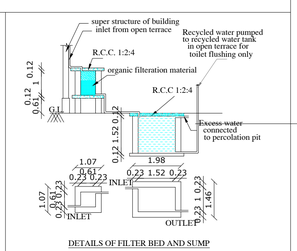




PERCOLATION PIT

SCALE 1:50

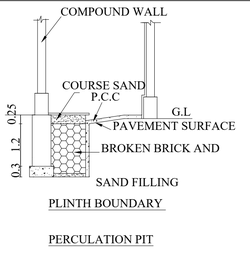



SOLAR SYSTEM FLOW DIAGRAM



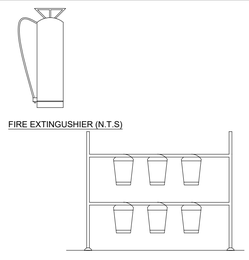

DETAILS OF FILTER BED AND SUMP

(Scale 1 : 100)

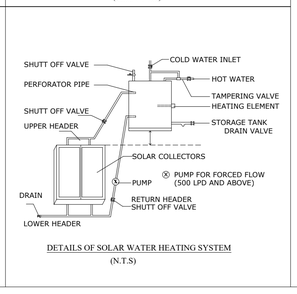



PLINTH BOUNDARY

PERCULATION PIT




SAND BUCKETS (N.T.S)




DETAILS OF SOLAR WATER HEATING SYSTEM

(N.T.S)

TECHNICAL APPROVAL (SHEET NO : 1 OF 1)
ROC NO : SWP / BPA / 654199 / 2025
SWP / THOOTHUKUDI / BPA / A.D / D.T.C.P. NO : 01 / 2026

OFFICE USE

SANITARY DETAILS

Restaurant

MALE -13 PERSON FEMALE -7 PERSON

VISITORS

MALE -20 PERSON FEMALE -10 PERSON

TOTAL -50 PERSON

| S.No | Sanitary unit | Required | | Provided | | Total |
|---|---|---|---|---|---|---|
| | | Male | Female | Male | Female | |
| 1 | Water closet | 2 | 2 | 4 | 4 | 8 |
| 2 | Ablution Tap | 4 | | 5 | | 5 |
| 3 | Wash basin | 4 | | 6 | | 6 |
| 4 | Urinals | 3 | Nil | 4 | Nil | 4 |
| 5 | Drinking water fountain | 3 | | 3 | | 3 |

LODGE

| S.No | Sanitary unit | Provided | Total |
|---|---|---|---|
| | | TOILET | |
| 1 | Water closet | 42 | 42 |
| 2 | Ablution Tap | 42 | 42 |
| 3 | Wash basin | 42 | 42 |
| 4 | Drinking water fountain | 5 | 5 |

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF LODGE AND RESTAURANT BUILDING IN S.NO : 72A /22B1 OF VEERAPANDIYAPATTINAM VILLAGE / PANCHAYAT , TIRUNCHENDUR TALUK, THOOTHUKUDI DISTRICT.

ALL DIMENSIONS ARE IN METER,

APPLICANT NAME: J . SELVAM

| Document Area In Sq.Mt | T.S.L.R Area In Sq.Mt | Super Imposed Area In Sq.Mt |
|---|---|---|
| 8232.00 | 8232.00 | 8232.00 |

LEAST VALUE TO BE TAKEN BY DOCUMENT AREA

| COLOURS | AREA DETAILS | SQ.MT | SQ.FT |
|---|---|---|---|
| | SITE AREA (AS PER DOCUMENT) | 8300.00 | 89340.46 |
| | PRO. GROUND FLOOR AREA | 591.59 | 6367.82 |
| | PRO. FIRST FLOOR AREA | 509.80 | 5487.44 |
| | PRO. SECOND FLOOR AREA | 509.80 | 5487.44 |
| | PRO. THIRD FLOOR AREA | 509.80 | 5487.44 |
| | PRO. FOURTH FLOOR AREA | 509.80 | 5487.44 |
| | OPEN SPACE | 7708.41 | 82955.20 |
| | EXG.ROAD | | |

| Area Details :- | Area | | |
|---|---|---|---|
| | FSI (Sq.Mt) | Non FSI (Sq.Mt) | Total (Sq.Mt) |
| Pro.Ground Floor Area | 591.59 | 1.62 | 593.21 |
| Pro.First Floor Area | 509.80 | 7.39 | 517.19 |
| Pro.Second Floor Area | 509.80 | 7.39 | 517.19 |
| Pro.Third Floor Area | 509.80 | 7.39 | 517.19 |
| Pro.Fourth Floor Area | 509.80 | 7.39 | 517.19 |
| TERRACE -HEAD ROOM | | 75.30 | 75.30 |
| Total Area | 2630.72 | 106.48 | 2737.27 |

$$\text{FSI} = \frac{\text{FLOOR AREA}}{\text{SITE AREA}} = \frac{2630.72}{8232.30} = 0.32 < 2.0$$

## CAR PARKING

For Restaurant 1 car space for every 50 sqm of floor area

$$\frac{316.87}{50} = 6.34 = 6\text{Car}$$

For lodge 1 car space for every 10 guest room

For Non room $\frac{42}{10} = 4.2$ Car = say 5 Nos

1 car space for every 100 Sqm of non room area

Lodge Other Area 75.30Sq.m

Total Required Parking = 6+5+1 = 12Car
Total Provided Parking = 22 Car
Two wheeler Parking 52 Nos Provided

APPLICANT

ErN BALAMURUGAN, DCE., B.E.,
Registered Construction Engineer
Reg.No. RCETVLR/11/2019
7/14, Shanmathi Nagar,
Gopalasamuthiram Road, TVL - 627604
Cell No: 81 22155332
Email ID: balamurugann18@gmail.com

CONSTRUCTION ENGINEER

Er. G. Muralidharan,
B.E., A.M.I.E., PGDQSV., F.I.V, M.Sc.(Valuation)
Registered Structural Engineer (RSE)
Reg. No: RSE/Gr II / TVL / March / 2019 / 021
SWATHI CONSTRUCTIONS
No: 1-B/2, High Ground Road,
PALAYAMKOTTAI - 627 002.
Ph 94433 - 62000, 0462 - 2560598

STRUCTURAL ENGINEER

Er. G. Muralidharan,
B.E., A.M.I.E., PGDQSV., F.I.V, M.Sc.(Valuation)
Registered Structural Engineer (RSE)
Reg. No: RSE/Gr II / TVL / March / 2019 / 021
SWATHI CONSTRUCTIONS
No: 1-B/2, High Ground Road,
PALAYAMKOTTAI - 627 002.
Ph 94433 - 62000, 0462 - 2560598

REG.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

**Verified RealEstate**
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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.