Verified RealEstate™

REFERENCE
SWP/BPA/678467/2025

ISSUED
11 December 2025

PP APPROVAL RECORD

Planning Permission

Thoothukkudi

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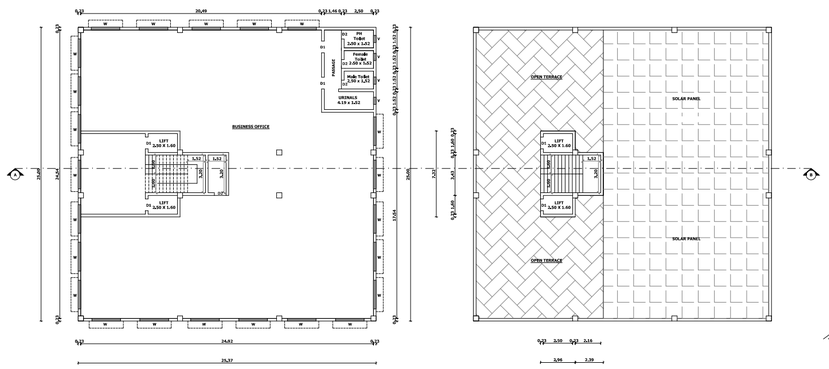
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

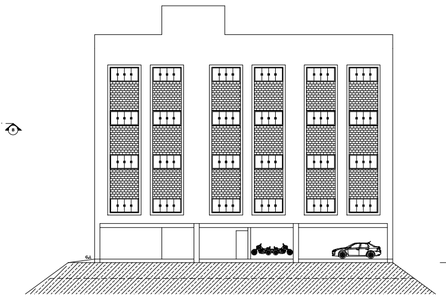
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DIGITALLY VERIFIED RECORD

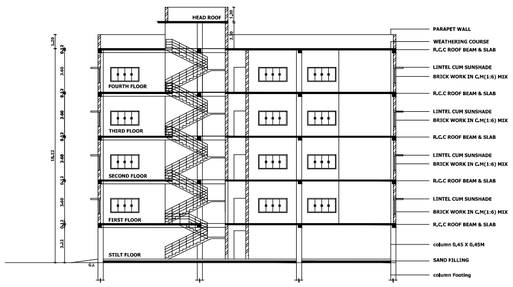


TYPICAL FLOOR PLAN (FF, SF, TF, FF)

TERRACE FLOOR PLAN



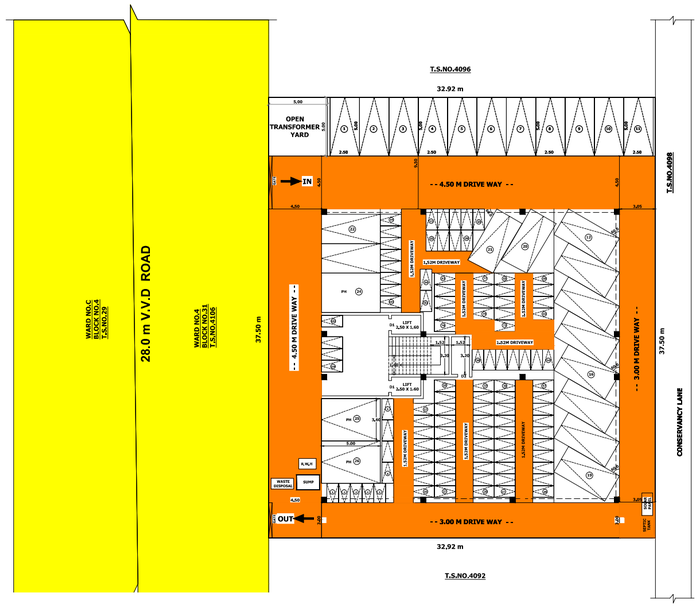
FRONT ELEVATION



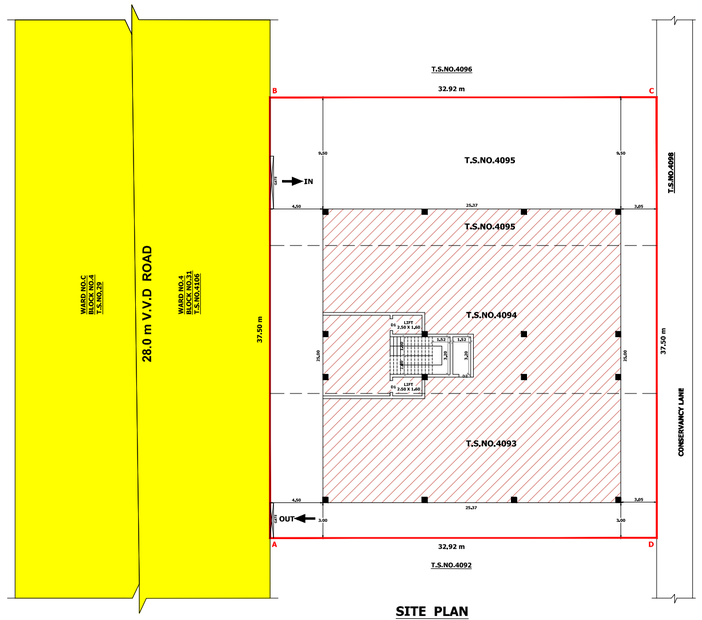
SECTION ON - AA -

NOTES:-

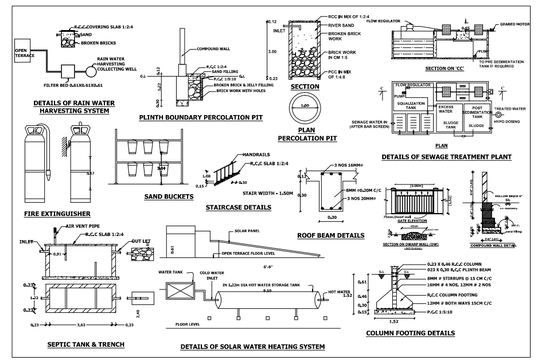
1. Bath room & wash basin water recycling collection sump to be provided
2. Rain water filtration pit to be provided
3. Waste water collection sump to be provided
4. Peculation Pit to be provided
5. Plinth boundary peculation pit to be provided
6. Fire extinguishers to be provided.
7. EMERGENCY ALARM to be provided
8. Solar power assistant water heating system to be provided
9. SOLID WASTE TUB to be provided
10. Septic Tank to be provided
11. Sand bucket to be provided

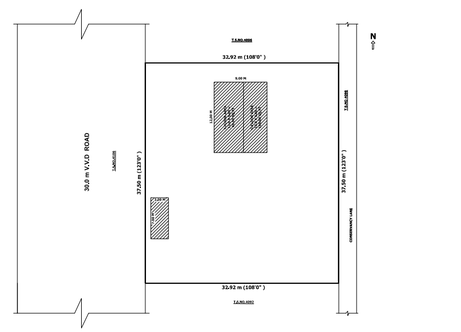


SITE PLAN CUM STILT FLOOR PLAN
(SCALE 1:100)



SITE PLAN
(SCALE 1:100)





EXISTING BUILDING REMOVED AREA = 189.00 SQ.MT
(SCALE 1:200)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (BUSINESS OFFICE) AFTER REMOVING THE EXISTING BUILDING BEARING DOOR Nos.7, 7-A, 7-B, 7-C, 7-D, 7-E, 7-F, 7-G, 7-H & 8-A, T.S.WARD NO: 4, BLOCK NO: 31, TOWN SURVEY NOS: 4093/1, 2, 3, 4, 4094/1, 2, 3, 4, 5, 6, 7, 4095 AT VVD ROAD, THOOTHUKUDI CITY MUNICIPAL CORPORATION.

APPLICANT NAME:- M/S . ANNAI JWELLERS PRIVATE LIMITED.

ALL DIMENSIONS ARE IN METER, SCALE 1: 100 & 200

SITE AREA DETAILS	DOC.NO:	SURVEY NO	SQ.M	SQ.FT
AS PER DOCUMENTS	178/2014	**4093/1,2,3,4, 4094/1,2,3,4, 5,6,7,**	822.742	8856.00
	3260/2015	**4095**	411.50	4429.386
		TOTAL	1234.242	13285.386

BUILDING AREA DETAILS

Floor Details	Usage Detail	FSI Area sq.m	Non FSI sq.m	Total Area sq.m
Stilt Floor		-	634.25	634.25
First Floor		634.25	-	634.25
Second Floor		634.25	-	634.25
Third Floor		634.25	-	634.25
Fourth Floor		634.25	-	634.25
Terrace Room		-	30.51	30.51
Total Floor		2537.00	664.76	3201.76

$$\text{FSI} = \frac{\text{TOTAL AREA OF ALL FLOORS}}{\text{PLOT AREA}} = \frac{2537.00}{1234.242} = 2.05 < 3.00$$

JOINERY DETAILS

D	DOOR	1.50	X	2.13
D1	DOOR	1.00	X	2.13
D2	DOOR	0.91	X	2.13
W	WINDOW	2.44	X	1.37
V	VENTILATOR	0.91	X	0.61

PARKING DETAILS

BUSINESS OFFICE BUILDING PARKING DETAILS AS PER TNCDBR 2019

1 CAR SPACE EVERY 100.0 Sq.M OF BUSINESS OFFICE AREA
1 TWO WHEELER SPACE & FOR EVERY 25.00 Sq.M OF BUSINESS OFFICE AREA

PARKING DETAILS

DESCRIPTION	AREA	REQUIRED	PROVIDED
BUSINESS OFFICE	2531.92	26 CAR AND 104 TWO WHEELERS	26 CARS AND 104 TWO WHEELERS

SANITARY DETAILS

BUSINESS OFFICE BUILDING

TOTAL NO. OF PERSONS - 25 , MALE: 13, FEMALE: 12

S.NO	SANITARY UNIT	REQUIRED		PROVIDED	
		MALE	FEMALE	MALE	FEMALE
1	WATER CLOSETS (W.C)	5	5	5	5
2	DRINKING WATER FOUNTAINS	2	2	2	2
3	WASH BASINS	3		3	
4	URINALS	5	-	5	-

COLOUR INDEX:

SITE BOUNDARY
PROPOSED BUILDING
DRIVE WAY
EXISTING ROAD SHOWN

TECHNICAL APPROVAL
ROC.NO: SWP/BPA/678467/2025/TCP
SITE BOUNDARY SHOWN AS "A TO D"
SWP/THOOTHUKUDI/BPA/AD/DTCP NO:115/2025

Er. R. VINOTHKUMAR, D.C.E
DEGREE IN CIVIL ENGINEERING
VENUS Complex & 1st Floor, Old Bus Stand,
No:1/17,Main Road, K. Nagangulam,
THOOTHUKUDI,(P.O & TALUK)-628 102.

CONSTRUCTION ENGINEER

DHEENATHAYALAN., BE,
M.E STRUCTURAL ENG. DEGREE - [1 DAC]
M.E STRUCTURAL ENG. DEGREE - [2 DAC]
CIVIL ENGINEERING
No.1/17,MAIN ROAD, K. NAGANGULAM,
THOOTHUKUDI,(P.O & TALUK)-628 102.
Cell : 9443277174, 9787497222

REGISTERED STRUCTURAL ENGINEER

P.RANJITH., B.E
REGISTERED ENGINEER (CLASS - I)
THOOTHUKUDI,LPA- RP- 51/TND/TCP/May /1/2023
No.1/17,MAIN ROAD, K. NAGANGULAM,
THOOTHUKUDI. - 628 102.
CELL : 9360307775,9787497222
Email : ranjith@thiyanalar.com

REGISTERED ENGINEER

APPLICANT

GEO-TECH EXPERT

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
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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.