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

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PLAN SHOWING THE PROPOSED CONSTRUCTION OF DEPARTMENTAL STORE (COMMERCIAL) IN SURVEY NOS. 1414/1A1A, 1414/1A1B & 1415/1A, MADATHUR BYPASS ROAD, MEELAVITTAN VILLAGE-1,THOOTHUKUDI CITY MUNICIPAL CORPORATION (WEST ZONE), THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI TALUK AND DISTRICT.

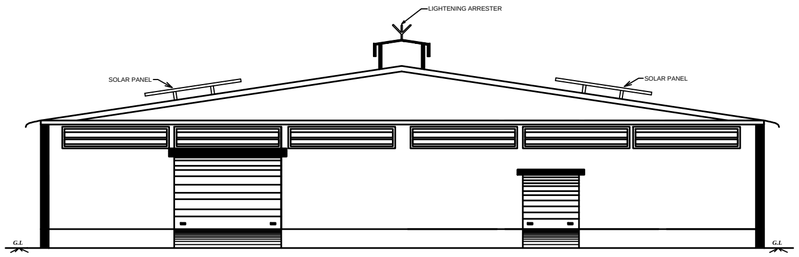
SCALE 1:100

SHEET NO. 3/3

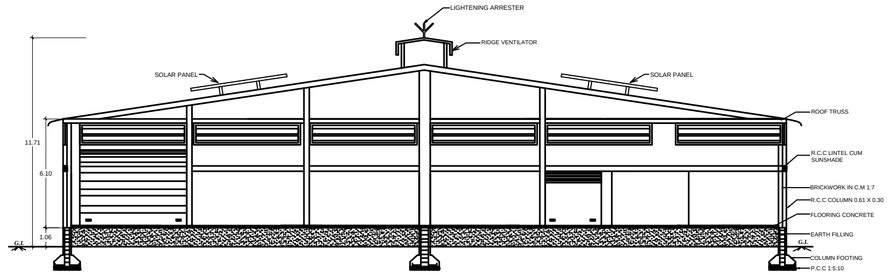
N

APPLICANT NAME: 1. Mr. J. JEBACHANDRAN, 2. Mrs. J. ROSALIND

OFFICE USE:



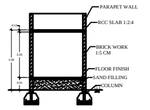
ELEVATION



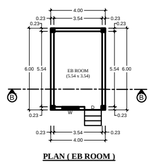
SECTION A-A



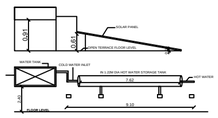
ELEVATION



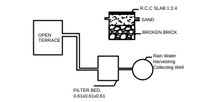
SECTION



PLAN (EB ROOM)



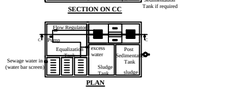
DETAILS OF SOLAR WATER HEATING SYSTEM



DETAILS OF RAIN WATER HARVESTING SYSTEM

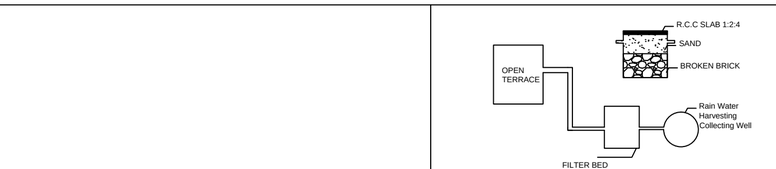


SECTION ON CC

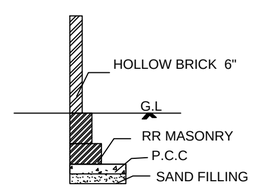


PLAN

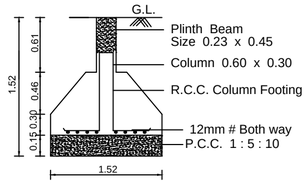
DETAILS OF SEWAGE TREATMENT PLANT



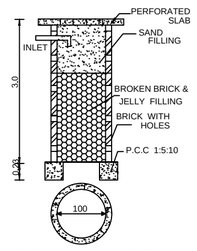
DETAILS OF RAIN WATER HARVESTING SYSTEM



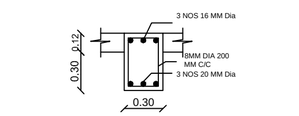
COMPOUND WALL DETAILS



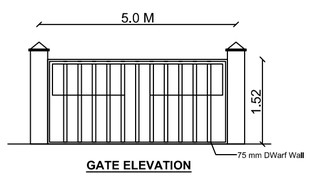
COLUMN DETAILS



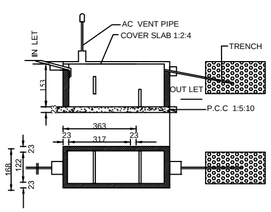
PERCULATION PIT



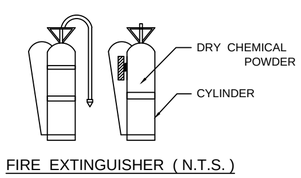
ROOF BEAM DETAILS



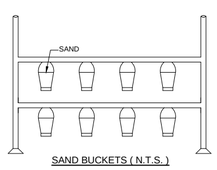
GATE ELEVATION



SEPTIC TANK & TRENCH



FIRE EXTINGUISHER (N.T.S.)



SAND BUCKETS (N.T.S.)



STAIRCASE DETAILS

PLINTH BOUNDARY PERCULATION PIT

PLANNING PERMISSION

ROC. NO. SWP/BPA/681688/2025
SITE BOUNDARY SHOWN AS "A TO D"
PLANNING PERMISSION NO. 12/2026
BUILDING APPROVAL NO:
SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P No. 12/2026(1TO 3 SHEET)

A. DHANADEEPA
8BC,Azath Street
Mana kanalam pillai Nagar
Palayamkottai,Tirunelveli
RGTE/TVL/FEB/2020/001

REGISTERED GEO-TECH ENGINEER

1. JEBACHANDRAN

2. ROSALIND

APPLICANT

ER. A.S. JESUDOSS PETER
B.E.,M.Tech. (Structs), M.I.E
STRUCTURAL ENGINEER
SKY CONSTRUCTIONS
(ARCHITECTSTRUCTURAL DESIGNERS)
1/4, KIRUBAKARAN STREET
TIRUNELVELI-627002
Reg.No.RSE/TVL/2019/010/DTCP

REGISTERED STRUCTURAL ENGINEER

Er.S.PONMANIKANDAN, B.Tech.,LLB,AIV,AIE
MANIKANDA ASSOCIATES
Licensed Surveyor / Registered Engineer Grade-I
RE-1/TKDTCP/October/2/2023
Approved Valuer/Charted Engineer
149/8, Polepettai West 1st Street,
Tuticorin - 628 002, Mob: 8056700160.

REGISTERED ENGINEER

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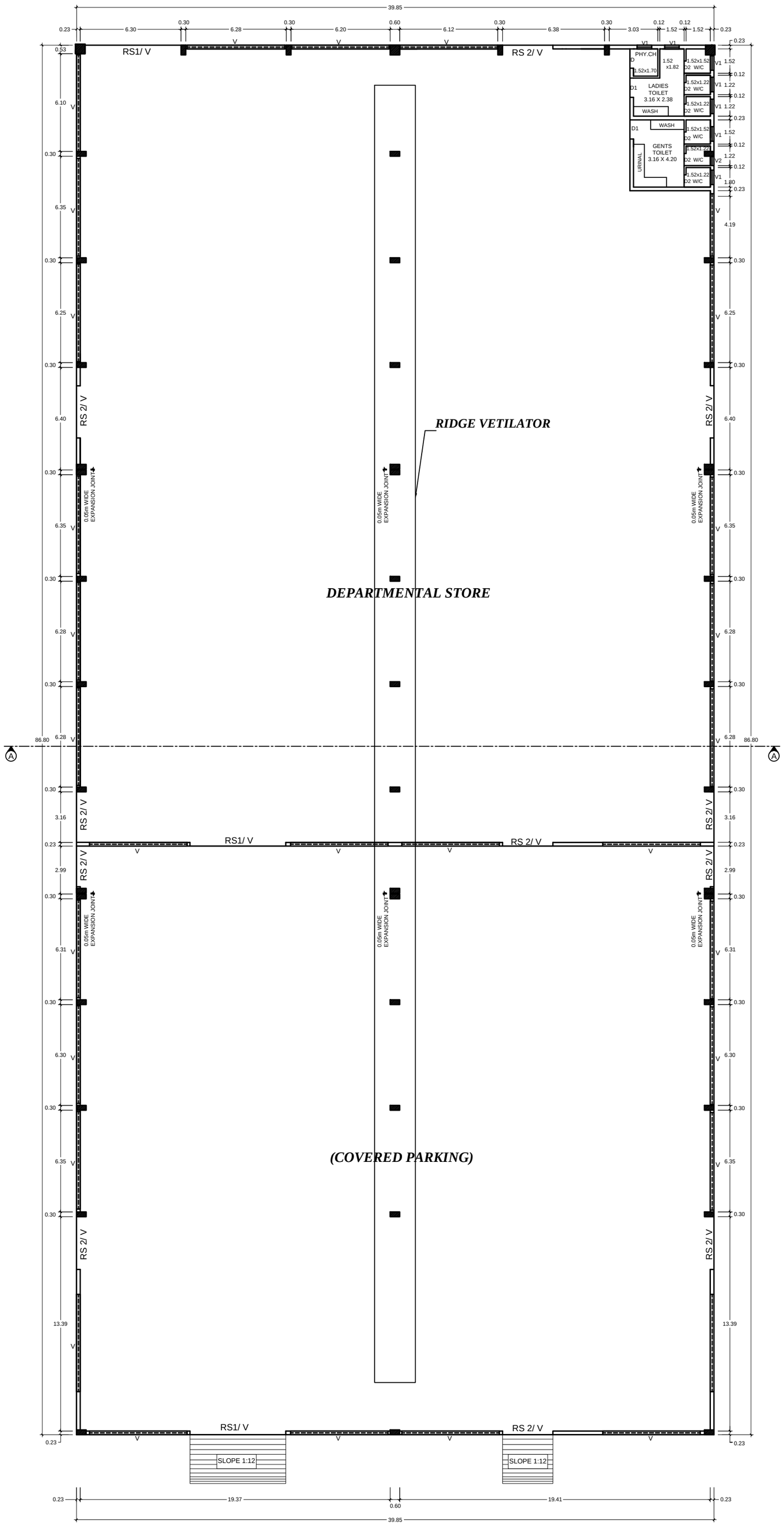
SHEET NO. 2/3

OFFICE USE:

APPLICANT NAME: 1. Mr. J. JEBACHANDRAN, 2. Mrs. J. ROSALIND

SCALE: 1:100



PLAN

PLANNING PERMISSION

ROC. NO. SWP/BPA/681688/2025
SITE BOUNDARY SHOWN AS "A TO D"
PLANNING PERMISSION NO. 12/2026
BUILDING APPROVAL NO:
SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P No: 12/2026 (1TO 3 SHEET)

1. JEBACHANDRAN

2. ROSALIND

OWNER

A. DHANADEEPA
8BC,Azath Street
Mana kanalam pillai Nagar
Palayamkottai,Tirunelveli
RGTE/TVL/FEB/2020/001

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APPLICANT NAME: 1. Mr. J. JEBACHANDRAN, 2. Mrs. J. ROSALIND

SCALE 1:200

SHEET NO. 1/3

N

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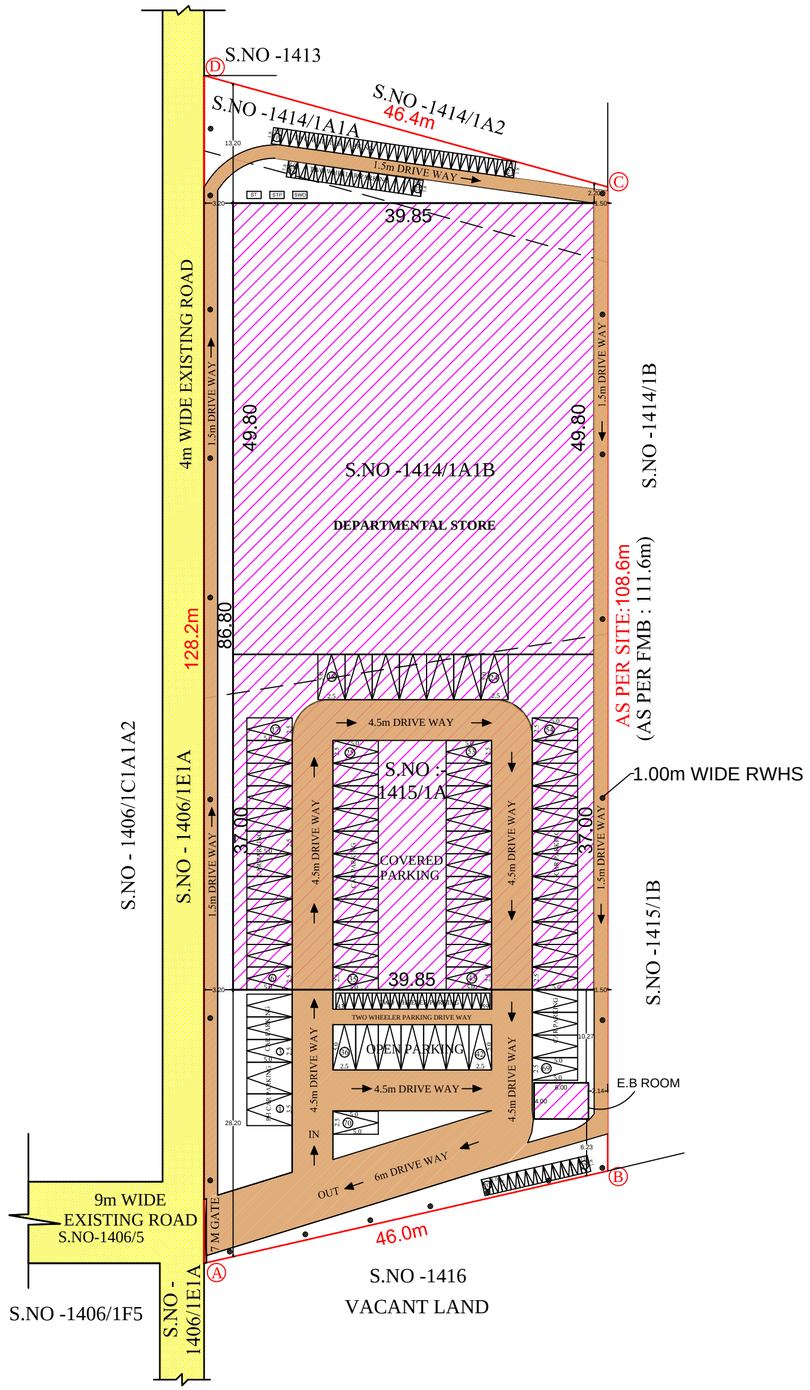

OSR AREA = 586.00 SQ.MT
(FEES TO BE REMITTED)

PARKING DETAILS FOR DEPARTMENTAL STORE BUILDING IN CORPORATION AREA

1 CAR SPACE AND 1 TWO WHEELER FOR EVERY 50.00 Sq.m

TYPE OF PARKING	REQUIRED	PROVIDED
TWO WHEELER	69	59
FOUR WHEELER	69	69

NOTE:

1. ALL DIMENSIONS ARE IN METER.
2. CCTV CAMERA TO BE PROVIDED.
3. EUROPEAN WATER CLOSET TO BE PROVIDED.
4. RAMP 1:12 SLOPE FOR PH TO BE PROVIDED.
5. CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.
6. PH PARKING 10% TO BE PROVIDED.
7. LIGHTNING ARRESTER TO BE PROVIDED.
8. MECHANICAL VENTILATION PROVIDED

REFERENCE

DESCRIPTION	COLOUR
SITE BOUNDARY -----	
PROPOSED BUILDING -----	
OPEN SPACE -----	
DRIVE WAY -----	
EXG. ROAD -----	

SCHEDULE OF JOINERIES

RS1	ROLLING SHUTTER	6.10 X 6.10
RS2	ROLLING SHUTTER	3.05 X 3.05
D1	DOOR	1.00 X 2.14
D2	DOOR	0.76 X 2.14
W	WINDOW	1.22 X 0.91
V	VENTILATOR	6.10 X 1.22
V1	VENTILATOR	0.91 X 0.60

BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in Sqm	AREA in Sq. Ft
DEPARTMENTAL STORE BLOCK				
GROUND FLOOR	3458.98	-------	3458.98	37232.46
E.B ROOM BLOCK				
GROUND FLOOR	-------	24.00	24.00	258.34
TOTAL	3458.98	24.00	3482.98	37490.80

PARKING CALCULATION DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
DEPARTMENTAL STORE BLOCK	3458.98 / 50	70 CAR'S	70 CAR'S
	3458.98 / 50	70 TWO WHEELERS	70 TWO WHEELERS

SITE AREA DETAILS AS PER SALE DEED

S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in Sqm
1.	1210/2020	1414/1A1B & 1415/1A	5300.00
2.	2896/2015	1414/1A1A	368.00
TOTAL			5668.00

SITE AREA DETAILS AS PER PATTA

S. NO.	PATTA NUMBER	SURVEY NUMBER	AREA in Sqm
1.	6262	1414/1A1A	368.00
2.	9455	1414/1A1B	2282.00
2.	9455	1415/1A	2900.00
TOTAL			5550.00

SITE AREA DETAILS

AS PER SALE DEED ----- 5668.00 Sqm
AS PER PATTA ----- 5550.00 Sqm
AS AT SITE ----- 5297.69 Sqm

$$FSI = \frac{\text{TOTAL AREA OF ALL FLOORS}}{\text{PLOT AREA}} = \frac{3482.98}{5297.69} = 0.657 < 2.00$$

SANITATION REQUIREMENTS FOR COMMERICAL (DEPARTMENTAL STORE)

SANITARY DETAILS	MALE - 50 NOS		FEMALE - 30 NOS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	2	3	2	2
DRINKING WATER	2	2	2	2
WASH BASIN	2	2	2	2
URINAL	3	4	-	-
CLEANER'S SINK	1	2	1	2

DETAILS OF FIRE FIGHTING SYSTEMS

- FIRE RESISTING BUCKETS WITH SAND (EACH 1KG) - 5KG X 6 NOS = 30 KG
- FIRE RESISTING BUCKETS WITH WATER (EACH 1KG) - 5KG X 4 NOS = 20 KG
- CO - CARBON DI-OXIDE TYPE FIRE EXTINGUISHER - 2KG X 10 NOS = 20 KG
- DCP DRY CHEMICAL TYPE FIRE EXTINGUISHER - 5KG X 6 NOS = 30 KG
- FA - FIRE ALARM = 4 NOS
- SPRINKLER SYSTEM TO BE PROVIDED
- FIRE HYDRANT SYSTEM TO BE PROVIDED
- HOSE REEL SYSTEM TO BE PROVIDED

PLANNING PERMISSION

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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.