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,
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SHEET NO:01/01

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND, FIRST AND SECOND FLOOR LODGE & RESTAURANT BUILDING IN R.S.F.NO: 263/4A1, AT KEELA TIRUCHENDUR, WARD NO:02, PALAYAMKOTTAI ROAD, TIRUCHENDUR MUNICIPALITY, TIRUCHENDUR TALUK, THOOTHKKUDI DISTRICT.

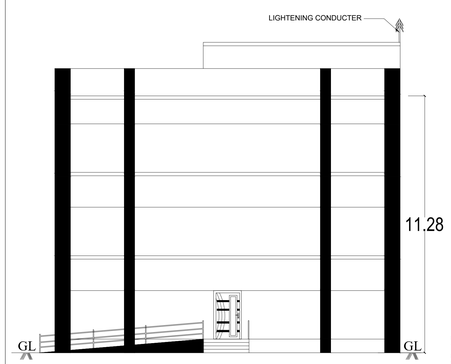
APPLICANT NAME:-

Mr.R.PON ATHITHAN, S/O,Mr.RAMANATHA ATHITHAN,.

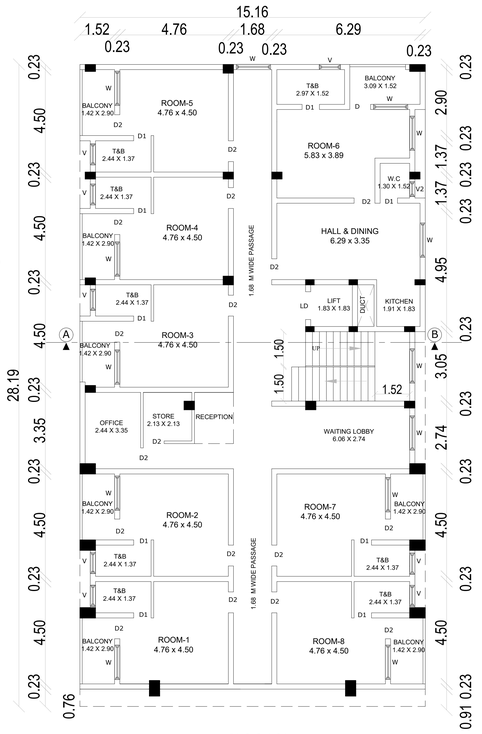
TECHNICAL APPROVAL
Online Application No. SWP/BPA/691764/2025
SITE BOUNDARY SHOWN AS "A TO D"
SWP/THOOTHUKUDI / BPA/A.D/D.T.C.P. No. 06/2026

DRAWING SCALE-1:100
ALL DIMENSIONS ARE IN METER
UNLESS OTHERWISE SPECIFIED

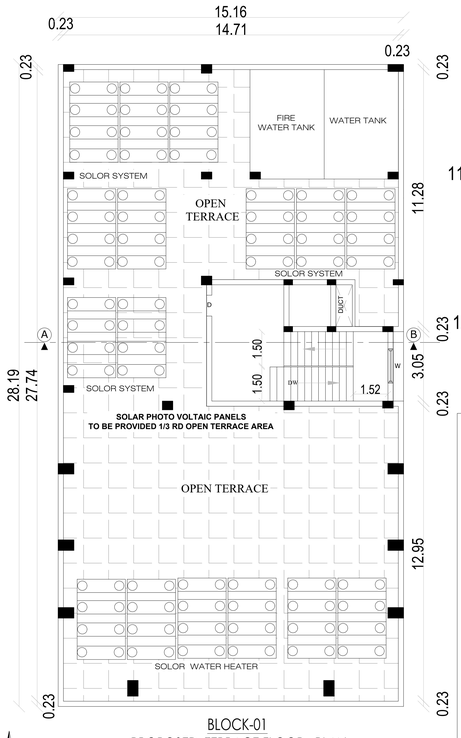
COLOUR INDEX
SITE BOUNDRY SHOWN
PROPOSED BUILDINGS SHOWN
EXISTING ROAD SHOWN
DRIVEWAY SHOWN



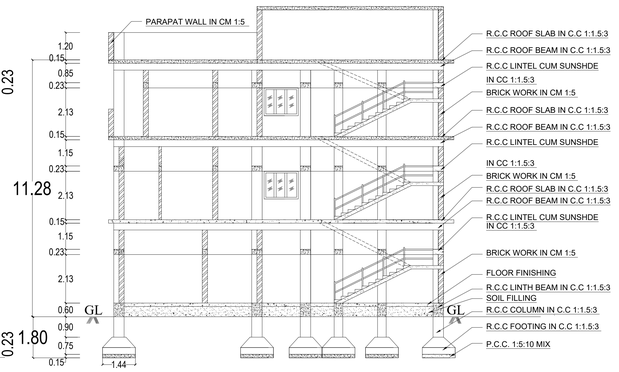
BLOCK - 01 ELEVATION



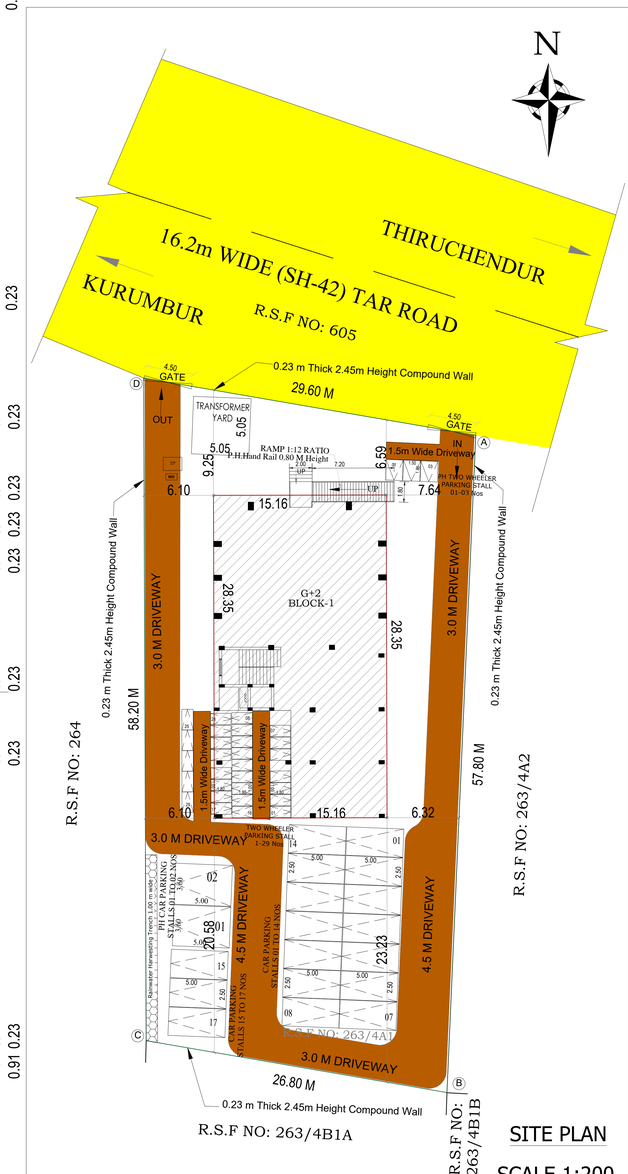
BLOCK-01
PROPOSED SECOND FLOOR RCC ROOF PLAN



BLOCK-01
PROPOSED TERRACE FLOOR PLAN



BLOCK - 01 SECTION ON "AB"



SITE PLAN
SCALE 1:200

SL. NO	AREA DETAILS		SQ MT
1	AREA OF THE LAND AS PER DOCUMENT	(41 CENT)	1659.19
2	AREA OF THE LAND AS PER PATTA	(0-16.50 HECTARE)	1650.00
3	AREA OF THE LAND AS PER SUPER IMPOSED		1616.18

Block Name	Floor Name	Total Buildup Area in Sq.m	Deduction area in sq.mt	Non FSI Area in sq.m	FSI Area in Sq.m
PROPOSED RCC BLOCK-1	GROUND FLOOR (RESTAURANT)	429.78	1.32	-	428.46
	FIRST FLOOR (HALL CUM LODGES)	429.78	1.32	-	428.46
	SECOND FLOOR (LODGES)	429.78	1.32	-	428.46
	HEAD ROOM AND LIFT MACHINE ROOM	40.38	-	40.38	-
Grant Total		1329.72	3.96	40.38	1285.38

Floor Space Index = (1285.38 / 1616.18 = 0.79) 0.79 < 2
Plot Coverage = (429.78 / 1616.18 X 100) = 26.59 % 26.59 %

PARKING REQUIREMENTS
RESTAURANTS
1Car Space For Every 50 Sq.m of floor area or part thereof And 1 Two-Wheeler Space For Every 25Sq.M of floor area Or Part Thereof
Ground Floor Area : 168.10 Sq.Mt
First Floor Area : 168.10 Sq.Mt
Total Floor Area : 336.20 Sq.Mt
Car Parking :336.20/50 = 6.72 Say 7.0 Nos Two Wheeler Parking :336.20/25 = 13.44 Say 14.00 Nos
LODGES
1 car space for every 10-guest rooms and for the non-room area, 1 car space for every 100sq.m of floor area or part thereof and 1 two wheeler space for every 50sq.m of floor area or part here of.
First Floor Guest Room : 04 No'S (Or) 150.86 Sq.Mt
Second Floor Guest Room : 08 No'S (Or) 407.26 Sq.Mt
Total : 12 No'S (Or) 533.38 Sq.Mt
First Floor non-room Area : 65.97 Sq.Mt
Second Floor non-room Area : 220.33 Sq.Mt
Total : 286.30 Sq.Mt
Car Parking Two Wheeler Parking
:12/10 = 1.20 Say 2.0 Nos :533.38/50 =10.66 Say 11.00 Nos
:286/100 =2.86 Say 3.0 Nos
Total = 5.0 Nos

DESCRIPTION	REQUIRED	PROVIDED
Car + PH Car Parking Stalls	7.0+5.0+2.0	19.00
Two + PH Two Wheeler Parking Stalls	14.0+11.0+2.0	31.00

JOINERY DETAILS	IN METER	JOINERY DETAILS	IN METER
DOOR (D)	1.22X2.13	DOOR (D2)	0.91X2.13
DOOR (D1)	0.75X2.13	VENTILATOR (V)	0.90X0.75
LIFT DOOR (LD)	1.22X2.13	VENTILATOR (V1)	0.75X0.75
WINDOW (W)	1.52X1.52	VENTILATOR (V2)	0.60X0.75

Er.M.MUTHU KUMAR, M.E.,
Soil Mechanics & Foundation Engg.
CMDA Reg.No: GTE/19/04/017
DTCP Reg.No: GTE/TVLD/01/2020
TECHNICAL ADVISOR
B.A.LA GEO TECH LAB
15A, Bharathiyar Street, Palayamkottai Tirunelveli-627002.
Mobile: 9489055602 Email: bala.aurikeyors@gmail.com
REGISTERED GEO-TECH ENGINEER (RGTE)

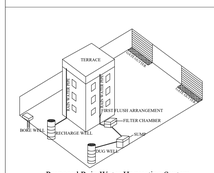
M. PETCHI PANDI, D.C.E., B.E.,
Registered Structural Engineer - Grade II
RSE - Gr.II / 01 / TVLD / 2025
Jehovah Nissi Design Build Pvt. Ltd.,
166, Ambai Road, Kulavanigarpuram,
Tirunelveli - 627 005.
REGISTERED STRUCTURAL ENGINEER (RSE)

APPLICANT

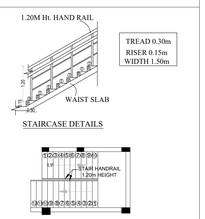
Er.R.Siva Sakthi Vel
Registered Engineer Grade-II (RE Gr-II)
Reg No. RE/Gr II/TEN/SEP/2025/005
Aylkudi, Tenkasi-627852.
Mobile. 9003477773.
REGISTERED ENGINEER (RE)

NOTE
1. ALL DIMENSIONS ARE IN METER
2.CCTV CAMERA TO BE PROVIDED
3.OPEN TRANSFORMER YARD 5.0 X 5.0 TO BE PROVIDED
4.RAM 1:12 SLOPE FOR PH TO BE PROVIDED
5.EUROPEAN WATER CLOSET TO BE PROVIDED
6.CENTRALIZED AIR-CONDITON SYSTEM TO BE PROVIDED
7.PH PARKING 10% TO BE PROVIDED
8.LIGHTING ARRESTER TO BE PROVIDED

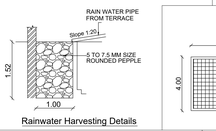
- HOSE FIRE SLEEVE BOX (H.F.S.BOX)
- (FAB) FIRE AID BOX
- FIRE EXTINGUISHER (FE)
- (FSB) FIRE SAND BUCKETS
- FIRE ALARAM (FA)



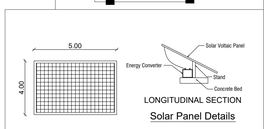
Proposed Rain Water Harvesting System
Not To Scale



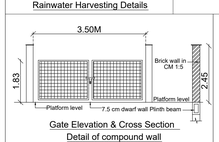
STAIRCASE DETAILS



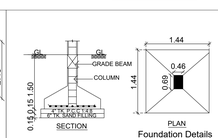
Rainwater Harvesting Details



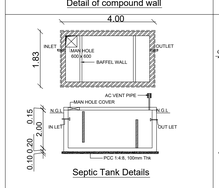
LONGITUDINAL SECTION
Solar Panel Details



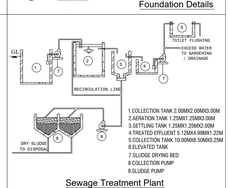
Gate Elevation & Cross Section
Detail of compound wall



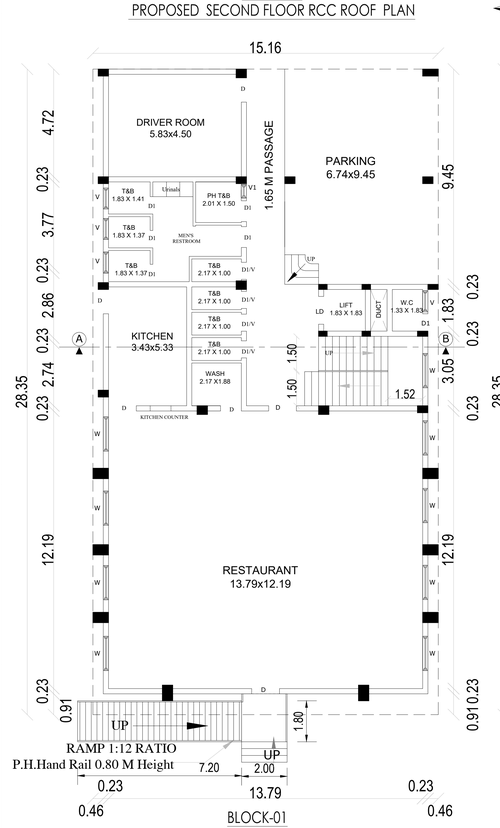
Foundation Details



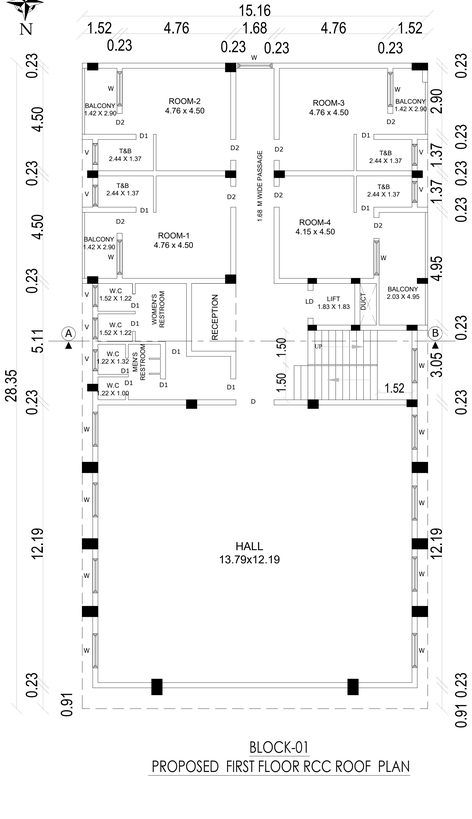
Septic Tank Details



Sewage Treatment Plant



BLOCK-01
PROPOSED GROUND FLOOR RCC ROOF PLAN



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

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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.