PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

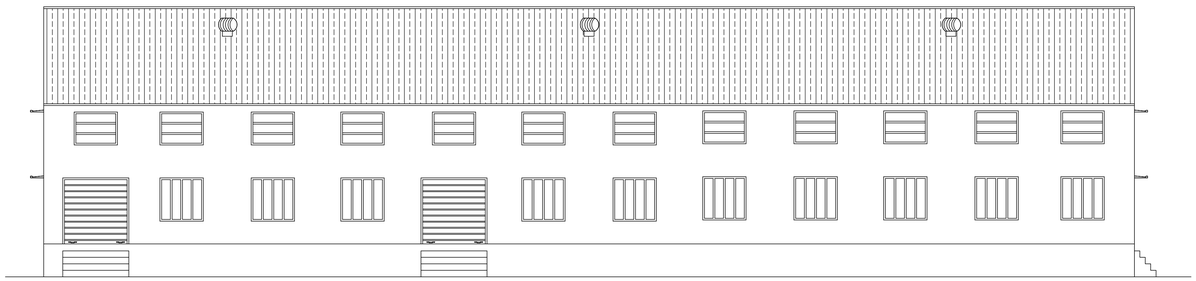
ISSUING AUTHORITY
DTCP

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

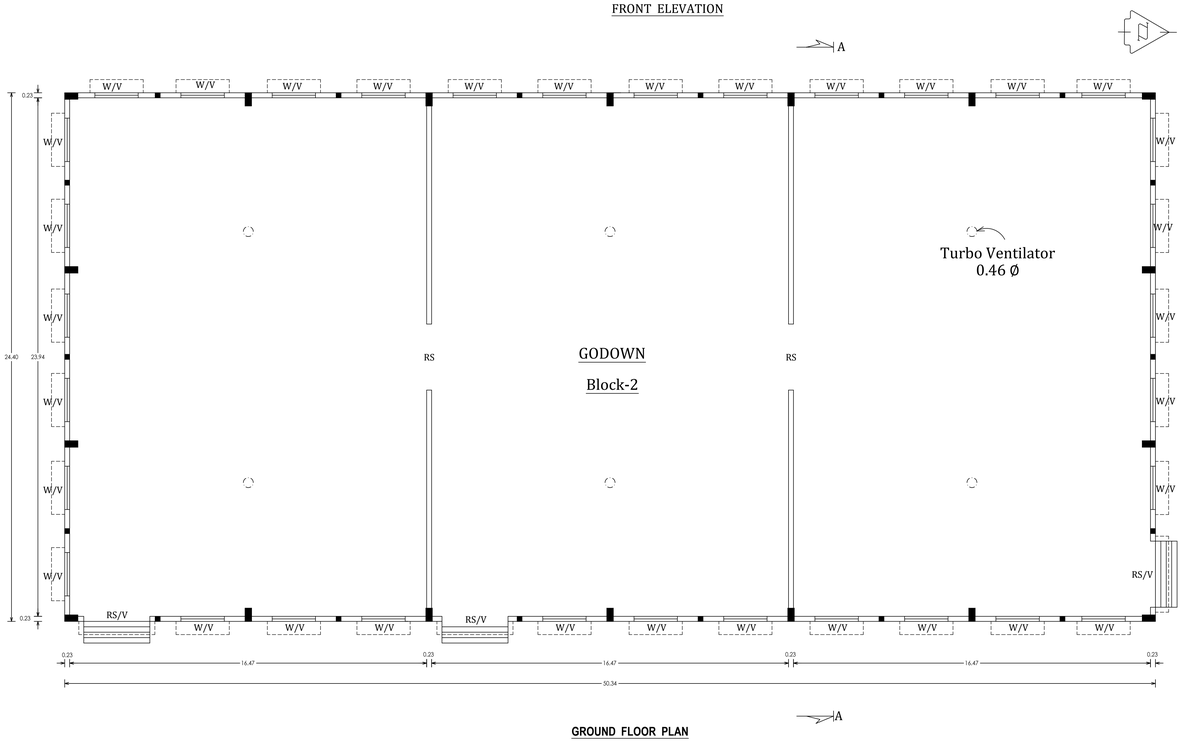
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

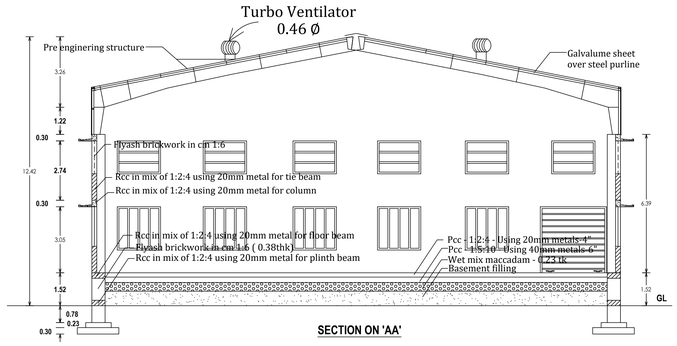
hello@verified.realestate
+91 9996 12 9996
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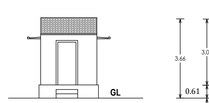
FRONT ELEVATION



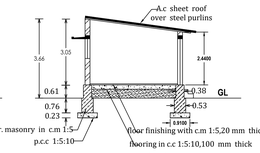
GROUND FLOOR PLAN



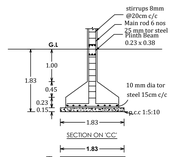
SECTION ON 'AA'



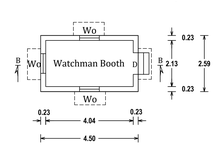
FRONT ELEVATION



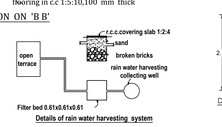
SECTION ON 'B B'



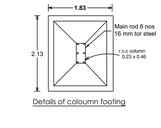
SECTION ON 'CC'



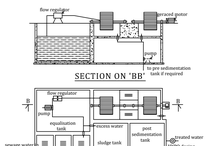
GROUND FLOOR PLAN



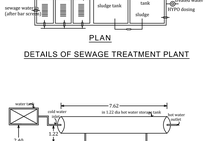
Details of rain water harvesting system



Details of coloumn footing

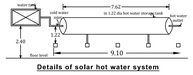


SECTION ON 'BB'



PLAN

DETAILS OF SEWAGE TREATMENT PLANT



Details of solar hot water system

PLAN SHOWING THE EXISTING AND PROPOSED ADDITIONAL CONSTRUCTION OF A GODOWN BUILDING BEARING DOOR NO. 5/67 AT THATTAPARAI MAIN ROAD, AT SURVEY NO.18/1B2C1, SENTHILAMPANNAI VILLAGE, KEELA THATTAPARAI PANCHAYAT, THOOTHUKUDI PANCHAYAT UNION, THOOTHUKUDI LOCAL PLANNING AREA , THOOTHUKUDI TALUK AND DISTRICT.

OWNER : **Mr.M.SARAVANAN, S/o.Mr.MEIYAPPAN.**

SCALE :- 1:100

PROPOSED FSI AREA ... 1,228.276 Sq.m

NOTES:

1.WASTE WATER FROM WASH BASIN AND BATHROOM ARE CONNECTED TO PERCOLATION PIT FOR GROUND WATER RECHARGE

2.SOLAR WATER HEATING SYSTEM ARRANGEMENTS ARE TO BE PROVIDED AS PER IS:12933 IN THIS PROPOSED BUILDING.

3.MECHANICAL VENTILATION WILL BE PROVIDED

SITE PARTICULARS		EXTENT IN SQ.M
SITE AREA	AS PER DOCUMENT	8100.00
	AS ON SITE	8100.00
	SUPER IMPOSED BOUNDARY	8059.93
	AS PER PATTA	7284.00

APPLICANT SITE EXTENT AS ON 14/12//2017	8100.000 SQ.M
(Deduct) AREA OF OSR ALREADY GIFTED BY THE APPLICANT AS PER Doc.No.2410/2018; Dt:23/07/2018	816.000 SQ.M
NET APPLICANT SITE EXTENT	7284.000 SQ.M

AREA OF OPEN SPACE RESERVATION ALREADY GIFTED (OSR 10.12 %) AS PER Doc.NO.2410/2018; Dt.23/07/2018	816.000 Sq.m

RS	- ROLLING SHUTTER	3.05	X	2.44
D	- DOOR	1.00	X	2.13
W	- WINDOW	2.00	X	2.00
Wo	- WINDOW	0.91	X	0.91
V	- VENTILATOR	2.00	X	1.52

HEIGHT OF THE BUILDING : 12.42 M

MECHANICAL VENTILATION WILL BE PROVIDED

Planning Permission No.06/2026
Building Approval No:
SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P.NO.04/2026

Power Agent of
Mr.M.Saravanan
Applicant

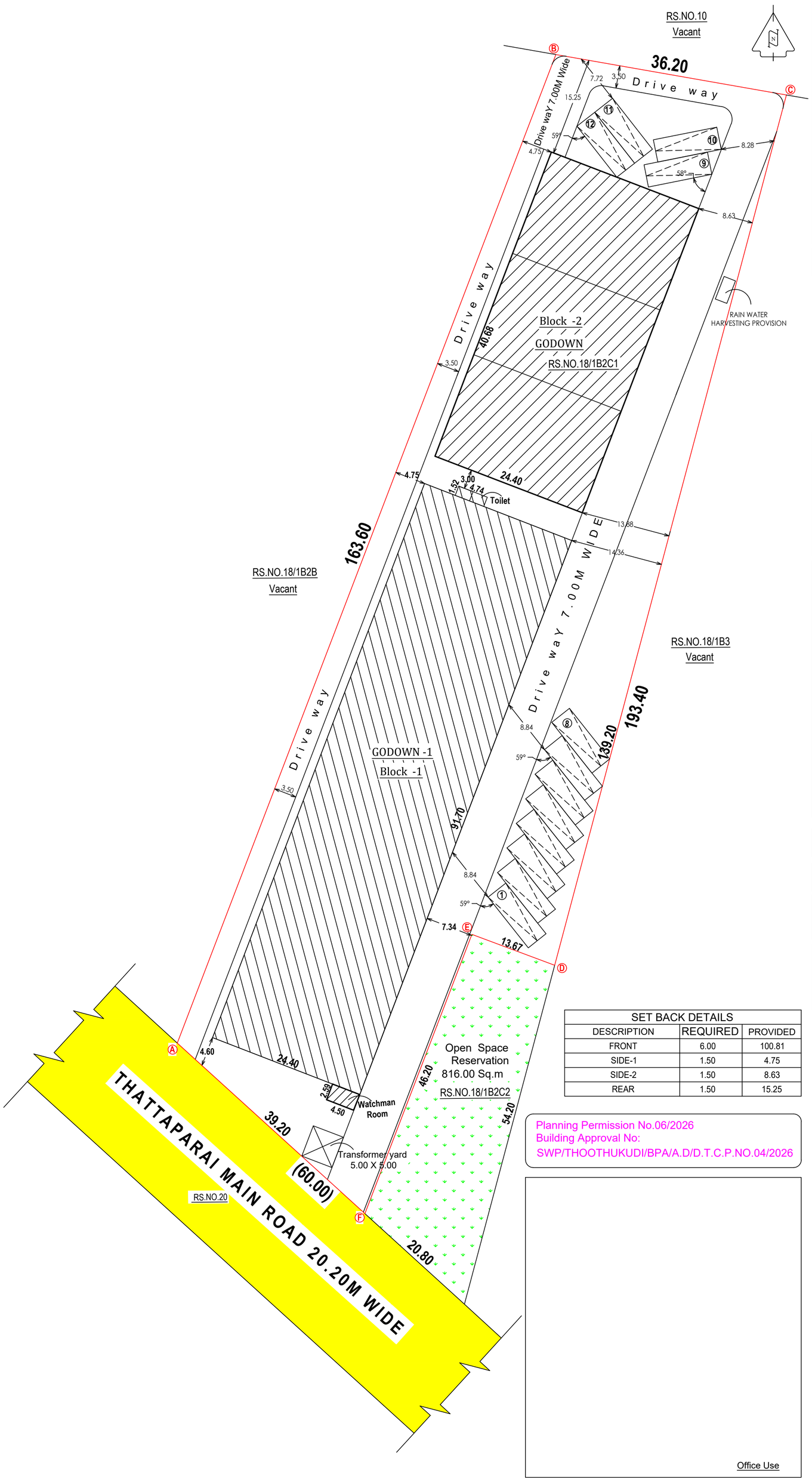
Office Use

R.SARAVANAN.,DCE.,
Registered Construction Engineer
Reg No: RCE/TKDTCP/February/012024
23-A/4,Sivan Kovil Street,Tuticorin-628 002.
Cell:94433 22108,Ph:0461-2323154.
Email ID: rsaravanabuilders@gmail.com
REGISTERED CONSTRUCTION ENGINEER

S.BALA SHANMUGA SUNDARAM., M.Tech.,
Registered Geotech Engineer (RGtE),
Reg No: RGTE/TVL/01/2025
BALA GEOTECH SERVICE
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Palayamkottai, Tirunelveli-627002
Mobile No: 9488055602
E-Mail: bala.geotech14@gmail.com
REGISTERED GEOTECH ENGINEER

N.VISWANATHAN,B.E.,M.Tech,
Reg.Structural Engg. Grade I
Reg No: RSE/Gr.I/TKDTCP/Aug/005/2024
No.93C/81/2,Teacher's Colony
IInd Street West,Tuticorin - 628 008
Ph:91 8681831988
REGISTERED STRUCTURAL ENGINEER

S. JEYA CHANDRAN., B.Arch.,
Registered Architect, Grade - I
Reg. No. RA /I/TKDTCP / October 1/2023
22-A/4, Sivan Kovil Street,
Thoothukudi - 628 002.
Mobile no: 0958856 16699.
E-Mail : jeyachandranarc@gmail.com
REGISTERED ARCHITECT



SITE PLAN SHOWING THE EXISTING AND PROPOSED ADDITIONAL CONSTRUCTION OF A GODOWN BUILDING BEARING DOOR NO. 5/67 AT THATTAPARAI MAIN ROAD, AT SURVEY NO.18/1B2C1, SENTHILAMPANNAI VILLAGE, KEELA THATTAPARAI PANCHAYAT, THOOTHUKUDI PANCHAYAT UNION, THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI TALUK AND DISTRICT.

OWNER : Mr.M.SARAVANAN, S/o.Mr.MEIYAPPAN.

SCALE :- 1:400

PROPOSED FSI AREA ... ... 1,228.276 Sq.m

NOTES:
1.WASTE WATER FROM WASH BASIN AND BATHROOM ARE CONNECTED TO PERCOLATION PIT FOR GROUND WATER RECHARGE

2.SOLAR WATER HEATING SYSTEM ARRANGEMENTS ARE TO BE PROVIDED AS PER IS:12933 IN THIS PROPOSED BUILDING.

3.MECHANICAL VENTILATION WILL BE PROVIDED

SITE PARTICULARS		EXTENT IN SQ.M
SITE AREA	AS PER DOCUMENT	8100.00
	AS ON SITE	8100.00
	SUPER IMPOSED BOUNDARY	8059.93
	AS PER PATTA	7284.00

APPLICANT SITE EXTENT AS ON 14/12//2017	8100.000 SQ.M
(Deduct) AREA OF OSR ALREADY GIFTED BY THE APPLICANT AS PER Doc.No.2410/2018; Dt:23/07/2018	816.000 SQ,M
NET APPLICANT SITE EXTENT	7284.000 SQ.M

	EXISTING BUILDING AREA IN SQ.M	PROPOSED BUILDING AREA IN SQ.M	TOTAL AREA IN SQ.M
	Existing Godown Building Planning Permisson No.தி.அ./க.வ./தூஉதிகு.17/2018 (ந.க.எண்:388/18/தூஉதிகு); Dated:13.08.2018 And Building Permission Proceedings by Keelathattaparai Panchayat President No. 2/18-19;Dated:31.08.2018.		

	FSI	NON FSI	FSI	NON FSI	FSI	NON FSI
BLOCK - 1	2244.652	-	-	11.655	2244.652	11.655
BLOCK - 2	-	-	1228.276	-	1228.276	-
TOTAL					3472.928	11.655

TOTAL FSI AREA ... ... 3,472.928 Sq.m

TOTAL BUILT UP AREA ... ... 3,484.583 Sq.m

AREA OF OPEN SPACE RESERVATION ALREADY GIFTED (OSR 10.12 %) AS PER Doc.NO.2410/2018; Dt.23/07/2018 — 816.000 Sq.m

Floor Space Index

$$= \frac{\text{Total FSI Area in All floors}}{\text{Site Area}} = \frac{3472.928}{7284.000} = 0.48 < 2.00$$

SET BACK DETAILS		
DESCRIPTION	REQUIRED	PROVIDED
FRONT	6.00	100.81
SIDE-1	1.50	4.75
SIDE-2	1.50	8.63
REAR	1.50	15.25

Planning Permission No.06/2026
Building Approval No:
SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P.NO.04/2026

PARKING SPACE REQUIRED FOR GODOWN BUILDING AS PER TNCDBR 2019 ANNEXTURE- IV, RULE 35(4),36F,37F &39(5). PART- 'I' (18)

1 Lorry space for every 300 Sqm

$$\frac{3472.928}{300.00} = 11.576$$

PARKING DETAILS:

PARKING TYPE	REQUIRED	PROVIDED
LORRY	12	12

HEIGHT OF THE BUILDING : 12.42 M

- APPLICANT SITE BOUNDARY
- PROPOSAL BUILDING
- EXISTING BUILDING
- DRIVE WAY
- OPEN SPACE RESERVATION
- EXISTING ROAD

Office Use

Power Agent of Mr.M.Saravanan
Applicant

N.VISWANATHAN,B.E.,M.Tech,
Reg.Structural Engg. Grade I
Reg No: RSE/Gr.I/TKDTCP/Aug/005/2024
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22-A/4, Sivan Kovil Street,
Thoothukudi - 628 002.
Mobile no: 095856 16699.
E-Mail : jeyachandranars@gmail.com
Registered Architect

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
3/350/2 Mettukuppam,
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.