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.

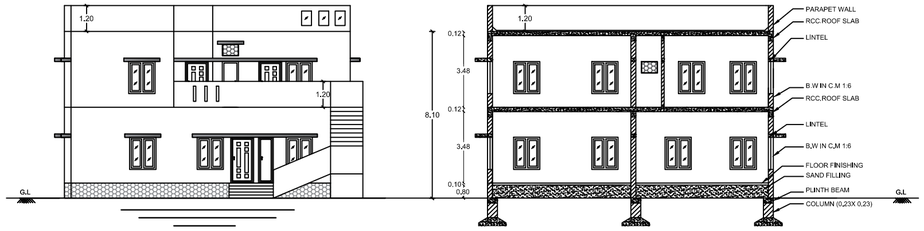
PLAN SHOWING THE PROPOSED CONSTRUCTION OF SCHOOL BUILDING OF M/s. N-GEN KIDS NURSERY SCHOOL IN PLOT NO: 71, 73 & 74, REGULARISED SPF NO.LP/SPF/TLPA: 49/2021 REGULARISED (R O C.NO.F1/15342/2021), DOOR NO. 5H/73, OLD S.NO. 784/1B1A1A1A1A AND NEW SURVEY NOS: 784/1B10C & 784/1B10D OF MEELAVITTAN VILLAGE PART -2, AMUTHA NAGAR, SOUTH ZONE, THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI TALUK AND THOOTHUKUDI CITY MUNICIPAL CORPORATION.

APPLICANT NAME: Mr.P.PON ESAKKIAPPAN & Mrs.P.SWARNALAKSHMI

SHEET NO. 1/1

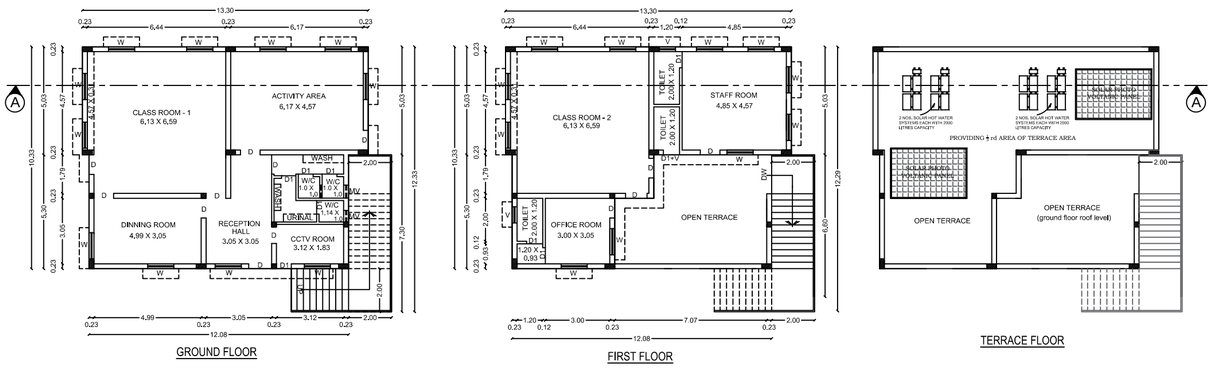
SCALE: 1:500

OFFICE USE:



FRONT ELEVATION

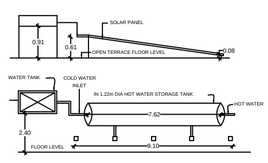
CROSS SECTION - AA



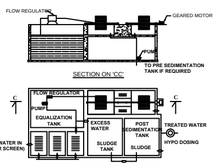
GROUND FLOOR

FIRST FLOOR

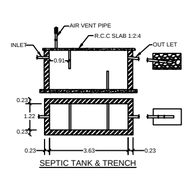
TERRACE FLOOR

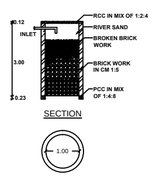


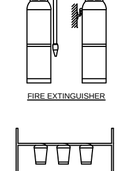
DETAILS OF SOLAR WATER HEATING SYSTEM



DETAILS OF SEWAGE TREATMENT PLANT

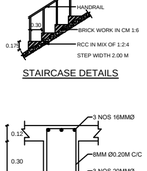


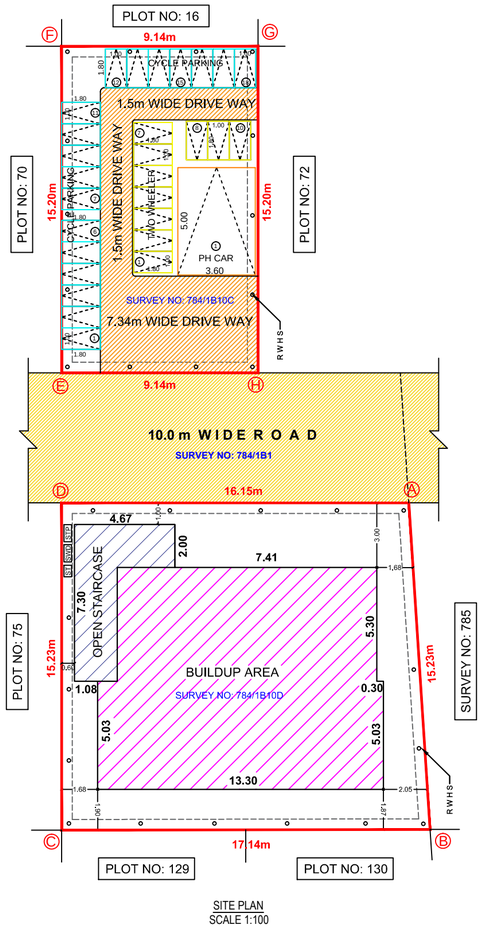




FIRE EXTINGUISHER

SAND BUCKETS





SITE PLAN
SCALE 1:100

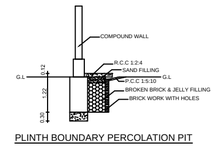
TECHNICAL PERMISSION

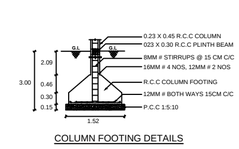
ROC. NO. SWP/BPA/706801/2025

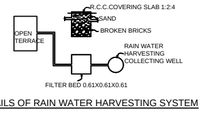
SITE BOUNDARY SHOWN AS "A TO H"

PLANNING PERMISSION NO. 13/2026

APPROVAL NO: SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P NO: 13/2026







DETAILS OF RAIN WATER HARVESTING SYSTEM

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
D	DOOR	1.00 X 2.10
D1	DOOR	0.75 X 2.10
W	WINDOW	1.20 X 1.50
V	VENTILATOR	1.00 X 0.60
MV	MECHANICAL	1.00 X 0.60

BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in Sqm
PROPOSED BUILDING			
GROUND FLOOR	130.81	19.97	150.78
FIRST FLOOR	95.84	-------	95.84
TOTAL	226.65	19.97	246.62

$$FSI = \frac{\text{TOTAL AREA OF ALL FLOORS}}{\text{PLOT AREA}} = \frac{246.62}{391.92} = 0.629 < 2.000$$

PARKING DETAILS FOR SCHOOL BUILDING IN CORPORATION AREA

1 CAR SPACE FOR EVERY 100.00 Sqm OF CLASSROOM FLOOR AREA

1 TWO WHEELER SPACE FOR EVERY 50.00 Sqm OF CLASSROOM FLOOR AREA

AND 1 CYCLE SPACE FOR EVERY 10.00 Sqm OF CLASSROOM FLOOR AREA

STALL SIZE FOR PARKING

1 TWO WHEELER SPACE	-	1.00m X 1.80m
1 CAR SPACE	-	2.50m X 5.00m
1 CAR SPACE FOR PH	-	3.60m X 5.00m

SITE AREA DETAILS AS PER SALE DEED DOCUMENT

S. NO.	DOCUMENT NUMBER & YEAR	PLOT NO.	SURVEY NUMBER	AREA in Sq.m
1.	580/2024	73 & 74	784/1B1A1A1A1A	253.738
2.	763/2024	71	784/1B1A1A1A1A	139.353
			TOTAL	393.091

SITE AREA DETAILS AS PER PATTA

S. NO.	PATTA NO.	SURVEY NUMBER	AREA in Sq.m
1.	5320	784/1B10C	139.00
2.	5321	784/1B10D	253.00
		TOTAL	392.00
SITE AREA DETAILS AS PER SUPER IMPOSED			391.92

PARKING CALCULATION DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
TOTAL NO. OF CLASSROOMS - 2	83.60 / 100	1 CARS	1 CARS
ACADEMIC BLOCK 41.80 Sqm/CLASSROOM - 2	83.60 / 50	2 TWO WHEELERS	10 TWO WHEELERS
2 X 41.80 - 83.60 Sqm	83.60 / 10	9 CYCLES	18 CYCLES

SANITATION REQUIREMENTS FOR NURSERY SCHOOL BUILDING

SANITARY DETAILS	MALE - 24 NOS		FEMALE - 12 NOS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	2	2	2	2
ABLUTION TAP	2	2	2	2
URINAL	2	2	-	-
WASH BASIN	2	2	1	1
BATH SINK	1	1	1	1
DRINKING WATER	1	1	1	1
CLEANER'S SINK	1	1	1	1

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. LIGHTNING ARRESTER TO BE PROVIDED.
6. DOORS AND WINDOWS SHOULD BE MADE OF MATERIALS WITH HIGH FIRE RESISTANCE RATING
7. FIRE EXTINGUISHERS SHALL BE PROVIDED

REFERENCE

DESCRIPTION	COLOUR
SITE BOUNDARY	
PROPOSED BUILDING (FSI AREA)	
PROPOSED BUILDING (NON FSI AREA)	
DRIVE WAY	
EXG. ROAD	
OSR FOR PARK	
RWHS	

Er.K.SHANKAR NARAYANAN, B.E., M.TECH.,
Registered Geotech Engineer
RGTE 001 / 2022
VARSHA GEOTECHNICAL WORKS
RAJAPALAYAM-626 117

REGISTERED GEO-TECH ENGINEER

(P.PON ESAKKIAPPAN)

(P.SWARNALAKSHMI)

APPLICANT

Er.K.RAJESHWARAN,M.E.(Struct.)
Registered Structural Engineer Grade I(RSE-I)
4/3, Manakanjara Nayanar Street,
Palayamkottai, Tirunelveli - 627002

REGISTERED STRUCTURAL ENGINEER

Er.J.JAFFAR SATHICK, M.E.,M.B.A.,
Licensed Surveyor / Registered Engineer
107J/79/50C/1, Roopavathi Palace Opp,
Millerpuram East, Tuticorin - 628 008
Mob: 6385525366.

REGISTERED 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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OMR Thoraipakkam,
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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.