PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

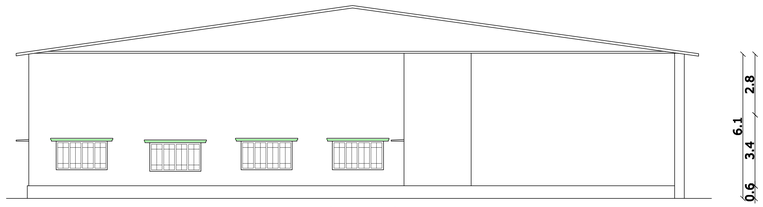
ISSUING AUTHORITY
DTCP

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

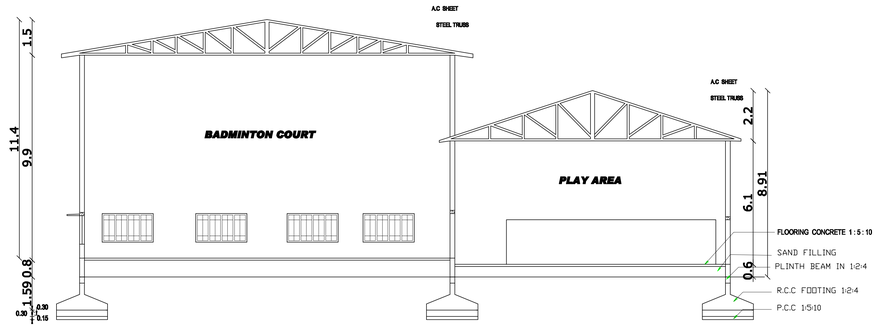
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

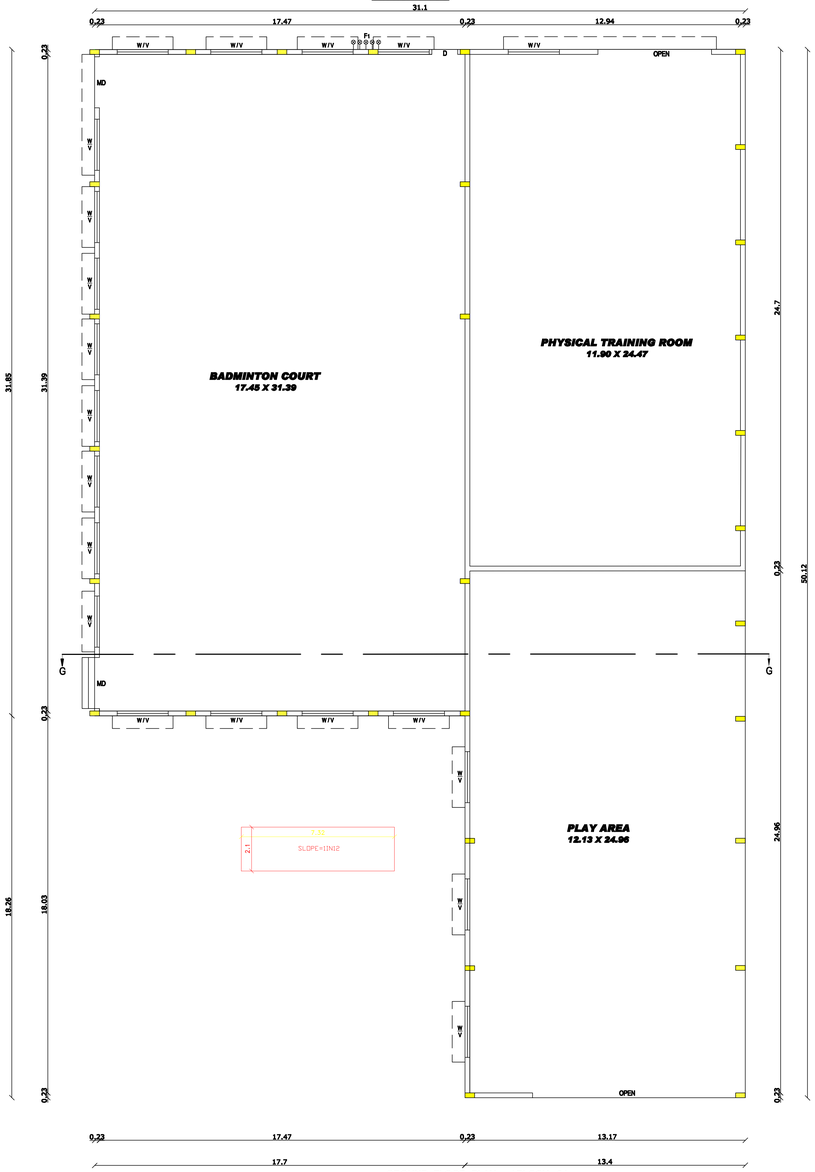
hello@verified.realestate
+91 9996 12 9996
verified.realestate



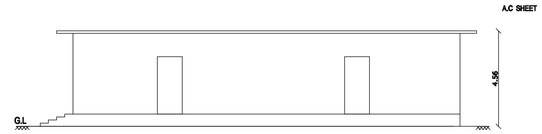
FRONT ELEVATION



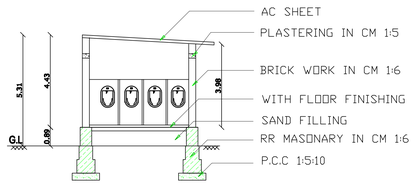
SECTION ON GG



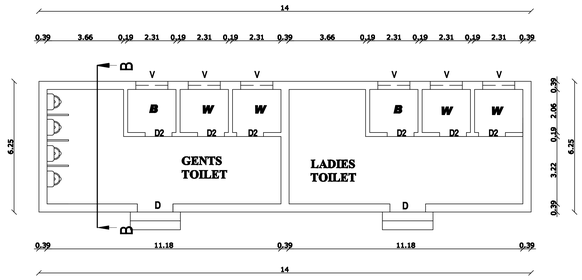
GROUND FLOOR PLAN (BLOCK - 2)



ELEVATION



SECTION ON BB



GENTS AND LADIES TOILET PLAN

BLOCK - 3

NOT TO SCALE

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF SPORTS TRAINING INSTITUTE IN SURVEY NO: 174/1A, 1B, 1C1, 174/4, 177/6, SANKARAPERI THOOTHUKUDI CITY MUNICIPAL CORPORATION.

Sheet No: 3

OWNER :

MR.ADHARIYAN RYBIN THARTIUS (GAMES VILLA SPORTS ACADEMY)

ALL DIMENSIONS ARE IN METER, SCALE 1:100

BLOCK - 2 AREA DETAILS

Floor Details	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
Ground Floor	1235.21	-	1235.21	13295.80

BLOCK - 3 AREA DETAILS

Floor Details	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
Ground Floor	52.01	-	52.01	559.83

JOINERIES DETAILS

MD	MAIN DOOR	2.44 X 2.10
D	DOOR	1.22 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.76 X 2.10
O	OPEN	6.10 X 2.10
W	WINDOW	2.44 X 1.37
V	VENTILATOR	2.44 X 1.00
V1	VENTILATOR	0.90 X 0.61

Office Use:

Planning Permission No.09/2026 and Building Approval No: SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P. No. 09/2026 (3 to 3 Sheet)

K.DHANA DEEPA M.E
Registered Geo-Tech Engineer
Reg. No. RGTE/TVL/TUTFeb/ 01/2020
B26, 17th Cross Street,
Maharajan Nagar,
Tirunelveli -627011
Mobile:9865963933

REGISTERED GEO-TECHNICAL ENGINEER

Er.R.VINOTHKUMAR, D.C.E.,
REGISTERED CONSTRUCTION ENGINEER
REG:NO:CE/13/2025
NO:1/127,1/144, NORTH STREET,
K.SENNAMPATTI, KALLIKUDI, MADURAI -625701
CELL:9788271119,6369242708

CONSTRUCTION ENGINEER

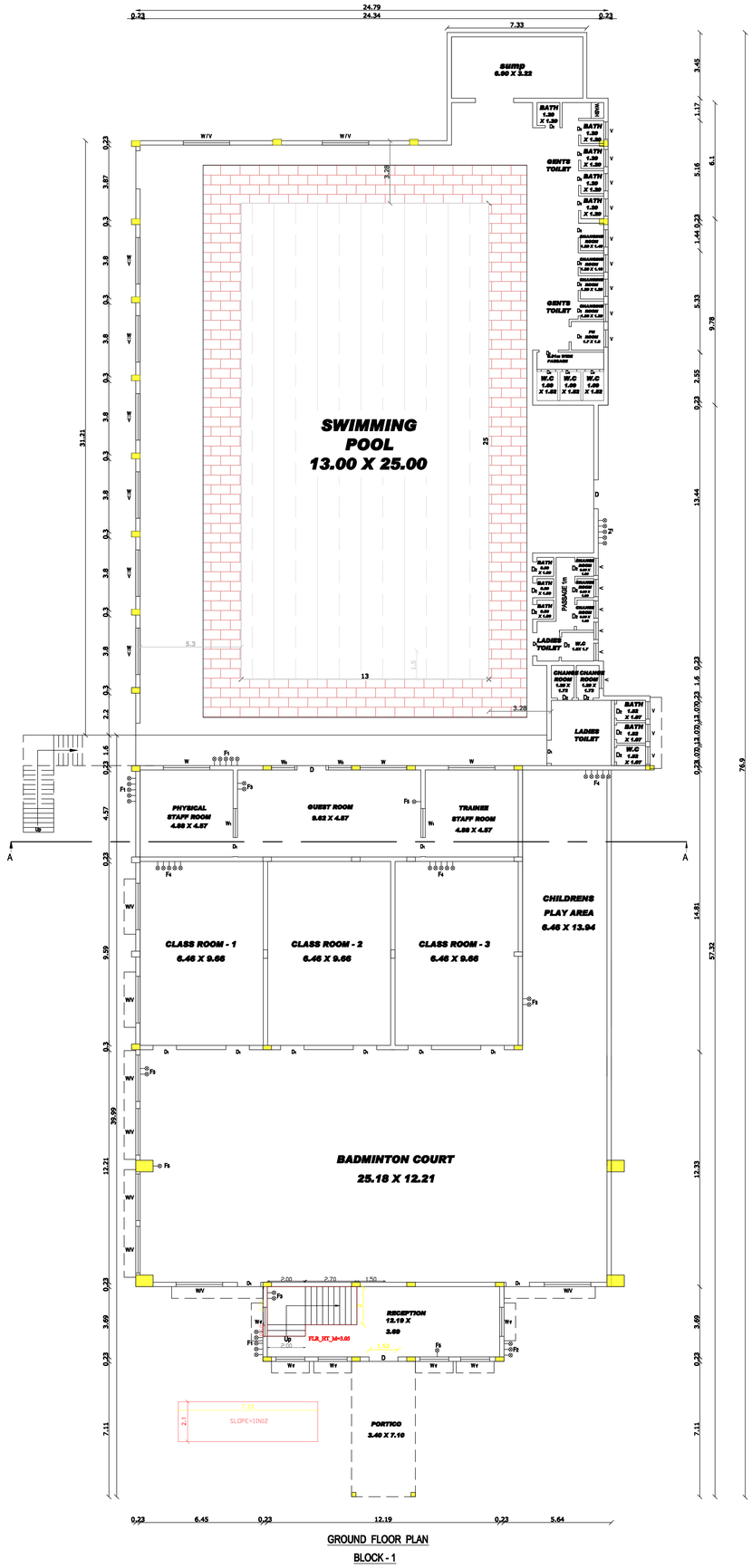
J. MUGESH, B.E., M.Tech (Struct)., AIME., FIV
Registered Structural Engineer Grad I
(RSE / GR I / TUT/ March / 2019/001
Registered Engineer Grade I
(RE /GR I / TUT/ April 2019 / 006
Chartered Engineer (Civil) AM / 093735 / 8
Approved Valuer F - 24600
District Panel Engineer - Class I
171 / 9, Chatram Street
Thangam Complex, Tuticorin - 1
Cell - 98426 31691

STRUCTURAL ENGINEER GR-I

Er.G. SHAMLIN FERNANDO, B.E.,
Registered Engineer (Grade - II)
111/6J, Kandasamypuram main,
THOOTHUKUDI - 628 002.
Mobile: 97903 33891.

REGISTERED ENGINEER

APPLICANT

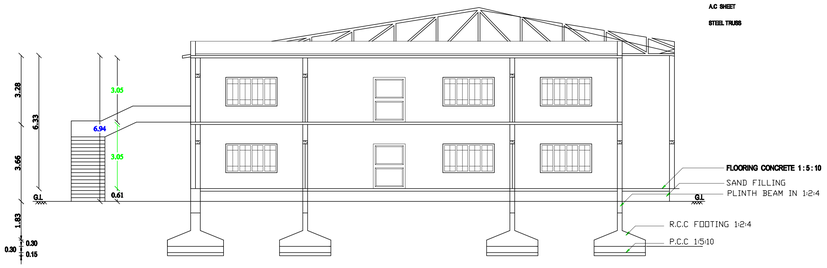


GROUND FLOOR PLAN

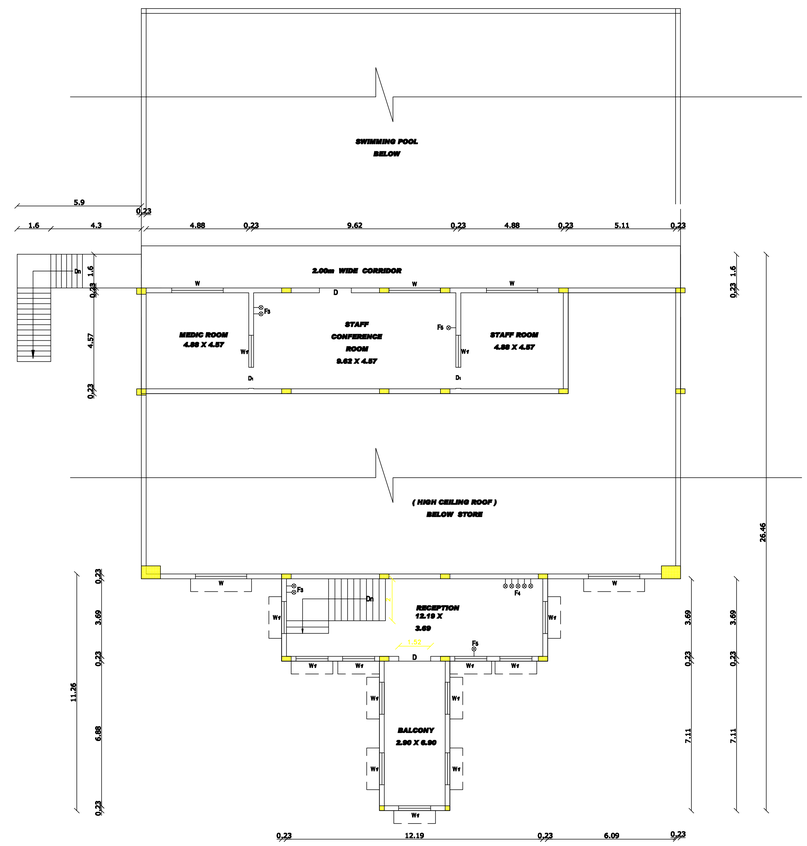
BLOCK - 1



FRONT ELEVATION (SQUASH COURT)



SECTION ON AA (SQUASH COURT)



FIRST FLOOR PLAN

BLOCK - 1

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF SPORTS TRAINING INSTITUTE IN SURVEY NO: 174/1A, 1B, 1C1, 174/4, 177/6, SANKARAPERI THOOTHUKUDI CITY MUNICIPAL CORPORATION.

Sheet No: 2

OWNER :

MR.ADHARIYAN RYBIN THARTIUS (GAMES VILLA SPORTS ACADEMY)

ALL DIMENSIONS ARE IN METER, SCALE 1:100

BLOCK - 1 AREA DETAILS

Floor Details	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
Ground Floor	1607.03	-	1607.03	17298.07
First Floor	239.89	-	239.89	2582.17
Total Floor	1846.92	-	1846.92	19880.24

JOINERIES DETAILS

D	—	DOOR	1.52 X 2.10
D1	—	DOOR	1.22 X 2.10
D2	—	DOOR	0.76 X 2.10
W	—	WINDOW	2.44 X 1.37
W1	—	WINDOW 1	1.52 X 1.37
W2	—	WINDOW 2	1.22 X 1.37
V	—	VENTILATOR	2.44 X 1.00

Office Use:

Planning Permission No.09/2026 and Building Approval No: SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P. No. 09/2026 (2 to 3 Sheet)

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CONSTRUCTION ENGINEER

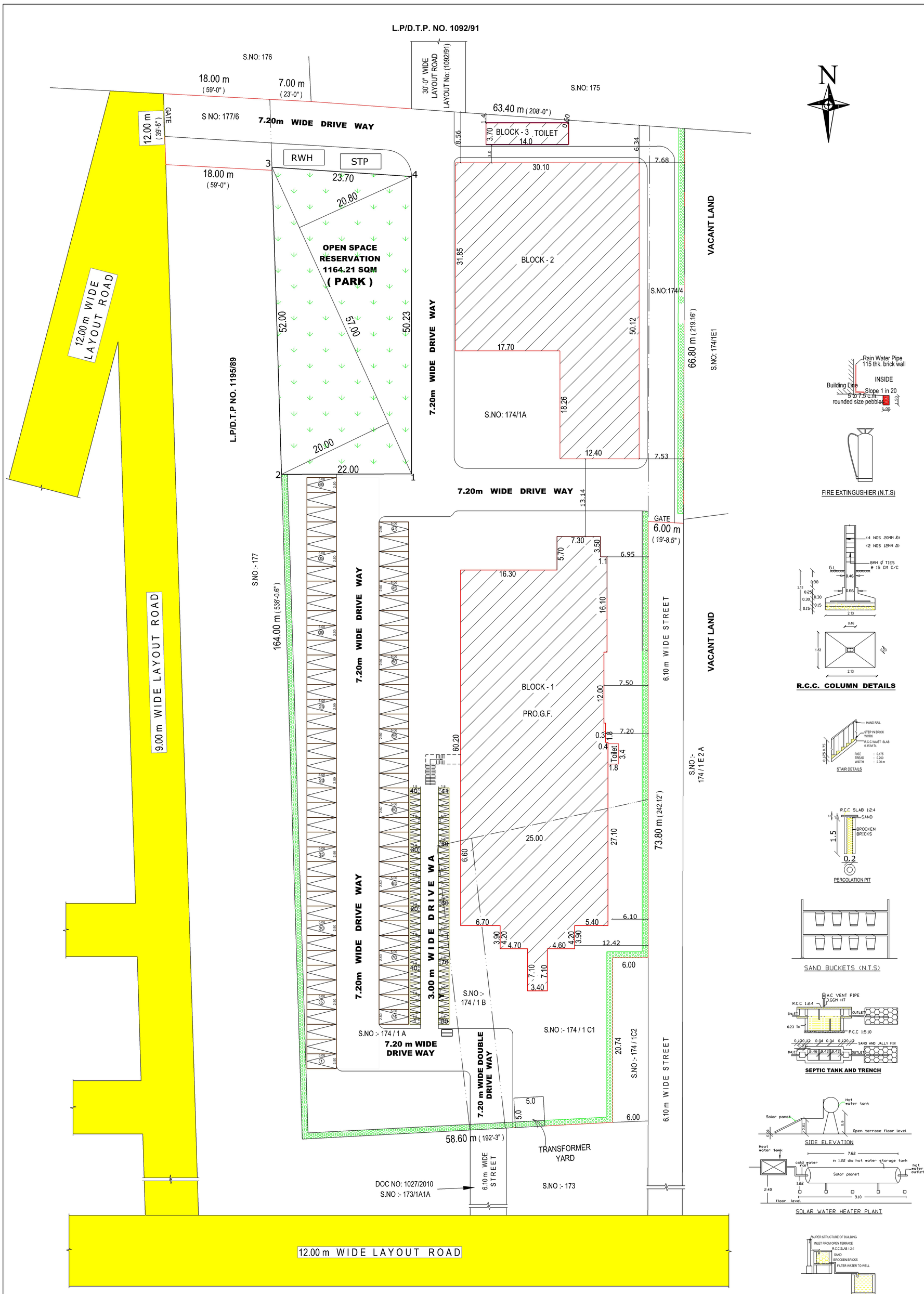
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APPLICANT



SITE PLAN

FIRE EXTINGUSHIER (N.T.S)

R.C.C. COLUMN DETAILS

STAIR DETAILS

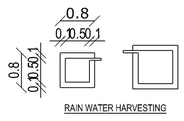
PERCOLATION PIT

SAND BUCKETS (N.T.S)

SEPTIC TANK AND TRENCH

SOLAR WATER HEATER PLANT

DETAILS OF FILTER BED & WELL



RAIN WATER HARVESTING

Sheet No: 1

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF SPORTS TRAINING INSTITUTE IN SURVEY NO: 174/1A, 1B, 1C1, 174/4, 177/6, SANKARAPERI VILLAGE THOOTHUKUDI CITY MUNICIPAL CORPORATION.

OWNER :

MR.ADHARIYAN RYBIN THARTIUS (GAMES VILLA SPORTS ACADEMY)

ALL DIMENSIONS ARE IN METER, SCALE 1:100

AREA DETAILS	SQ.M	SQ.FT
SITE AREA DETAILS		
AS PER DOCUMENT	11443.92	123181.38
AS PER PATTA	10970.00	118080.14
AS PER SITE	10970.00	118080.14

BUILDING AREA DETAILS

Block Details	Floor Details	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
Block-1 TRAINING INSTITUTE & SWIMMING POOL	Ground Floor	1607.03	-	1607.03	17298.07
	First Floor	239.89	-	239.89	2582.17
Block-2 PHYSICAL TRAINING ROOM	Ground Floor	1235.21	-	1235.21	13295.80
Block-3 TOILET	Ground Floor	52.01	-	52.01	559.83
Total Floor Area		3134.14	-	3134.14	33735.87

PARKING DETAILS

SUM OF ALL FLOOR AREA	= 3134.14 Sqm
(EVERY 50 Sqm FOR 1 CAR SPACE)	
TOTAL REQUIRED CAR SPACE	= 63 Nos
PROVIDED CAR SPACE	= 74 CARS
(EVERY 50 Sqm FOR 1 TWO WHEELER)	
TOTAL REQUIRED TWO WHEELER	= 63 Nos
PROVIDED TWO WHEELER SPACE	= 80 TWO WHEELERS

FLOOR SPACE INDEX

$= \frac{3134.14}{11016.47} = 0.2845 < 2.0$

COLOR CODE DETAILS

- APPLICANT SITE
- PRO. BUILDING
- EXISTING BUILDING
- EXISTING BUILDING TO BE REMOVED
- ROAD OR STREET

SANITATION REQUIREMENTS FOR MANUFACTURING INDUSTRIES

S.NO	SANITARY DETAILERS	MALE - 6 NOS		FEMALE - 6 NOS	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
1	WATER CLOSETS (W.C)	2	6	3	5
2	ABLUTION TAPS	2	6	2	5
3	URINALS	2	3	2	3
4	WASHING TAP	2	3	3	3
5	DRINKING WATER FOUNTAINS	2	3	2	3
6	BATH	2	3	3	3
7	EMERGENCY SHOWER & EYE WASH FOUNTAIN	1	2	1	2

Office Use:

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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

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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.