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.

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PLAN SHOWING THE REVISED PLAN FOR EXISTING SUPER MARKET BUILDING AND PROPOSED CONSTRUCTION OF A DISTRICT MUTHALVAR MARUNTHAGA STORAGE ROOM BUILDING BEARING DOOR NO: 109/5B,T.S.WARD NO: B, BLOCK NO: 15, T.S NO: 28, 29 & 30A AT ETTAYAPURAM ROAD, POLEPETTAI (NEW BUS STAND NORTH), TOWN PLANNING SCHEME - G, THOOTHUKUDI CITY MUNICIPAL CORPORATION, NORTH ZONE.

N

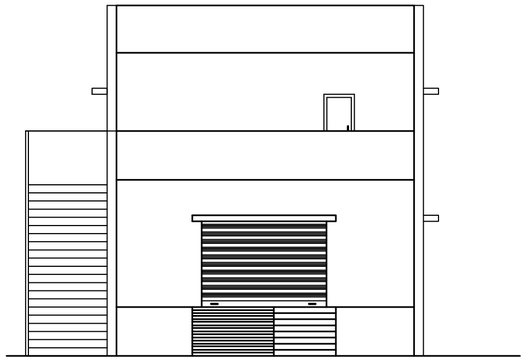
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5/5

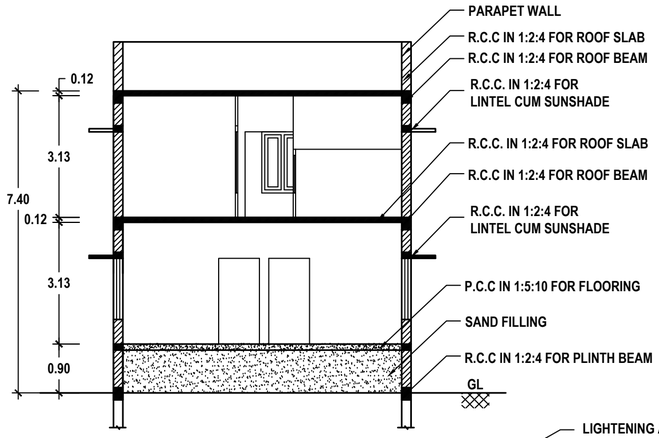
OFFICE USE:

APPLICANT NAME: THOOTHUKUDI DISTRICT CONSUMER CO - OPERATIVE WHOLE SALE STORE

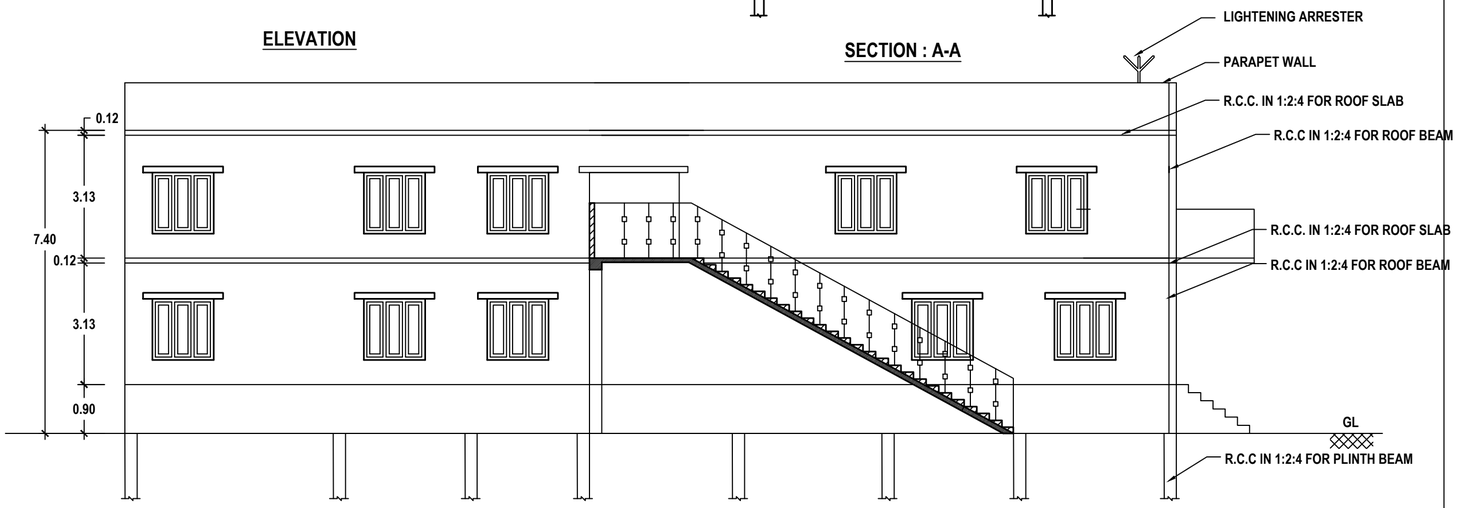
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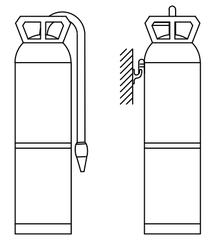


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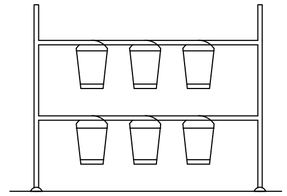


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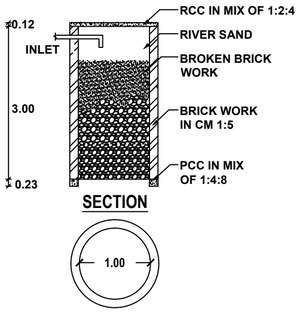
SUPER MARKET BUILDING



FIRE EXTINGUISHER



SAND BUCKETS



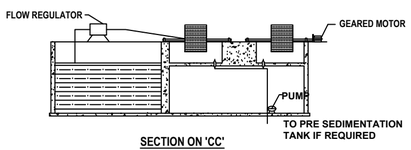
SECTION

PLAN

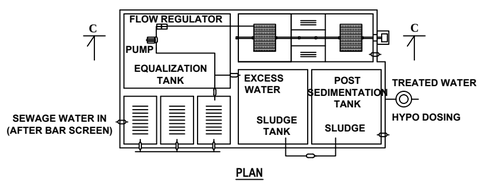
PERCOLATION PIT

PLANNING PERMISSION

ROC. NO. SWP/BPA/722983/2026
SITE BOUNDARY SHOWN AS "A TO F"
PLANNING PERMISSION NO: 29 /2026 (SWP/TUTY)
APPROVAL NO: SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P No: 23/2026 (1 To 5 Sheets)

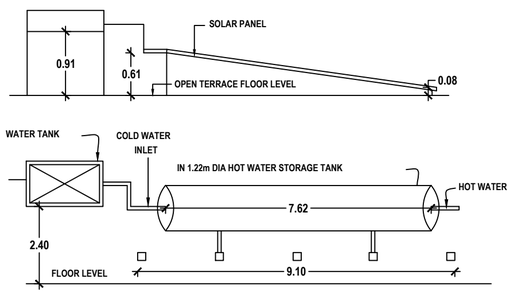


SECTION ON 'CC'



PLAN

DETAILS OF SEWAGE TREATMENT PLANT



DETAILS OF SOLAR WATER HEATING SYSTEM

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

REGISTERED GEO-TECH ENGINEER

Managing Director
(THOOTHUKUDI DISTRICT CONSUMER CO - OPERATIVE WHOLE SALE STORE)

LAND AND BUILDING OWNER

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Registered Structural Engineer Grade I(RSE-I)
4/3, Manakanjara Nayanar Street,
Palayamkottai, tirunelveli - 627002

REGISTERED STRUCTURAL ENGINEER

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Approved Valuer/Charted Engineer
149/8, Polepettai West 1st Street,
Tuticorin - 628 008
Mob: 8056700160.

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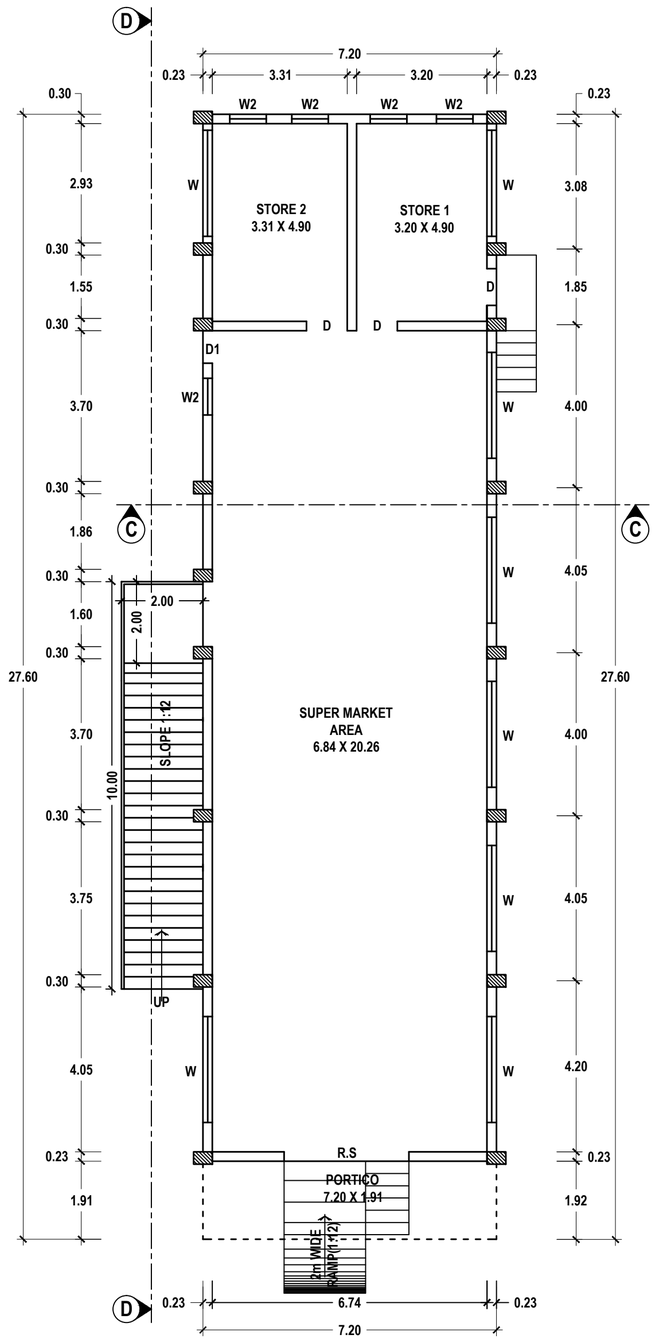
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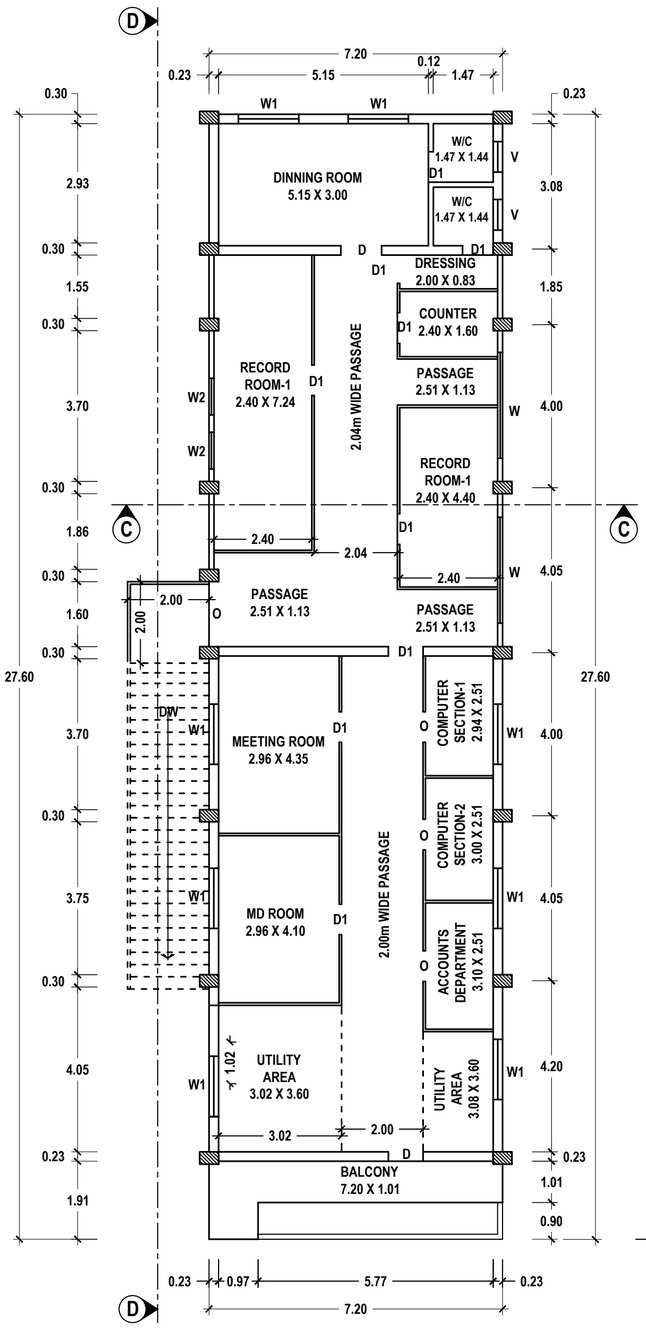
OFFICE USE:

APPLICANT NAME: THOOTHUKUDI DISTRICT CONSUMER CO - OPERATIVE WHOLE SALE STORE

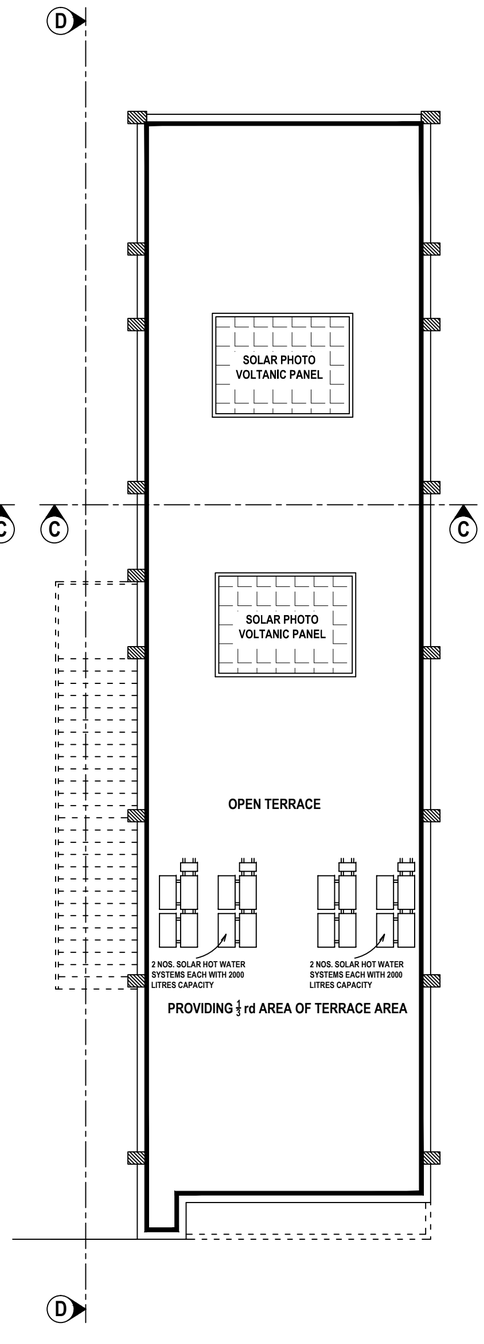
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

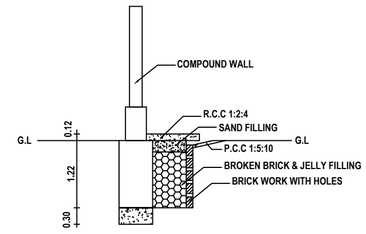


TERRACE FLOOR PLAN

SUPER MARKET BUILDING

PLANNING PERMISSION

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PLINTH BOUNDARY PERCOLATION PIT

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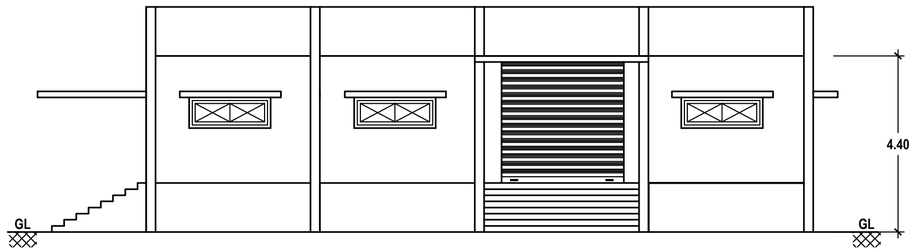
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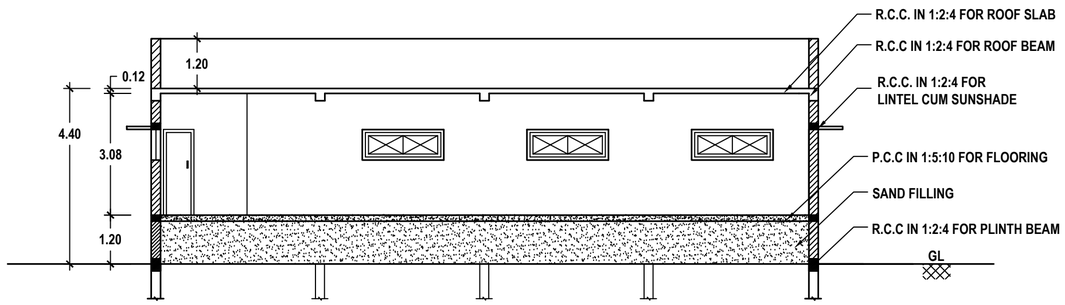
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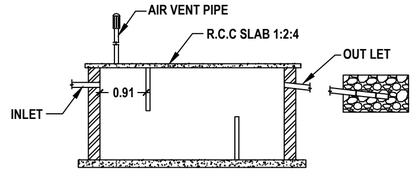
APPLICANT NAME: THOOTHUKUDI DISTRICT CONSUMER CO - OPERATIVE WHOLE SALE STORE

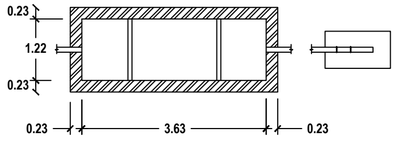
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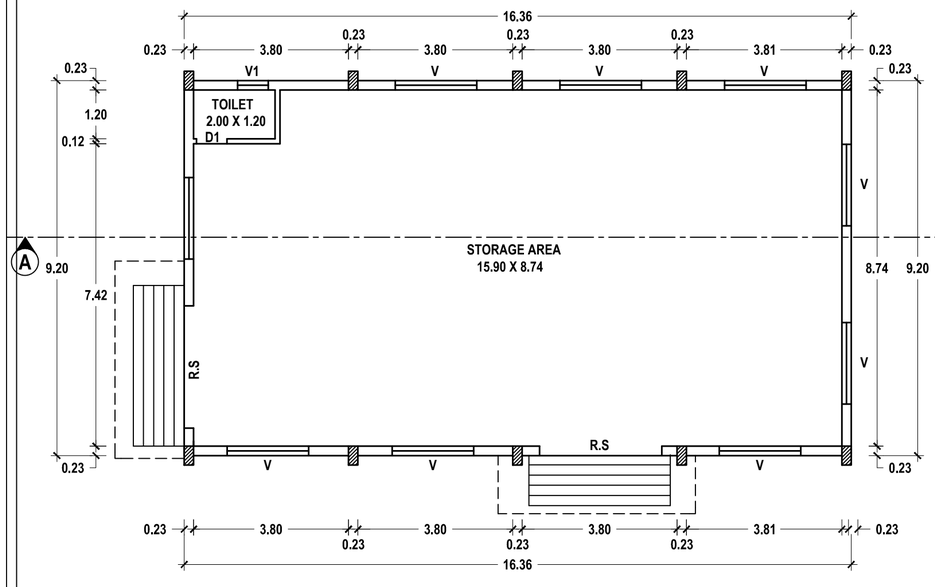
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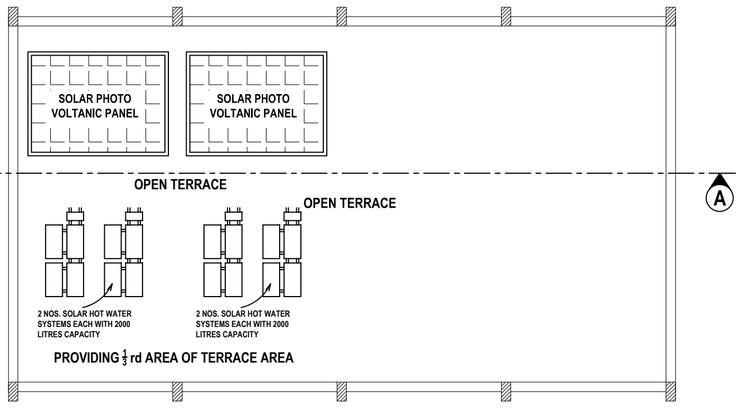






SEPTIC TANK & TRENCH





TERRACE FLOOR PLAN

PLANNING PERMISSION

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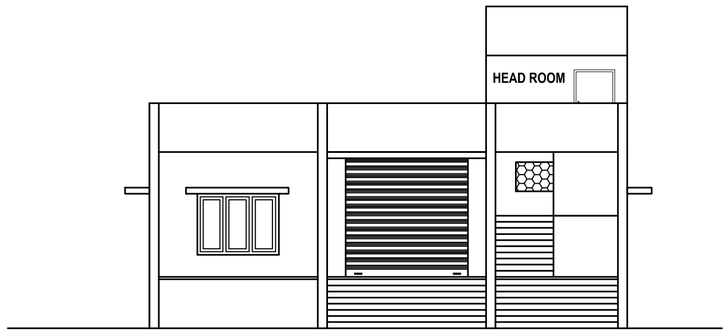
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SHEET NO: **2/5**

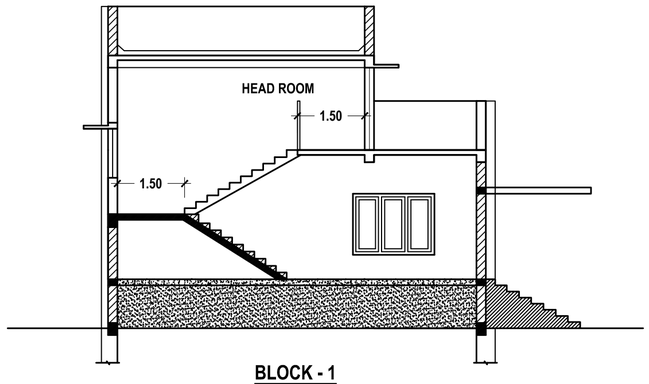
OFFICE USE:

APPLICANT NAME: THOOTHUKUDI DISTRICT CONSUMER CO - OPERATIVE WHOLE SALE STORE

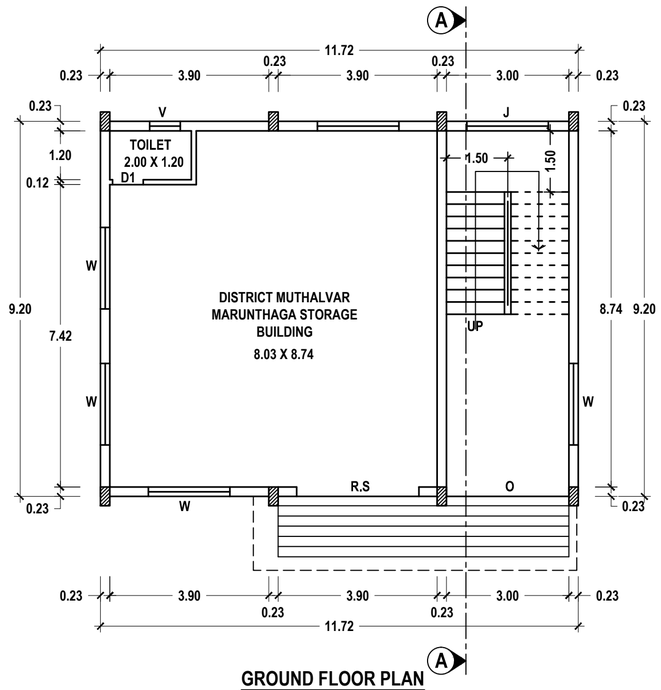
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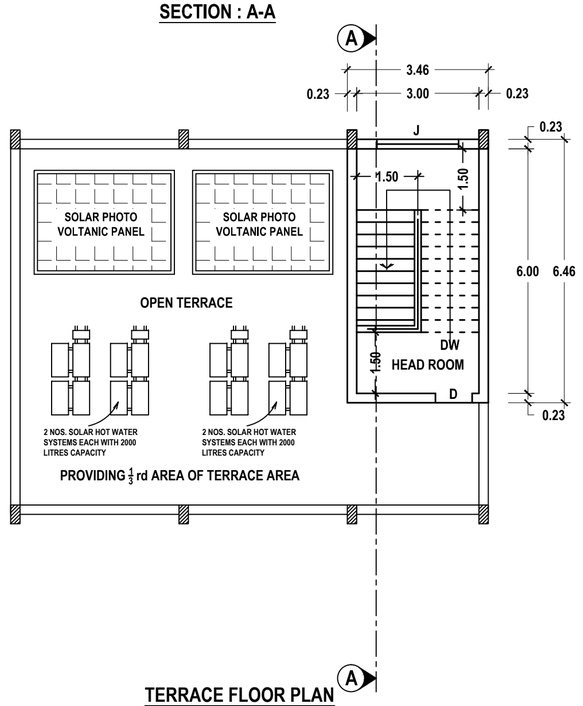
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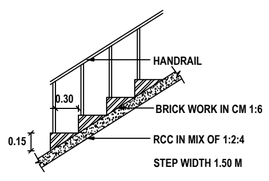
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SECTION : A-A



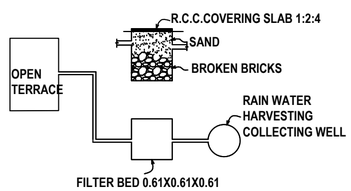
GROUND FLOOR PLAN



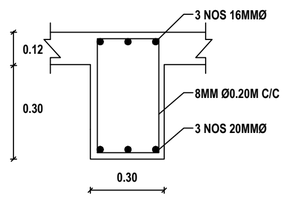
TERRACE FLOOR PLAN



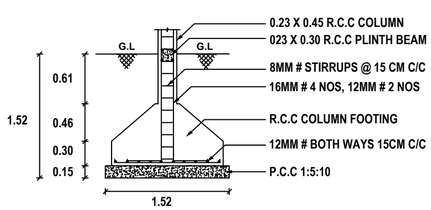
STAIRCASE DETAILS



DETAILS OF RAIN WATER HARVESTING SYSTEM



ROOF BEAM DETAILS



COLUMN FOOTING DETAILS

PLANNING PERMISSION

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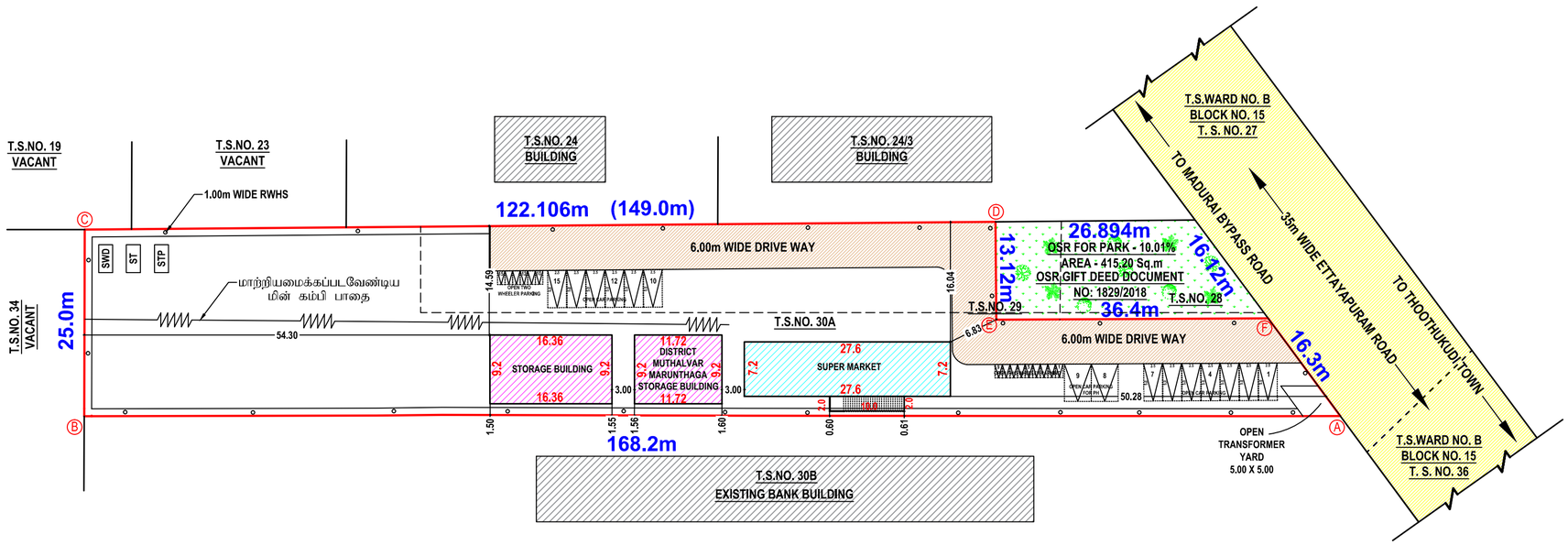
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APPLICANT NAME: THOOTHUKUDI DISTRICT CONSUMER CO - OPERATIVE WHOLE SALE STORE

SHEET NO. **1/5**

SCALE: 1:100



OFFICE USE:

PLANNING PERMISSION

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PREVIOUS APPROVED DETAILS

1. R.O.C. NO. SWP/BPA/553504/2025
2. PLANNING PERMISSION NO. 84/2018 (SWP/TUTY), DATE. 07.08.2025
3. R.O.C. NO. 305/2018 TLPA
4. PLANNING PERMISSION NO. 15/2018, DATE. 14.08.2018

PREVIOUS APPROVED BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in Sqm	AREA in Sq. Ft
SUPER MARKET				
GROUND FLOOR	185.92		185.92	2001.24
FIRST FLOOR	67.91	.....	67.91	730.98
TOTAL	253.83	20.00	253.83	2732.22

SITE AREA DETAILS AS PER SALE DEED

S. NO.	DOCUMENT NUMBER & YEAR	TOWN SURVEY NUMBER	AREA in Sqm	AREA in Acre
1.	2763/1960	28, 29 & 30A	3732.80	0.922

AREA DETAILS AS PER PATTA

S. NO.	PATTA NUMBER	SURVEY NUMBER	AREA in Sqm	AREA in Acre
1.	-----	28, 29 & 30A	3732.80	0.922

SITE AREA DETAILS (SUPER IMPOSED)

DESCRIPTION	SURVEY NUMBER	AREA in Sqm	AREA in Sq. Ft
AREA OF THE SITE	28, 29 & 30A	3728.80	40136.80

REVISED CUM ATTITIONAL BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in Sqm	AREA in Sq. Ft
AREA OF THE SITE	.....	.....	3728.80	40136.80
SUPER MARKET				
GROUND FLOOR	198.72	20.00	218.72	2354.30
FIRST FLOOR	193.32	.....	193.32	2080.89
DISTRICT MUTHALVAR MARUNTHAGA				
GROUND FLOOR	107.82	.....	107.82	1160.57
HEAD ROOM	.....	22.35	22.35	240.57
STORAGE ROOM				
GROUND FLOOR	150.51	.....	150.51	1620.09
TOTAL	650.37	42.35	692.72	7456.42

FSI = TOTAL FSI AREA OF ALL FLOORS / PLOT AREA = 650.37 / 3728.80 = 0.174 < 2.00

REFERENCE

DESCRIPTION	COLOUR
SITE BOUNDARY	
PROPOSED BUILDING	
EXISTING BUILDING	
DRIVE WAY	
EXG. ROAD	
OSR FOR PARK - 415.20 Sqm	

PARKING DETAILS

1 CAR AND TWO WHEELER SPACE FOR EVERY 50.00 Sqm OF SUPER MARKET FLOOR AREA

1 CAR AND TWO WHEELER SPACE FOR EVERY 50.00 Sqm OF STORAGE ROOM FLOOR AREA

STALL SIZE FOR PARKING

1 CYCLE SPACE	- 0.56m X 1.80m
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
1 LORRY SPACE	- 3.50m X 10.00m

SITE AREA DETAILS

AS PER SALE DEED	----------	3732.80 Sqm
AS PER PATTA	----------	3732.80 Sqm
AS AT SITE (SUPER IMPOSED)	----------	3728.80 Sqm

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
RS	ROLLING SHUTTER	3.00 X 3.00
D1	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
W1	WINDOW	2.00 X 1.50
W2	WINDOW	1.00 X 1.50
V	VENTILATOR	1.00 X 0.60

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. EUROPEAN WATER CLOSET TO BE PROVIDED.
5. RAMP 1:12 SLOPE FOR PH TO BE PROVIDED.
6. CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.
7. PH PARKING 10% TO BE PROVIDED.
8. TOTAL NUMBER OF WORKERS - 30
9. LIGHTNING ARRESTER TO BE PROVIDED.

PARKING CALCULATION DETAILS

DESCRIPTION	FLOOR AREA	REQUIRED	PROVIDED
SUPER MARKET	412.04	9 CARS 9 TWO WHEELERS	9 CARS 9 TWO WHEELERS
DISTRICT MUTHALVAR MARUNTHAGA	130.17	3 CARS 3 TWO WHEELERS	3 CARS 3 TWO WHEELERS
STORAGE ROOM	150.51	4 CARS 4 TWO WHEELERS	4 CARS 4 TWO WHEELERS

SANITATION REQUIREMENTS FOR SUPER MARKET BUILDING

SANITARY DETAILS	MALE - 25 NOS REQUIRED	MALE - 25 NOS PROVIDED	FEMALE - 15 NOS REQUIRED	FEMALE - 15 NOS PROVIDED
WATER CLOSET	1	1	1	1
ABLUTION TAP	1	1	1	1
URINAL	2	2	1	1
WASHING TAP	2	2	1	2
DRINKING WATER	1	2	1	2
EMERGENCY SHOWER	1	2	1	2

SANITATION REQUIREMENTS FOR STORAGE BUILDING

SANITARY DETAILS	MALE - 25 NOS REQUIRED	MALE - 25 NOS PROVIDED	FEMALE - 5 NOS REQUIRED	FEMALE - 5 NOS PROVIDED
WATER CLOSET	1	1	1	1
ABLUTION TAP	1	1	1	1
URINAL	2	2	1	1
WASHING TAP	2	2	1	2
DRINKING WATER	1	2	1	2
EMERGENCY SHOWER	1	2	1	2

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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

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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.