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.

SCALE - 1:100	SHEET NO. 1/4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AN INDUSTRIAL BUILDING FOR DECORTICATING DRY CASHEW BY HAND GRINDING USING 5 H.P ELECTRICAL POWER IN SURVEY NOS. 22/1B & 22/2 AT THATTAPARAI ROAD IN SENTHILAMPANNAI VILLAGE OF KEEZHATHATTAPARAI PANCHAYAT, THOOTHUKUDI PANCHAYAT UNION, THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI TALUK AND DISTRICT.

CATEGORY OF INDUSTRY:

GREEN

(AS PER TNCDBR 2019, ANNEXURE - VI, RULE 36(6))

OWNER NAME:

Mr. NAVAS RASHEED

OWNER

Er.K.GANAPATHI,B.E.,M.E.(Soil Mech),F.I.E.,F.I.V.,D.Litt.,(USA)
REGISTERED Geo-Tech Engineer/Chartered Engineer
(CMDA Regn No: GTE/19/04/2022)
(DTCP Regn No: GTE/54/2024/DTCP/MADURAI/DECEMBER/02.12.2024)
GEOMATRIX CONSULTANCY,
No.22, Thomas Street, Narimedu,
Madurai-625 002. Ph: 7598031360, 7708758598
Email:geomatrixconsultancy@gmail.com

REGISTERED GEO-TECH ENGINEER

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Consulting Engineer, Registered Engineer Gr. I,
RE/Gr. I/TKDTCP/AUG/004/2024,
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Licensed Builder and Surveyor,
28, 1st Floor, Tooveypuram 5th Street,
Thoothukudi - 628 003.

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Chartered Structural Engineer,
Reg No: Coimbatore LPA/SE/GR-I/034/2024
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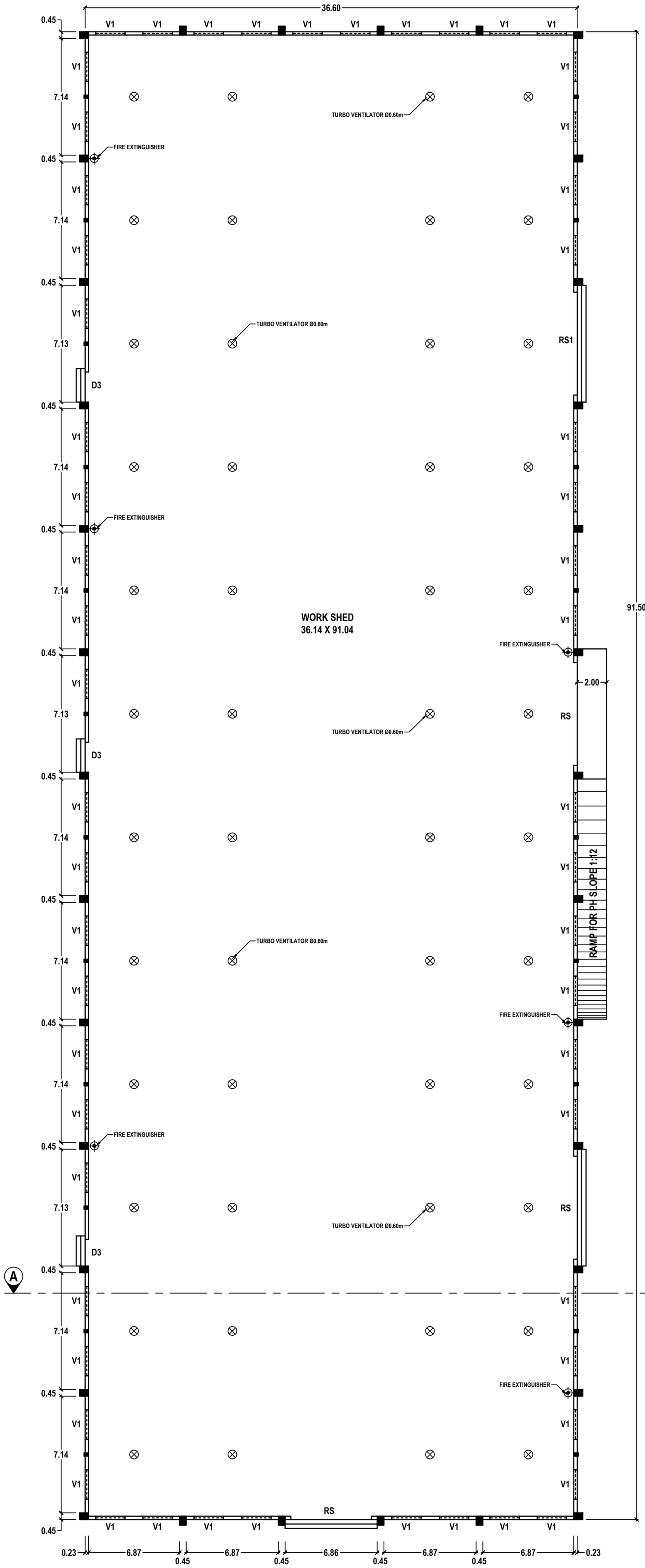
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REGISTERED CONSTRUCTION ENGINEER

OFFICE USE:

PLANNING PERMISSION

ROC. NO. SWP/BPA/729118/2025
SITE BOUNDARY SHOWN AS "A TO F"
SWP/THOOTHUKUDI/B.P.A/A.D/DTCP NO. 03/2026
PLANNING PERMISSION NO. 03/2026



PLAN

WORK SHED

SCALE - 1:100

SHEET NO. 2/4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AN INDUSTRIAL BUILDING FOR DECORTICATING DRY CASHEW BY HAND GRINDING USING 5 H.P ELECTRICAL POWER IN SURVEY NOS. 22/1B & 22/2 AT THATTAPARAI ROAD IN SENTHILAMPANNAI VILLAGE OF KEEZHATHATTAPARAI PANCHAYAT, THOOTHUKUDI PANCHAYAT UNION, THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI TALUK AND DISTRICT.

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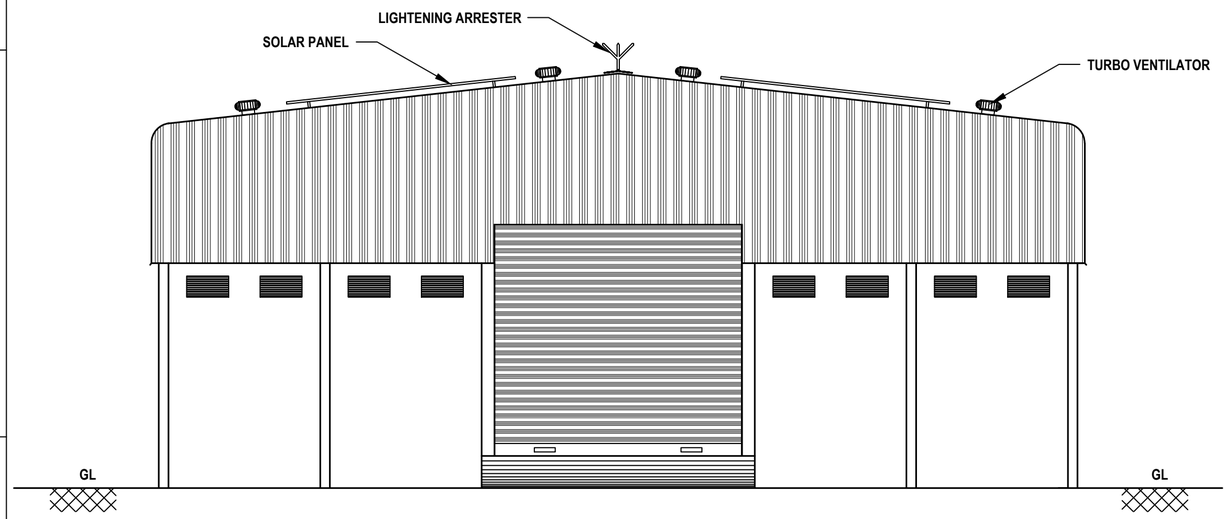
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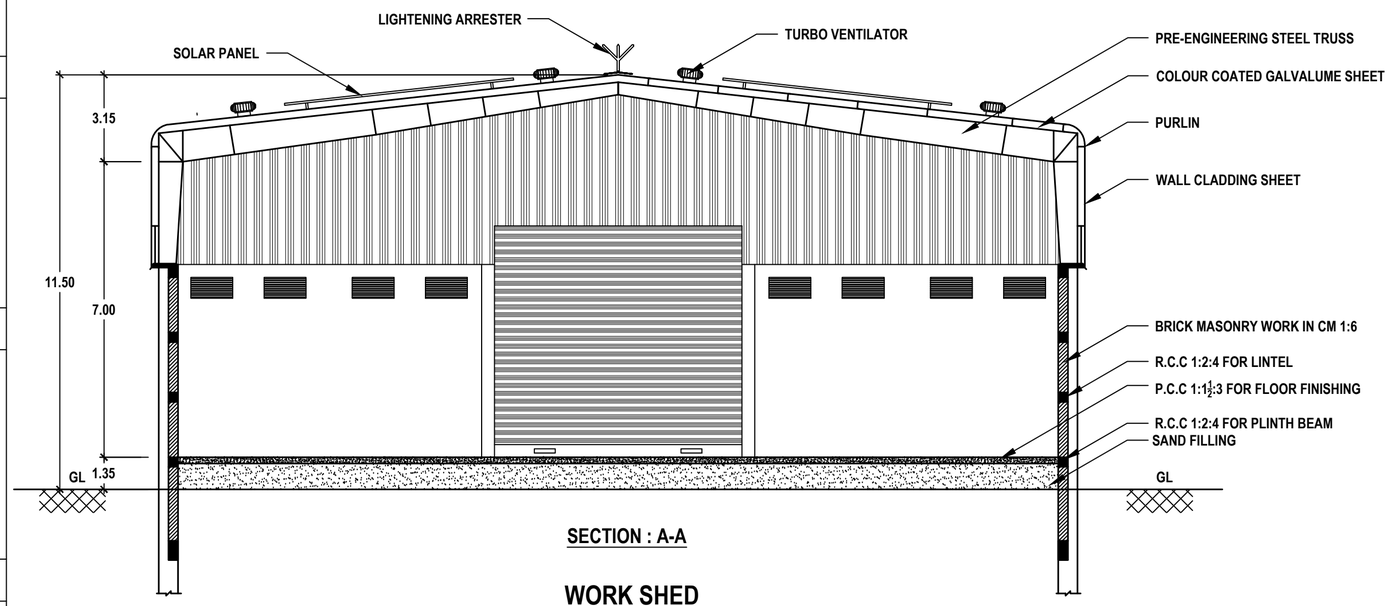
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PLANNING PERMISSION

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SITE BOUNDARY SHOWN AS "A TO F"
SWP/THOOTHUKUDI/B.P.A/A.D/DTCP NO. 03/2026
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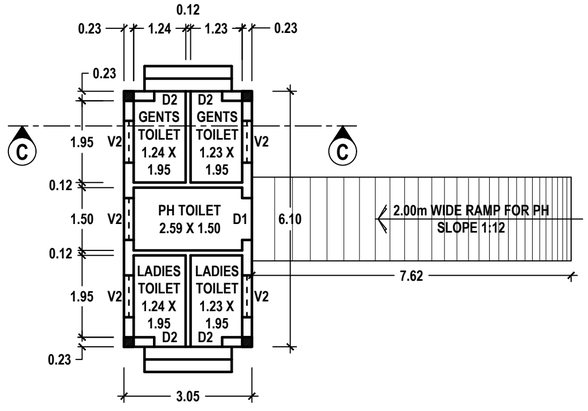


ELEVATION

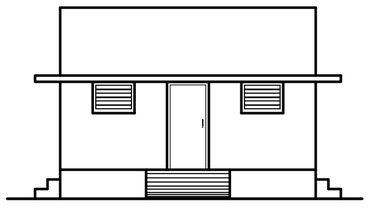


SECTION : A-A

WORK SHED

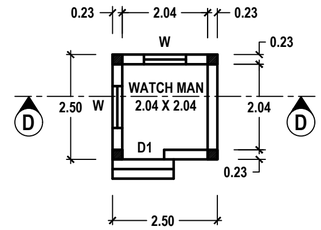


PLAN

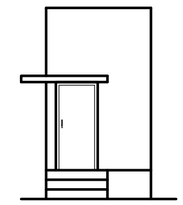


EAST SIDE ELEVATION

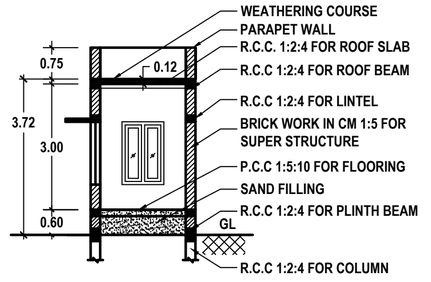
WORKER'S TOILET



PLAN

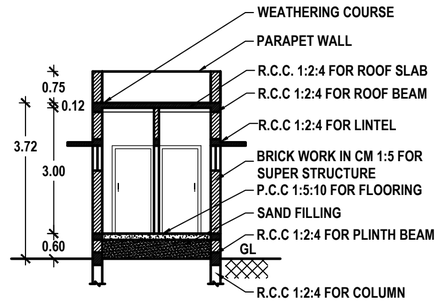


ELEVATION



SECTION: D-D

WATCH MAN BOOTH



SECTION: C-C

SCALE - 1:100 | **SHEET NO. 3/4**

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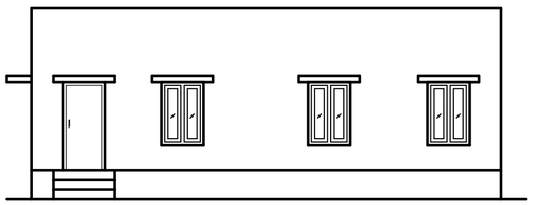
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REGISTERED CONSTRUCTION ENGINEER

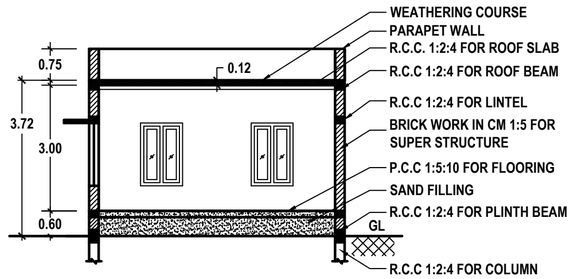
OFFICE USE:

PLANNING PERMISSION

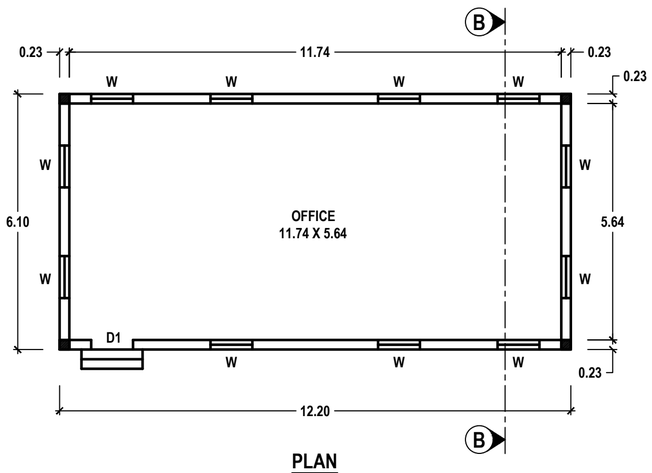
ROC. NO. SWP/BPA/729118/2025
SITE BOUNDARY SHOWN AS "A TO F"
SWP/THOOTHUKUDI/B.P.A/A.D/DTCP NO. 03/2026
PLANNING PERMISSION NO. 03/2026



ELEVATION

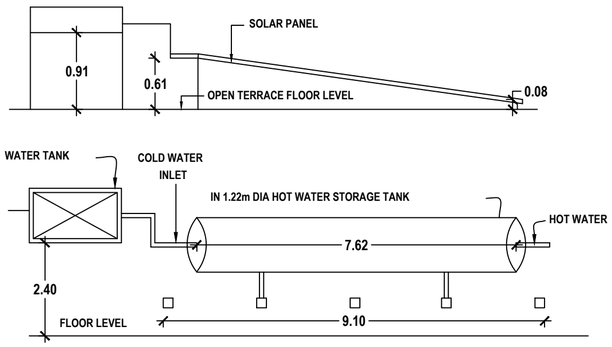


SECTION: B-B

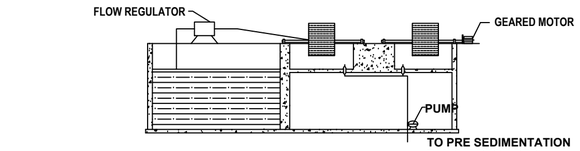


PLAN

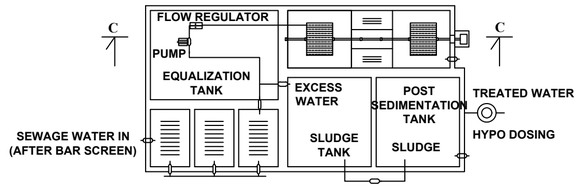
OFFICE



DETAILS OF SOLAR WATER HEATING SYSTEM

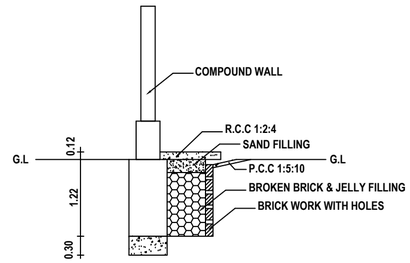


SECTION ON 'CC'

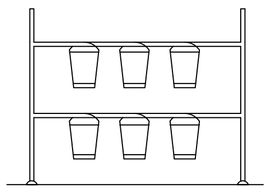


PLAN

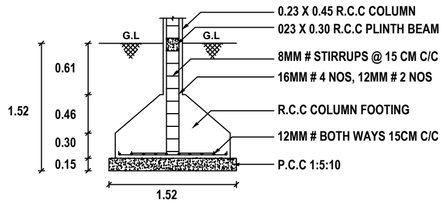
DETAILS OF SEWAGE TREATMENT PLANT



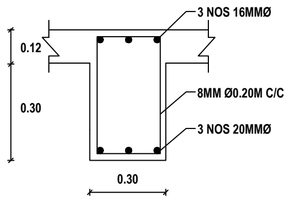
PLINTH BOUNDARY PERCOLATION PIT



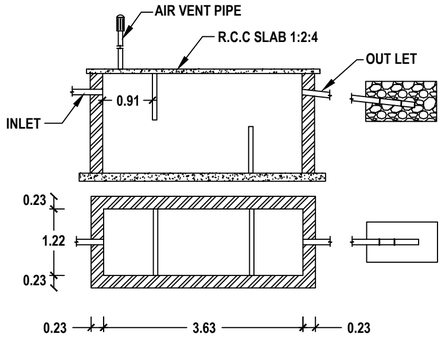
SAND BUCKETS



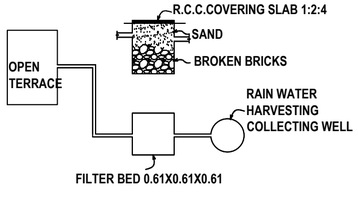
COLUMN FOOTING DETAILS



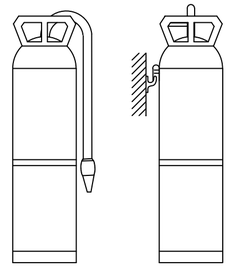
ROOF BEAM DETAILS



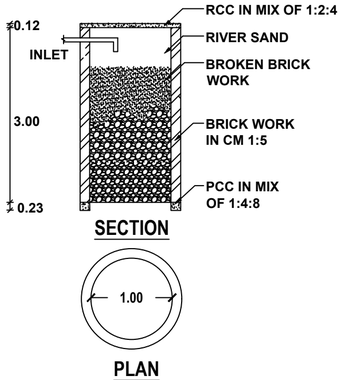
SEPTIC TANK & TRENCH



DETAILS OF RAIN WATER HARVESTING SYSTEM



FIRE EXTINGUISHER



SCALE - 1:500

SHEET NO. 4/4

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF AN INDUSTRIAL BUILDING FOR DECORTICATING DRY CASHEW BY HAND GRINDING USING 5 H.P ELECTRICAL POWER IN SURVEY NOS. 22/1B & 22/2 AT THATTAPARAI ROAD IN SENTHILAMPANNAI VILLAGE OF KEEZHATHATTAPARAI PANCHAYAT, THOOTHUKUDI PANCHAYAT UNION, THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI TALUK AND DISTRICT.

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PLANNING PERMISSION NO. 03/2026

SITE AREA DETAILS AS PER DOCUMENTS

S. NO.	DOC. NO	PATTA NO	SURVEY NUMBER	AS PER DOCUMENT (in sqm)	AS PER PATTA (in sqm)
1.	6189/2024	775	22/1B	5375.00	5375.00
			22/2	5200.00	5200.00
TOTAL				10575.00	10575.00

SITE AREA SHOWN AS 'A' TO 'F'

BUILD UP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in Sq. M	AREA in Sq. Ft
WORK SHED	3348.90	– – – –	3348.90	36047.56
OFFICE	93.33	– – – –	93.33	1004.60
WORKER'S TOILET	– – – –	18.61	18.61	200.32
WATCH MAN BOOTH	– – – –	6.25	6.25	67.27
TOTAL	3442.23	24.86	3467.09	37319.75

$$FSI = \frac{\text{TOTAL AREA OF ALL FLOORS}}{\text{PLOT AREA}} = \frac{3442.23}{10575.00} = 0.326 < 2.00$$

PARKING DETAILS FOR FSI

DESCRIPTION	AREA	REQUIRED	PROVIDED
WORK SHED	3442.23	5 LORRIES 50 TWO WHEELERS 50 CYCLES	7 LORRIES 70 TWO WHEELERS 70 CYCLES
OFFICE	93.33	1 CAR	2 CARS

DETAILS OF FIRE FIGHTING SYSTEMS

- FIRE RESISTING BUCKETS WITH SAND (EACH 1KG) - 5KG X 6 NOS = 30 KG
- FIRE RESISTING BUCKETS WITH WATER (EACH 1KG) - 5KG X 4 NOS = 20 KG
- CO - CORBON DI-OXIDE TYPE FIRE EXTINGUISHER - 2KG X 10 NOS = 20 KG
- DCP DRY CHEMICAL TYPE FIRE EXTINGUISHER - 5KG X 6 NOS = 30 KG
- FA - FIRE ALARM = 4 NOS
- SPRINKLER SYSTEM TO BE PROVIDED
- FIRE HYDRANT SYSTEM TO BE PROVIDED
- HOSE REEL SYSTEM TO BE PROVIDED

SANITATION REQUIREMENTS FOR WORK SHED & OFFICE

SANITARY DETAILS	MALE - 18 NOS		FEMALE - 7 NOS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	2	3	1	2
ABLUTION TAP	2	3	1	2
URINAL	2	3	-	-
WASHING TAP	2	3	1	2
DRINKING WATER	1	1	1	1
BATH	-	-	-	-
EMERGENCY SHOWER	1	1	1	2

PARKING DETAILS FOR MANUFACTURING INDUSTRIES

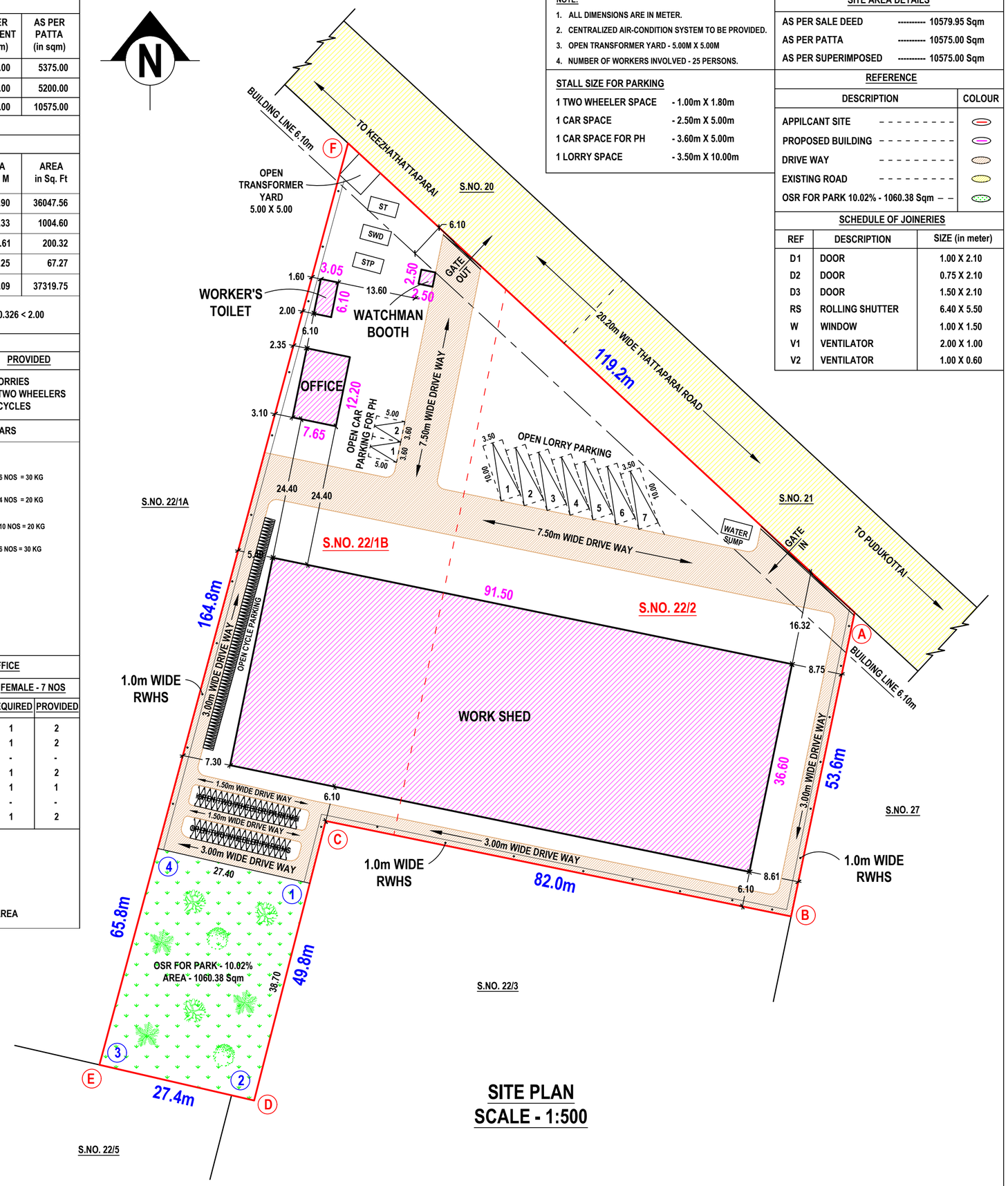
1 CAR SPACE FOR EVERY 150 Sqm OF OFFICE FLOOR AREA
1 TWO WHEELER SPACE AND 1 CYCLE SPACE FOR EVERY 75 Sqm OF WORKSHOP FLOOR AREA
1 LORRY SPACE FOR EVERY 750 Sqm OF WORKSHOP FLOOR AREA

ELECTRICAL POWER DETAILS

SL. NO.	DESCRIPTION	POWER (in HP)
1	WEIGHING MACHINE	1
2	GRINDING MACHINE	1
3	PACKING MACHINE	2
4	PRINTING MACHINE	1
TOTAL		5

WORKER'S DETAILS

SL. NO.	DESCRIPTION	NUMBER OF WORKERS
1	GENTS	18
2	LADIES	7
TOTAL		25



SITE PLAN
SCALE - 1:500

NOTE:

1. ALL DIMENSIONS ARE IN METER.
2. CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.
3. OPEN TRANSFORMER YARD - 5.00M X 5.00M
4. NUMBER OF WORKERS INVOLVED - 25 PERSONS.

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
1 LORRY SPACE	- 3.50m X 10.00m

SITE AREA DETAILS

AS PER SALE DEED	---------- 10579.95 Sqm
AS PER PATTA	---------- 10575.00 Sqm
AS PER SUPERIMPOSED	---------- 10575.00 Sqm

REFERENCE

DESCRIPTION	COLOUR
APPILCANT SITE	
PROPOSED BUILDING	
DRIVE WAY	
EXISTING ROAD	
OSR FOR PARK 10.02% - 1060.38 Sqm	

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
D1	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
D3	DOOR	1.50 X 2.10
RS	ROLLING SHUTTER	6.40 X 5.50
W	WINDOW	1.00 X 1.50
V1	VENTILATOR	2.00 X 1.00
V2	VENTILATOR	1.00 X 0.60

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.