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.

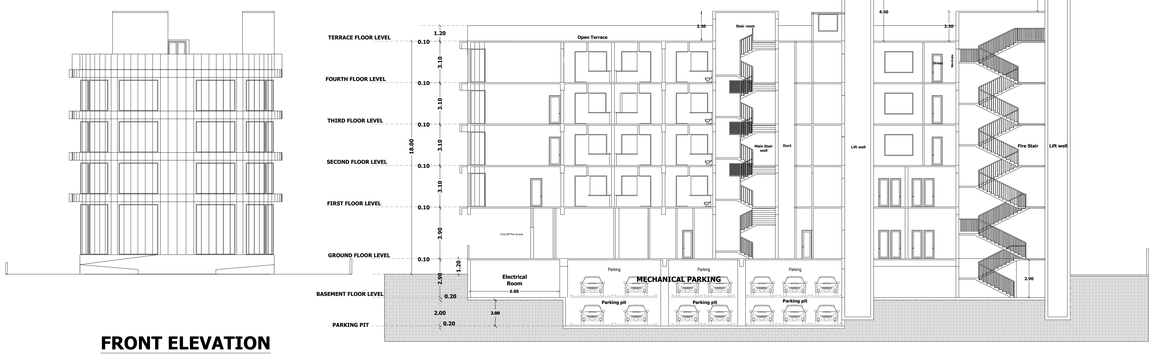
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

hello@verified.realestate
+91 9996 12 9996
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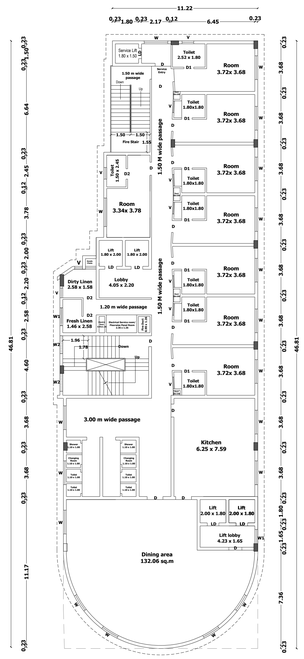
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESTAURANT & LODGE BUILDING IN DOOR NOS: 77,77/1, T.S.NOS. 2290/2B , 2422/2A & 2422/2B , T.S.WARD.2 , BLOCK NO. 18A , 18B AT V.E ROAD, THOOTHUKUDI CITY MUNICIPAL CORPORATION , THOOTHUKUDI LOCAL PLANNING AREA , THOOTHUKUDI DISTRICT.

APPLICANT NAME : MR.L.PALANI KUMAR

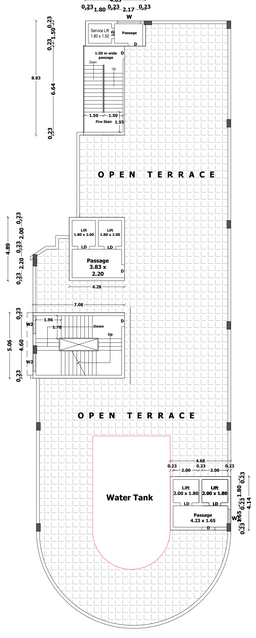


FRONT ELEVATION

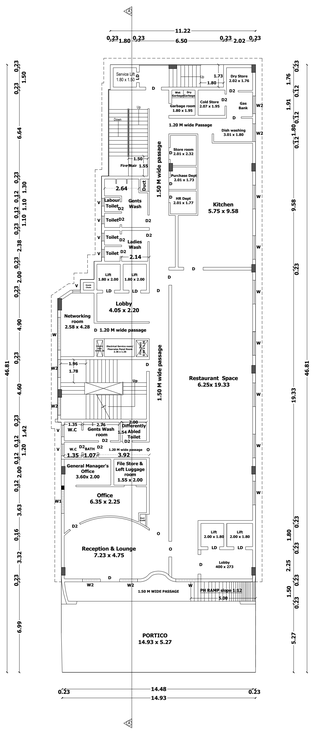
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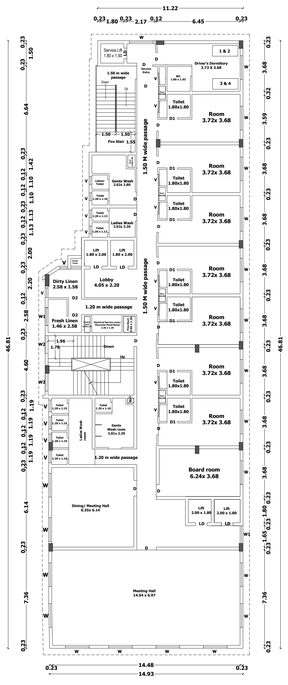
FOURTH FLOOR PLAN



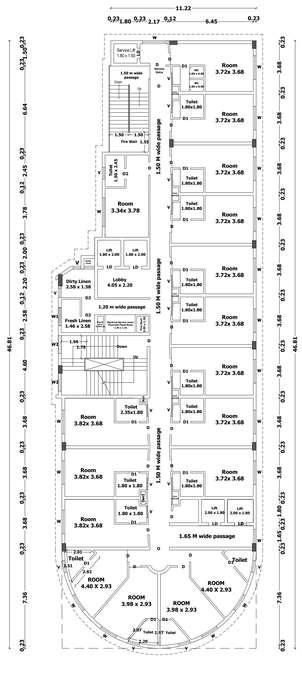
TERRACE FLOOR PLAN



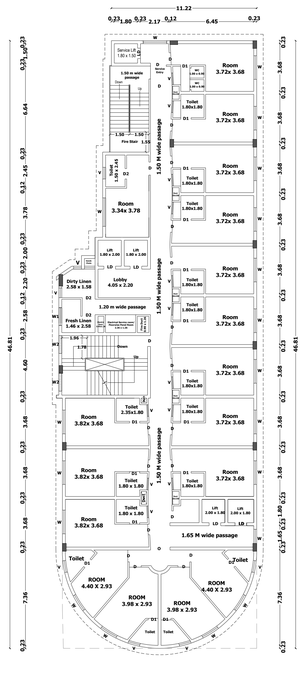
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

AREA DETAILS :-

PARTICULARS	SQ.M
SITE AREA AS PER DOCUMENT	1548.50
SITE AREA AS PER SITE	1536.85
SITE AREA AS PER TSLR	1548.50

DESCRIPTIONS	FSI AREA	NON FSI AREA	TOTAL BUILT UP AREA
PROPOSED BASEMENT FLOOR AREA	83.00	570.32	653.32
PROPOSED GROUND FLOOR AREA	643.58	- - -	643.58
PROPOSED FIRST FLOOR AREA	643.58	- - -	643.58
PROPOSED SECOND FLOOR AREA	625.38	- - -	625.38
PROPOSED THIRD FLOOR AREA	625.38	- - -	625.38
PROPOSED FOURTH FLOOR AREA	625.38	- - -	625.38
PROPOSED TERRACE FLOOR AREA	- - -	106.97	106.97
TOTAL AREA	3246.30	677.29	3923.59

FLOOR SPACE INDEX (FSI) = 2.11 < 2.60

EV.CHARGING POINT DETAIL

DESCRIPTION	REQUIRED	PROVIDED
RESTAURANT & LODGES	3 CAR AND 4 TWO WHEELERS	3 CARS AND 4 TWO WHEELERS

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
RESTAURANT & LODGES	22 CAR AND 31 TWO WHEELERS	22 CARS AND 31 TWO WHEELERS

JOINERY DETAILS

MD	-	MAIN DOOR	-	2.50 X 2.44
D	-	DOOR	-	0.91 X 2.13
D1	-	DOOR	-	0.76 X 2.13
W	-	WINDOW	-	2.00 X 1.83
W1	-	WINDOW	-	1.83 X 1.83
W2	-	WINDOW	-	1.37 X 1.83
V	-	VENTILATOR	-	0.91 X 0.61

ALL ROOMS MECHANICAL VENTILATION PROVIDED

PARKING DETAILS
RESTAURANT & LODGES BUILDING PARKING DETAILS
AS PER TNCDBR 2019 :
* 10 GUEST ROOM = 1 CAR (40 GUEST ROOM = 4 CAR)
* 1 CAR SPACE EVERY 100.0 Sq.M OF NON ROOM AREA
* 1300.00 Sq.MT = 13 CAR
* 1 TWO WHEELER SPACE & FOR EVERY 50.00 Sq.M Non Room Area
* 1300.00 sq.mt = 26 Two Wheeler

ALL DIMENSIONS ARE IN METRE (SCALE - 1:100)

APPLICANT SITE
PROPOSEDPOSAL
EXISTING ROAD
DEMOLISHED AERA

SANITARY DETAILS
BUSINESS OFFICE BUILDING
TOTAL NO. OF PERSONS - 60 , MALE: 35, FEMALE: 15

S.NO	SANITARY UNIT	REQUIRED		PROVIDED	
		MALE	FEMALE	MALE	FEMALE
1	WATER CLOSETS (W.C)	35	38	35	38
2	DRINKING WATER FOUNTAINS	6	6	6	6
3	WASH BASINS	35		35	
4	URINALS	35	-	35	-
5	CLEANER'S SINK	3			

ROC.NO: SWP/BPA/750735/2026/T.C.P
SITE BOUNDARY SHOWN AS "A TO F"
PLANNING PERMISSION NO: 17/2026 AND APPROVAL NO: SWP/THOOTHUKUDI/BPA/A.D/DTCP. NO: 18/2026

APPLICANT

Er. R. VINOTHKUMAR, D.C.E
Licensed Surveyor & Civil Engineering Contractor
REGISTRATION NO. CE / MR / OCT2019 / 030
No.17,CF,North Street, K. Sevampatti,
THIRUMANGALAM & MADURAI-625 701
Mob: 9788071136

CONSTRUCTION ENGINEER

N.VISWANATHAN,B.E.,M.Tech
MRSI, Structural Engg. Grade - I
Reg.No:RSE/M-I/1750TCP/Aug/985/2024
Class-I Civil Contractor, Regn.No:
WA - I/SC/ 447/ 2, Teacher's Colony - I
32nd Street, Tuticorin-628 008
cell : 91 9443102349

REGISTERED STRUCTURAL ENGINEER

P.RANJITH., B.E
REGISTERED ENGINEER GRADE - II
THOOTHUKUDI LPA- RE- II/TKDTCP/May /1/2023
TOOVEYPURAM 11TH STREET
THOOTHUKUDI - 628 003.
+Ph.: 9360568775/9786495933
Email: ranjithat93@gmail.com

REGISTERED ENGINEER

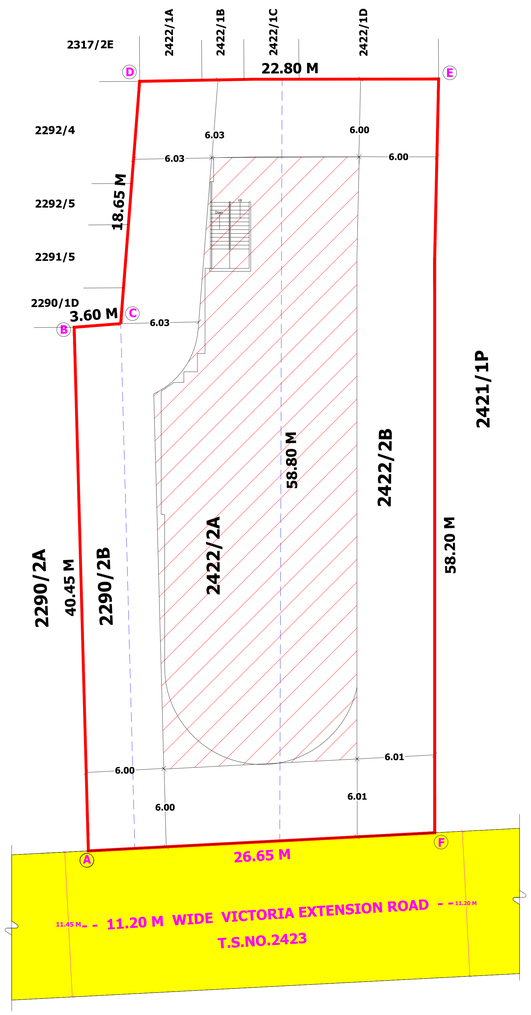
Er.K.S.TAMILMARAN M.E,
GEO TECHNICAL ENGINEER,
Reg.No.GTE/DTODP/Sep.2021/125
139/8,Deeran Nagar , Thuraimangalam,
PERAMBALUR-621220.
Cell No.97878-71740.

GEO-TECH EXPERT

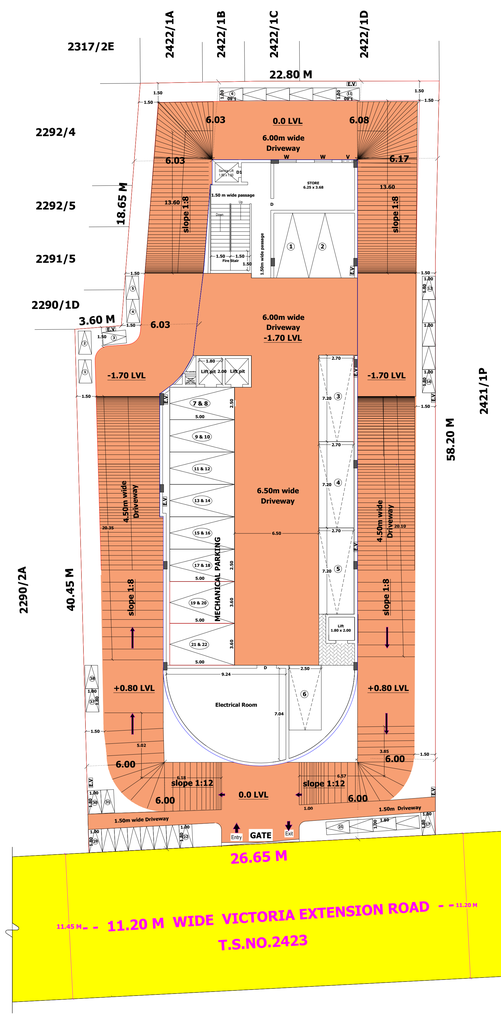
SHEET - 2/2

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APPLICANT NAME : MR.L.PALANI KUMAR



SITE PLAN (SCALE 1:100)



SITE WITH BASEMENT FLOOR PLAN



EXISTING BUILDING REMOVED AREA = 1115.89 SQ.MT

(SCALE (NTS)

NOTES:-

1 SCALE 1 : 100
2 ALL DIMENSIONS ARE IN METRE
3 EXHAUST FAN TO BE PROPOSEDVIDED
4 RAIN WATER HARVESTING TO BE PROPOSEDVIDED.
5 BATH ROOM RECYCLING WATER SYSTEM TO BE PROPOSEDVIDED.
6 RAIN WATER RECYCLING SYSTEM TO BE PROPOSEDVIDED.
7 FIRE RESISTANCE TO BE PROPOSEDVIDED.
8 EMERGENCY ALARAM TO BE PROPOSEDVIDED.
9 SOLAR ASSISTED WATER HEATING SYSTEM TO BE PROPOSEDVIDED.
10 SOLID WASTE TUB TO BE PROPOSEDVIDED.
11 SULLAGE WATER USE TO GARDEN PURPOSE.
12 DRINKING WATER FACILITIES TO BE PROPOSEDVIDED.

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5	CLEANER'S SINK	3			

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CELL: 9786771135.

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RRB, Structural Engg. Grade – I
Reg.No:RISE/Gr.I/TKDTCP/Aug/085/2024
Civil Contractor, Lic.No.TCC/CC/Class-I/23
MH : ESC/47/1, Teacher's Colony,
32nd Street, Tuticorin-628 008
cell : 91 9443182399

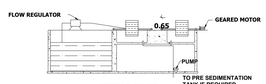
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THOOTHUKUDI - 628 003.
CELL : 9080047776,9786955518
Email: ranjithat.93@gmail.com

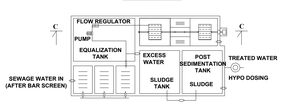
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Reg.No.GTE/DTODP/Sep.2021/125
139/8,Devaraj Nagar , Thuraimangalam,
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Cell No.97878-71740.

GEO-TECH EXPERT

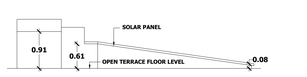


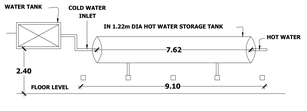
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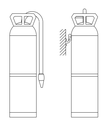
PLAN

DETAILS OF SEWAGE TREATMENT PLANT





DETAILS OF SOLAR WATER HEATING SYSTEM

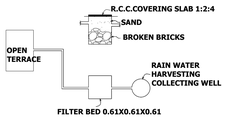


FIRE EXTINGUISHER

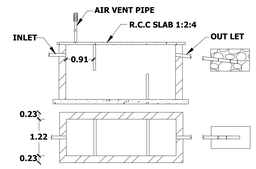


SAND BUCKETS

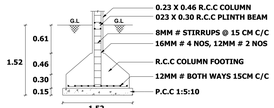




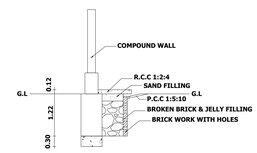
DETAILS OF RAIN WATER HARVESTING SYSTEM



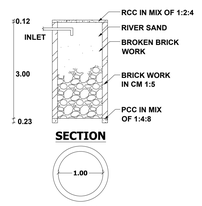
SEPTIC TANK & TRENCH



COLUMN FOOTING DETAILS



PLINTH BOUNDARY PERCOLATION PIT



SECTION

PLAN

PERCOLATION PIT

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.