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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A CHURCH BUILDING FOR " St. PATRICS CHURCH " , AFTER REMOVING EXISTING CHURCH BUILDING IN BEARING THE DOOR NOS :- 47 , 47 A , T.S WARD NO :- 5 , BLOCK NO :- 5 , T.S NOS :- 977 / 1 , 978 ,CARPENTER STREET , T.P SCHEME " NON SCHEME AREA " , THOOTHUKUDI CITY MUNICIPAL CORPORATION . (SCALE 1 : 100)

APPLICANT'S NAME :- THE PASTORATE CHAIR MAN . St. PATRICS CHURCH.

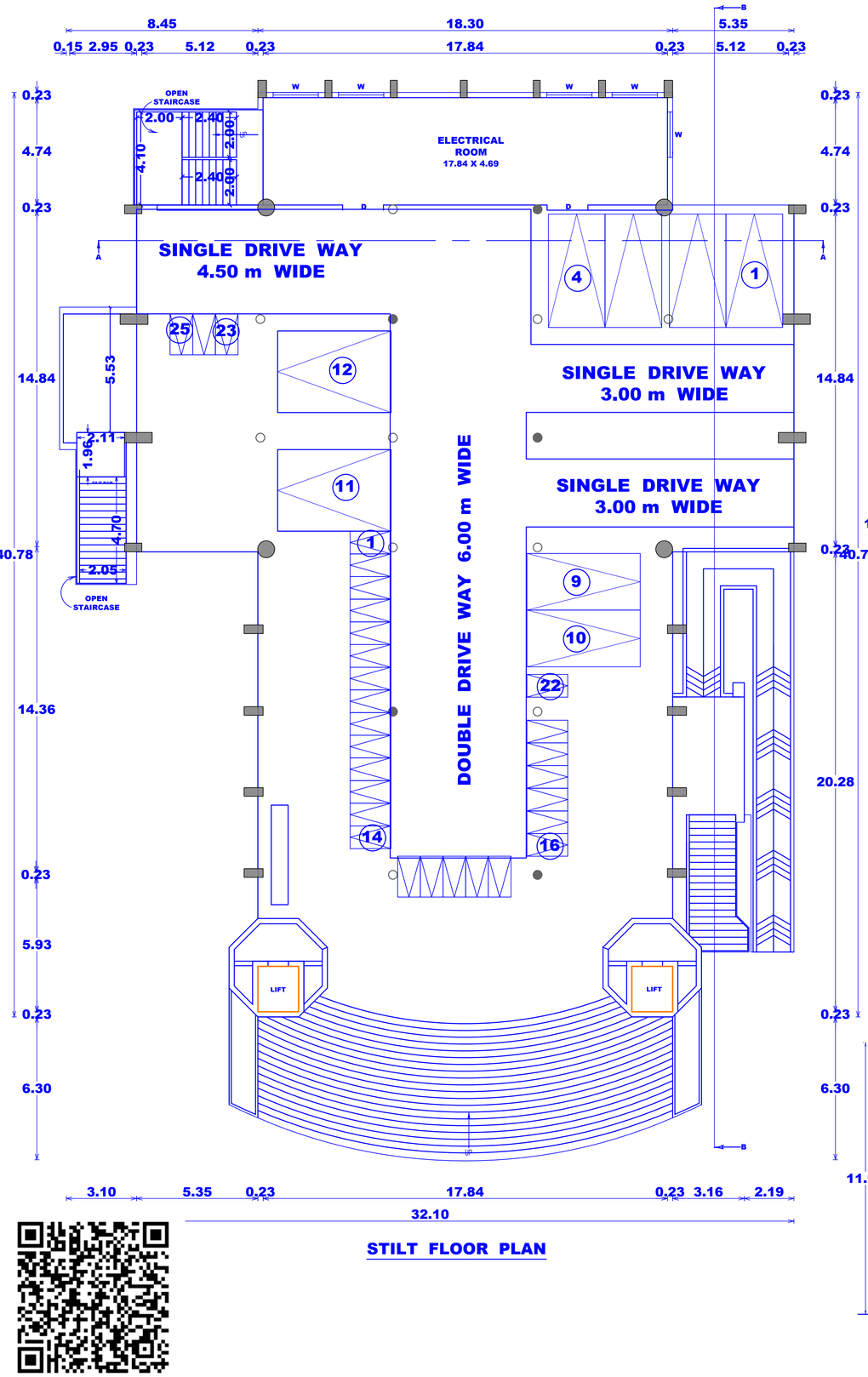
PLANNING PERMISSION — **SHEET NO : 2 / 3**

ROC. NO. SWP / BPA / 756890 / 2026

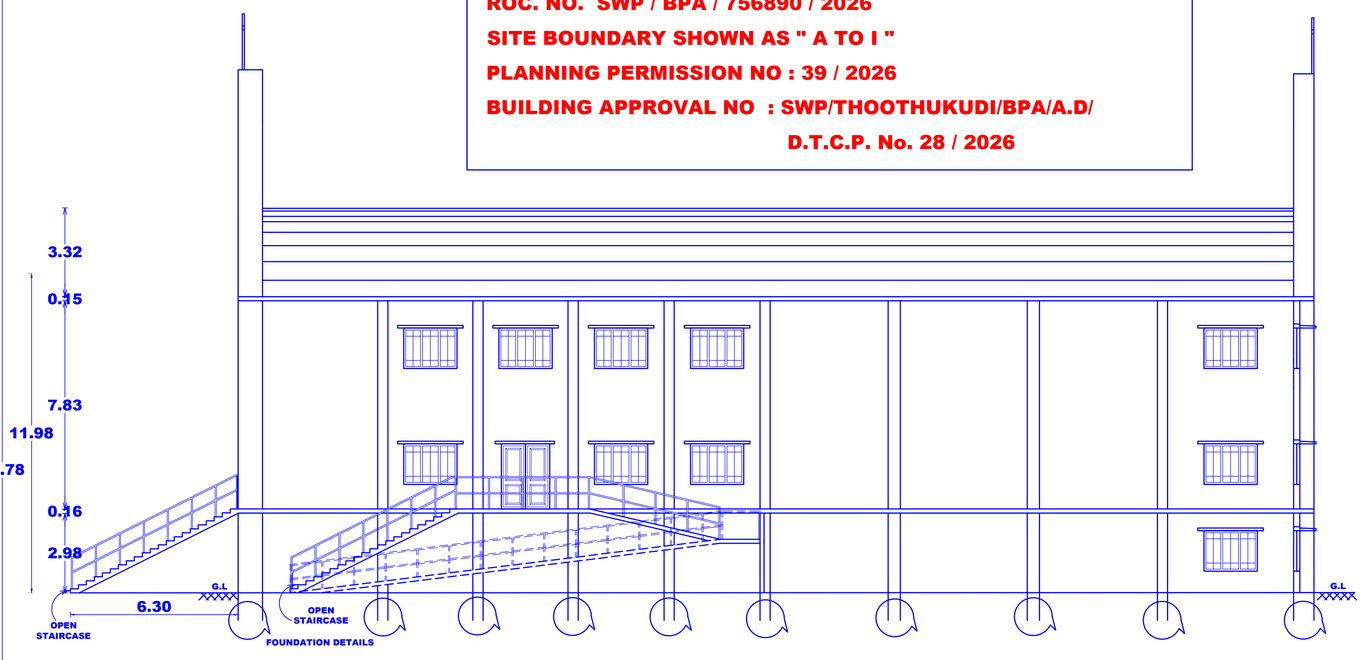
SITE BOUNDARY SHOWN AS " A TO I "

PLANNING PERMISSION NO : 39 / 2026

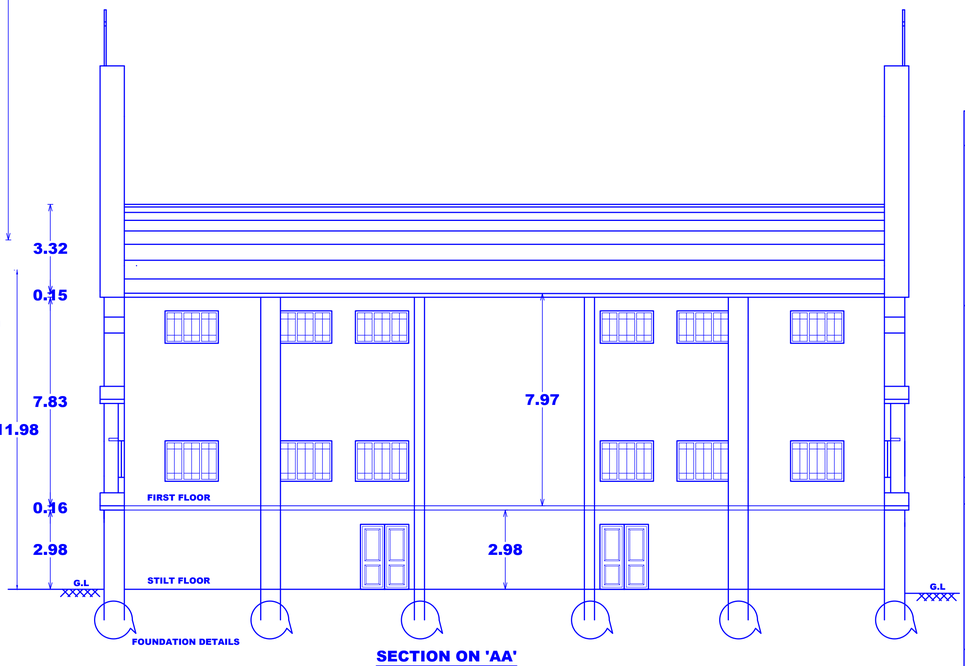
BUILDING APPROVAL NO : SWP/THOOTHUKUDI/BPA/A.D/ D.T.C.P. No. 28 / 2026



STILT FLOOR PLAN



SECTION ON 'BB'



SECTION ON 'AA'

JOINERY DETAILS

M.D	MAIN DOOR	2.44 X 2.44
D	DOOR	1.83 X 2.44
W	WINDOW	2.00 X 1.60
V	VENTILATOR	2.00 X 1.22
W2	WINDOW	0.46 X 2.21

S. MILTON DINAKARAN, B.E.,
Licenced Surveyor &
Consulting Civil Engineer,
No. 100, Tooveypuram 3rd Street,
TUTICORIN - 628003

REGISTERED ENGINEER Gr II

PASTORATE CHAIRMAN
TUTICORIN PASTORATE

APPLICANT

C. DHEENATHAYALAN. BE.,
REG. STRUCTURAL ENG. GRADE II (RSE)
REG. NO:RSE / Gr.II / TKDTCP / JANUARY/01/2025
24E/4, NANTHAGOPALA PURAM (WEST)
THOOTHUKUDI - 628002, CELL : 94427 23339

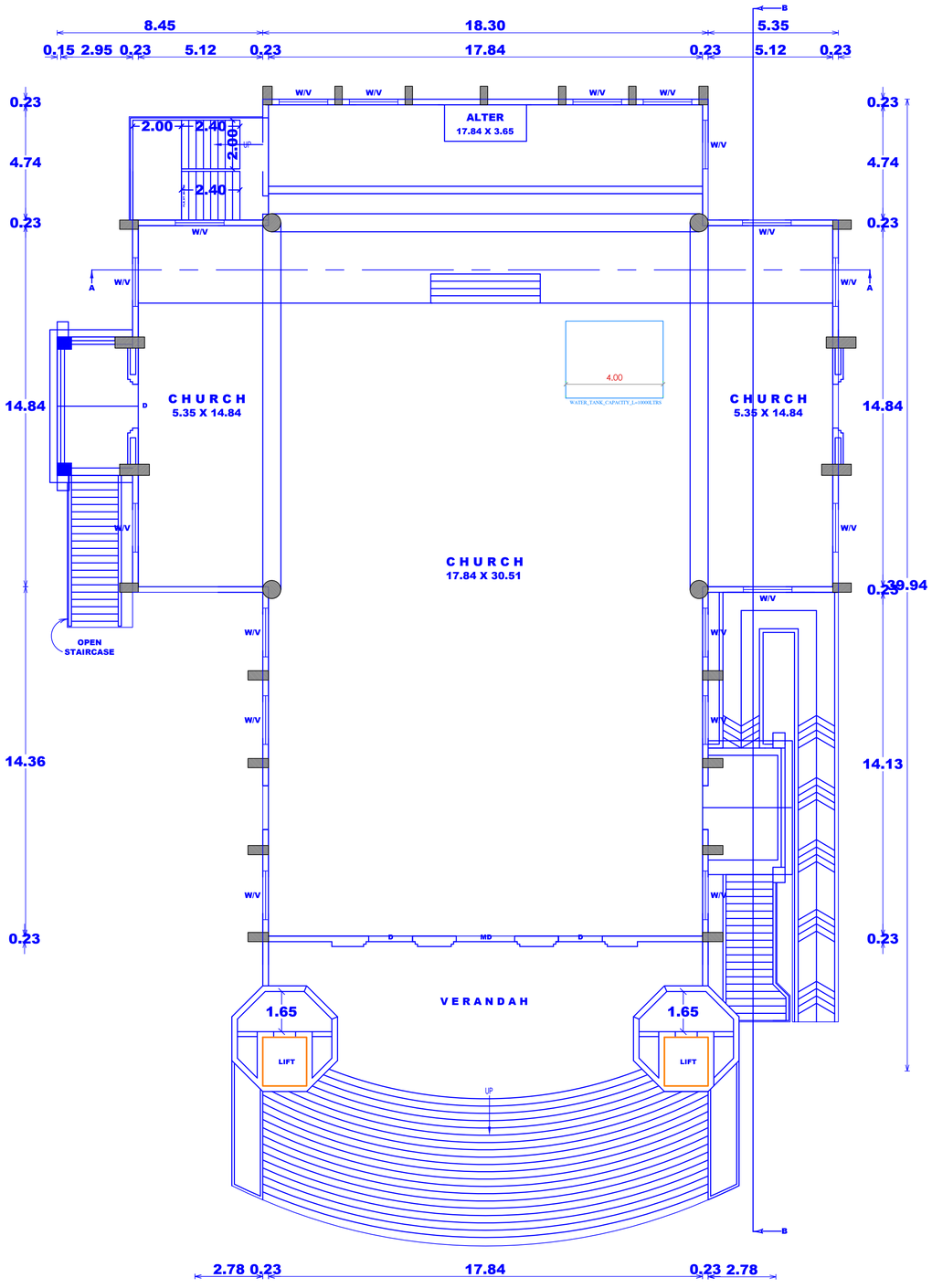
STRUCTURAL ENGINEER

P. KIRUBAHARAN
REGISTERED ENGINEER
RE/Gr.III/TUT/MARCH 2019/003(TULPA)
CORP. REG. NO: 138/LS/2019/00007
68/A, TOOVEY PURAM 3rd STREET,
THOOTHUKUDI - 628003, CELL : 98431 63214

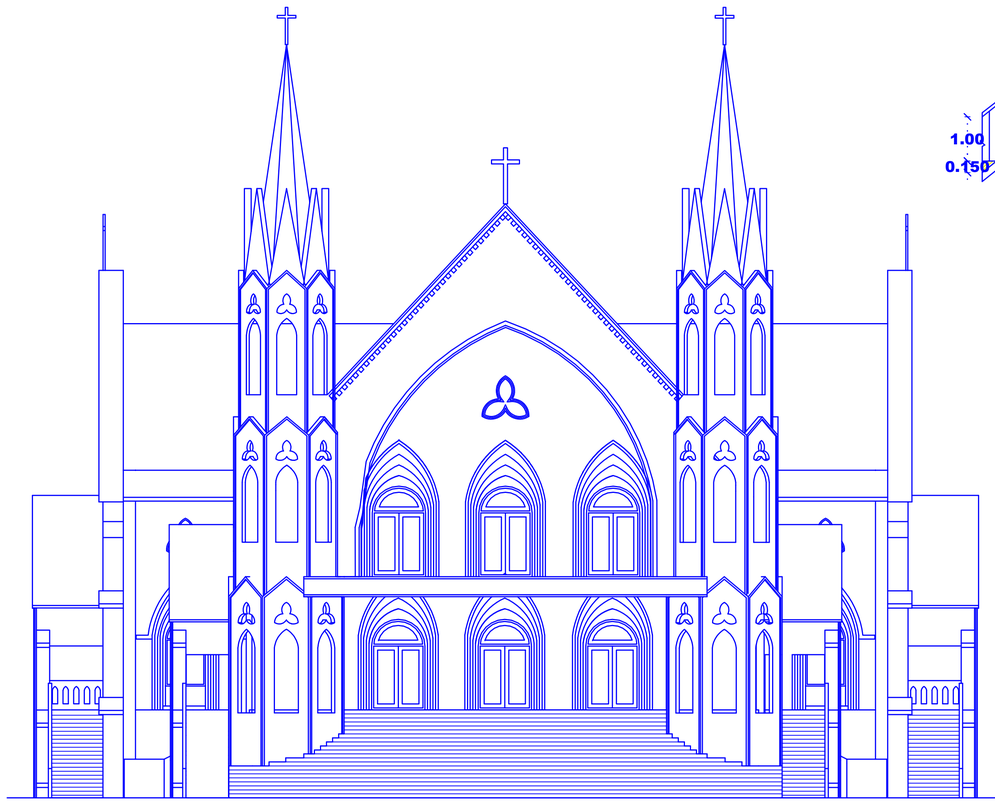
LICENSED SURVEYOR.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A CHURCH BUILDING FOR " St. PATRICS CHURCH " , AFTER REMOVING EXISTING CHURCH BUILDING IN BEARING THE DOOR NOS :- 47 , 47 A , T.S WARD NO :- 5 , BLOCK NO :- 5 , T.S NOS :- 977 / 1 , 978 ,CARPENTER STREET , T.P SCHEME " NON SCHEME AREA " , THOOTHUKUDI CITY MUNICIPAL CORPORATION . (SCALE 1 : 100)

APPLICANT'S NAME :- THE PASTORATE CHAIR MAN . St. PATRICS CHURCH.

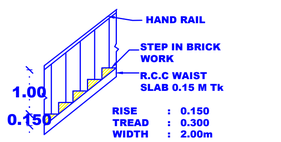


FIRST FLOOR PLAN

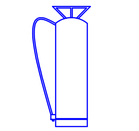


FRONT ELEVATION

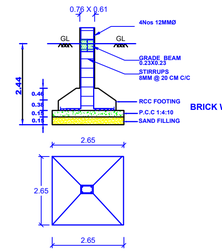
WATER_TANK_CAPACITY_L=8000LTRS



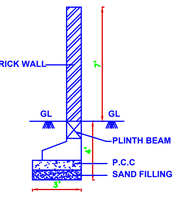
STAIR DETAILS



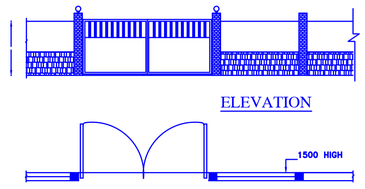
FIRE EXTINGUSHIER



RCC COLUMN DETAILS



COMPOUND WALL DETAIL

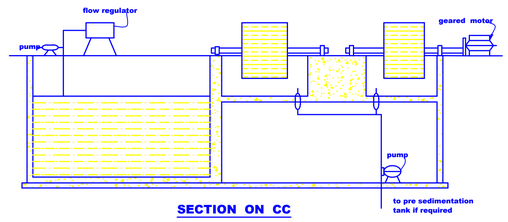


ELEVATION

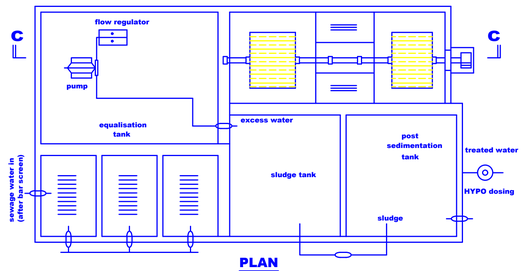
Plan
Compound wall Detail

OFFICE USE ONLY

SHEET NO : 3

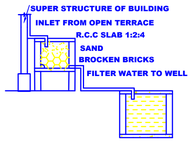


SECTION ON CC

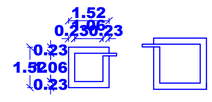


PLAN

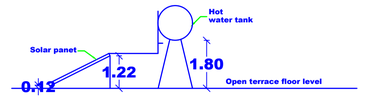
DETAILS OF SEWAGE TREATMENT PLANT



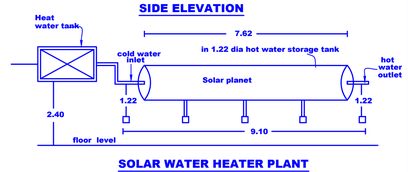
DETAILS OF FILTER BED & WELL



RAIN WATER HARVESTING



SIDE ELEVATION



SOLAR WATER HEATER PLANT

JOINERY DETAILS

M.D	MAIN DOOR	2.44	X	2.44
D	DOOR	1.83	X	2.44
W	WINDOW	2.00	X	1.60
V	VENTILATOR	2.00	X	1.22
W2	WINDOW	0.46	X	2.21

S. MILTON DINAKARAN, B.E.,
Licenced Surveyor &
Consulting Civil Engineer,
No. 100, Tooveypuram 3rd Street,
TUTICORIN - 628003

REGISTERED ENGINEER Gr II

PASTORATE CHAIRMAN
TUTICORIN PASTORATE

APPLICANT

C. DHEENATHAYALAN. BE.,
REG. STRUCTURAL ENG. GRADE II (RSE)
REG. NO:RSE / Gr.II / TNDTCP / JANUARY/01/2025
24E/4, NANTHAGOPALA PURAM (WEST)
THOOTHUKUDI - 628002, CELL : 94427 23339

STRUCTURAL ENGINEER

P. KIRUBAHARAN
REGISTERED ENGINEER
RE/Gr.III/TUT/MARCH 2019/003(TULPA)
CORP. REG. NO: 138/LS/2019/00007
68/A, TOOVEY PURAM 3rd STREET,
THOOTHUKUDI - 628003, CELL : 98431 63214

LICENSED SURVEYOR.

PLANNING PERMISSION

ROC. NO. SWP / BPA / 756890 / 2026

SITE BOUNDARY SHOWN AS " A TO I "

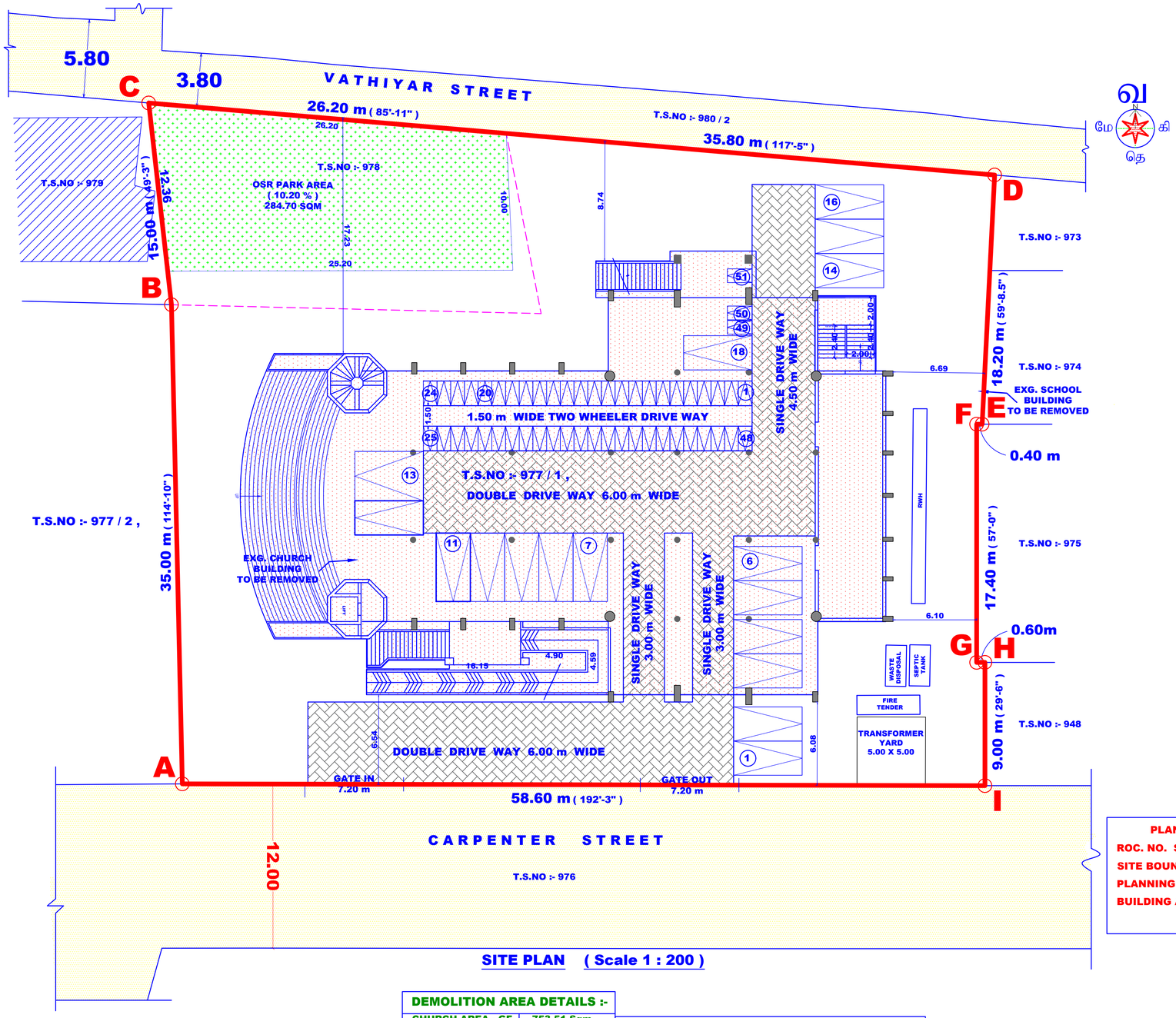
PLANNING PERMISSION NO : 39 / 2026

BUILDING APPROVAL NO : SWP/THOOTHUKUDI/BPA/A.D/ D.T.C.P. No. 28 / 2026

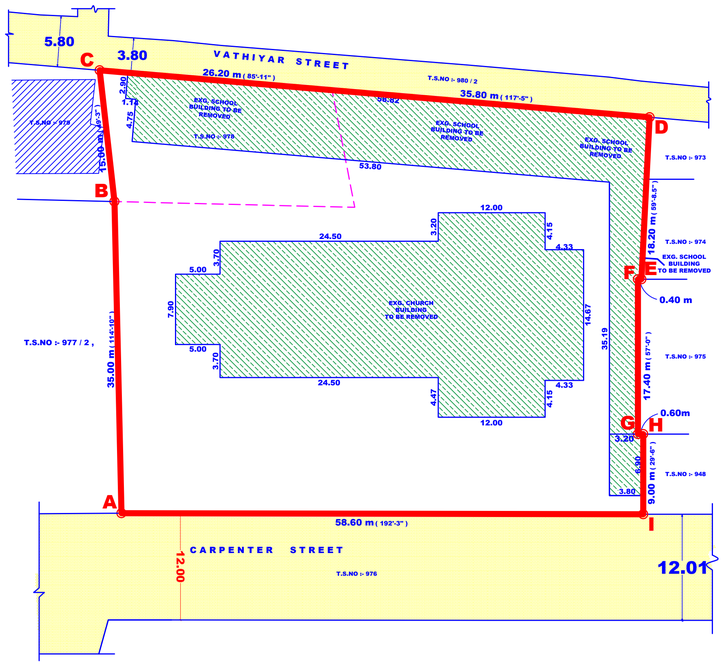
SHEET NO : 3 / 3

SITE PLAN AND DEMOLITION PLAN SHOWING THE PROPOSED CONSTRUCTION OF A CHURCH BUILDING FOR " St. PATRICS CHURCH " , AFTER REMOVING EXISTING CHURCH BUILDING IN BEARING THE DOOR NOS :- 47 , 47 A , T.S WARD NO :- 5 , BLOCK NO :- 5 , T.S NOS :- 977 / 1 , 978 ,CARPENTER STREET , T.P SCHEME " NON SCHEME AREA " , THOOTHUKUDI CITY MUNICIPAL CORPORATION . (SCALE 1 : 200)

APPLICANT'S NAME :- THE PASTORATE CHAIR MAN . St. PATRICS CHURCH.



SITE PLAN (Scale 1 : 200)



DEMOLITION PLAN (Scale 1 : 500)

AREA AS PATTA :-		
T.S NO :-	977 / 1	= 2,534.00 Sqm
T.S NO :-	978	= 372.00 Sqm
TOTAL AREA		= 2,906.00 Sqm

SPECIAL CONDITION :

"AS PER RULE NO.12 OF TAMILNADU COMBINED DEVELOPMENT AND BUILDING RULES-2019, THE APPLICANT SHOULD PREPARE AND SUBMIT DEMOLITION PLAN FOR THE DEMOLITION OF EXISTING BUILDING TO THE THOOTHUKUDI CITY MUNICIPAL CORPORATION. THE CORPORATION HAS TO DECIDE ON THE DEMOLITION PLAN AND ENSURE THE EXISTING BUILDING ARE DEMOLISHED BEFORE APPROVAL OF THE PLAN FOR PROPOSED BUILDING.

PARKING DETAILS

TOTAL F.S.I PLINTH AREA	= 1,184.50 Sqm
100 Sqm = 1 CAR SPACE	
TOTAL REQUIRED CAR SPACE	= 13 Nos
PROVIDED CAR SPACE	= 15 Nos + 1 Nos P.C CARS
50 Sqm = 1 TWO WHEELER SPACE	
TOTAL REQUIRED TWO WHEELER SPACE	= 25 Nos
TOTAL PROVIDED TWO WHEELER SPACES	= 51 Nos

PLANNING PERMISSION — SHEET NO : 1 / 3

ROC. NO. SWP / BPA / 756890 / 2026

SITE BOUNDARY SHOWN AS " A TO I "

PLANNING PERMISSION NO : 39 / 2026

BUILDING APPROVAL NO : SWP/THOOTHUKUDI/BPA/A.D/ D.T.C.P. No. 28 / 2026

PROPOSED AREA DETAILS :-

FLOOR DETAILS	USES	F.S.I	NON F.S.I	TOTAL
STILT FLOOR	PARKING	-	1184.50	1184.50
FIRST FLOOR	INSTITUTIONAL	1184.50	-	1184.50
TOTAL		1184.50	1184.50	2369.00

DEMOLITION AREA DETAILS :-

CHURCH AREA - GF	753.51 Sqm
SCHOOL AREA - GF	568.91 Sqm
TOTAL AREA	1322.42 Sqm

EXISTING BUILDING TO BE REMOVED AREA = 1322.42 Sqm

OSR MIN AREA CALCULATION :-

OSR PARK AREA (10.20 %) = 284.70 Sqm

FLOOR SPACE INDEX

SUM OF ALL FLOOR AREA = 1,184.50 Sqm

SITE AREA = 2,790.75 Sqm

FLOOR SPACE INDEX = SUM OF ALL FLOOR AREA / SITE AREA

= (1,184.50 / 2,790.75) = 0.424

= 0.424 < 2.00

(க . சுரேஷ்)
அளவர் / உதவி வரைவாளர்

(மொ.சா. வாஸில் அகமது)
கட்டிடக்கலை / திட்ட உதவியாளர்

S. MILTON DINAKARAN, B.E.,
Licenced Surveyor &
Consulting Civil Engineer,
No. 100, Tooveypuram 3rd Street,
TUTICORIN - 628003

REGISTERED ENGINEER Gr II

PASTORATE CHAIRMAN
TUTICORIN PASTORATE

APPLICANT

C. DHEENATHAYALAN. BE.,
REG. STRUCTURAL ENG. GRADE II (RSE)
REG. NO:RSE / Gr.II / TKDTCP / JANUARY/01/2025
24E/4, NANTHAGOPALA PURAM (WEST)
THOOTHUKUDI - 628002, CELL : 94427 23339

STRUCTURAL ENGINEER

P. KIRUBAHARAN
REGISTERED ENGINEER
RE/Gr.III/TUT/MARCH 2019/003(TULPA)
CORP. REG. NO: 138/LS/2019/00007
68/A, TOOVEY PURAM 3rd STREET,
THOOTHUKUDI - 628003, CELL : 98431 63214

LICENSED SURVEYOR.

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.