

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF  
FLY ASH EXPORT UNIT(ORANGE CATEGORY) OF M/S  
GRACE PULVERISER WITH 132 HP OF ELECTRICAL  
INSTALLATION IN SURVEY NO:220/1A2, 220/2A &  
220/3, KOOTUDANKADU VILLAGE & PANCHAYAT,  
THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

OWNER: MR.G.SHERWIN NOEL RAJPANDIAN

ALL DIMENSIONS ARE IN METER  
(SCALE 1:400)

PLANNING PERMISSION  
Roc no.: SWP/BPA/761803/2026  
SWP/THOOTHUKUDI/BPA/AD/DTCP NO.: 24/2026  
PLANNING PERMISSION NO.: 30/2026  
SITE BOUNDARY : A TO L

| MACHINERIES NAME AND HP DETAILS |                               |       |        |           |
|---------------------------------|-------------------------------|-------|--------|-----------|
| S.NO                            | DETAILS OF MACHINES           | H.P   | NOS    | TOTAL H.P |
| 1                               | COMPRESSOR                    | 40.00 | 1      | 40.00     |
| 2                               | WATER PUMP                    | 3.00  | 2      | 6.00      |
| 3                               | ELECTRICAL & OTHER EQUIPMENTS | 3.00  | 1      | 3.00      |
| TOTAL                           |                               |       |        | 49.00     |
| GENERATOR                       |                               |       | 62 KVA |           |

| AREA PROPOSED | FSI    | NON-FSI | TOTAL  | TOTAL    |
|---------------|--------|---------|--------|----------|
| BUILDING      | (SQ.M) | (SQ.M)  | (SQ.M) | (SQ.FT)  |
| WORKSHOP AREA | 966.10 | -       | 966.10 | 10399.10 |

OWNER

  
**Er.K.SHANKAR NARAYANAN,**  
B.E., M.TECH  
REGISTERED GEOTECH ENGINEER  
RGTE 001/2022  
VARSHA GEOTECHNICAL WORKS  
RAJAPALAYAM- 626117  
REG GEO- TECH ENGINEER

  
**Er. K.RAJESHWARAN, M.E.(Struct.)**  
Registered Structural Engineer  
Grade I(RSE-I)  
4/3,Manakanjara Nayanar Street,  
Palayamkottai, Tirunelveli-627002.

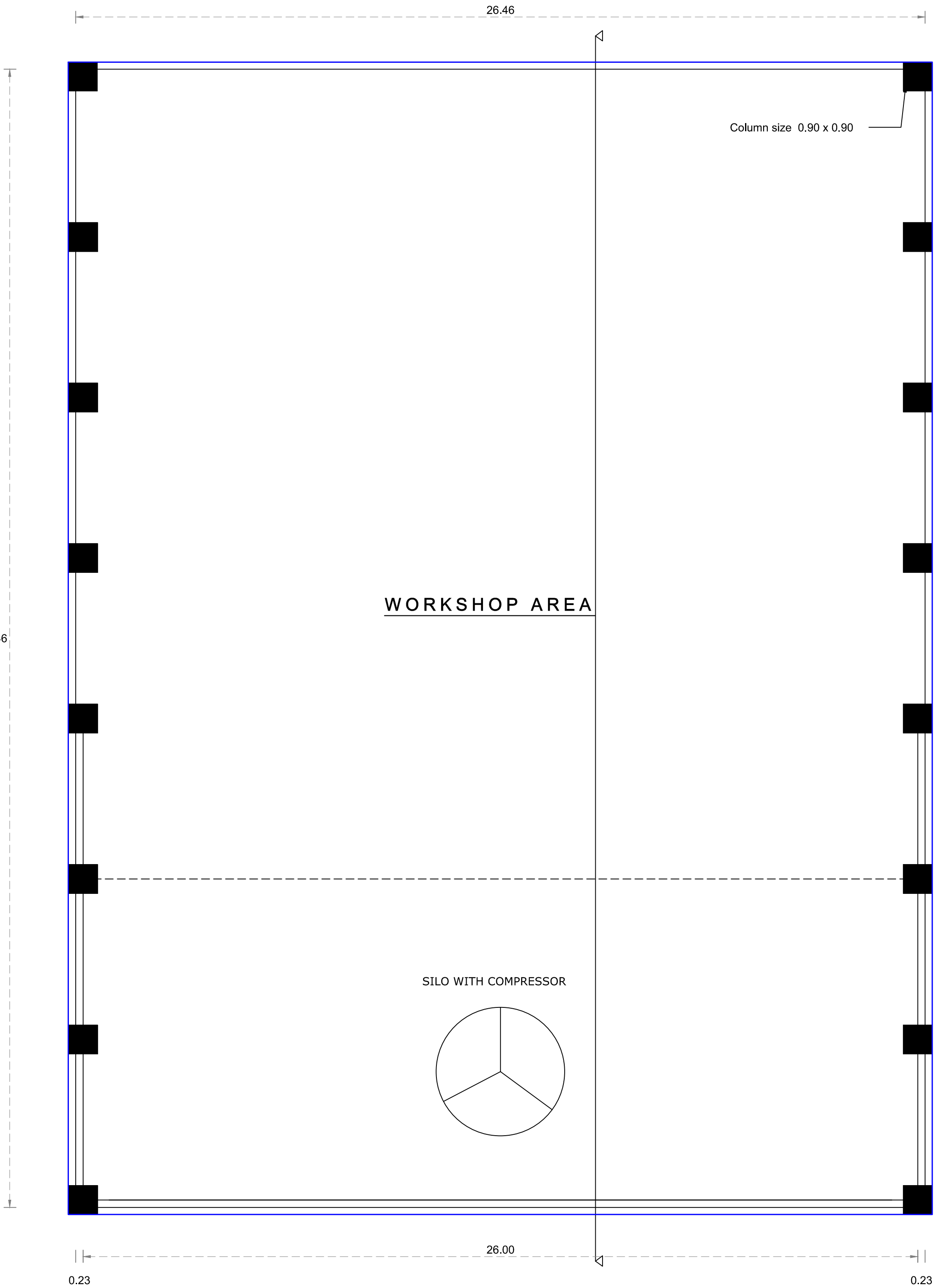
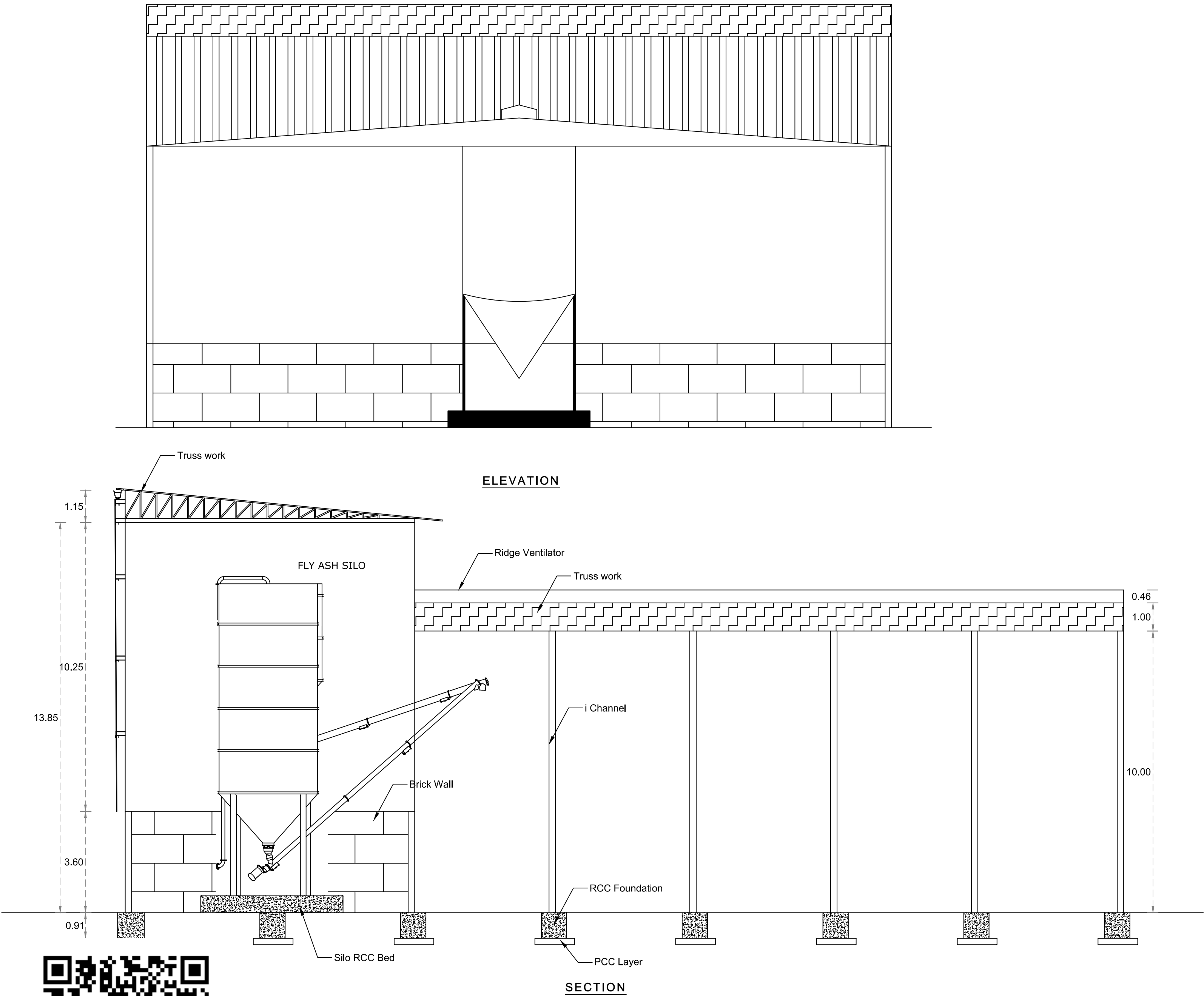
REGISTERED  
STRUCTURAL ENGINEER

  
**Er. S.Sudalaimuthu, DCE.,BE**  
MUTHU CONSTRUCTION  
RCE-03/TVLD/2025  
11/1A, Sivan West Car Street,  
Palayamkottai-627002.

REG CONSTRUCTION  
ENGINEER

  
**Er. S.PONMANIKANDAN**  
M.E.(STRUCTURAL),LL.B.,AIV,AMIE  
REG ENGINEER/REG VALUER/CHARTERED  
ENGINEER  
RE-1/TKDTCP/OCTOBER/2/2023, 138/L.S/2019/00009  
TUT/2022/08, OPM/2022/05, SVM/2022/04  
149/8,POLEPETTAI 1ST  
STREET,TUTICORIN,PH:8056700160

REGISTERED ENGINEER



PLAN SHOWING THE PROPOSED CONSTRUCTION OF FLY ASH EXPORT UNIT  
(ORANGE CATEGORY) OF M/S GRACE PULVERISER WITH 132 HP OF ELECTRICAL  
INSTALLATION IN SURVEY NO:220/1A2, 220/2A & 220/3, KOOTUDANKADU VILLAGE  
& PANCHAYAT, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

OWNER: MR.G.SHERWIN NOEL RAJPAANDIAN



| LAND AREA STATEMENT |         |
|---------------------|---------|
|                     | SQ.M    |
| DOCUMENT AREA       | 6680.00 |
| PATTA AREA          | 6679.00 |
| AS ON SITE          | 6679.00 |
| SUPERIMPOSED AREA   | 6679.00 |

| AREA PROPOSED BUILDING | FSI (SQ.M) | NON-FSI (SQ.M) | TOTAL (SQ.M) | TOTAL (SQ.FT) |
|------------------------|------------|----------------|--------------|---------------|
| WORKSHOP AREA          | 966.10     | -              | 966.10       | 10399.10      |
| OFFICE BUILDING        | 77.83      | -              | 77.83        | 837.76        |
| WORKERS ROOM           | 91.93      | -              | 91.93        | 989.53        |
| EB & SECURITY ROOM     | -          | 34.06          | 34.06        | 366.62        |
| TOTAL AREA             | 1135.86    | 34.06          | 1169.92      | 12593.02      |

|                          | CALCULATION     | REQUIRED | PROVIDED |
|--------------------------|-----------------|----------|----------|
| Floor Space Index        | 1135.86/6679.00 | 1.50     | 0.17     |
| Two wheeler(1.0X1.8)     |                 | 20       | 20       |
| Cycle Space(1.0 X 0.56)  |                 | 20       | 20       |
| Car space (2.5 x 5.0)    |                 | 1        | 2        |
| Lorry space(3.75 x 10.0) |                 | 2        | 2        |

#### PARKING STANDARDS

ORANGE INDUSTRIES: 1 Car for every 100 Sq.m Office area  
1 TW & 1 Cycle for every 50 Sq.M Workshop area  
1 Lorry for every 500 Sq.m workshop area

NO OF WORKERS : 20 NOS

#### REFERENCES:

FE - FIRE EXTINGUISHERS

HR - HOUSE REEL

— SITE BOUNDARY

EXISTING ROAD

DRIVE WAY

OSR (Maintain by Owner no.: 1-4)

Existing Building

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| 2         | WATER PUMP                    | 3.00  | 2   | 6.00      |
| 3         | ELECTRICAL & OTHER EQUIPMENTS | 3.00  | 1   | 3.00      |
| TOTAL     |                               |       |     | 49.00     |
| GENERATOR |                               |       |     | 62 KVA    |

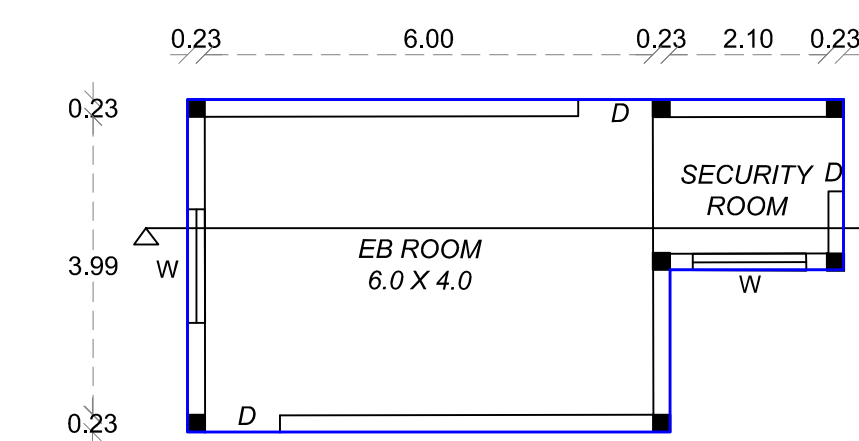
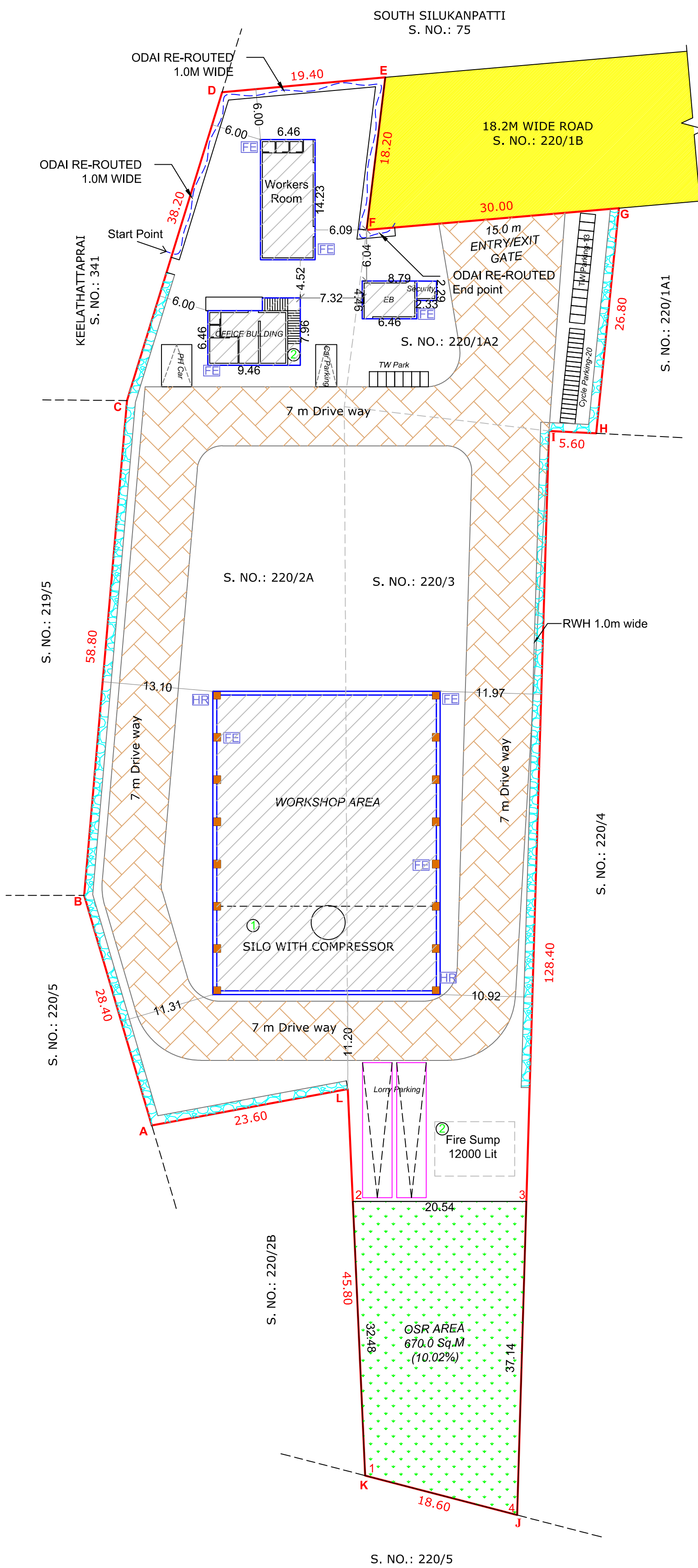
#### PLANNING PERMISSION

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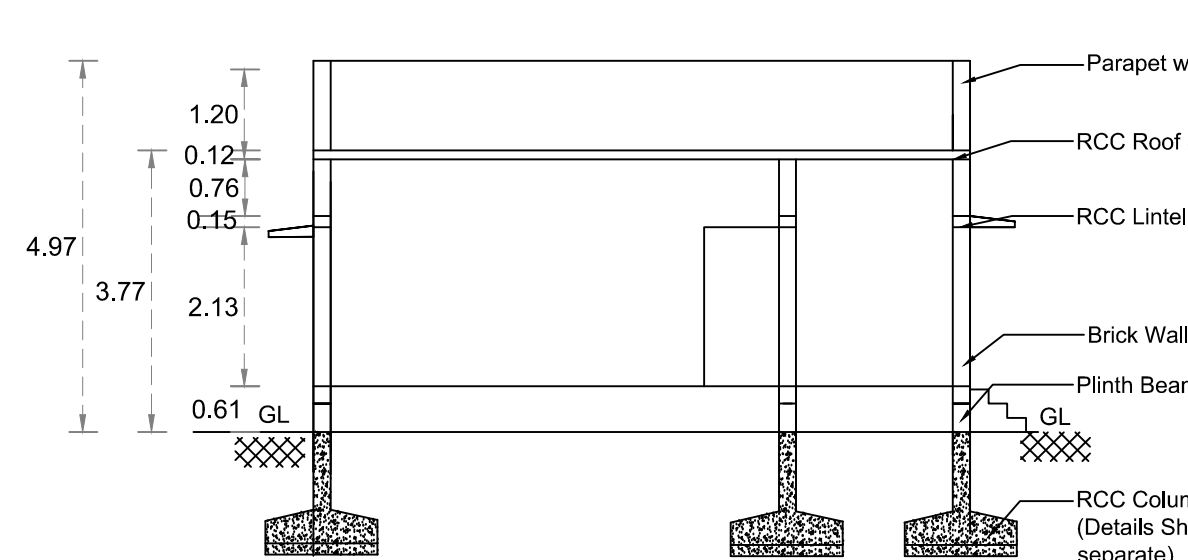
SWP/THOOTHUKUDI/BPA/AD/DTCP NO.: 24/2026

PLANNING PERMISSION NO.: 30/2026

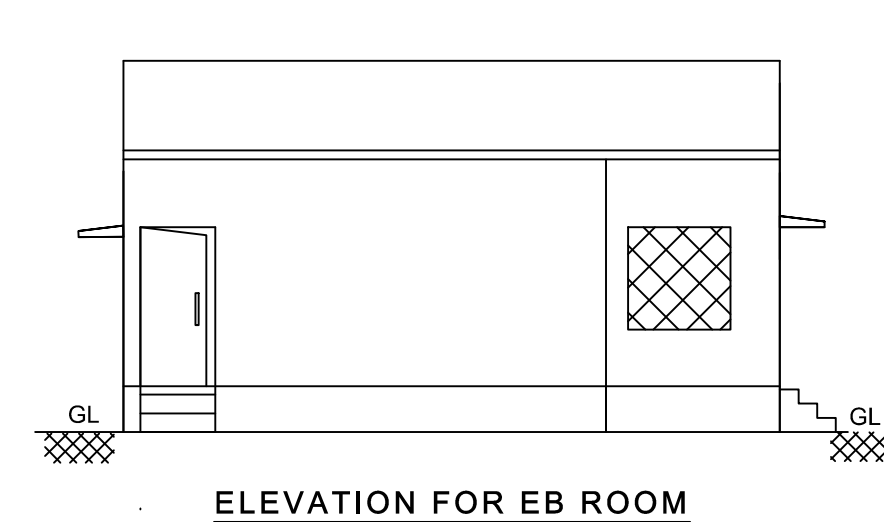
SITE BOUNDARY : A TO L



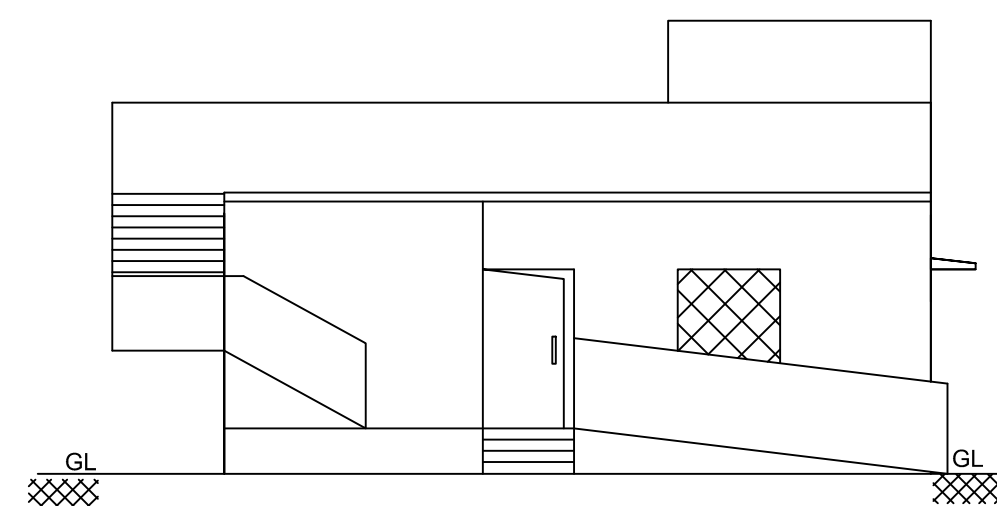
EB ROOM



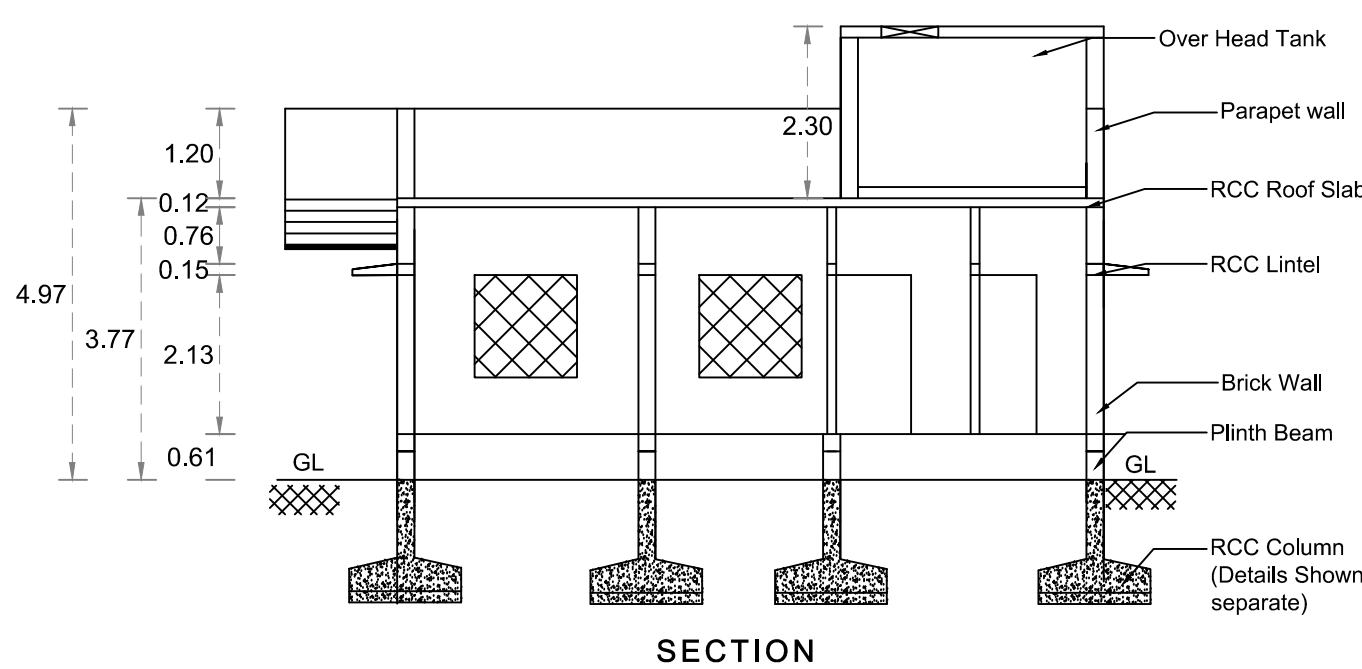
SECTION FOR EB ROOM



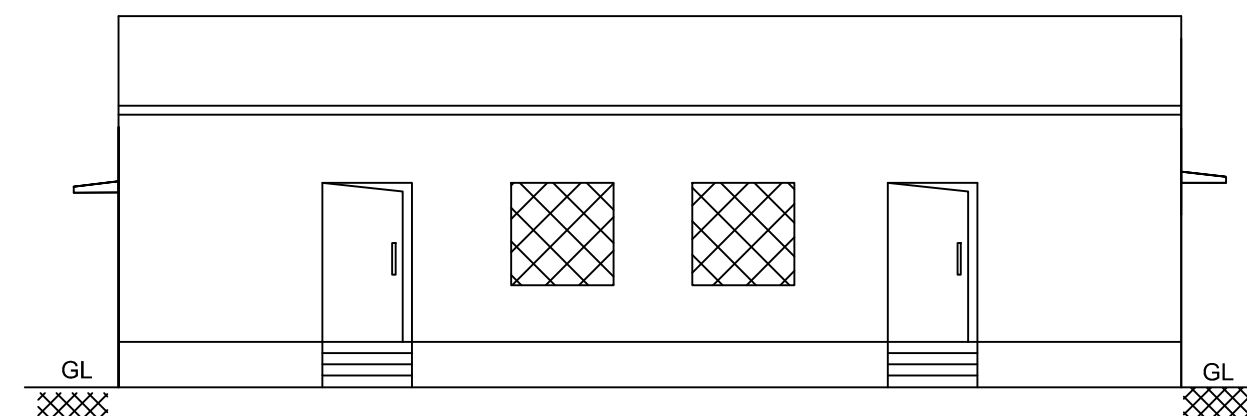
ELEVATION FOR EB ROOM



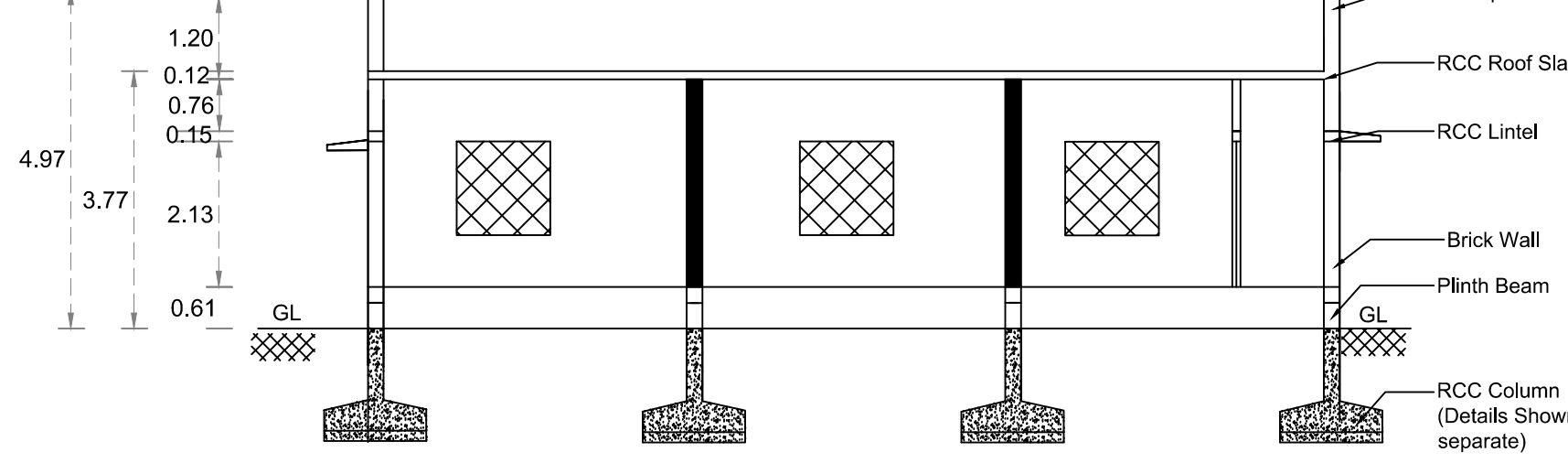
ELEVATION



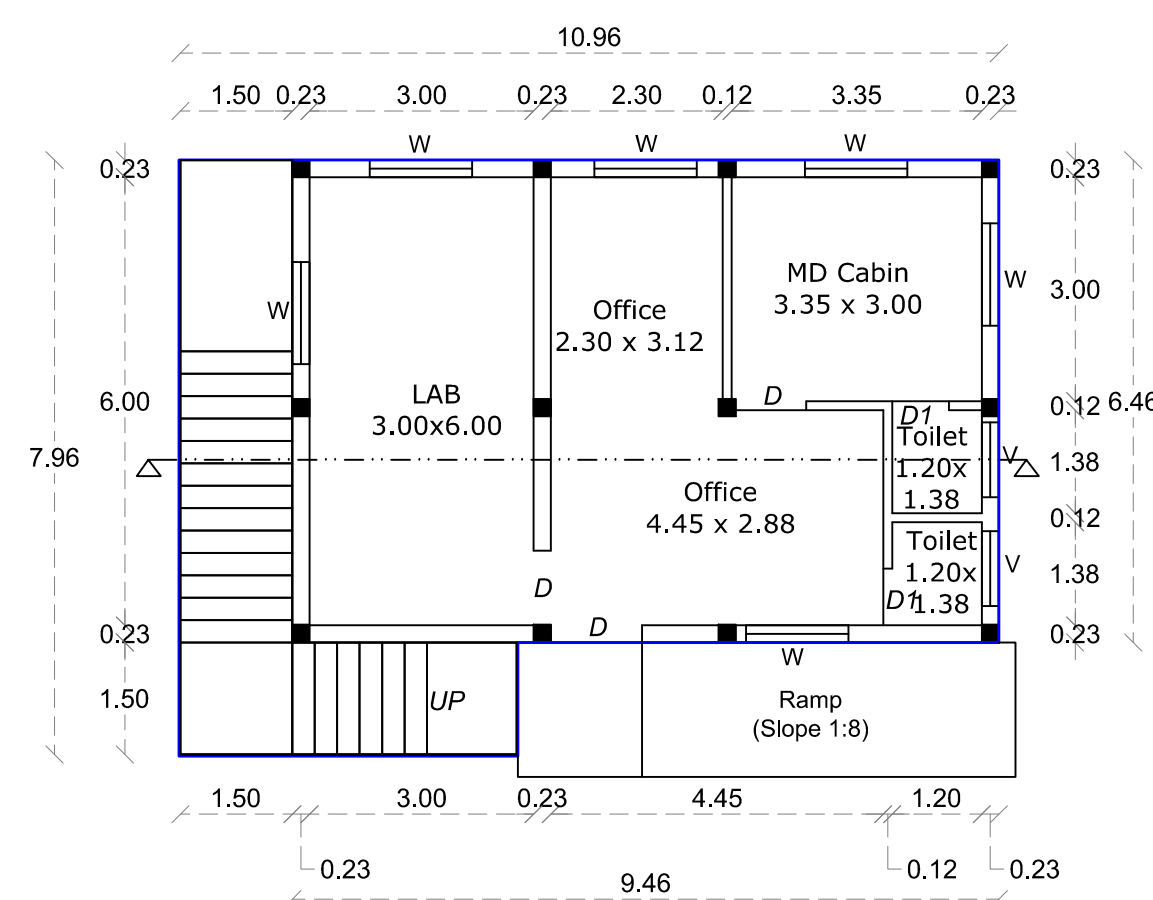
SECTION



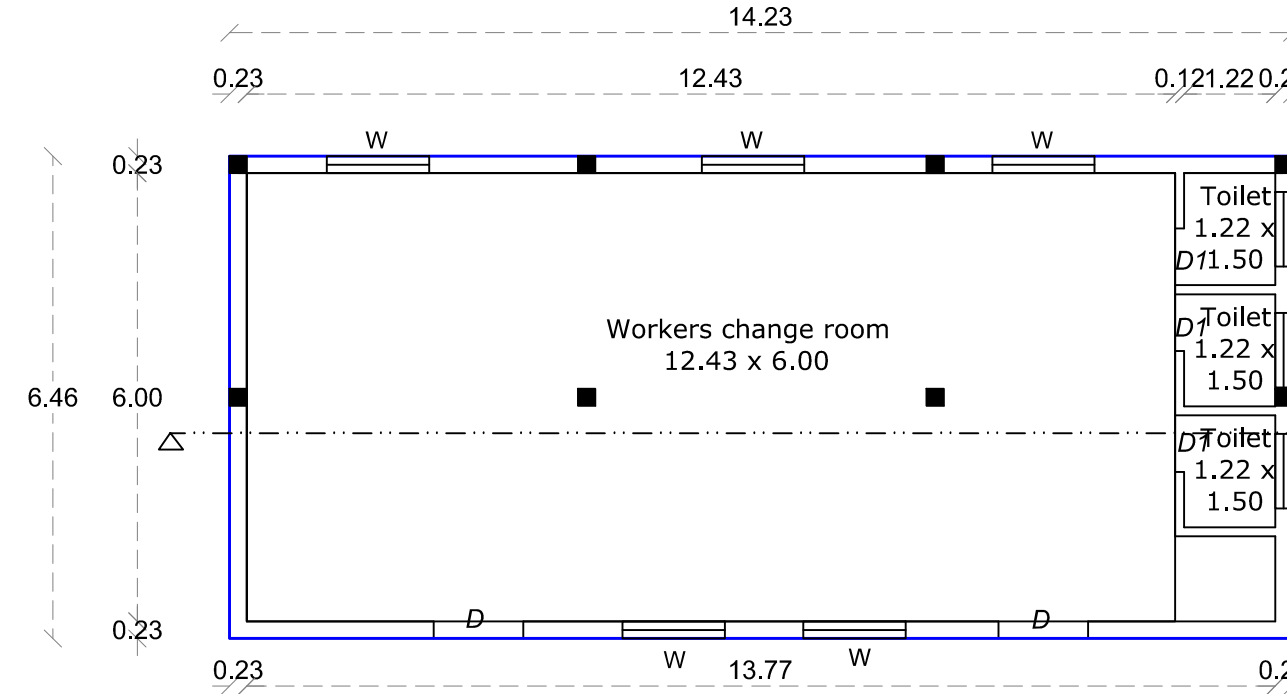
ELEVATION



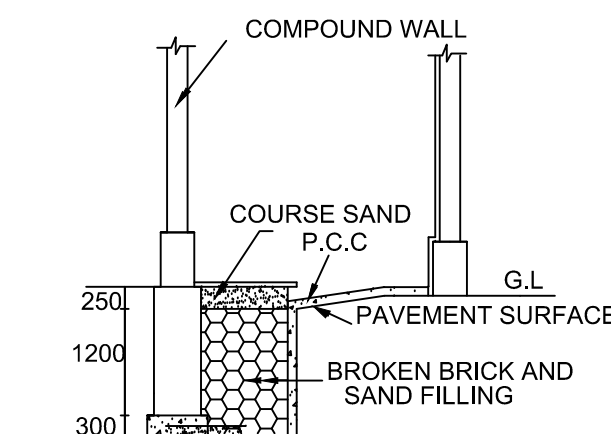
SECTION



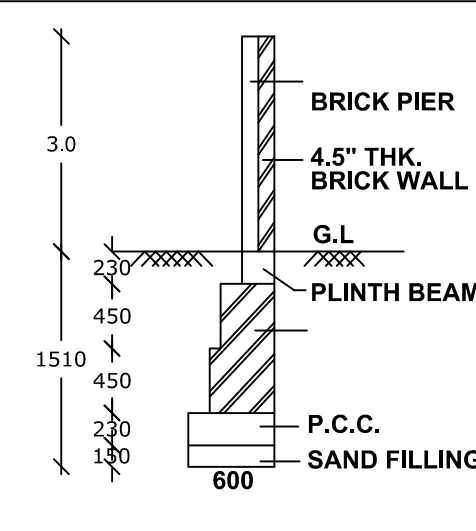
PROPOSED OFFICE BUILDING



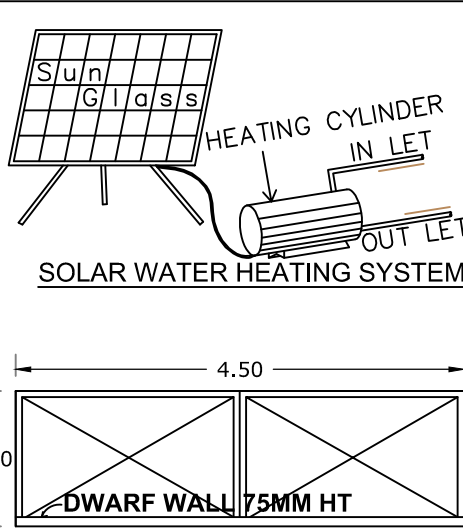
PROPOSED BUILDING



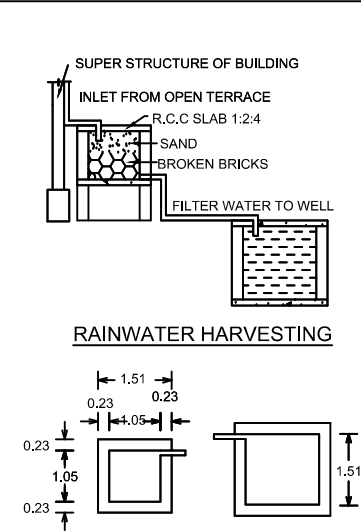
PLINTH BOUNDARY PERCUATION PIT



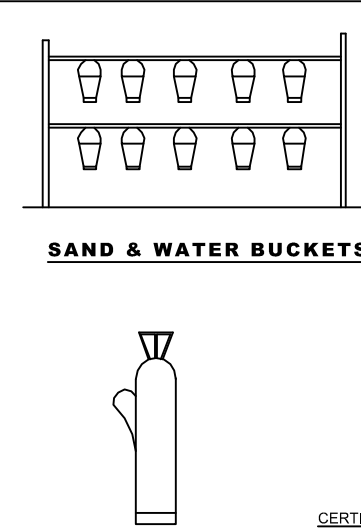
COMPOUND WALL  
DETAIL



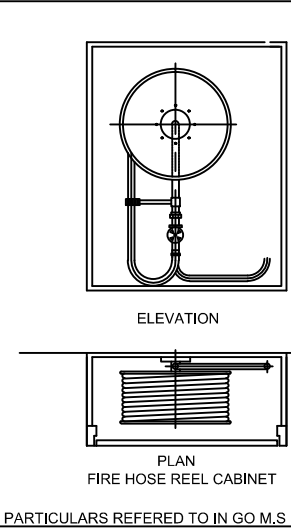
MAIN GATE



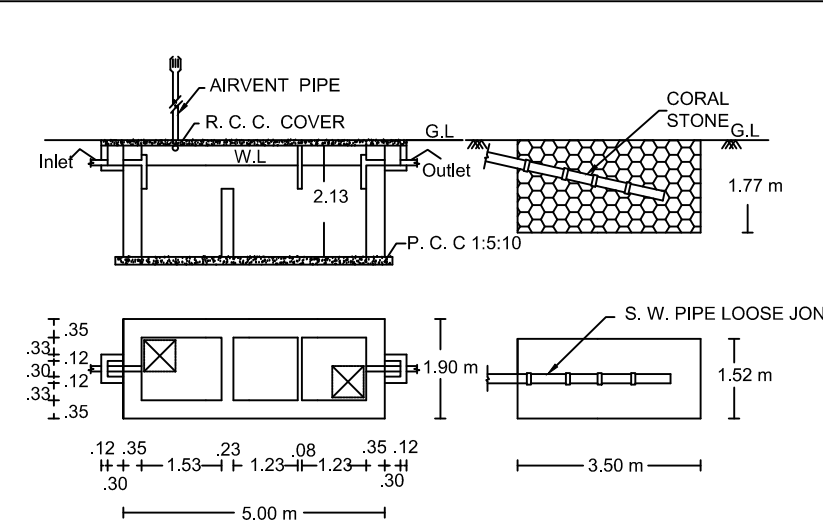
DETAILS OF FILTER BED & WELL



FIRE EXTINGUISHER



CERTIFIED THAT ALL THE PARTICULARS REFERRED TO IN S.O.M.S.NO.4880  
L.M.M DATED 16-12-1993 CLAUSES (A) TO (H) OF THE RULES AND GO.M.S  
NO.3088 EDN APN DATED 30-10-1994 HAVE BEEN MARKED IN THE PLAN



SEPTIC TANK DETAILS

(க. சுரேஷ்)  
அளவர் / உதவி வரைவாளர்

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

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REG ENGINEER/REG VALUER/CHARTERED ENGINEER  
RE-17KOTCPI/OCTOBER/2023, 1381.S/2019/00009  
TUT/2022/08, OPM/2022/05, SVM/2022/04  
149/8, POLEPETTAI 1ST  
STREET, TUTICORIN, PH: 8056700160

REGISTERED ENGINEER

# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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+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.

