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

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A HOME APPLIANCES SHOWROOM AND RETAIL SHOP BUILDING AFTER REMOVING THE EXISTING BUILDING BEARING DOOR NOS. 108, 108A, 109, 111, 111A, 111B & 112, T.S.WARD NO. 2, BLOCK NO. 17, T.S.NOS. 1654/4 & 1655/1 AT V.E.ROAD, TOWN PLANNING NON SCHEME AREA, THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI CITY MUNICIPAL CORPORATION, EAST ZONE.

APPLICANT NAME:

M/s. SATHYA AGENCIES PRIVATE LIMITED

For SATHYA AGENCIES Pvt. Ltd

Managing Director

APPLICANT

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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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Chartered Engineer, Approved Valuer,
Consulting Engineer, Registered Engineer Gr. I,
RE/Gr. I/TKDTCP/AUG/004/2024,
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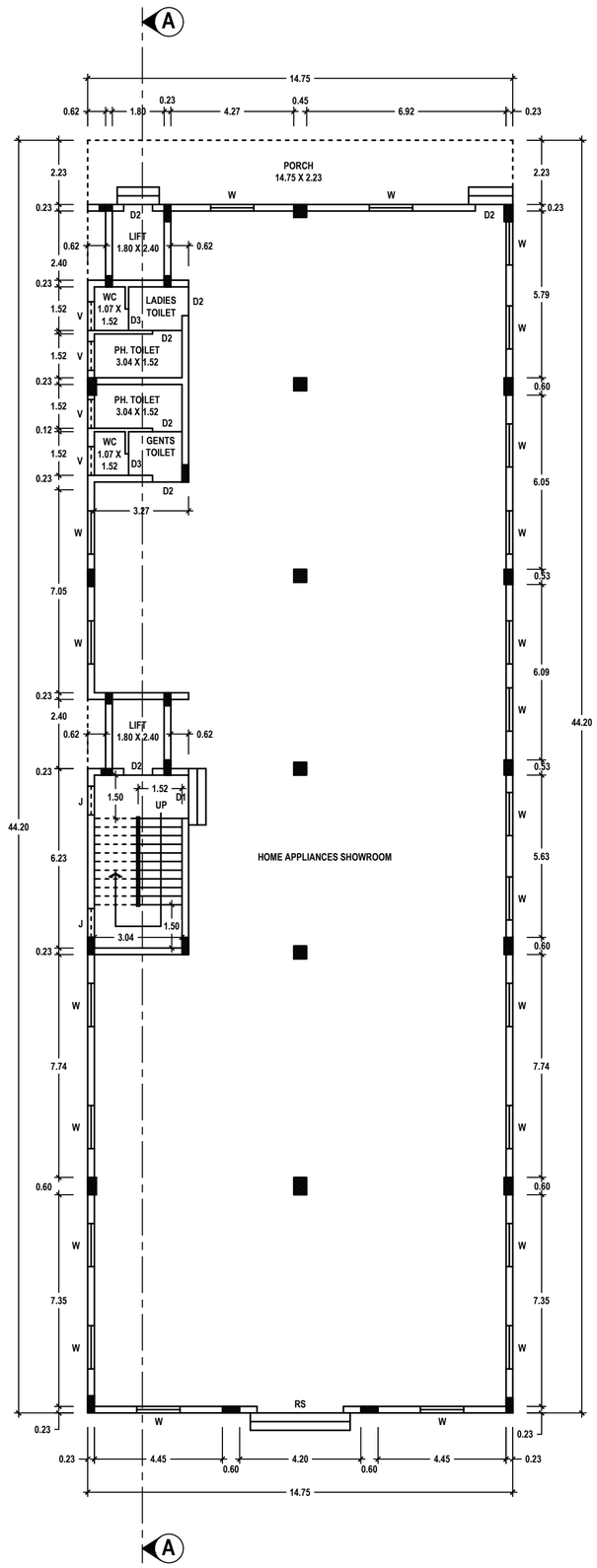
REGISTERED CONSTRUCTION ENGINEER

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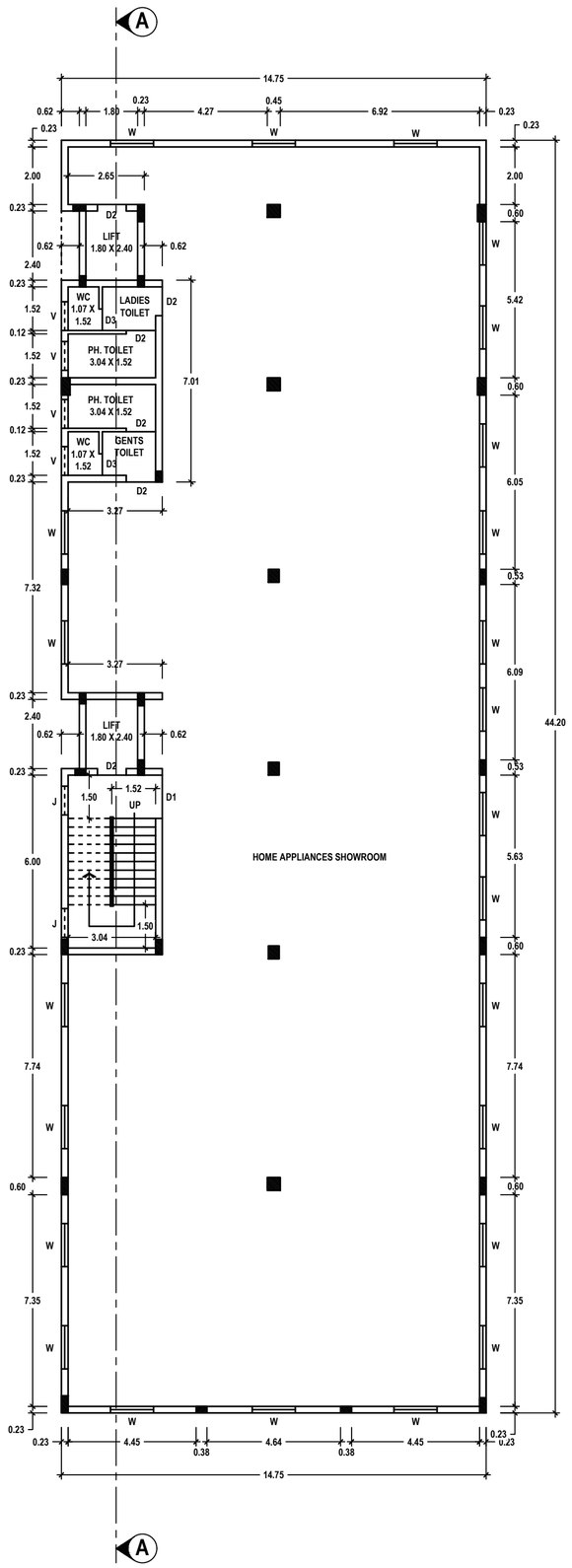
PLANNING PERMISSION

ROC. NO. SWP/BPA/762999/2026
SITE BOUNDARY SHOWN AS "A TO I"
SWP/THOOTHUKUDI/B.P.A/A.D/DTCP NO. 20/2026
PLANNING PERMISSION NO. 19/2026

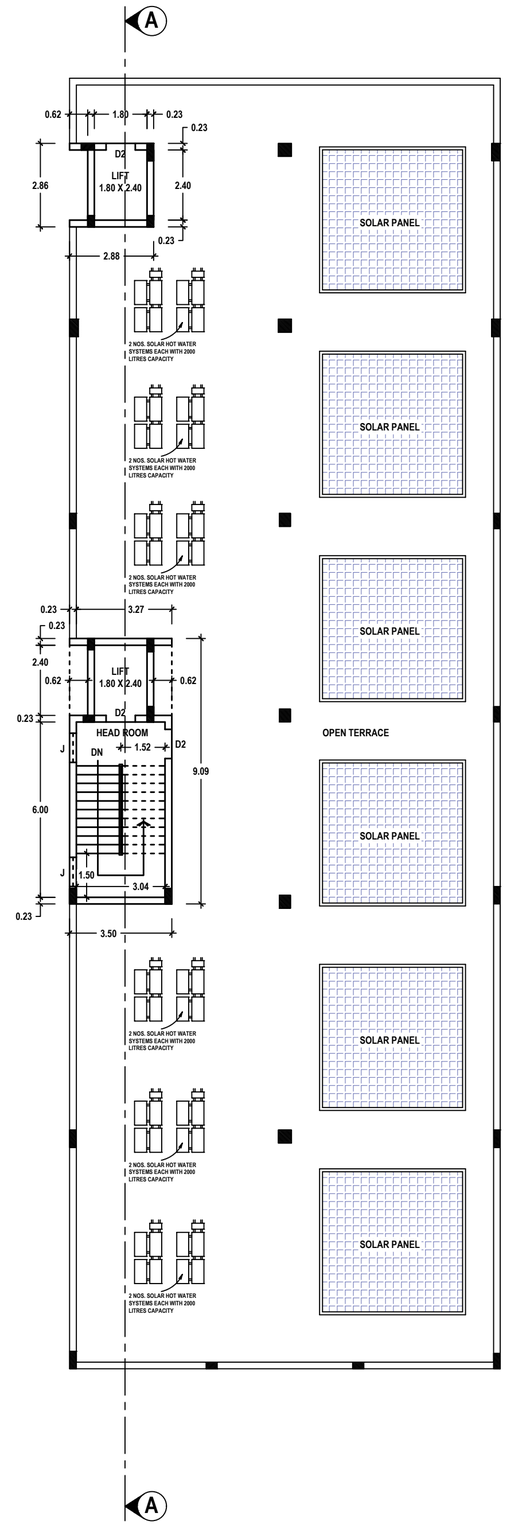
BLOCK - 1 (HOME APPLIANCES SHOWROOM)



GROUND FLOOR PLAN



FIRST, SECOND AND THIRD FLOOR PLAN - TYPICAL



TERRACE FLOOR PLAN

SCALE - 1:100 | **SHEET NO. 2/4**

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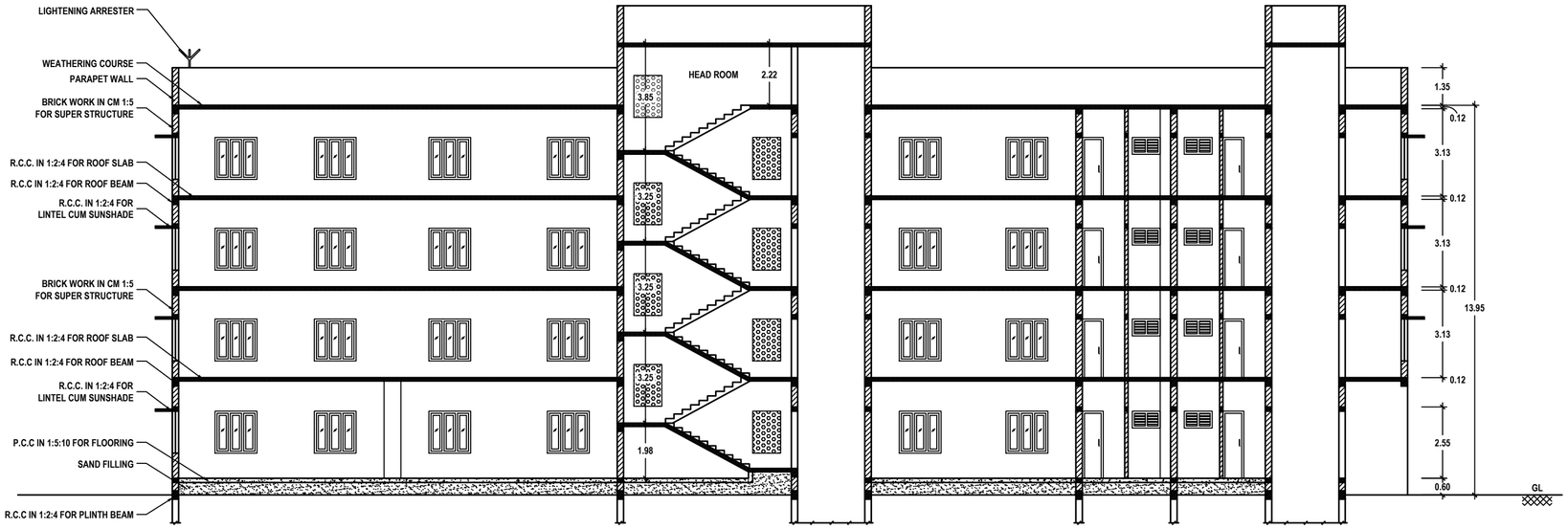
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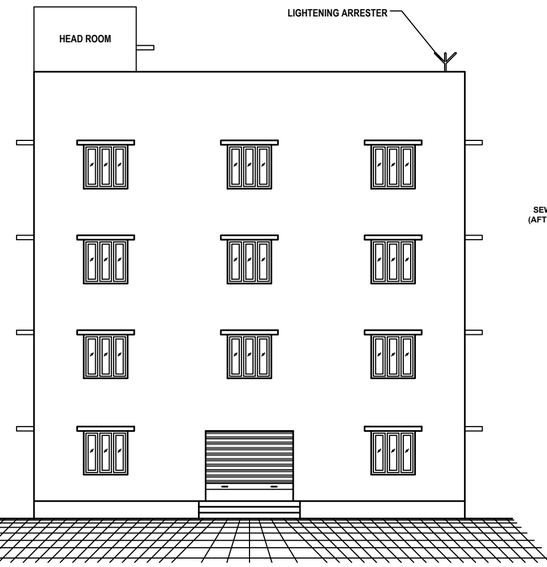
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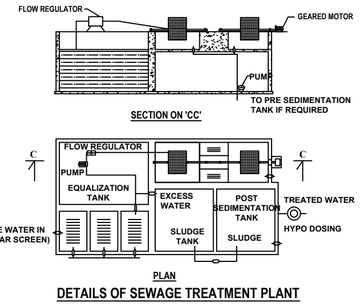
BLOCK - 1 (HOME APPLIANCES SHOWROOM)



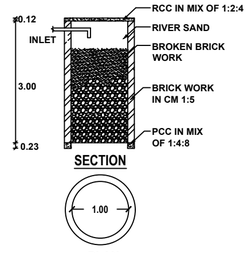
SECTION : A-A



ELEVATION

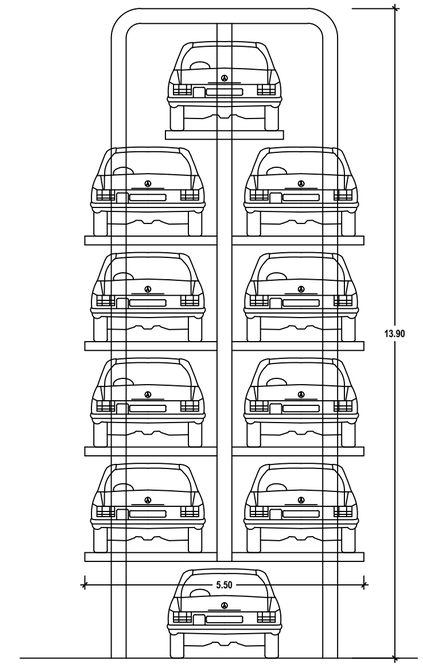


DETAILS OF SEWAGE TREATMENT PLANT

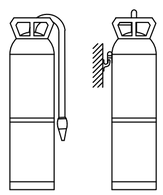


COLUMN FOOTING DETAILS

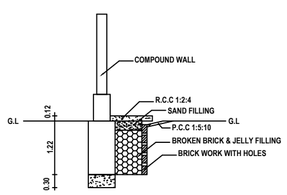
SEPTIC TANK & TRENCH



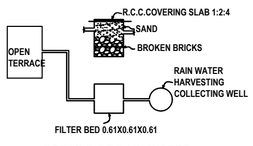
ROTARY PARKING MACHINE FOR 10 CARS



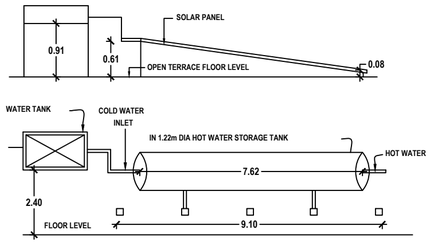
FIRE EXTINGUISHER



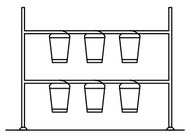
PLINTH BOUNDARY PERCOLATION PIT



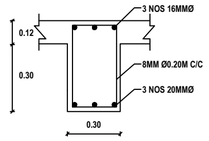
DETAILS OF RAIN WATER HARVESTING SYSTEM



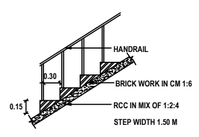
DETAILS OF SOLAR WATER HEATING SYSTEM



SAND BUCKETS



ROOF BEAM DETAILS



STAIRCASE DETAILS

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

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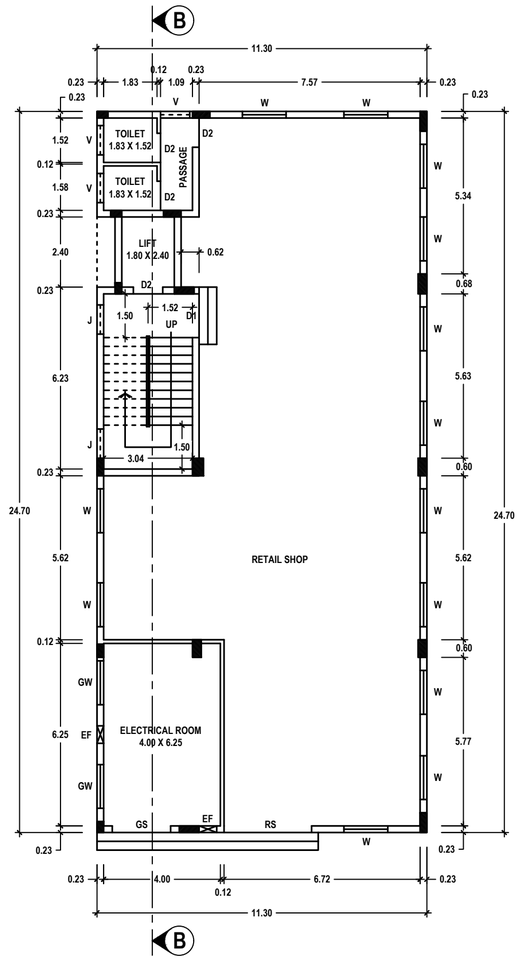
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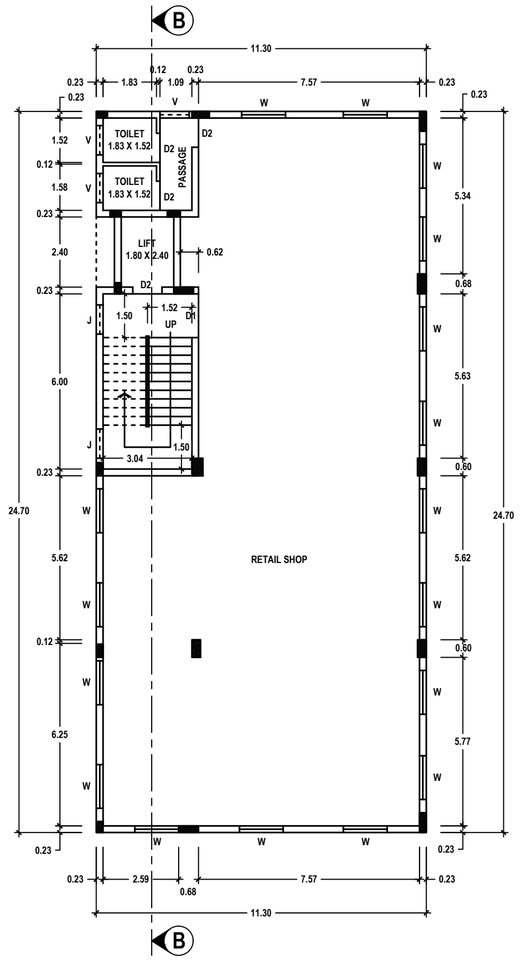
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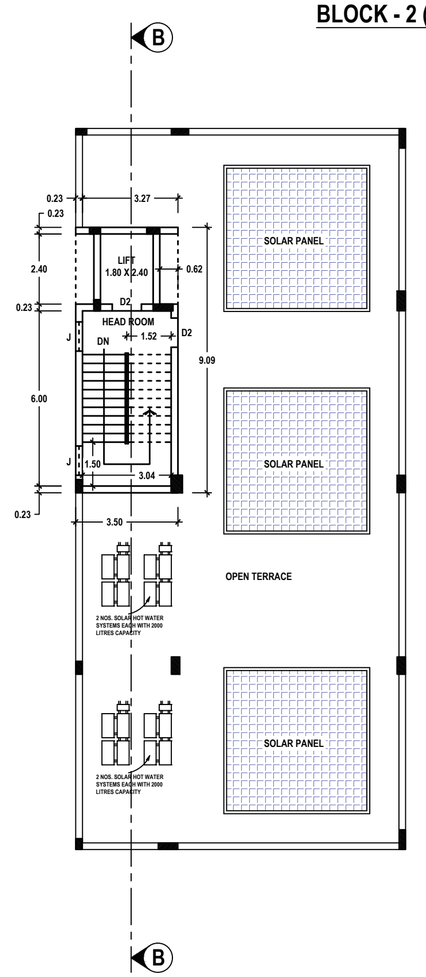
BLOCK - 2 (RETAIL SHOP)



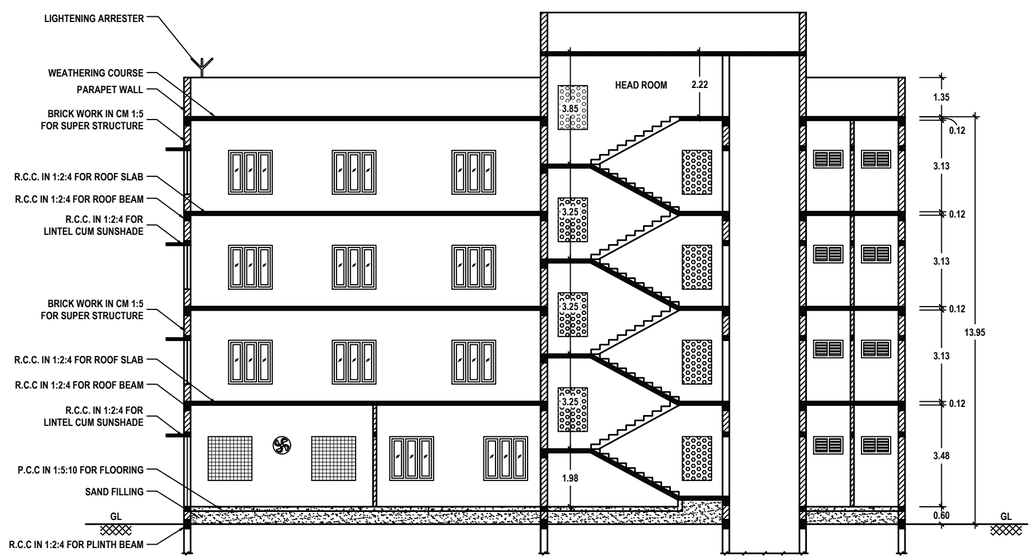
GROUND FLOOR PLAN



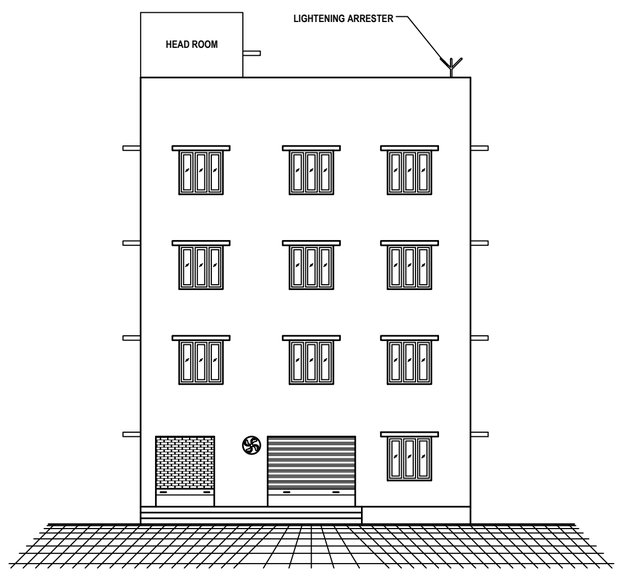
FIRST, SECOND AND THIRD FLOOR PLAN - TYPICAL



TERRACE FLOOR PLAN



SECTION: B-B



ELEVATION

SCALE - 1:300 | **SHEET NO. 4/4**

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SITE AREA DETAILS:

AS PER SALE DEED	----- 2248.74 Sqm
AS PER PATTA	----- 2231.00 Sqm
AS AT SITE	----- 2231.00 Sqm

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

SITE AREA DETAILS AS PER SALE DEED & TSLR

S. NO.	DOCUMENT NUMBER & YEAR	TOWN SURVEY NUMBER	AREA in Sqm AS PER SALE DEED	AS PER TSR
1	1046/2025	1654/4	2248.74	1236.00
		1655/1		995.00
		TOTAL	2248.74	2231.00

BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in Sqm	AREA in Sq. Ft
BLOCK - 1				
GROUND FLOOR	643.31	8.64	651.95	7017.59
FIRST FLOOR	643.31	8.64	651.95	7017.59
SECOND FLOOR	643.31	8.64	651.95	7017.59
THIRD FLOOR	643.31	8.64	651.95	7017.59
TERRACE FLOOR	- - - -	38.95	38.95	419.26
TOTAL	2573.24	73.51	2646.75	28489.62
BLOCK - 2				
GROUND FLOOR	274.79	4.32	279.11	3004.34
FIRST FLOOR	274.79	4.32	279.11	3004.34
SECOND FLOOR	274.79	4.32	279.11	3004.34
THIRD FLOOR	274.79	4.32	279.11	3004.34
TERRACE FLOOR	- - - -	32.49	32.49	349.72
TOTAL	1099.16	49.77	1148.93	12367.08
BLOCK - 3				
ROTARY PARKING IN GF	- - - -	176.00	176.00	1894.46
TOTAL	- - - -	176.00	176.00	1894.46
GRAND TOTAL	3672.40	299.28	3971.68	42751.16

$$FSI = \frac{\text{TOTAL AREA OF ALL FLOORS}}{\text{PLOT AREA}} = \frac{3672.40}{2231.00} = 1.646 < 2.00$$

PARKING DETAILS FOR RETAIL SHOP BUILDING

UP TO 50 Sqm - NIL

ABOVE 50 Sqm - 1 CAR SPACE AND 1 TWO WHEELER SPACE FOR EVERY 50.00 Sqm OF FLOOR AREA

PARKING CALCULATION DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
RETAIL SHOP	3672.40 X 75% = 2754.30	55 CARS	56 CARS
	3672.40 X 75% = 2754.30	55 TWO WHEELERS	56 TWO WHEELERS

REFERENCE

DESCRIPTION	COLOUR
SITE BOUNDARY	
PROPOSED BUILDING	
OPEN SPACE	
EXG. BUILDING	
EXG. BUILDING TO BE REMOVED - 850.00 Sqm	
DRIVE WAY	
EXG. ROAD	

CERTIFICATE

1. CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDE "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.
2. BATH ROOM AND WASH BASIN WATER IS CONNECTED TO PERCOLATION PIT FOR GROUND WATER RECHARGE.
3. SOLAR WATER HEATING SYSTEM IS PROVIDED IN THIS BUILDING CONSTRUCTION AS PER PLAN.

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 SHOP BUILDING

SANITARY DETAILS	MALE - 50 NOS REQUIRED	MALE - 50 NOS PROVIDED	FEMALE - 30 NOS REQUIRED	FEMALE - 30 NOS PROVIDED
WATER CLOSET	3	3	3	3
DRINKING WATER	3	3	3	3
WASH BASIN	6	6	3	3
URINALS	6	6	-	-
CLEANER'S SINK	3	3	1	1

NOTE:

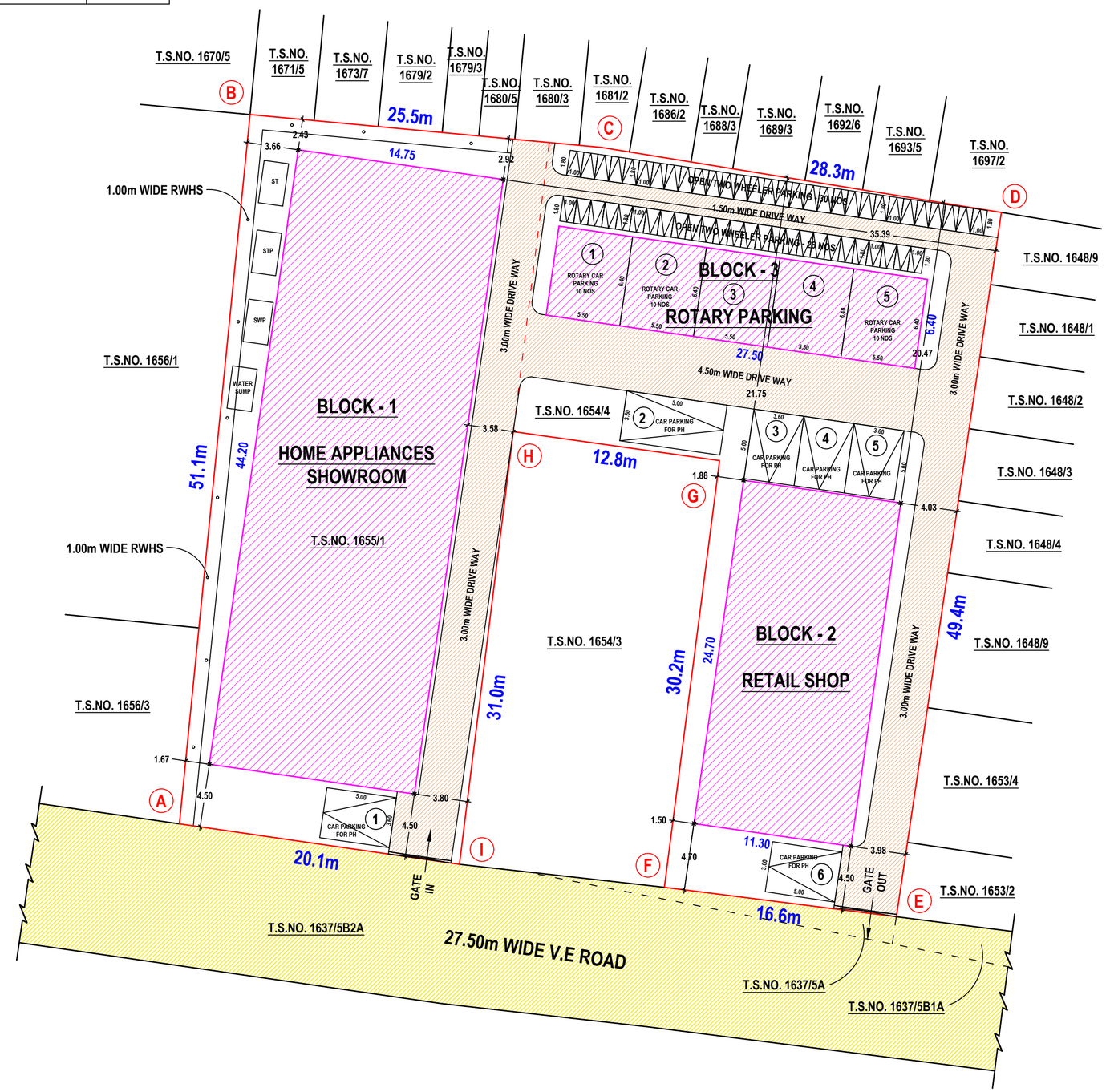
1. ALL DIMENSIONS ARE IN METER.
2. CCTV CAMERA TO BE PROVIDED.
3. EUROPEAN WATER CLOSET TO BE PROVIDED.
4. RAMP 1:12 SLOPE FOR PH TO BE PROVIDED.
5. MECHANICAL VENTILATION TO BE PROVIDED.
6. PH PARKING 10% TO BE PROVIDED.
7. LIGHTENING ARRESTER TO BE PROVIDED.

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
RS	ROLLING SHUTTER	3.00 X 2.40
GS	GRILL SHUTTER	2.00 X 2.40
D1	DOOR	1.50 X 2.10
D2	DOOR	1.00 X 2.10
D3	DOOR	0.75 X 2.10
J	JALLY WORK	1.00 X 2.00
W	WINDOW	1.50 X 1.50
V	VENTILATOR	1.00 X 0.60
EF	EXHAUST FAN	0.60 X 0.60

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 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.



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.