Verified RealEstate™

REFERENCE
81

ISSUED
12 June 2026

PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

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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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF KALYANAMANDAPAM BUILDING IN S.NO: 141/30D3, 141/30D4B, 141/32B, 141/32C2, NAZARETH VILLAGE, NAZARETH SELECTION GRADE TOWN PANCHAYAT, ERAL TALUK, THOOTHUKUDI DISTRICT.

AREA DETAILS			
OLD S.NO	NEW S.NO	DOCUMENT AREA in SQ.MT	PATTA AREA in SQ.MT
141/30D	141/30D3	3877.00	1997.00
141/32	141/32B		1779.00
141/32C	141/32C2	306.00	128.00
141/30D4	141/30D4B		178.00
TOTAL		4183.00	4082.00

AREA TAKEN BY CONSIDERATION AS PER PATTA AREA in 4082 SQ.MT

COLORS	AREA DETAILS	SQ.MT	SQ.FT
	SITE AREA	4082.00	43939.00
	GROUND FLOOR AREA	1387.19	14932.00
	FIRST FLOOR AREA	1145.08	12326.00
	SECOND FLOOR AREA	74.40	801.00
	OPEN SPACE	2694.81	29007.00
	EXISTING ROAD		

FLOOR DETAIL	F.S.I. AREA IN Sq.mt	NON F.S.I. Area in Sq.mt	TOTAL BUILTUP AREA IN Sq.mt
GROUND FLOOR	1387.19	---	1387.19
FIRST FLOOR	1145.08	---	1145.08
SECOND FLOOR	33.46	40.94	74.40
TOTAL AREA	2565.73	40.94	2606.67

FLOOR SPACE INDEX & FLOOR AREA RATIO:

F.S.I. = FLOOR AREA / SITE AREA

F.S.I. = 2565.73 / 4082.00 = 0.629

0.629 < 2.00

PARKING CALCULATION:

Every 50 sq.mt = 1 Car space & 1 Two wheeler

Seating Area = 441.35 sq.mt

441.35/20 = 22.07 say 23 Car & 23 Two wheeler

REQUIRED PARKING = 23 CAR & 23 TWO WHEELER SPACE

AVAILABLE PARKING = 25 CAR & 25 TWO WHEELER SPACE INCLUDING DIFFERENTLY ABLED PERSON CAR PARKING HENCE OK

NOTES:-

- SCALE 1 : 100 ,
- ALL DIMENSIONS ARE IN METER
- EXHAUST FAN [MECHANICAL VENTILATION] TO BE PROVIDED
- STORM WATER DRAINAGE SYSTEM PROVIDED.
- RAIN WATER HARVESTING/CONSERVATION OF RAIN WATER STRUCTURES TO BE PROVIDED.
- BATH AND WASH BASIN WATER TREATED AND REUSE TO TOILET AND GARDENING PURPOSE.
- RAIN WATER RECYCLING SYSTEM TO BE PROVIDED.
- FIRE PROTECTING AND FIRE EXTINGUISHER SYSTEM PROVIDED.
- EMERGENCY ALARAM TO BE PROVIDED.
- 1/3 RD AREA OF THE TOTAL TERRACE AREA TO BE RESERVED FOR ERECTING SOLAR PHOTO VOLTAIC PANELS
- LIGHTENING PROTECTION TO BE PROVIDED.
- SOLAR ASSISTED WATER HEATING SYSTEM TO BE PROVIDED.
- SOLID WASTE TUB TO BE PROVIDED.
- SULLAGE WATER USE TO GARDEN PURPOSE.
- DRINKING WATER FACILITIES TO BE PROVIDED.
- INSTALLATION OF CCTV UNITS PROVIDED.
- Acoustics, Sound insulation and noise control system to be provided.

JOINERIES

D	MAIN DOOR	3.00 X 3.00
LD	LIFT DOOR	1.20 X 2.80
LD	LIFT DOOR	1.20 X 2.80
D1	DOOR	1.00 X 2.80
D2	DOOR	0.91 X 2.10
D3	DOOR	0.76 X 2.10
D5	DOOR	1.50 X 2.44
D6	DOOR	1.80 X 2.80
W	WINDOW	1.82 X 1.82
W1	WINDOW	0.91 X 1.82
KW	KITCHEN WINDOW	2.44 X 1.82
KW1	KITCHEN WINDOW	2.30 X 1.82
KW2	KITCHEN WINDOW	0.91 X 1.82
LW1	LOUVERED WINDOW	1.52 X 6.00
LW2	LOUVERED WINDOW	2.00 X 6.00
V	VENTILATOR	1.82 X 0.61
V1	VENTILATOR	0.91 X 0.61

AMUDHA'S DESIGN CONSULTANT
Er. E. Mahendiran M.E.,As.Engg.F.I.V.
Charted Inc. Engg. No.: CE/INS/LM/295
B.HE.Gr.I"EVA"Dply'2020/033
Ph.No: 91 44 42 10 10 / 9840 11 11 11
117, First Floor, Priya Complex,
V.M. Chettiram Main Road, Tirunelveli-627011.
Mail : designamudha@gmail.com
Mobile : 9042 57 41 61, 077 88 64 586.

STRUCTURAL ENGINEER:

V. PIRAI SUDUM PERUMAL DCE.,BE.,
Registered Construction Engineer
Reg. No. RCE / TN/LR / 1012010
60/10, ASRN Complex, Market Road,
Palayamkottai - 2, Mobile : 94427 56534

CONSTRUCTION ENGINEER

Er. P. ELANGOVAN B.E.,M.E.,(Ph.D)
Reg. No. A-14/2000
AU.Lic.I / March / 2019 / 1001
ANGELA CONSULTANT
#2/6, ASRN Complex, Market Road,
Palayamkottai - 2. Mobile: 99421 72701
E-mail:angelaindia@gmail.com

REGISTERED ENGINEER/ARCHITECT:-

APPLICANT:

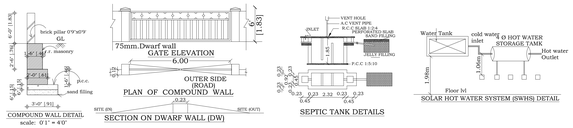
OFFICE USE

ONLINE APPLICATION NO:SWP/BPA/0773766/2026

Site boundary shown as " A to I "

Technical Clearance No

SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P NO:43/2026

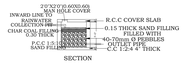


SEPTIC TANK DETAILS

SOLAR HOT WATER SYSTEM (SWHS) DETAIL

SAND BUCKETS
(JUST IN CASE)

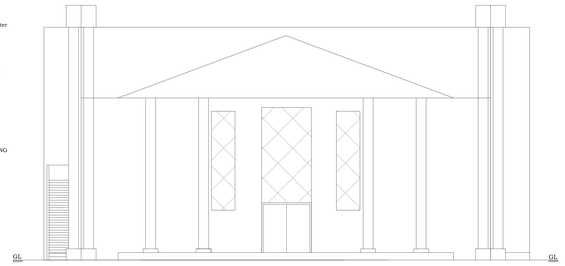
FIRE EXTINGUISHER



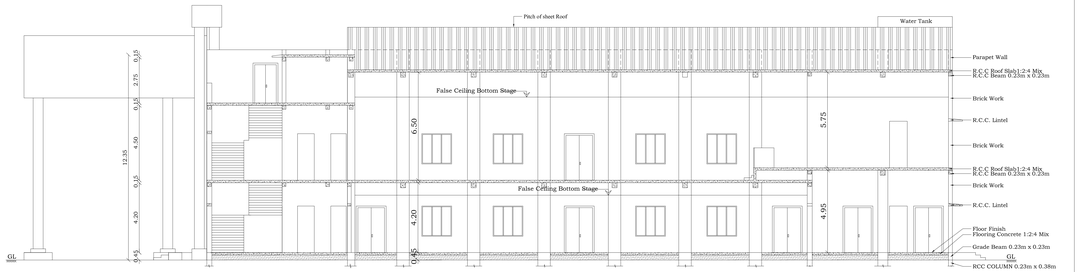
STAIR DETAILS

DETAILS OF COLLECTION SUMP FOR RAIN WATER HARVESTING OF ROOF TOP RAIN WATER

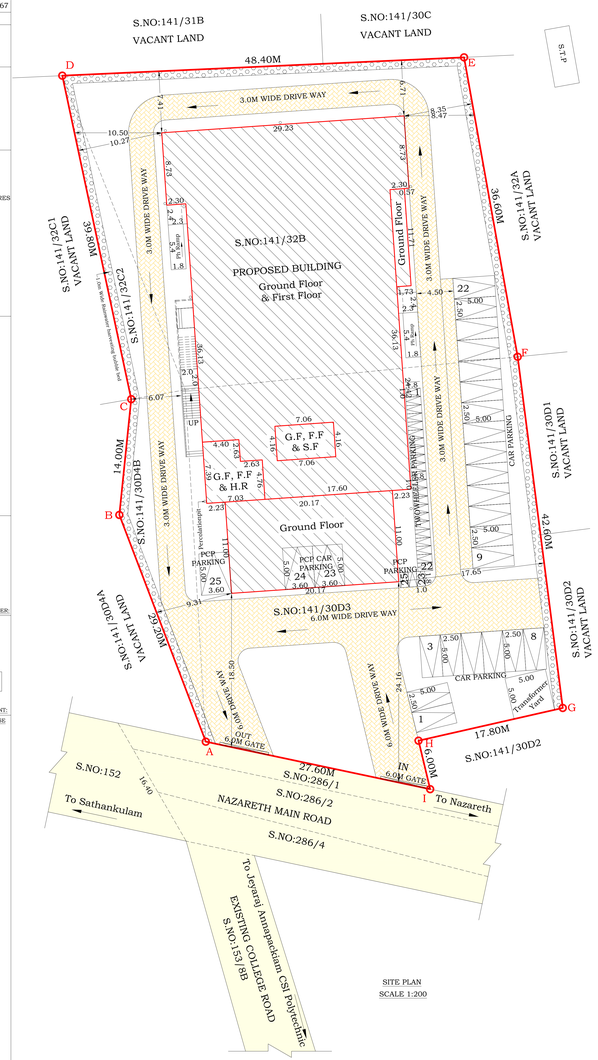
N



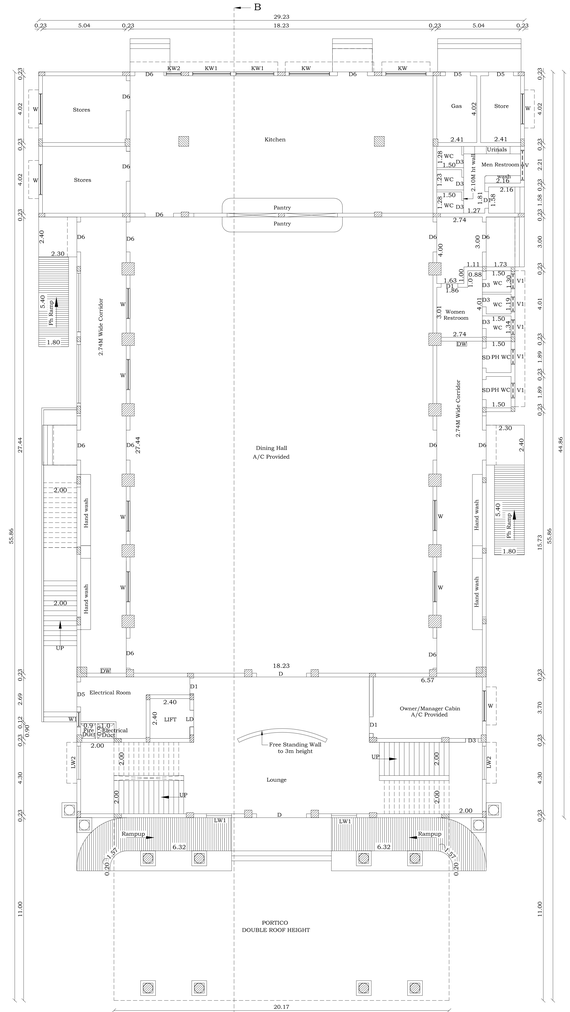
ELEVATION
SCALE 1:100



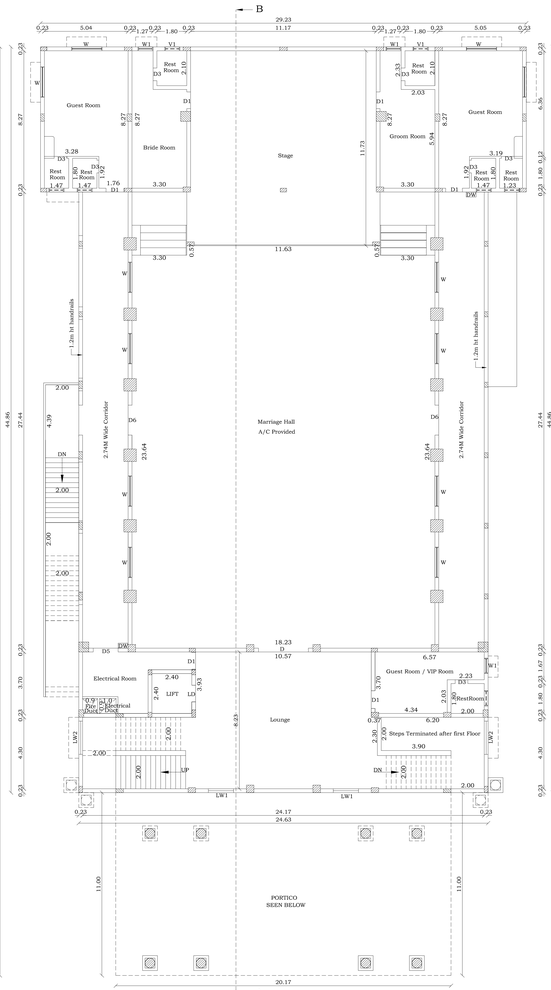
SECTION "A - B"
SCALE 1:100



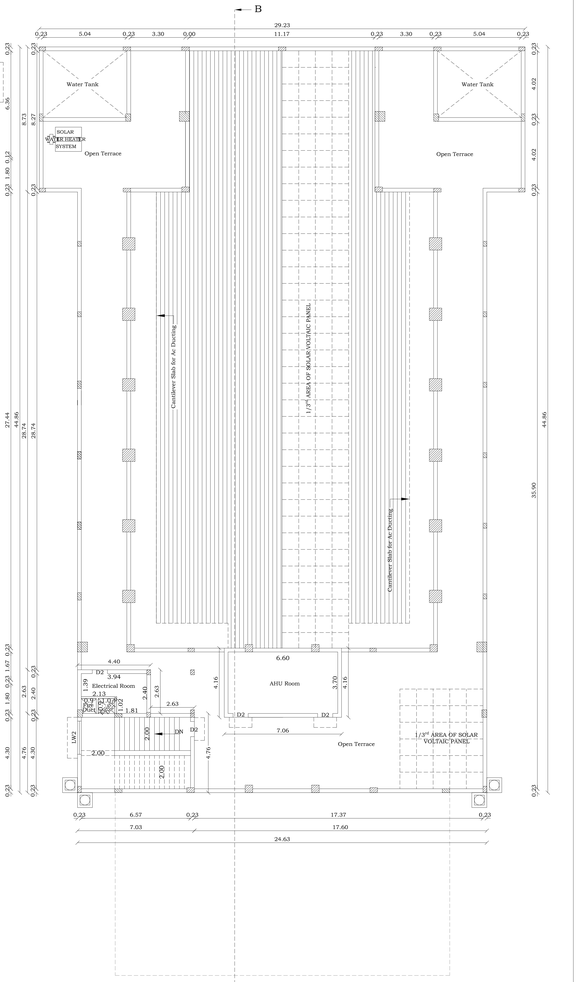
SITE PLAN
SCALE 1:200



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



SECOND FLOOR PLAN
SCALE 1:100

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

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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.