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.

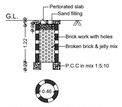
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

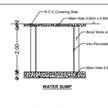


STAIR DETAILS

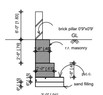
SECTION OF SWIMMING POOL



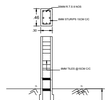
PERCOLATION PIT FOR 30 Sq. m.
(Scale:- 1:50)







COMPOUND WALL DETAIL
scale:- 0'1"= 4'0"



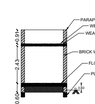
RCC COLUMN DETAILS



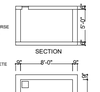
WATCHMAN ROOM - PLAN



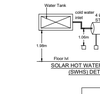
WATCHMAN ROOM - ELEVATION



WATCHMAN ROOM - SECTION



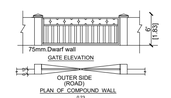
DETAILS OF COLLECTION SUMP FOR RAIN WATER HARVESTING OF ROOF TOP RAIN WATER

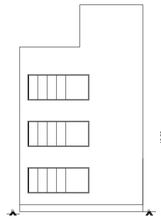


SOLAR HOT WATER SYSTEM (200/300) DETAIL

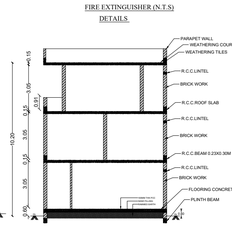


FIRE EXTINGUISHER (N.T.S)
DETAILS

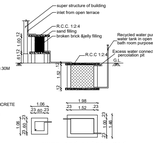




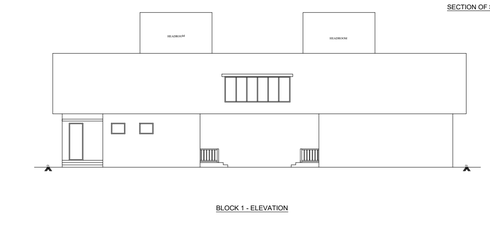
BLOCK 2 - ELEVATION



BLOCK 2 - SECTION



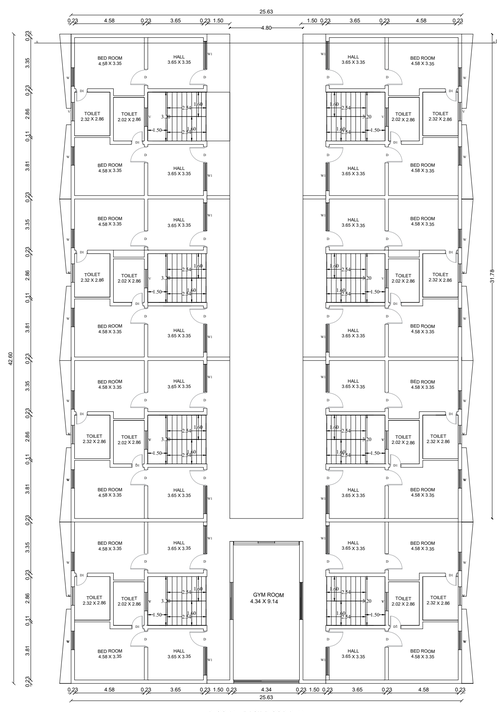
Sump and Filter Bed



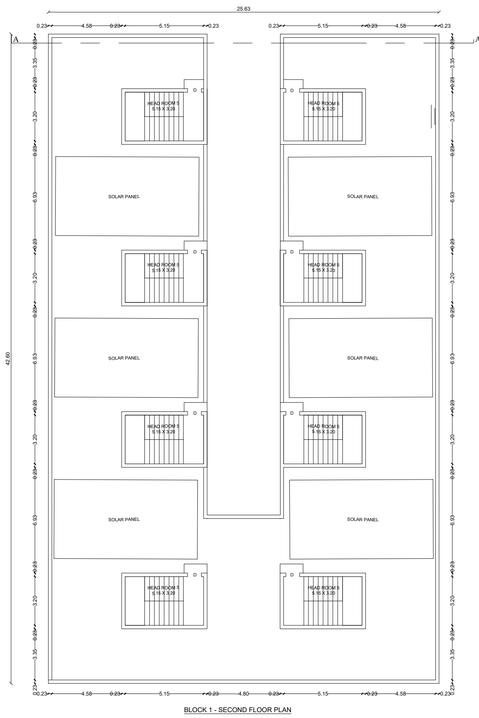
Details of rain water harvesting system



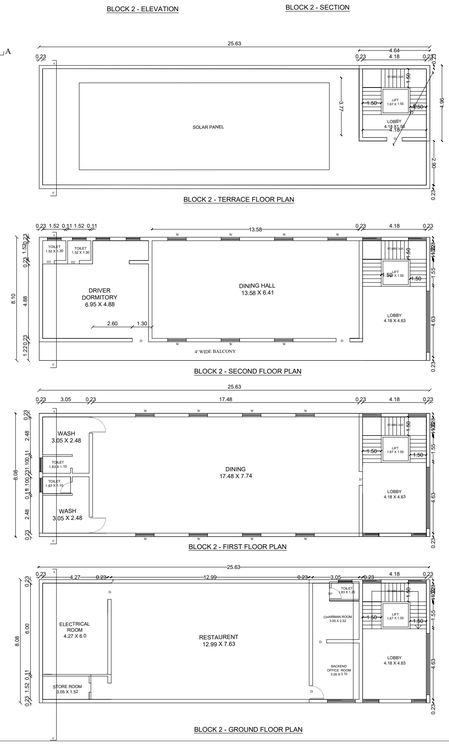
BLOCK 1 - GROUND FLOOR PLAN



BLOCK 1 - FIRST FLOOR PLAN



BLOCK 1 - SECOND FLOOR PLAN



BLOCK 2 - TERRACE FLOOR PLAN

BLOCK 2 - SECOND FLOOR PLAN

BLOCK 2 - FIRST FLOOR PLAN

BLOCK 2 - GROUND FLOOR PLAN

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF LODGE HOUSE WITH RESTAURENT IN R.S. NO.322/4B & 4C , AT TIRUCHENDUR KAYALPATNAM MAIN ROAD, KAYALPATNAM , VEERAPANDIYANPATNAM VILLAGE, TIRUCHENDUR TALUK , THOOTHUKUDI DISTRICT.

APPLICANT : Mr. SEYED ABU THAHIR S/o Salahudeen
Mrs. BABY W/o Selvakumar

SHEET NO : 1

ALL DIMENSIONS ARE IN METRE

SITE AREA DETAILS

SITE AREA (AS PER TSLR)	-	2876.00
SITE AREA (AS PER DOCUMENT)	-	2876.00
SITE AREA (AS ON SITE)	-	2876.00
PROPOSED SITE AREA (SUPER IMPOSED)	-	2876.00

BUILDING AREA AS PER ONLINE REPORT DETAILS

FLOOR NAME	FSI AREA IN SQM.	NON FSI AREA IN SQM.	TOTAL BUILT UP AREA IN SQM.
Block 1 - GROUND FLOOR	939.29	----	939.29
Block 1 - FIRST FLOOR	939.29	----	939.29
Block 1 - HEAD ROOM	----	164.26	164.26
Block 2 - GROUND FLOOR	207.09	----	207.09
Block 2 - FIRST FLOOR	207.09	----	207.09
Block 2 - SECOND FLOOR	207.09	----	207.09
Block 2 - HEAD ROOM	----	23.01	23.01
TOTAL	2499.85	187.27	2687.12

Floor Area Ratio
= BUILT-UP AREA / Site Area
= 2499.85 / 2876.00
= 0.87 < 2.00

SCHEDULE OF JOINERIES			
RS -	ROLLING SHUTTER	3.00	X 2.40
RS1 -	ROLLING SHUTTER	2.00	X 2.40
LD -	LIFT ROOR	1.00	X 2.10
D -	DOOR	0.91	X 2.10
D1 -	DOOR	0.76	X 2.10
W -	WINDOW	1.83	X 1.37
V -	VENTILATOR	0.91	X 0.61

OFFICE USE

TECHNICAL APPROVAL
Roc.No: SWP / BPA / 775524 / 2026
SITE BOUNDARY SHOWN AS "ABCD"

TECHNICAL APPROVAL NO -
(SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P No: 40 / 2026

NOTE

1.ALL DIMENSIONS ARE IN METERS
2.CCTV CAMERA TO BE PROVIDED
3.OPEN TRANSFORMER YARD TO BE PROVIDED
4.EUROPEAN WATER CLOSET TO BE PROVIDED
5.RAMP 1:12 SLOPE FOR PH TO BE PROVIDED
6.CENTRALIZED AC SYSTEM TO BE PROVIDED
7.PH PARKING 10% TO BE PROVIDED
8.TOTAL NO.OF WORKERS - 30
9.LIGHTNING ARRESTER TO BE PROVIDED
- PALM TREE

LEGENDS
- EXG. ROAD
- DRIVEWAY
- SITE BOUNDARY
- PRO. BUILDING

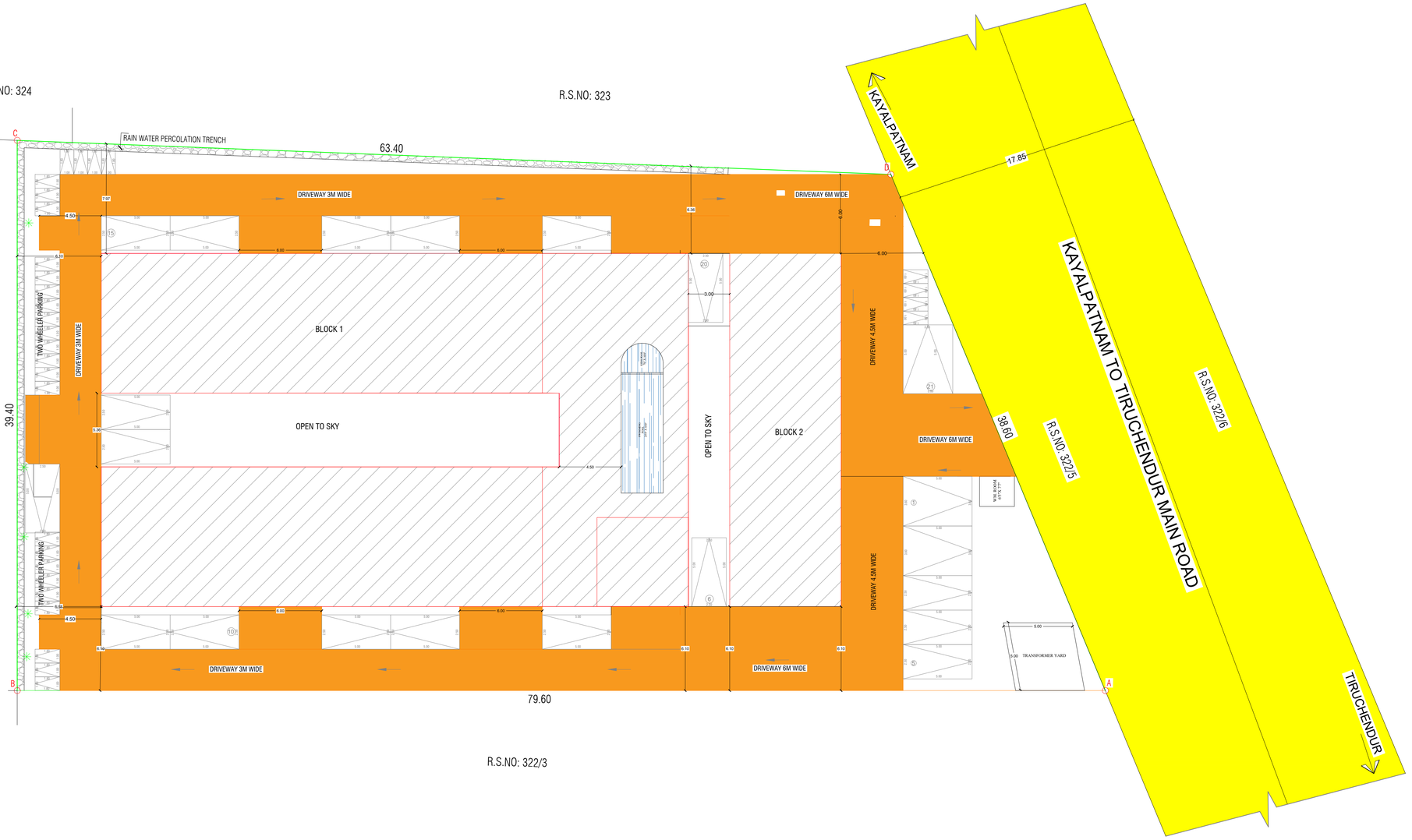
APPLICANT

Er.S. PONMANIKANDAN, M.E., LL.B, AIV,AIE
Construction Engineer
RCE/TRDTCP/September/01/2024
149/8, Polepettai West 1St Street,
Tuticorin - 628008
CONSTRUCTION ENGINEER

Er.B.WILSON
POTHIHAI CONSTRUCTIONS
District Panel Engineer- D.DIS.No.54546/2018
Registered Engineer DRDA-TNV/PROF/39/2022
Registered Engineer Corporation/145/LS/2023/0309
Registered Engineer DTCP-RE/TVL/D/01/2022
26/01, Rajiv Nagar, Tisaiyavilai-627 657
Cell No. 72000 94000 , 95665 69037
REGISTERED ENGINEER

ANUGRAHA DESIGN CONSULTANT
Er. E. MAHENDRAN M.E (Ste.Engg) F.I.V
LPA-RSE/ID/ 3TVL/July/2020/021
43B,2nd East Street, Srinivasa Nagar,
Maharaja Nagar (PO), Tirunelveli - 627011
STRUCTURAL ENGINEER

POTHIHAI CONSTRUCTIONS
Near Pothihai Public School
Tisaiyanvilai - Tirunelveli
Cell No. 9566569037 , 72000 94000



SITE PLAN: SCALE 1:100

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF LODGE HOUSE WITH RESTAURENT IN R.S. NO.322/4B & 4C , AT TIRUCHENDUR KAYALPATNAM MAIN ROAD, KAYALPATNAM , VEERAPANDIYANPATNAM VILLAGE, TIRUCHENDUR TALUK , THOOTHUKUDI DISTRICT.

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Block 1 - HEAD ROOM	----	164.26	164.26
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Block 2 - FIRST FLOOR	207.09	----	207.09
Block 2 - SECOND FLOOR	207.09	----	207.09
Block 2 - HEAD ROOM	----	23.01	23.01
TOTAL	2499.85	187.27	2687.12

SANITATION REQUIREMENT FOR RESTAURANT BUILDING FOR PUBLIC

SANITARY DETAILS	MALE		FEMALE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	2	25	1	1
ABLUTION TAP	26	26	-	4
URINAL	1	1	-	-
WASHING TAP	2	13	-	13
DRINKING WATER	-	-	-	-
BATH	1	1	1	1

SANITATION REQUIREMENT FOR RESTAURANT BUILDING FOR STAFF

SANITARY DETAILS	MALE		FEMALE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	1	2	1	2
ABLUTION TAP	2	2	2	2
URINAL	1	1	-	-
WASHING TAP	4	4	4	4
DRINKING WATER	1	1	1	1
BATH	-	-	-	-

SWIMMING POOL DETAILS

DIMENSION - 8.64 X 3.05 = 26.35 SQM

PARKING DETAILS FOR RESTAURANT BUILDING IN PANCHAYAT AREA
1 CAR SPACE FOR EVERY 100.SQM OF FLOOR AREA
1 TWO WHEELER SPACE FOR EVERY 50.SQM OF FLOOR AREA
PARKING DETAILS FOR OFFICE BUILDING IN PANCHAYAT AREA
1 CAR SPACE FOR EVERY 100.SQM OF FLOOR AREA
1 TWO WHEELER SPACE FOR EVERY 25.SQM OF FLOOR AREA
PARKING DETAILS FOR LODGING HOUSES BUILDING IN PANCHAYAT AREA
1 CAR SPACE FOR EVERY 100.SQM OF FLOOR AREA
1 TWO WHEELER SPACE FOR EVERY 50.SQM OF FLOOR AREA
PARKING DETAILS FOR RESIDENTIAL BUILDING IN PANCHAYAT AREA
FLOOR AREA ABOVE 75.00 SQM AND UPTO 100 SQM = 1 CAR SPACE FOR EVERY 2 DWELLING UNITS AND 1 TWO WHEELER SPACE FOR EVERY DWELLING UNIT. FLOOR AREA ABOVE 100SQM=>1 CAR SPACE FOR EVERY 100.SQM OF THE FLOOR AREA

PARKING CALCULATION

TOTAL AREA - 2497.79 SQ.MT
2497.79 Sqm * 75%= 1873.34 Sqm
ADD. EVERY 100 SQ.MT - 1 CAR SPACE
1873.34 / 100 = 18.73 Nos
PROVIDED = 21 (Hence Ok)
ADD. EVERY 50 SQ.MT - 1 TWO WHEELER SPACE
2497.79 Sqm * 75%= 1873.34 Sqm
1873.34 / 50 = 37.46 Nos
PROVIDED = 41 (Hence Ok)

Floor Area Ratio
= BUILT-UP AREA / Site Area
= 2499.85 / 2876.00
= 0.87 < 2.00

SCHEDULE OF JOINERIES

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RS1 -	ROLLING SHUTTER	2.00	X 2.40
LD -	LIFT ROOR	1.00	X 2.10
D -	DOOR	0.91	X 2.10
D1 -	DOOR	0.76	X 2.10
W -	WINDOW	1.83	X 1.37
V -	VENTILATOR	0.91	X 0.61

N

PARKING DETAILS :-	REQUIRED	PROVIDED
CAR PARKING	19 Nos.	21 Nos.
TWO WHEELER PARKING	41 Nos.	41 Nos.

OFFICE USE

TECHNICAL APPROVAL
Roc.No: SWP / BPA / 775524 / 2026
SITE BOUNDARY SHOWN AS "ABCD"
TECHNICAL APPROVAL NO -
(SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P No: 40 / 2026

LEGENDS
- EXG. ROAD
- DRIVEWAY
- SITE BOUNDARY
- PRO. BUILDING

S. Baby
APPLICANT

NOTE
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4.EUROPEAN WATER CLOSET TO BE PROVIDED
5.RAMP 1:12 SLOPE FOR PH TO BE PROVIDED
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7.PH PARKING 10% TO BE PROVIDED
8.TOTAL NO.OF WORKERS - 30
9.LIGHTNING ARRESTER TO BE PROVIDED
✳ - PALM TREE

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Registered Engineer Corporation146/LS/2002/00009
Registered Engineer DTCP-RE/TVL/2021/2022
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STRUCTURAL ENGINEER

POTHIHAI CONSTRUCTIONS
Near Pothihai Public School
Tisaiyanvilai - Tirunelveli
Cell No. 9566569037 , 72000 94000

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.