PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

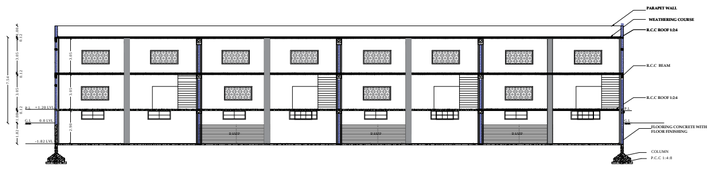
ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

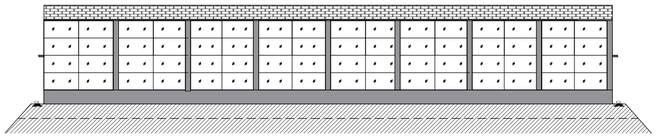
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

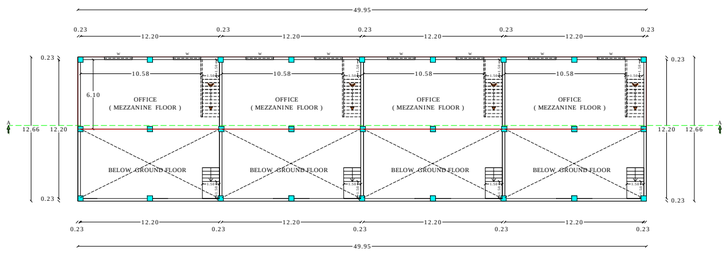
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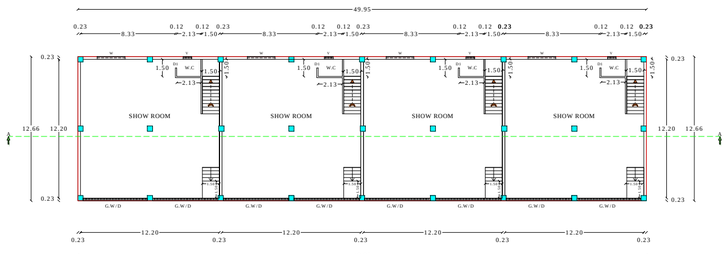
SECTION ON ' A-A '



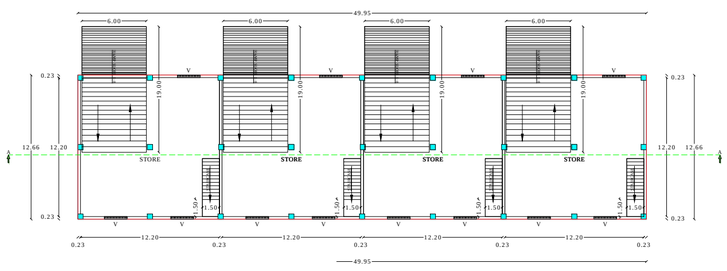
FRONT ELEVATION



MEZZANINE FLOOR PLAN

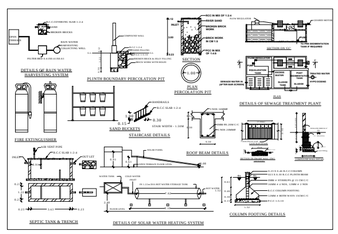


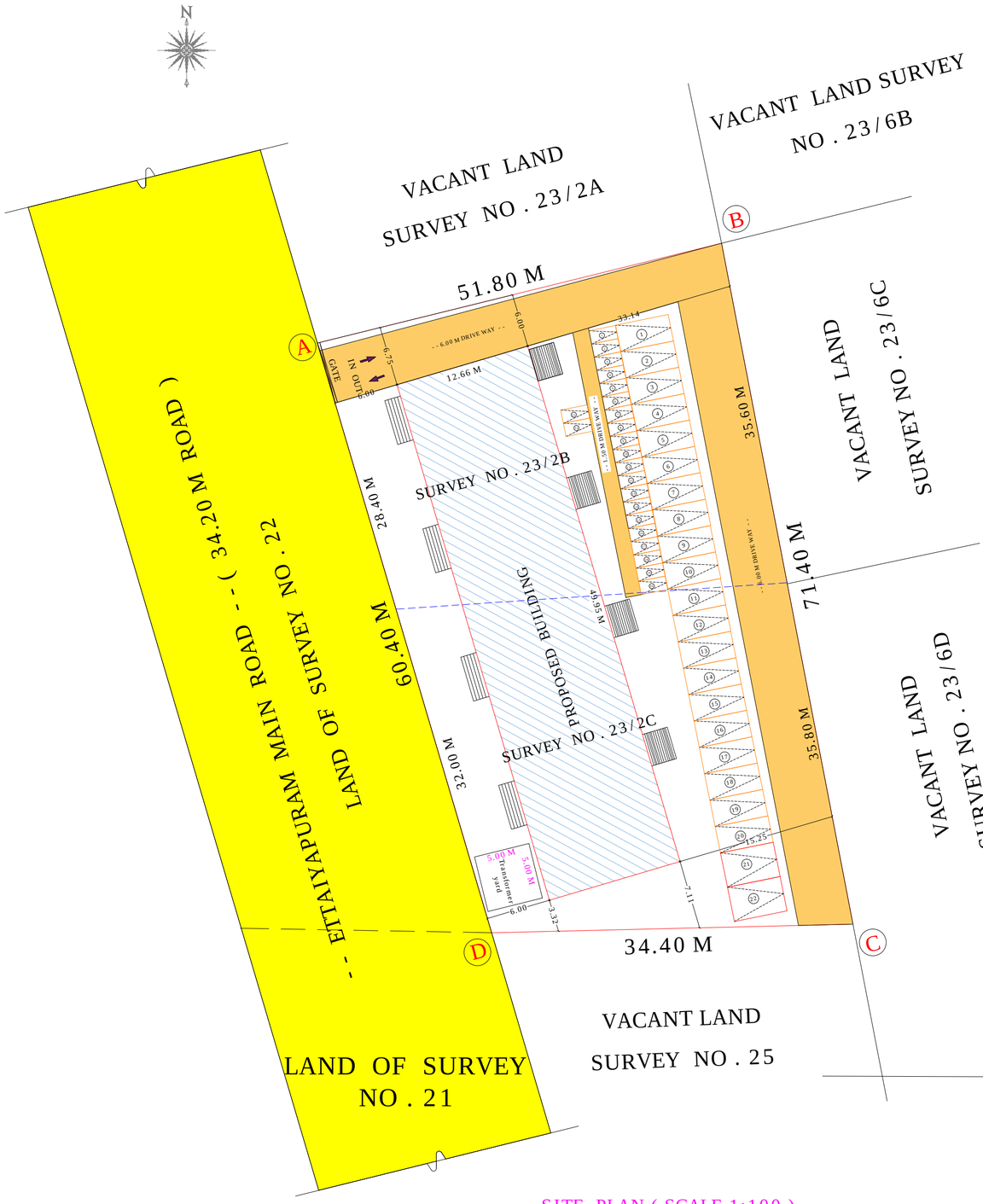
GROUND FLOOR PLAN



RENT FLOOR PLAN

NC
1.
2.
3.
4.
5.
6.
7.
8.
9.
10.
11.





SITE PLAN (SCALE 1:100)

க. சுரேஷ்
அளவர்/உதவி வரைவாளர்

மொ.சா.வாஸில் அகமது
திட்ட உதவியாளர்

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (AUTOMOBILE SHOWROOM) IN MAPPILLAIURANI VILLAGE SURVEY NO: 23/2B & 23/2C AT ETTAYAPURAM BYBASS ROAD , MAPIILLAIURANI VILLAGE & PANCHAYAT , THOOTHUKUDI PANCHAYAT UNION , THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

APPLICANT NAME:- 1 . Mr. S. DEVARAJ ,
2 . Mrs. D. JANSIRANI .

ALL DIMENSIONS ARE IN METER, SCALE 1: 100 & 500

SITE AREA DETAILS	SQ.M
AS PER PATTA	2138.00

BUILDING AREA DETAILS

Floor Details	Usage Detail	FSI Area sq.m	Non FSI sq.m	Total Area sq.m	Total Area sq.ft
Basement Floor	Commercial	632.37	-	632.37	6806.83
Ground Floor	Showrooms	632.37	-	632.37	6806.83
Mezzanine Floor	Business office	316.18	-	316.18	3403.41
Total Floor		1580.92	-	1580.92	17017.07

FSI = TOTAL AREA OF ALL FLOORS / PLOT AREA = 1580.92 / 2138.00 = 0.74 < 2.00

PARKING DETAILS

COMMERCIAL SHOP BUILDING PARKING DETAILS AS PER TNCDBR 2019

1 CAR SPACE & 1 TWO WHEELER EVERY 75.0 Sq.M

DESCRIPTION	AREA	REQUIRED	PROVIDED
SHOP	632.37	9 CAR & 9 TWO WHEELER	10 CARS & 9 TWO WHEELER

AUTOMOBILE SHOWROOMS BUILDING PARKING DETAILS AS PER TNCDBR 2019

1 CAR SPACE FOR EVERY 100 Sq.M

DESCRIPTION	AREA	REQUIRED	PROVIDED
SHOW ROOM	632.37	7 CAR	8 CARS

BUSINESS OFFICE BUILDING PARKING DETAILS AS PER TNCDBR 2019

1 CAR SPACE FOR EVERY 100 SQ.M OF FLOOR AREA OR PART THERE OF & 1 TWO WHEELER SPACE FOR EVERY 25.0 Sq.M

DESCRIPTION	AREA	REQUIRED	PROVIDED
OFFICE	316.18	4 CAR & 13 TWO WHEELERS	4 CARS & 13 TWO WHEELER

JOINERY DETAILS

GD	GLASS DOOR	5.76 X 3.05
GW	GLASS WINDOW	4.66 X 3.05
W	WINDOW	2.44 X 1.52
D1	DOOR	0.76 X 2.13

SANITARY DETAILS

GODOWN BUILDING

TOTAL NO. OF PERSONS - 12, MALE: 6, FEMALE: 6

S.NO	SANITARY UNIT	REQUIRED		PROVIDED	
		MALE	FEMALE	MALE	FEMALE
1	WATER CLOSETS (W.C)	1	1	1	1
2	DRINKING WATER FOUNTAINS	-	-	-	-
3	WASH BASINS	1		1	
4	URINALS	1	1	1	1
5	CLEANER'S SINK				

COLOUR INDEX:

SITE BOUNDARY

PROPOSED BUILDING

DRIVE WAY

EXISTING ROAD SHOWN

PLANNING PERMISSION
ROC.NO: SWF/BPA/784218/2026
SITE BOUNDARY SHOWN AS "A TO D"
PLANNING PERMISION NO. 45/2026
APPROVAL NO:SWF/THOOTHUKUDI/BPA/A.D/D.T.C.P.No.35/2026

OFFICE USE

K.V.K.S.TAMILMARAN M.E., GEO-TECH EXPERT (TAMIL NADU), Reg.No.GTE/DTP/D/Sep.2021/125. 138/B,Deeran Nagar, Therekrangaalam, PERAMBALUR-621220. Cell No.97878-71740.	DHEENATHAYALAN., BE., REG.NO.CIVIL/ENG/A0048/2012 REG.NO.STRUCTURAL/ENG/A0048/2012 VALID UPTO JULY 2015 (M.S.) CORP.REG.NO.STRUCTURAL/ENG/A0048/2012 VALID UPTO JULY 2015 (M.S.) NO. 2/45-14/1/1 MIDDLE 2/45,NANTHA GOPALA PURAM THOOTHUKUDI - 628 002. TELEPHONE/FAX : 0461-2340344
GEO-TECH EXPERT	REGISTERED STRUCTURAL ENGINEER
P.RANJITH., B.E REG.NO.TN/14/20211/2021 THOOTHUKUDI LIN. NO. 01/THOOTH/Mar/11/2023 THOOVEPURAM 11TH STREET THOOTHUKUDI - 628 003. CELL : 9486666776,9786405116 Email: ranjith0176@gmail.com	D. Rani Rani
REGISTERED ENGINEER	APPLICANT

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
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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.