Verified RealEstate™

REFERENCE
02/2026-2027

ISSUED
11 June 2026

PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural 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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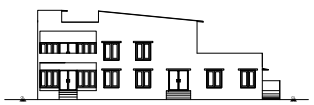
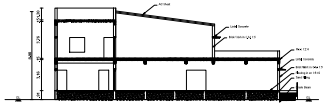
DIGITALLY VERIFIED RECORD



ELEVATION

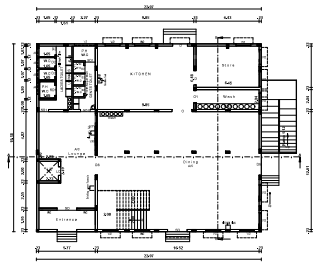


SECTION ON AA'

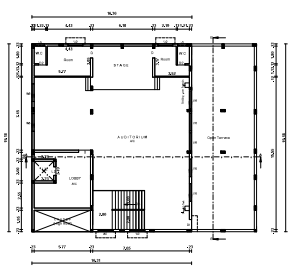
SECTION ON BB'

Compound Wall Detail
SCALE 1:100

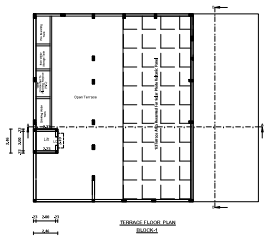
STAIR



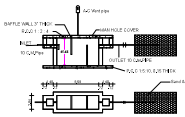
GROUND FLOOR PLAN
BLOCK-1



FIRST FLOOR PLAN
BLOCK-1



TERRACE FLOOR PLAN
BLOCK-1



SEPTIC TANK AND TRENCH

FIRE EXTINGUISHER DETAILS

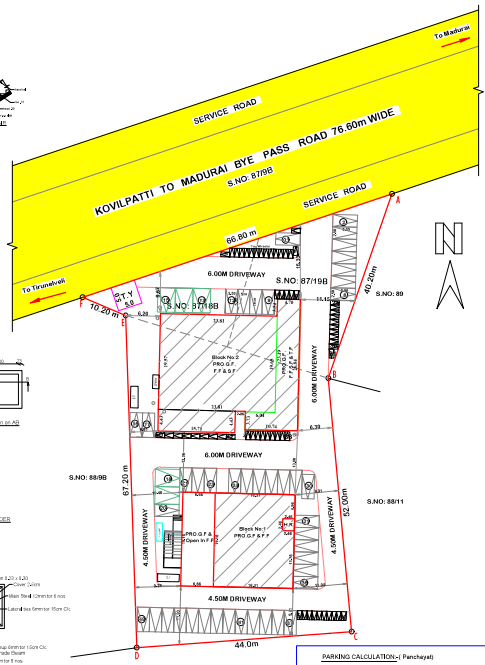
WATER SUMP

Section on AB

SAND BUCKETS DETAILS

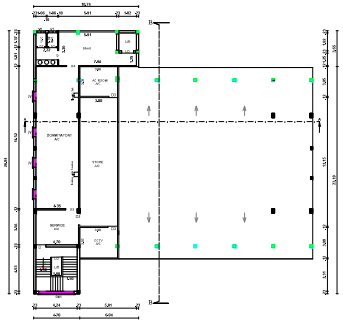
FIRE EXTINGUISHER CYLINDER

PERCOLATION PIT FOR 30 Sq. m.
(NOT FOR SCALE)

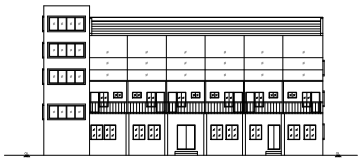


SITE PLAN
SCALE 1: 200

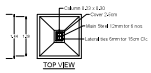
SECOND FLOOR PLAN
BLOCK-2



THIRD FLOOR PLAN
BLOCK-2

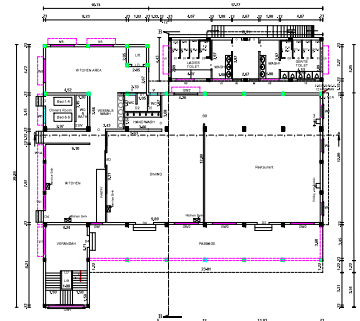


ELEVATION

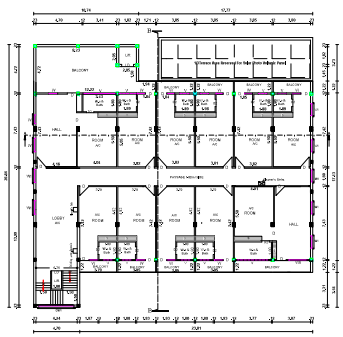


TOP VIEW

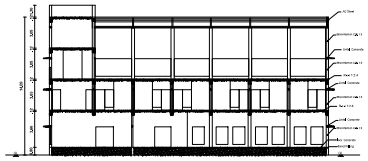
COLUMN DETAILS



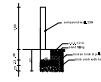
ROUND FLOOR PLAN
BLOCK-2



FIRST FLOOR PLAN
BLOCK-2

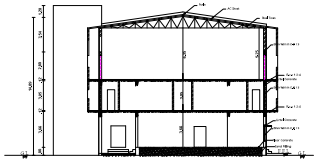


SECTION ON AA'

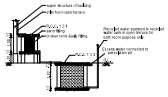


PLINTH BOUNDARY PERCOLATION PIT
SCALE 1:100

RAINWATER HARVESTING



SECTION ON BB'



Pump and Pipe Deck

SANITARY DETAIL 54 (2) FOR (KALYANA MANDAPAM)

TOTAL NUMBER OF PEOPLE 150 NOS

MALE - 100 Nos FEMALE - 50 Nos

S.L. NO.	SANITARY DETAILS	REQUIRED Boys	REQUIRED Girls	PROVIDED Boys	PROVIDED Girls	TOTAL REQ.	TOTAL PRO.
1.	WATER CLOSET	1	1	4	4	2	8
2.	URINALS	2	3	2	6	5	8
3.	WASH BASINS	1	1	1	3	2	4
4.	KITCHEN SINK	2	2	2	2	4	4
5.	CLEANER'S SINK	2	2	2	2	4	4

SANITARY DETAIL 54 (2)

RESIDENTIAL PUBLIC STAFF - 5 Nos

NON-RESIDENTIAL STAFF - 20 Nos

Male - 15 Nos Female - 10 Nos

S.L. NO.	SANITARY DETAILS	REQUIRED Boys	REQUIRED Girls	PROVIDED Boys	PROVIDED Girls	TOTAL REQ.	TOTAL PRO.
1.	WATER CLOSET	2	2	3	3	3	4
2.	URINALS	2	-	4	-	2	4
3.	WASH BASINS	16	4	16	4	20	20
5.	KITCHEN SINK	-	-	-	-	3	3
5.	SERVICE SINK	-	-	-	-	3	3

PARKING CALCULATION:-(Panchayat)

REQUIRED PARKING FOR BLOCK-1 :-

EVERY 50 Sq.Mt = 1 CAR SPACE (2.50 X 5.00)

EVERY 50 Sq.Mt = 1 TWO WHEELER SPACE (1.00 X 1.80)

= 340.50Sq.Mt

Required Parking Area (G_F + F_F) = 440.60 + 312.83 Sq.mt

= 753.43 / 50

Required Parking = 16 Cars & 16 Two wheelers

PARKING CALCULATION BLOCK-2 :-

REQUIRED PARKING FOR RESTAURANT

EVERY 500Sq.Mt = 1 CAR SPACE (2.50 X 5.00)

EVERY 500Sq.Mt = 1 TWO WHEELER SPACE (1.00 X 1.80)

RESTAURANT AREA = 684.12 Sq.Mt

= $\frac{684.12}{100}$ = 7 CAR SPACE

REQUIRED TWO WHEELER PARKING AREA

= $\frac{684.12}{50}$ = 14 TWO WHEELER

Total Required Parking = 7 CAR SPACE & 14 TWO WHEELER

(2) LODGE BUILDING

Every 10 Guest Rooms = 1 Car Space

Every 100 Sq.mt For Non Room Area = 1 Car Space

Every 50 Sq.mt For Non Room Area = 1 Two Wheeler Space

Nos Of Room (F_F) = 11

Required Parking = 2 Cars Sapce

Non Room Area (F_F + T_F) = 347.78 + 228.79 Sq.mt

= $\frac{574.55}{100}$

= 100.00

Required Parking = 6 Cars Space

= $\frac{574.55}{50}$

= 50.00

Required Parking = 12 Two Wheeler Space

Visitors Car Parking 10 % = 2 Car Space

Total Required Parking = 2 + 6 + 2 = 10 Car Parking

= 12 Two Wheeler Parking

(3) AUDITORIUM BUILDING

Every 50.0 sq.mt = 1 Car Space (2.50 x 5.00) & 1 Two Wheeler Space (1.0 x 1.80)

Required Parking Area (S_F) = 683.93 Sq.mt

= 683.93 / 50

Required Parking = 14 Cars & 14 Two wheelers

Total Required Parking = 16 + 7 + 10 + 14 = 47 Car Parking

= 16 + 14 + 12 + 14 = 56 Two Wheeler

Available Parking Area :

Open Parking = 49 Car Space & 60 Two wheelers
(Including Physically Handicaped Car 5 Nos.)

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF 'KALYANA MANDAPAM AND RESTAURANT CUM LODGES' BUILDING IN S.No : 87/18B, 87/19B & 88/10, KOVILPATTI VILLAGE, MOOPPANPATTI PANACHAYAT, KOVILPATTI PANACHAYAT UNION, KOVILPATTI TALUK, THOOTHUKUDI DISTRICT.

APPLICANT NAME: K.JEYAPALAN-1 & J.RAJASEKARAN-2

AREA STATEMENT

SITE AREA DETAILS (In Sq.m)

AS PER DOCUMNET(0.87 ACRES)	3550.00
AS PER PATTA	3550.00

(THIS REVISES APPROVAL NO: ப.அ எ.(நி.பி.) எண் : 23/2020, 23/2020, 23/2020 – 2020)

EXISTING APPROVED NO. SWP/THOOTHUKUDI/BPA/AD/DTCPNO: 8/2024

EXISTING APPROVED NO. SWP/THOOTHUKUDI/BPA/AD/DTCPNO: 51/2025

BLOCK NAME	FLOOR NAME	FSI Area	Non-FSI Area	Total Builup Area
KALYANA (MANDAPAM) BLOCK-1	GROUND FLOOR	932.57	–	932.57
	FIRST FLOOR	932.57	–	932.57
	HEAD ROOM	–	73.92	73.92
SHOP BLOCK-2	GROUND FLOOR	278.76	–	569.98
	FIRST FLOOR	278.76	–	569.98
	HEAD ROOM	–	19.76	19.76
TOTAL		2422.66	93.68	2516.34

REVISED PROPOSED APPROVED AREA DEATAILS

BLOCK NAME	FLOOR NAME	FSI Area	Non-FSI Area	Total Builup Area
KALYANA (MANDAPAM) BLOCK-1	GROUND FLOOR	440.60	–	440.60
	FIRST FLOOR	312.83	–	312.83
	HEAD ROOM	–	6.05	6.05
RESTAURANT CUM LODGES BLOCK-2	GROUND FLOOR	684.12	–	684.12
	FIRST FLOOR	614.61	–	614.61
	SECOND FLOOR	614.61	–	614.61
	THIRD FLOOR	148.20		148.20
TOTAL		2814.97	6.05	2821.02

DETAILS	PERMISSIBLE	PROPOSED
FSI = $\frac{2814.97}{3550.00}$	2.00	0.792

JOINERY DETAILS

SD	Side Door	2.00 x 2.10
SD1	Side Door	1.00 x 2.10
O	Open	2.70 x 3.10
O	Open	2.00 x 3.10
O1	Open	1.20 x 3.10
D	Door	1.20 x 2.10
D2	Door	0.75 x 2.10
D4	Door	1.20 x 2.10
D5	Door	2.00 x 2.10
D8	Door	2.40 x 2.10
LD	Lift Door	1.00 x 2.10
GW	Grill Window	0.91 x 2.00
W	Window	0.91 x 2.00
W1	Window	1.22 x 2.00
W1A	Window	2.43 x 2.00
W2	Window	1.50 x 1.80
W	Window	1.91 x 1.80
W6	Window	1.80 x 1.80
W7	Window	2.10 x 1.50
V	Ventilator	0.91 x 0.60
V1	Ventilator	1.20 x 0.60
V3	Ventilator	0.90 x 0.60
V7	Ventilator	2.10 x 0.60
V8	Ventilator	1.80 x 0.60
V9	Ventilator	2.44 x 0.60

SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
DRIVE WAY

ALL DIMENSIONS ARE IN METRE, SCALE 1:100

FOR OFFICE USE

TECHNICAL APPROVAL
ROC NO: SWP/BPA/793868/2026
SWP/THOOTHUKUDI/BPA/AD/DTCPINO: 44/2026

Er. P. SENTHIL MURUGAN DCE., B.E., M.E.,
REGISTERED CONSTRUCTION ENGINEER (RCE)
REG. No: RCE/EV/D/04/2003
87, SIVAN SOUTH CAR STREET,
NEAR ANNAI XEROX, SOUTH BAZAR,
PALAYAMKOTTAI, TIRUNELVELI-627 002
Cell: 73393 89285

CONSTRUCTION ENGINEER

APPLICANT

Er. M. ANANTHUTHU. M.E.,(Structure)
Reg.No: RE/Gr-II/TVL/March/2015/013
AVM Builders
V.M.Chatram, Palayamkottai.
Cell: 95005 93812, 94431 94872.

REGISTERED STRUCTURAL ENGINEER

Er. M. ANANTHUTHU. M.E.,(Structure)
AVM Builders
V.M.Chatram, Palayamkottai.
Cell: 95005 93812, 94431 94872

REGISTERED ENGINEER

Signature valid
Signed by: Andrew Sentil Murugan
Signed on: 14-05-2026 17:17:17

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.