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.

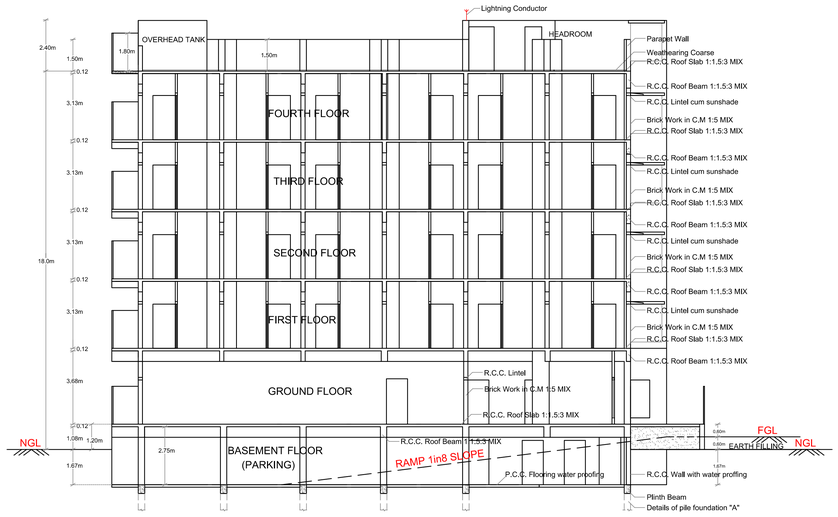
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

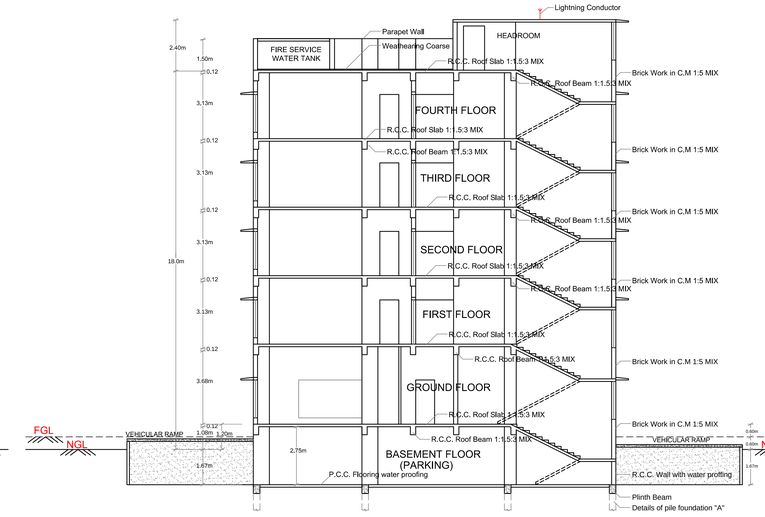
hello@verified.realestate
+91 9996 12 9996
verified.realestate



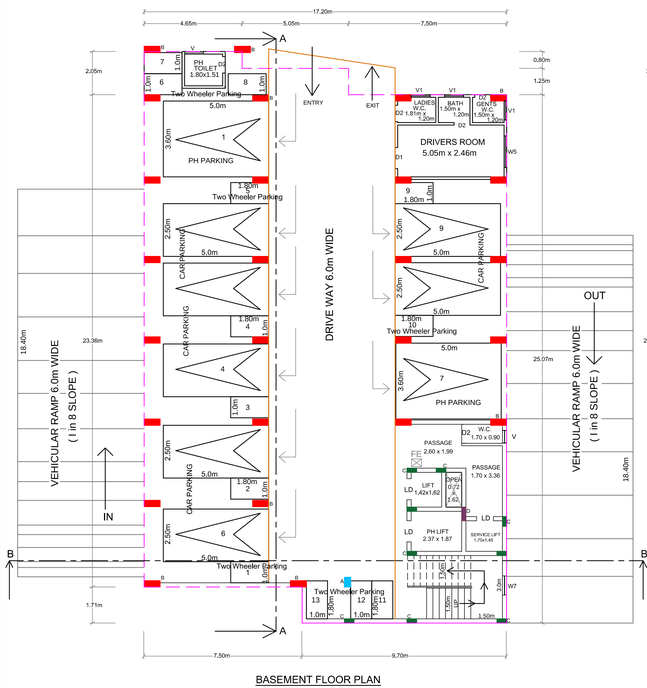
FRONT ELEVATION



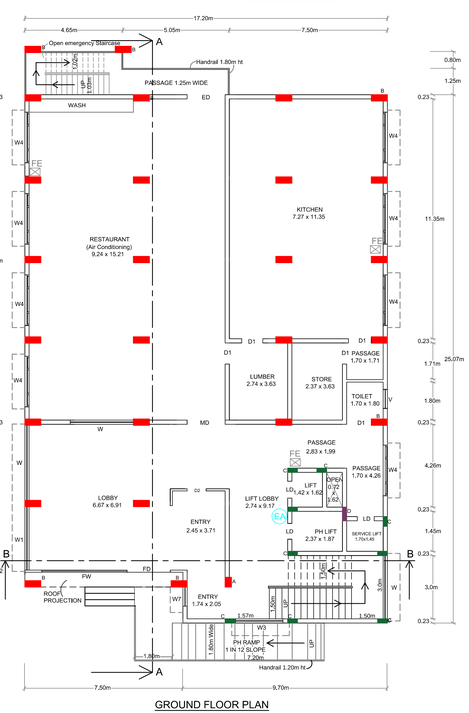
SECTION ON "AA"



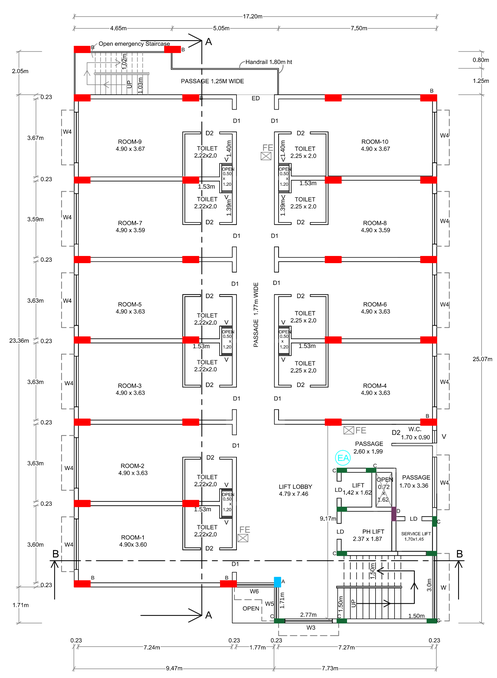
SECTION ON "BB"



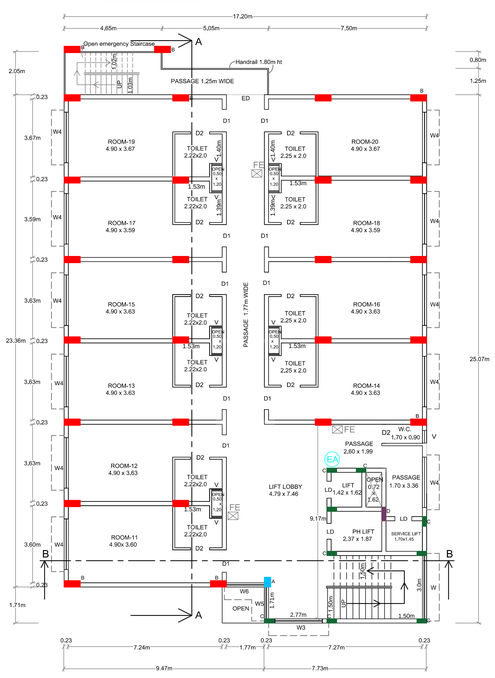
BASEMENT FLOOR PLAN



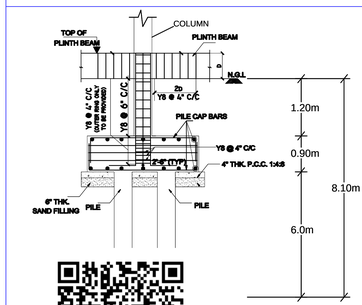
GROUND FLOOR PLAN



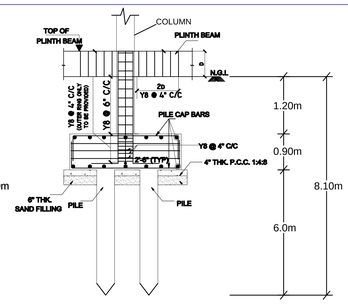
FIRST FLOOR PLAN



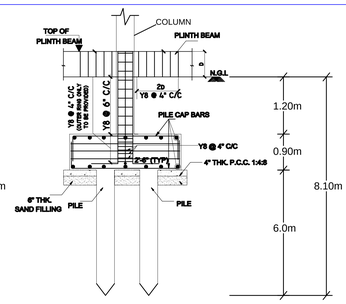
SECOND FLOOR PLAN



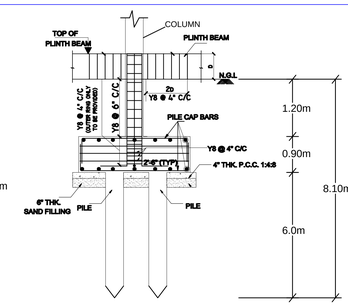
JNDATION "A"
).30m x 0.46m
E



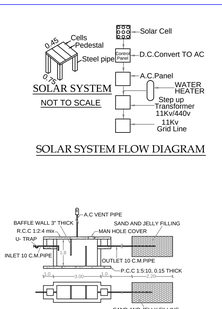
DETAILS OF PILE FOUNDATION "C"
Size of Column "C" = 0.23m x 0.46m
NOT TO SCALE



DETAILS OF PILE FOUNDATION "D"
Size of Column "D" = 0.23m x 0.65m
NOT TO SCALE

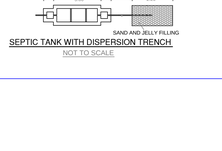


DETAILS OF PILE FOUNDATION "B"
Size of Column "B" = 0.30m x 0.76m
NOT TO SCALE

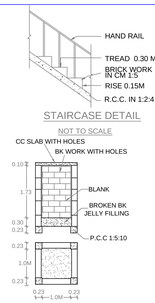


SOLAR SYSTEM
NOT TO SCALE

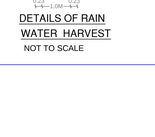
SOLAR SYSTEM FLOW DIAGRAM



SEPTIC TANK WITH DISPERSION TRENCH
NOT TO SCALE



STAIRCASE DETAIL
NOT TO SCALE



DETAILS OF RAIN WATER HARVEST
NOT TO SCALE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HOTEL & LODGE BUILDING IN SURVEY NO: 357/5B1 AT KEELATHIRUCHENDUR VILLAGE, THIRUCHENDUR MUNICIPALITY , TIRUCHENDUR TALUK , THOOTHUKUDI DISTRICT.

SHEET 1/2

Applicant: Mrs.V.YAMINI NARMADHA

All Dimensions are in metre **Scale= 1 :100**

SL.No:	SITE AREA DETAILS	SQ.M
1	**AREA OF THE SITE AS PER DOCUMENT**	**1269.23**
2	**AREA OF THE SITE AS PER PATTA**	**1201.00**
3	**AREA OF THE SITE AS PER SUPER IMPOSED**	**1194.09**

AREA DETAILS

AREA OF THE SITE (As per patta)	**1201.00 sq.m**		
BUILDING AREA DETAILS	**F.S.I SQ.M**	**NON F.S.I SQ.M**	**TOTAL AREA SQ.M**
PRO. CONS. IN BASEMENT FLOOR	**--**	**423.45**	**423.45**
PRO. CONS. IN GROUND FLOOR	**423.45**	**-**	**423.45**
PRO. CONS. IN FIRST FLOOR	**417.03**	**-**	**417.03**
PRO. CONS. IN SECOND FLOOR	**417.03**	**-**	**417.03**
PRO. CONS. IN THIRD FLOOR	**417.03**	**-**	**417.03**
PRO. CONS. IN FOURTH FLOOR	**417.03**	**-**	**417.03**
PRO. HEAD ROOM	**-**	**61.40**	**61.40**
TOTAL AREA	**2091.57**	**484.85**	**2576.42**
AREA OF OPEN SPACE	**777.55 SQ.M**		

PARKING SPACE CALCULATION TAKEN AS PER TNCDBR-2019

RESTAURENT = 140.54 SQ.M
EVERY 50 SQ.M = 1 Car Parking
AVAILABLE AREA 140.54 SQ.M = 3 CAR PARKING (REQUIRED)
EVERY 25 SQ.M = 1 Two Wheeler Parking
AVAILABLE AREA 140.54 SQ.M = 6 TWO WHEELER PARKING (REQUIRED)

EVERY 10 ROOMS = 1 CARPARKING
TOTAL NO. OF ROOMS = 39 NOS = 4 CARPARKING (REQUIRED)

EVERY 100 SQ.M OF NON ROOM AREA = 1 CARPARKING
NON ROOM AREA IN ALL FLOORS = 753.94 SQ.M = 8 CARPARKING (REQUIRED)

EVERY 50.0SQ.M = 1 TWO WHEELER PARKING
AVAILABLE AREA 753.94 SQ.M = 16 TWO WHEELER PARKING (REQUIRED)

FAST EV CHARGING POINT = 10% OF PARKING
CAR PARKING = 2 NOS
TWO WHEELER PARKING = 3 NOS

TOTAL NO. OF CAR PARKING (3+4+8+2) = 17 CAR PARKING (REQUIRED)
TOTAL NO. OF TWO WHEELER PARKING (6+16+3) = 25 TWO WHEELER PARKING (REQUIRED)

Size of Car parking - 2.50m x 5.0m ; 2.70 x 7.20m
Size of Two wheeler parking - 1.0m x 1.80m

PARTICULARS	REQUIRED		PROVIDED
PARKING	17 Car Parking 25 Two wheeler Parking	= <	17 Car Parking 27 Two wheeler Parking
FLOOR SPACE INDEX	2.00	>	2091.57 / 1201.00 = 1.741

JOINERY DETAILS

MD	MAIN DOOR	- 1.74m x 2.10m
D1	DOOR	- 1.20m x 2.10m
D2	DOOR	- 0.90m x 2.10m
LD	LIFT DOOR	- 1.00m x 2.10m
ED	EMERGENCY DOOR	- 1.80m x 2.10m
FD	FRENCH DOOR	- 2.00m x 2.10m
FW	FRENCH WINDOW	- 4.00m x 1.80m
W	WINDOW	- 3.00m x 1.80m
W1	WINDOW	- 2.75m x 1.80m
W3	WINDOW	- 2.25m x 0.90m
W4	WINDOW	- 2.40m x 1.80m
W5	WINDOW	- 1.50m x 1.80m
W6	WINDOW	- 1.80m x 1.80m
W7	WINDOW	- 0.90m x 1.80m
V	VENTILATOR	- 0.60m x 0.90m

COLOUR CODE REFERENCE
SITE BOUNDARY
PRO. CONS.
EXG. ROAD
DRIVE WAY

SANITATION DETAILS

	REQUIRED	PROVIDED
FOR HOTEL STAFF		
STAFF MALE W.C	1	2
STAFF FEMALE W.C.	1	2
ABUTATION TAP	1	4
KITCHEN SINK	1	1
WASH BASIN	1	4
FOR PUBLIC		
ABUTATION TAP	40	44
MALE W.C.	1	1
FEMALE W.C.	1	1
WASH BASIN	40	44

TECHNICAL APPROVAL

ROC. NO. SWP/BPA/813862/2026

SITE BOUNDARY SHOWN AS "A TO E"

SWP/THOOTHUKUDI / BPA/A.D/D.T.C.P. No.53 /2026

AMENITIES PROVIDED :

1) SEPTIC TANK WITH DISPERTION TRENCH.
2) "U" TRAP PROVIDED IN SEPTIC TANK.
3) SOLAR POWER ASSISTED WATER HEATING SYSTEM PROVIDED.
4) DRINKING WATER SUMP WITH TANK.
5) PLINTH BOUNDARY PERCOLATION PIT.
6) PERCULATION PIT 0.30 M DIA X 3 M DEPTH.
7) F.S - FIRE SERVICE WATER SUMP 1,00,000 LITRES.
8) RAIN WATER FILTRATION PIT WITH SUMP AND TANK
9) SEWAGE TREATMENT PLANT.
10) EMERGENCY ALARAM IN EVERY FLOOR.
11) THUNDER AND LIGHTNING ARRESTOR.
12) EARTH QUAKE RESISTANCE STRUCTURE.
13) TOILET AND RAMP PROVIDED FOR HANDICAPED PERSONS.
14) FIRE EXTINGUISHER PROVIDED IN EVERY FLOOR.
15) EMERGENCY STAIRCASE PROVIDED.
16) SOLID WASTE TUB PROVIDED.
17) BORE WELL PROVIDED.
18) FIRST AID BOX PROVIDED.
19) PARKING SPACE PROVIDED FOR HADICAPPED PERSONS.
20) TRANSFORMERYARD 6.0m X 4.0m PROVIDED.
21) CCTV CAMERA TO BE PROVIDED.

EA EMERGENCY ALARM

FE FIRE EXTINGUISER

FIRE HOSE REEL PROVIDED.
FIRE HYDRANT PROVIDED.
MANUAL CALL POINT PROVIDED IN ALL TYPICAL FLOORS.
PUBLIC ADDRESS SYSTEM PROVIDED.
PHYSICALLY HANDICAPPED PARKING & TOILET PROVIDED.
FAST EV CHARGING POINT PROVIDED FOR CAR & TWO WHEELER PARKING PROVIDED.

Er.S.M.MOHAMED SAIFULLAH, M.E, M.I.S.T, (Ph.D)
Chartered Str. Engr: No :CE /ISE / LM / 291
AAA DESIGN CONSULTANT
Firdouse Complex, Melapalayam, Tirunelveli-627005
Mobile : 9444 444 536/923
Registered Structural engineer

V. Yamini Narmadha
Applicant

Er K. ESSAKIYAPPAN, M.E.,M.Sc.,D.
CHARTERED ENGINEER
Registered Construction Engineer (RCE, , Reg.No: RCE/TVL R/93/2020
142A, Kottur Road, Palayamkottai, Tirunelveli
Cell: 98430 57439, 93842 57439
Email: sakthi57439@yahoo.com
Registered Construction Engineer

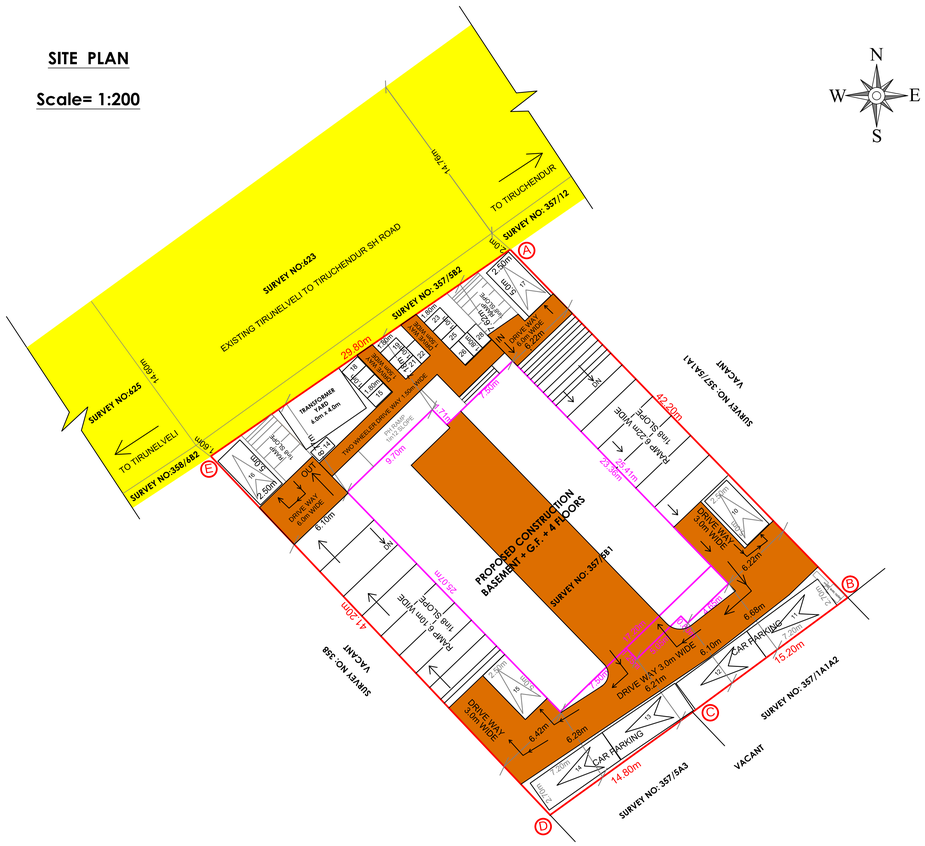
Er. T. Lakshmanan, B.E.,M.I.E.,
Registered Engineer Gr.II
Reg.No: RE/Gr.II/TVl/March/2019/3011
HERITAGE HOMES
110F/17, Balaji Street, Barani Nagar,
Vannarpettai, Tirunelveli - 627003
Mobile: 90804 80883, 86126 35495
Registered Engineer

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HOTEL & LODGE BUILDING IN SURVEY NO: 357/5B1 AT KEELATHIRUCHENDUR VILLAGE, THIRUCHENDUR MUNICIPALITY , TIRUCHENDUR TALUK , THOOTHUKUDI DISTRICT.

Applicant: Mrs.V.YAMINI NARMADHA
All Dimensions are in metre **Scale= 1 :100**

SITE PLAN

Scale= 1:200


N
W
E
S
SURVEY NO:423
EXISTING TIRUNELVELI TO TIRUCHENDUR BH ROAD
TO TIRUCHENDUR
SURVEY NO: 357/12
SURVEY NO:357/582
SURVEY NO:425
TO TIRUNELVELI
SURVEY NO:358/4B2
14.60m
10.60m
+0.80m
TRANSFORMER 6.40m x 4.40m
OHT
PROPOSED CONSTRUCTION BASEMENT + G.F. + 4 FLOORS
SURVEY NO: 357/5B1
DRIVE WAY 3.0m WIDE
RAMP 6.10m WIDE
TYPE SLOPE
SURVEY NO: 357/5A1
VACANT
SURVEY NO: 358
VACANT
SURVEY NO: 357/5A3
VACANT
SURVEY NO: 357/1A1A2
A
B
C
D
E
92.20m
23.41m
25.40m
23.41m
25.40m
23.41m
25.40m
6.10m
6.22m
6.68m
15.20m
14.80m
6.42m
6.28m
6.10m
CAR PARKING
7.20m
7.50m
6.70m
6.71m
6.10m
2.50m
4.00m
4.10m
2.50m
2.50m
4.00m
4.10m
2.50m
2.50m
4.00m
4.10m
2.50

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.