PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

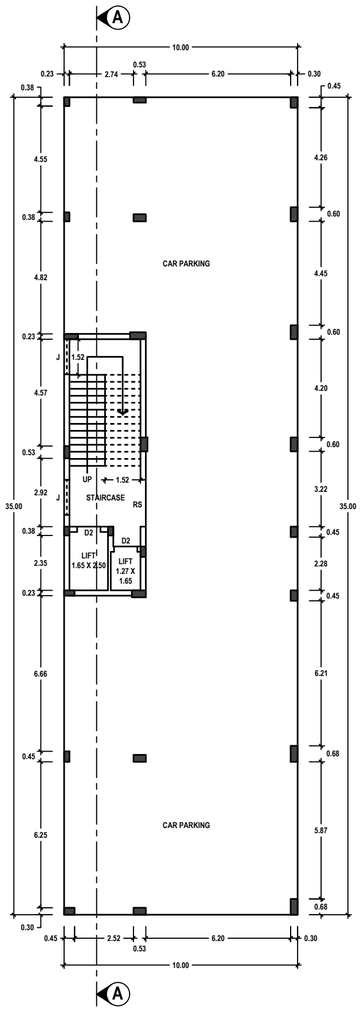
ISSUING AUTHORITY
DTCP

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

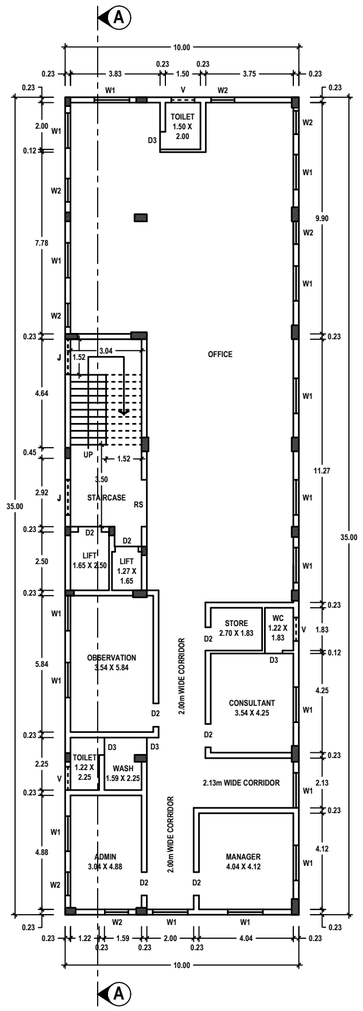
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

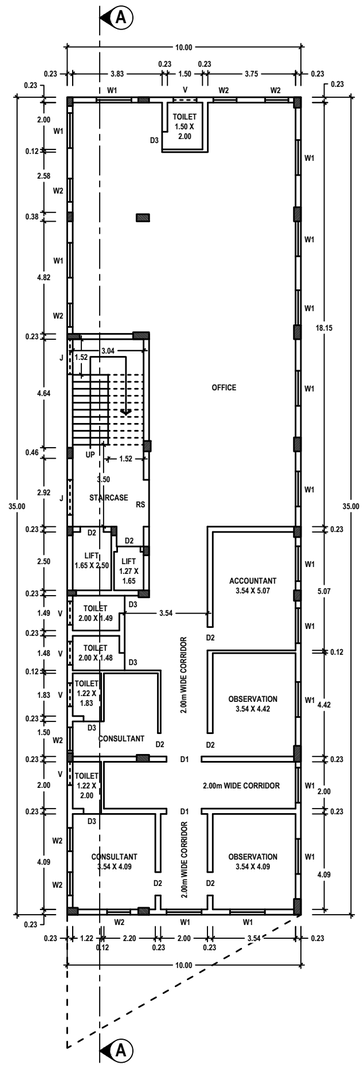
hello@verified.realestate
+91 9996 12 9996
verified.realestate



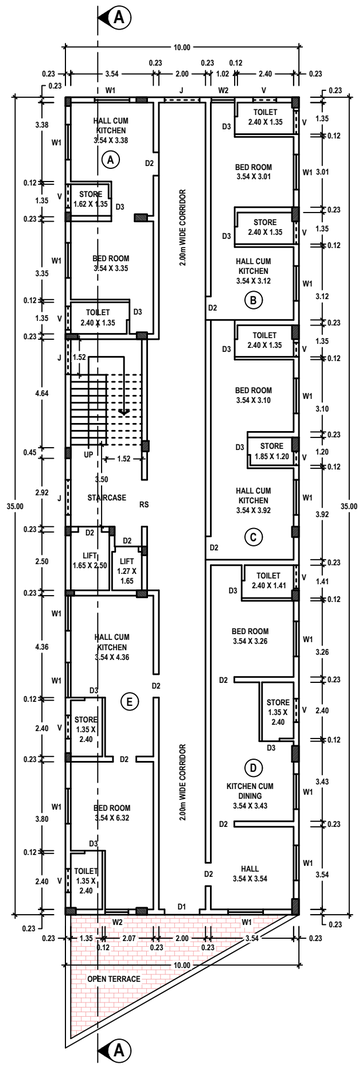
STILT FLOOR PLAN



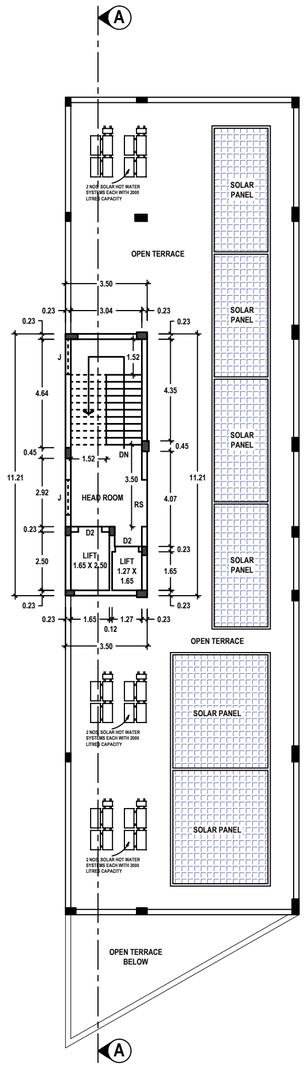
FIRST FLOOR PLAN



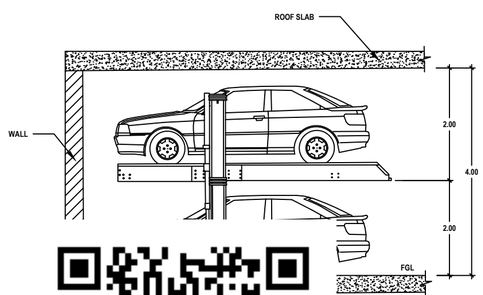
SECOND FLOOR PLAN

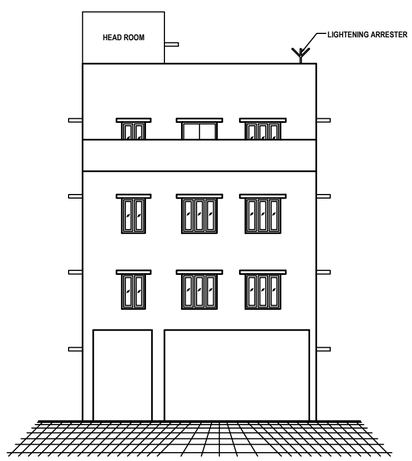


THIRD FLOOR PLAN

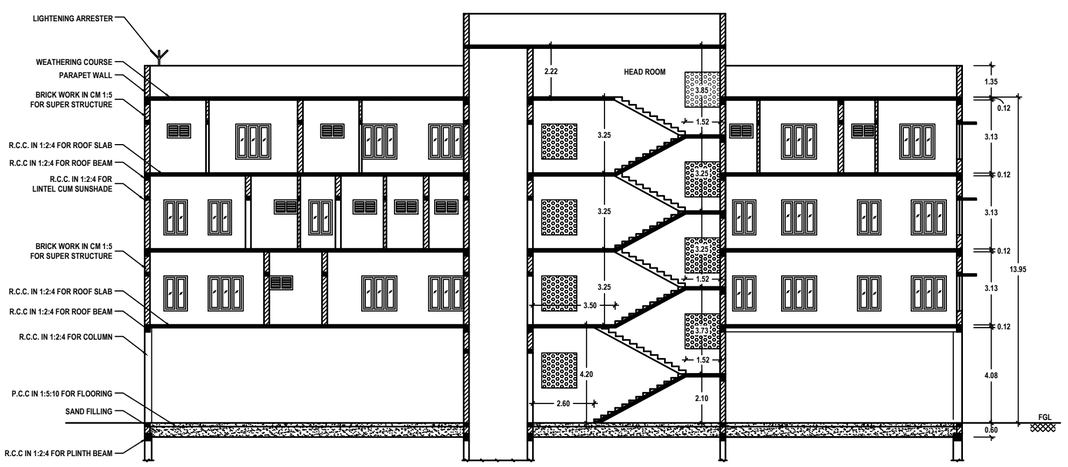


TERRACE FLOOR PLAN





ELEVATION



SECTION: A-A

OFFICE USE:

PLANNING PERMISSION

ROC. NO. SWP/BPA/819034/2026
SITE BOUNDARY SHOWN AS "A TO D"
SWP/THOOTHUKUDI/B.P.A/A.D/DTCP NO. 33/2026
PLANNING PERMISSION NO. 43/2026

SCALE - 1:100	SHEET NO. 1/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING (WELLNESS CONSULTING OFFICE AND STAFF QUARTERS) IN T.S.WARD NO. 4, BLOCK NO. 21A, T.S.NO. 3461/1D4 AT ETTAYAPURAM ROAD, THOOTHUKUDI LOCAL PLANNING AREA OF THOOTHUKUDI CITY MUNICIPAL CORPORATION, EAST ZONE.

APPLICANT NAME:

Mr. T.NEELAMBUJAN

Mr. T.NEELAMBUJAN

APPLICANT

Er.K.GANAPATHI,B.E.,M.E.(Soil Mech),F.I.E.,F.I.V.,D.Litt.,(USA)
REGISTERED Geo-Tech Engineer/Chartered Engineer
(CMDA Regn No: GTE/19/04/2022)
(DTCP Regn No: GTE/54/2024/DTCP/MADURAI/
DECEMBER/02.12.2024)
GEOMATRIX CONSULTANCY,
No.22, Thomas Street, Narimedu,
Madurai-625 002. Ph: 7598031360, 7708758598
Email:geomatrixconsultancy@gmail.com

REGISTERED GEO-TECH ENGINEER

S. SURESH KUMAR, B.E.,M.I.E.,F.I.V.,
Chartered Engineer, Approved Valuer,
Consulting Engineer, Registered Engineer Gr. I,
RE/Gr. I/TKDTCP/AUG/004/2024,
District Panel Engineer Class IA,
Licensed Builder and Surveyor,
28, 1st Floor, Tooveypuram 5th Street,
Thoothukudi - 628 003.

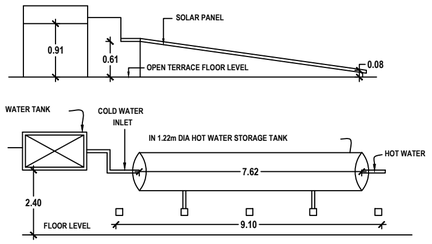
REGISTERED ENGINEER

Er.S.K.Arun Kamaraj M.E.(Struct.),MIE.,MIE.,
Chartered Structural Engineer,
Reg: CBELPA-LPA/SE/GR-I/19/05/051
KAARVENS Structural Consultancy,
41, BR Nagar, 3rd Street, Kothari layout,
Ramanathapuram, Coimbatore - 641005.
E: skarun@kaarvens.com W: www.karvens.com
M: +91-9894215015, O: +91-8270005019

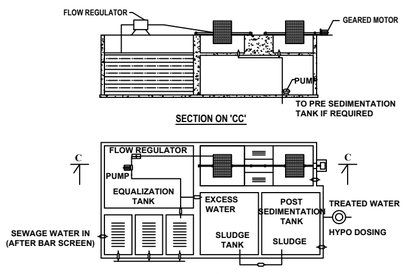
REGISTERED STRUCTURAL ENGINEER

S. SURESH KUMAR, B.E.,M.I.E.,F.I.V.,
Chartered Engineer, Approved Valuer,
Registered Construction Engineer,
RCE/THDTCP/AUG/001/2024,
District Panel Engineer Class IA,
Licensed Builder and Surveyor,
28, 1st Floor, Tooveypuram 5th Street,
Thoothukudi - 628 003.

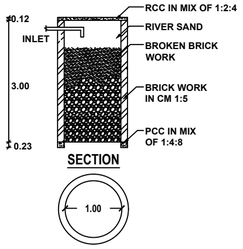
REGISTERED CONSTRUCTION ENGINEER



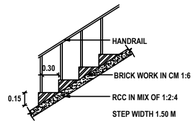
DETAILS OF SOLAR WATER HEATING SYSTEM



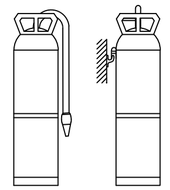
DETAILS OF SEWAGE TREATMENT PLANT



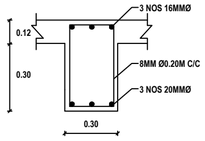
PERCOLATION PIT



STAIRCASE DETAILS



FIRE EXTINGUISHER

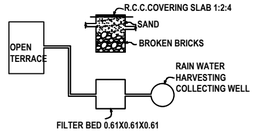


ROOF BEAM DETAILS

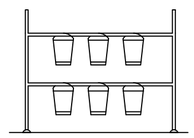
COLUMN FOOTING DETAILS

SEPTIC TANK & TRENCH

PLINTH BOUNDARY PERCOLATION PIT



DETAILS OF RAIN WATER HARVESTING SYSTEM



SAND BUCKETS

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
RS	ROLLING SHUTTER	2.00 X 2.10
D1	DOOR	1.50 X 2.10
D2	DOOR	1.00 X 2.10
D3	DOOR	0.75 X 2.10
J	JALLY WORK	1.50 X 2.00
W1	WINDOW	1.50 X 2.00
W2	WINDOW	1.00 X 2.00
V	VENTILATOR	1.00 X 0.60

SANITATION REQUIREMENTS FOR OFFICE BUILDING

SANITARY DETAILS	MALE - 30 NOS		FEMALE - 20 NOS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	3	3	3	3
DRINKING WATER	3	3	3	3
WASH BASIN	6	6	3	3
URINALS	6	6	-	-
CLEANER'S SINK	3	3	1	1

SITE AREA DETAILS:

AS PER SALE DEED ----- 641.42 Sqm
AS PER PATTA ----- 641.20 Sqm
AS AT SITE ----- 641.20 Sqm

STALL SIZE FOR PARKING

1 TWO WHEELER SPACE - 1.00m X 1.80m
1 CAR SPACE - 2.50m X 5.00m
1 CAR SPACE FOR PH - 3.60m X 5.00m

SITE AREA DETAILS AS PER SALE DEED & TSLR

S. NO.	DOCUMENT NUMBER & YEAR	TOWN SURVEY NUMBER	AREA in Sqm	
			AS PER SALE DEED	AS PER TSR
1	3637/2025	3461/1D4	641.42	641.20

BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in	
			Sqm	Sq. Ft
STILT FLOOR	– – – –	350.00	350.00	3767.40
FIRST FLOOR	350.00	– – – –	350.00	3767.40
SECOND FLOOR	378.50	– – – –	378.50	4074.17
THIRD FLOOR	350.00	– – – –	350.00	3767.40
TERRACE FLOOR	– – – –	39.24	39.24	422.38
TOTAL	1078.50	389.24	1467.74	15798.75

FSI = TOTAL AREA OF ALL FLOORS / PLOT AREA = 1078.50 / 641.20 = 1.682 < 2.00

NOTE:

1. ALL DIMENSIONS ARE IN METER.
2. CCTV CAMERA TO BE PROVIDED.
3. EUROPEAN WATER CLOSET TO BE PROVIDED.
4. CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.
5. PH PARKING 10% TO BE PROVIDED.
6. VISITOR'S PARKING 10% TO BE PROVIDED.

PARKING DETAILS FOR OFFICE BUILDING

1 CAR SPACE FOR EVERY 100.00 Sqm OF FLOOR AREA
1 TWO WHEELER SPACE EVERY 25.00 Sqm OF FLOOR AREA
MINIMUM 2 CARS AND 2 TWO WHEELERS TO BE PROVIDED FOR PH PARKING
IN ADDITION 10% FOR VISITOR'S PARKING

PARKING DETAILS FOR RESIDENTIAL BUILDING

FLOOR AREA UP TO 50 Sqm 1 TWO WHEELER SPACE PER DWELLING UNIT
FLOOR AREA ABOVE 50 Sqm AND UP TO 75 Sqm
1 CAR SPACE FOR EVERY 2 DWELLING UNITS AND
1 TWO WHEELER SPACE FOR EVERY DWELLING UNIT

DWELLING UNIT WISE AREA DETAILS

DWELLING UNIT NUMBER	AREA in	
	Sqm	Sq. Ft
BLOCK - A	39.80	428.41
BLOCK - B	37.47	403.33
BLOCK - C	39.90	429.48
BLOCK - D	58.61	630.88
BLOCK - E	53.07	571.25

PARKING CALCULATION DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
WELLNESS CONSULTING OFFICE	75% FSI AREA + 10% FOR VISITOR'S PARKING = 601.01 / 100	7 CARS	9 CARS AND 36 TWO WHEELERS
	75% FSI AREA + 10% FOR VISITOR'S PARKING = 601.01 / 25	25 TWO WHEELERS	
RESIDENTIAL BUILDING	BLOCK - A, B & C	3 TWO WHEELERS	
	BLOCK - D & E	1 CAR SPACE 2 TWO WHEELERS	

REFERENCE

DESCRIPTION	COLOUR
SITE BOUNDARY	
PROPOSED BUILDING	
OPEN SPACE	
EXISTING BUILDING	
DRIVE WAY	
EXISTING ROAD	

CERTIFICATE

1. CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDE "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.
2. BATH ROOM AND WASH BASIN WATER IS CONNECTED TO PERCOLATION PIT FOR GROUND WATER RECHARGE.
3. SOLAR WATER HEATING SYSTEM IS PROVIDED IN THIS BUILDING CONSTRUCTION AS PER PLAN.

DETAILS OF FIRE FIGHTING SYSTEMS

- FIRE RESISTING BUCKETS WITH SAND (EACH 1KG) - 5KG X 6 NOS = 30 KG
- FIRE RESISTING BUCKETS WITH WATER (EACH 1KG) - 5KG X 4 NOS = 20 KG
- CO - CORBON DI-OXIDE TYPE FIRE EXTINGUISHER - 2KG X 10 NOS = 20 KG
- DCP DRY CHEMICAL TYPE FIRE EXTINGUISHER - 5KG X 6 NOS = 30 KG
- FA - FIRE ALARM = 4 NOS
- SPRINKLER SYSTEM TO BE PROVIDED
- FIRE HYDRANT SYSTEM TO BE PROVIDED
- HOSE REEL SYSTEM TO BE PROVIDED

க. சுரேஷ்
அளவர்/உதவி வரைவாளர்

மொ.சா. வாஸில் அகமது
கட்டிடக்கலை/திட்ட உதவியாளர்

OFFICE USE:

PLANNING PERMISSION

ROC. NO. SWP/BPA/819034/2026
SITE BOUNDARY SHOWN AS "A TO D"
SWP/THOOTHUKUDI/B.P.A/A.D/DTCP NO. 33/2026
PLANNING PERMISSION NO. 43/2026

SCALE - 1:100 | **SHEET NO. 2/2**

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING (WELLNESS CONSULTING OFFICE AND STAFF QUARTERS) IN T.S.WARD NO. 4, BLOCK NO. 21A, T.S.NO. 3461/1D4 AT ETTAYAPURAM ROAD, THOOTHUKUDI LOCAL PLANNING AREA OF THOOTHUKUDI CITY MUNICIPAL CORPORATION, EAST ZONE.

APPLICANT NAME:

Mr. T.NEELAMBUJAN

Mr. T.NEELAMBUJAN
APPLICANT

N

Er.K.GANAPATHI,B.E.,M.E.(Soil Mech),F.I.E.,F.I.V.,D.Litt.,(USA)
REGISTERED Geo-Tech Engineer/Chartered Engineer
(CMDA Regn No: GTE/19/042022)
(DTCP Regn No: GTE/54/2024/DTCP/MADURAI/DECEMBER/02.12.2024)
GEOMATRIX CONSULTANCY,
No.22, Thomas Street, Narimedu,
Madurai-625 002. Ph: 7598031360, 7708758598
Email:geomatrixconsultancy@gmail.com
REGISTERED GEO-TECH ENGINEER

S. SURESH KUMAR, B.E.,M.I.E.,F.I.V.,
Chartered Engineer, Approved Valuer,
Consulting Engineer, Registered Engineer Gr. I,
RE/Gr. I/TKDTCP/AUG/004/2024,
District Panel Engineer Class IA,
Licensed Builder and Surveyor,
28, 1st Floor, Tooveypuram 5th Street,
Thoothukudi - 628 003.
REGISTERED ENGINEER

Er.S.K.Arun Kamaraj M.E.(Struct.),MBA,MIE.,
Chartered Structural Engineer,
Reg: CBELPA-LPA/SE/GR-I/19/05/051
KAARVENS Structural Consultancy,
41, BR Nagar, 3rd Street, Kothari layout,
Ramanathapuram, Coimbatore - 641005.
E: skarun@kaarvens.com W: www.karvens.com
M: +91-9894215019, O: +91-8270005019
REGISTERED STRUCTURAL ENGINEER

S. SURESH KUMAR, B.E.,M.I.E.,F.I.V.,
Chartered Engineer, Approved Valuer,
Registered Construction Engineer,
RCE/TKDTCP/AUG/001/2024,
District Panel Engineer Class IA,
Licensed Builder and Surveyor,
28, 1st Floor, Tooveypuram 5th Street,
Thoothukudi - 628 003.
REGISTERED CONSTRUCTION ENGINEER

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.