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

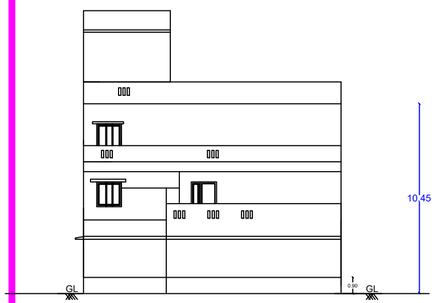
hello@verified.realestate
+91 9996 12 9996
verified.realestate

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A PROFESSIONAL BUSINESS OFFICE BUILDING IN DISMANTLING THE EXISTING BUILDING BEARING DOOR NO:5/254 A4C,5/254 A4D, PLOT NOS : 23,24,25,26,27, SURVEY NOS : 350/52,350/53,350/54,350/55, 350/56, IN REGULARISATION LAYOUT LP.SPF/THOOTHUKUDI LPA NO : 50/2025, CORPORATION R.O.C. NO : F1/3220/2025, F1/3248/2025, F1/3448/2025, F1/3250/2025, DATED : 15.09.2025, AT KORAMPALLAM PART - II VILLAGE AT GEETHA NAGAR, CORPORATION WARD NO : 56, OF THOOTHUKUDI CITY MUNICIPAL CORPORATION.

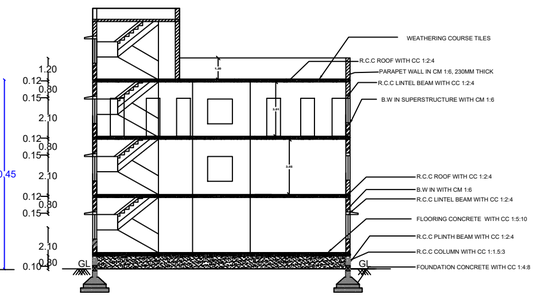
OWNER NAME : 1. Mr. S. PONPANDI. 2. Mrs. P. VIJAYAKUMARI.

SHEET NO: **1/1**

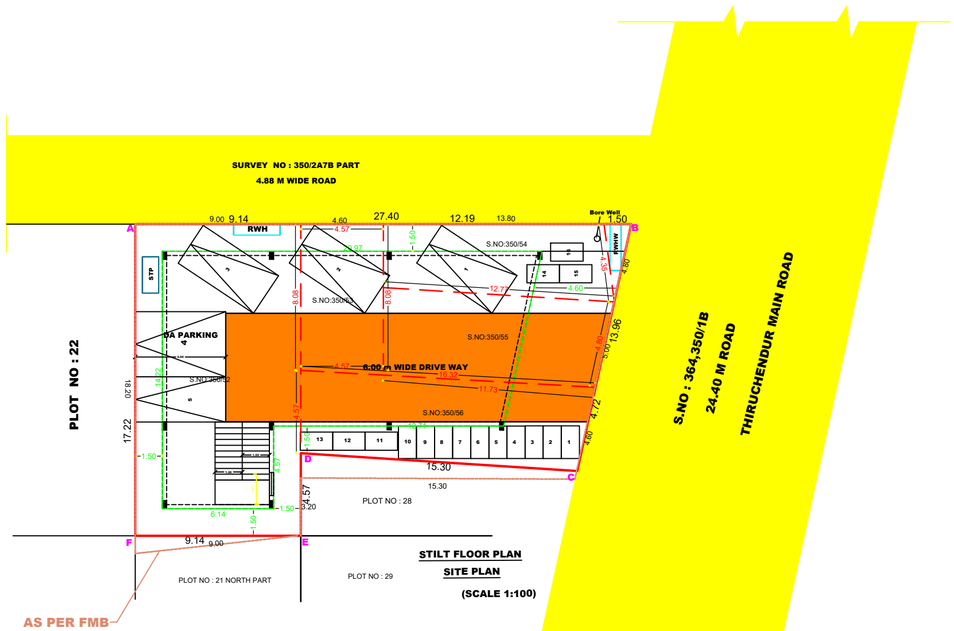
SCALE - 1:100



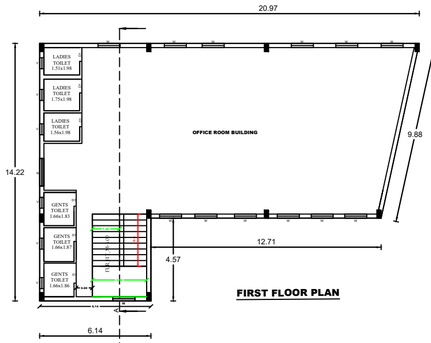
ELEVATION



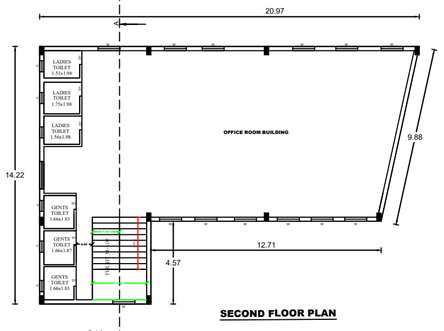
SECTION ON - AA



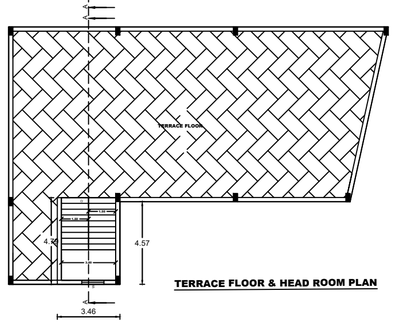
STILT FLOOR PLAN
SITE PLAN
(SCALE 1:100)



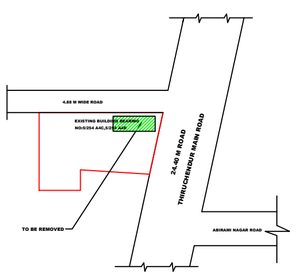
FIRST FLOOR PLAN

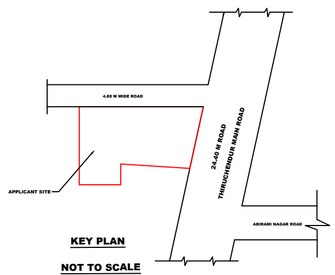


SECOND FLOOR PLAN



TERRACE FLOOR & HEAD ROOM PLAN





KEY PLAN

NOT TO SCALE

REFERENCE	
DESCRIPTION	COLOUR
SITE BOUNDARY (SUPER IMPOSED)	
SITE BOUNDARY (AS PER FMB)	
PROPOSED BUILDING	
OPEN SPACE	
DRIVE WAY	
EXG. ROAD	

NOTE :

1) DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION
2) SOLAR WATER HEATING SYSTEM TO BE PROVIDED IN TERRACE FLOOR
3) RAIN WATER HARDVESTING SYSTEM TO BE PROVIDED
4) STP AND RECYCLING UNIT OF WASTE WATER TO BE PROVIDED IN THE SITE
5) FE:FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS
6) STRUCTURE IS SAFE FOR EARTHQUAKE
7) EA:EXTINGUISHING ALARM PROVIDED IN ALL FLOORS
8) MV:MECHANCIAL VENTILATION TO BE PROVIDED

SPECIAL CONDITION :

"AS PER RULE NO : 12 OF TAMILNADU COMBINED DEVELOPMENT AND BUILDING RULES- 2019. THE APPLICANT SHOULD PREPARE AND SUBMIT DEMOLITION OF EXISTING BUILDING TO THE THOOTHUKUDI CITY MUNICIPAL CORPORATION. THE CORPORATION HAS TO DECIDE ON THE DEMOLITION PLAN AND ENSURE THE EXISTING BUILDING ARE DEMOLISHED BEFORE APPROVAL OF THE PLAN FOR PROPOSED BUILDING.

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. CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDED.
6. "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.
7. BATH ROOM AND WASH BASIN WATER IS CONNECTED TOPERCOLATION PIT FOR GROUND WATER RECHARGE.

S. NO.	REGULARAISATION NUMBER	SURVEY NUMBER	AREA in Sqm
1.	F1/3220/25	350/52	157.47
2.	F1/3248/25	350/53	36.93
3.	F1/3448/25	350/54	100.37
4.		350/55	
5.	F1/3250/25	350/56	73.49
TOTAL			368.26

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
MD	MAIN DOOR	1.05 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
O	OPEN	1.00 X 2.10
V	VENTILATOR	1.00 X 0.60
W2	WINDOW	1.37 X 1.52

FSI = TOTAL AREA OF ALL FLOORS / PLOT AREA = 454.78 / 368.26 = 1.23 < 2.00

SITE AREA DETAILS

AS PER SETTLEMENT DEED ---------- 368.26 Sqm
AS PER PATTA ---------- 368.26 Sqm
AS AT SITE(SUPER IMPOSED) ---------- 378.61 Sqm

STALL SIZE FOR PARKING

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

PARKING DETAILS FOR BUSINESS OFFICE BUILDING

1 CAR SPACE FOR EVERY 100.00 Sqm OF FLOOR AREA AND
1 TWO WHEELER SPACE FOREVERY 25.00 Sqm OF FLOOR AREA EXCEPT FIRST 50.00 AND FIRST 25 Sqm

SITE AREA DETAILS AS PER DEED

S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in Sqm	AREA in Sq. Ft
1.	563/2002	350/52	167.22	1800.00
2.	2471/2001	350/53	41.80	450.00
3.	2655/2001	350/54	61.95	666.90
4.	2437/2001	350/55	57.31	616.921
5.	4423/2008	350/56	73.494	791.09
TOTAL			401.774	4324.911

SITE AREA DETAILS AS PER PATTA

S. NO.	PATTA NUMBER	SURVEY NUMBER	AREA in Sqm
1.	5024	350/52	167.00
2.	5025	350/53	42.00
3.	5026	350/54	62.00
4.	5027	350/55	57.00
5.	5027	350/56	73.00
TOTAL			401.00

SITE AREA DETAILS AS PER SITE : 368.26 SQ.MT

BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in Sqm
AREA OF THE SITE (SUPER IMPOSED)	– – – – –	– – – – –	368.26
STILT FLOOR	-----	220.23	220.23
FIRST FLOOR	220.23	– – – – –	220.23
SECOND FLOOR	220.23	– – – – –	220.23
HEAD ROOM FLOOR	14.32	-	14.32
TOTAL	454.78	220.23	675.01

PARKING CALCULATION DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
PROFFESSIONAL & BUSINESS OFFICE	454.78 X 0.75 / 100	4 CARS	5 CARS AND 16 TWO WHEELERS
	454.78 X 0.75 / 25	14 TWO WHEELERS	

PLANNIING PERMISSION
ROC. NO : SWP/BPA/833994/2026
SITE BOUNDARY SHOWN AS "A TO F"
SWP/THOOTHUKUDI/B.P.A/AD/DTCP NO:49/2026
PLANNING PERMISSION NO .64/2026

Er.K.GANAPATHI, B.E.,M.E.(Soil Mech)F.I.E,F.I.V D.LIH.,(USA)
REGISTERED Geo-Tech Engineer/Chartered Engineer
(CMDA Regn No: GTE/19/040/022)
(DTCP Regn No: CGLRGN RGTE/2019/08/012)
(MLPA Regn No: GTE002/2019)
GEO MATRIX CONSULTANCY(Regn No: 330242233482E)
NO:22,Thomas Street,Narimedu,
Madurai-625002,Ph:7598031366,7708788598
Email:geomatrixconsultancy@gmail.com

GEO TECH ENGINEER

APPLICANT

J.MUGESH, B.E.,M.Tech(Struct)., AIME., FTV
Registered Structural Engineer Gred I
(RSE/Gr 1/TUT/March/2019/001
Registered Engineer Grade I
(RE/GR I/TKDTCP/June /001/2024
Chartered Engineer (Civil) AM / 093735/8
Approved Valuer F - 24600
District Panel Engineer - Class 1
171/9, Chatram Street
Thangam Complex, Tuticorin - 1
Cell : 9842631691

STRUCTURAL ENGINEER

J.MUGESH, B.E.,M.Tech(Struct)., AIME., FTV
Registered Structural Engineer Gred I
(RSE/Gr 1/TUT/March/2019/001
Registered Engineer Grade I
(RE/GR I/TKDTCP/June /001/2024
Chartered Engineer (Civil) AM / 093735/8
Approved Valuer F - 24600
District Panel Engineer - Class 1
171/9, Chatram Street
Thangam Complex, Tuticorin - 1
Cell : 9842631691

REGISTERED ENGINEER

DETA
- FIRE RESIST
- FIRE RESIST
- CO - CORBO
- DCP DRY CH
- FA - FIRE AL
- SPRINKLER
- FIRE HYDRA
- HOSE REEL

க.சுரேஷ்
ர்/உதவி வரைவாளர்

மொ.சா.வாஸில் அகமது
திட்ட உதவியாளர்

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.