PP APPROVAL RECORD

Planning Permission

Survey 33/2A and 1 more

Raja Pudukudi Panchayat and, Kayathar taluk

Thoothukkudi district, Tamil Nadu

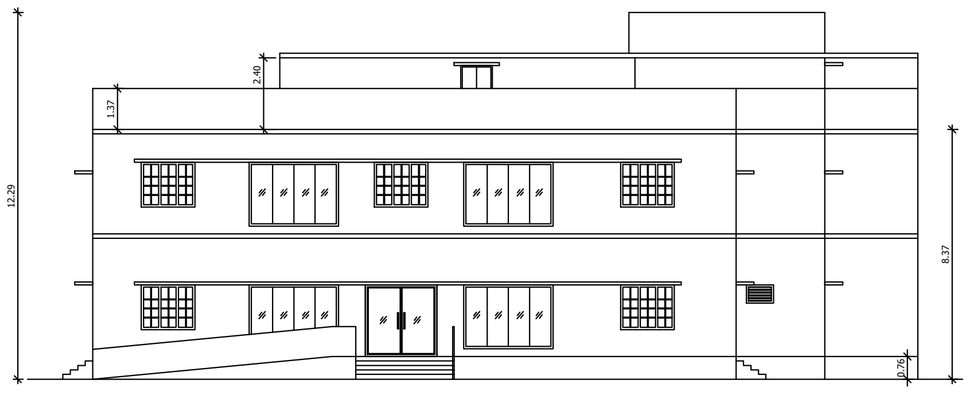
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

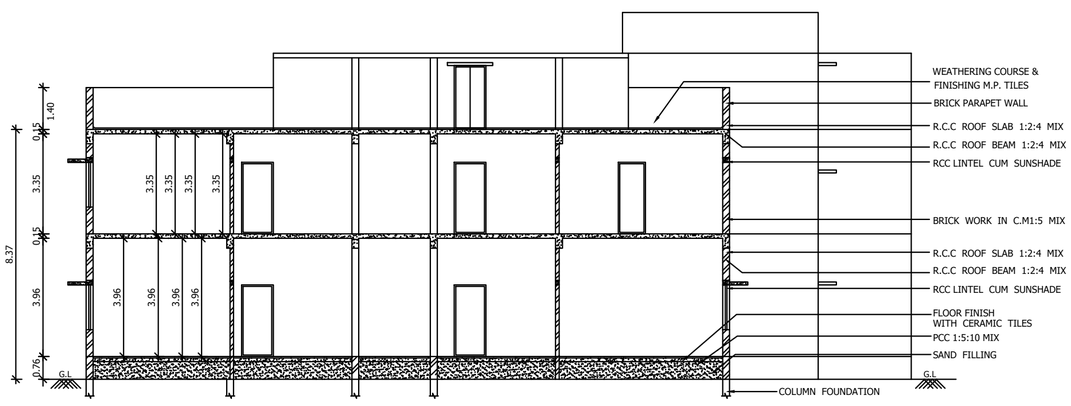
The approval as the planning authority issued it, reproduced in full behind this page.

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

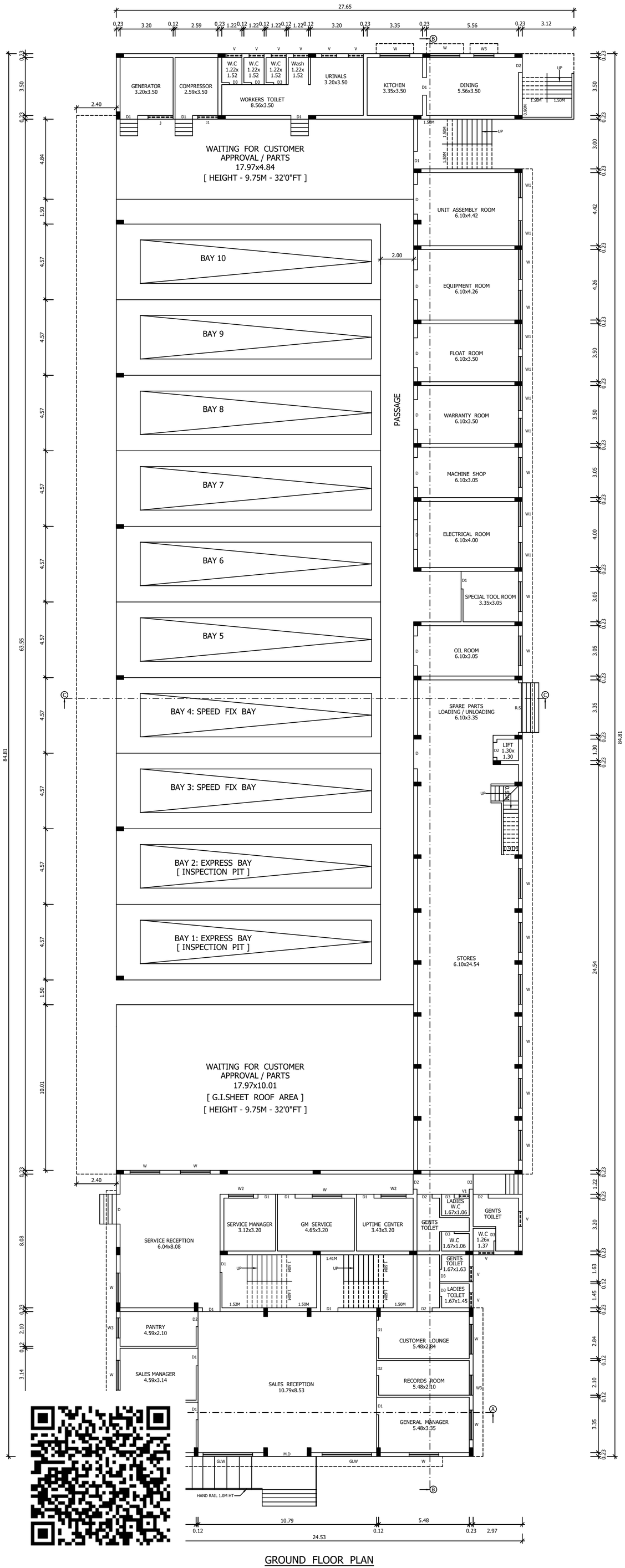
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL AUTOMOBILE SHOW ROOM BUILDING IN OLD S.F.No: 59/2B, 33/2, NEW SUB DIVISION S.F.No: 59/2B1, 33/2A, PATTA No: 1160, 1161, AT RAJAPUTHUKUDI VILLAGE, KAYATHAR TALUK, THOOTHUKUDI DT.



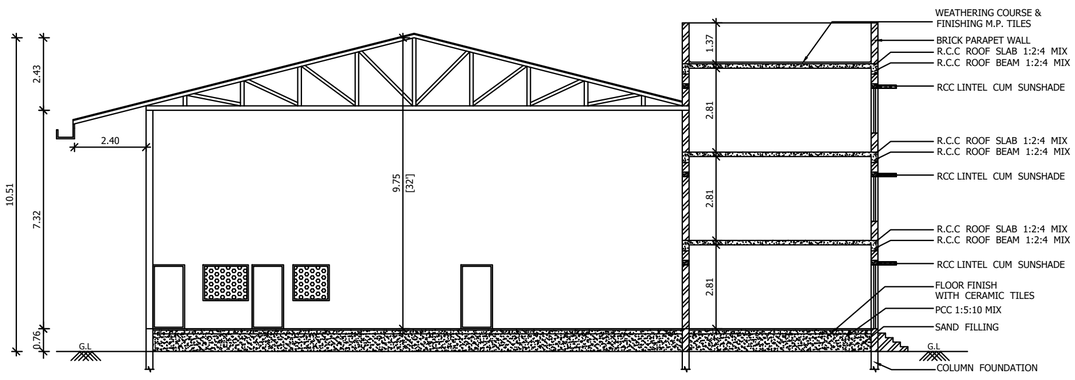
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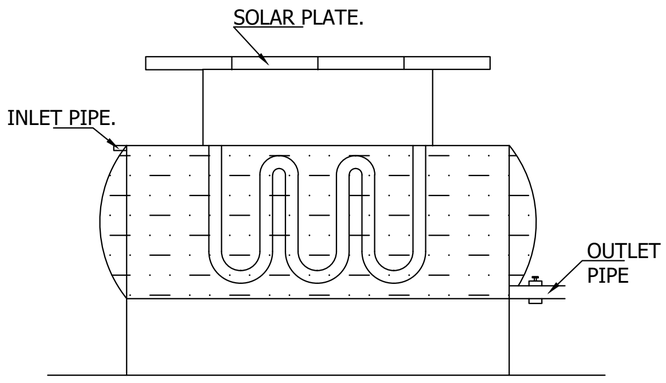
SECTION ON A-A



GROUND FLOOR PLAN

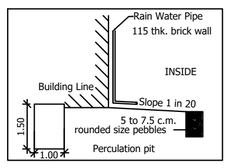


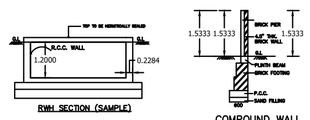
SECTION ON C-C



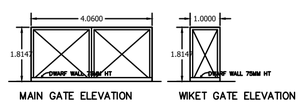
WATER HEATER

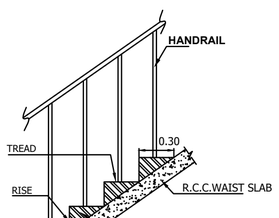
(NOT TO SCALE)





RWH_CAPACITY_L=2000LTRS





SECTION ON STAIRCASE NOT TO SCALE

COLUMN FOUNDATION

(NOT TO SCALE)

RAIN WATER HARVESTING PIT

(NOT TO SCALE)

SEPTIC TANK & D-TRENCH DETAILS

(NOT TO SCALE)

SCHEDULE OF JOINERIES:-

REFERENCE	METERS
R.S - ROLLING SHUTTER	3.05 x 2.14
M.D - MAIN DOOR	2.44 x 2.44
D - DOOR	1.80 x 2.14
D1 - DOOR	1.06 x 2.14
D2 - DOOR	0.91 x 2.14
D3 - DOOR	0.76 x 2.14
W - WINDOW	1.80 x 1.50
W1 - WINDOW	1.50 x 1.50
W2 - WINDOW	1.50 x 1.20
W3 - WINDOW	1.20 x 1.20
W4 - WINDOW	2.75 x 1.50
W5 - WINDOW	1.80 x 1.80
GLW - GLASS WINDOW	3.00 x 2.14
J - JALLY	1.52 x 1.20
J1 - JALLY	1.22 x 1.20
V - VENTILATOR	0.91 x 0.61
V1 - VENTILATOR	0.61 x 0.61
O - OPENING	0.91 x 2.14

AREA DETAILS

DESCRIPTION	SQ.FT	SQ.METERS
S.F.No: 59/2B1	16145.86	1500.00
S.F.No: 33/2A	31215.34	2900.00
TOTAL	47361.20	4400.00
TOTAL SITE AREA [AS PER DOCUMENT]	47361.20	4400.00
TOTAL SITE AREA [AS PER TSLR EXTRACT]	47361.20	4400.00
TOTAL SITE AREA [AS PER DRAWING]	47361.20	4400.00

DESCRIPTION	AREA SQ.FT	AREA SQ.M
PROPOSED BUILDING PLINTH AREA		
GROUND FLOOR AREA [RCC]	9844.13	914.55
GROUND FLOOR AREA [GI SHEET]	13945.93	1295.62
FIRST FLOOR AREA	9582.35	890.23
SECOND FLOOR AREA	2126.08	197.52
HEAD ROOM AREA	855.40	79.47
TOTAL AREA	35498.49	3297.92
OPEN SPACE AREA	23571.14	2189.83

PLOT COVERAGE = 2210.17 / 4400.00 X 100 = 50.23%

F.S.I = 3297.92 / 4400.00 = 0.749

COLOUR INDEX:-

SITE BOUNDARY SHOWN -

PROPOSED BUILDING SHOWN -

EXISTING ROAD SHOWN -

NOTE:-

1. ALL MEASUREMENTS SHOWN IN METER.
2. WASTE WATER TO BE USED FOR GARDEN PURPOSE.
3. TOILET & BATH WASTE WATER TO BE CONNECTED IN UGD LINE.

SCALE:- 1"=8'-0" (or) 1:100

PARKING DETAILS:-

SL.No	DESCRIPTION	PROVIDED
1	CAR PARKING	32 Nos
2	DA CAR PARKING	03 Nos
3	TWO WHEELER PARKING	04 Nos

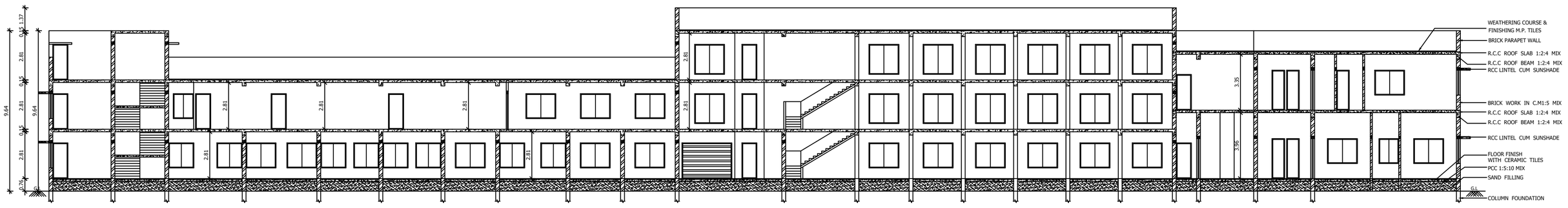
PROFESSIONAL DETAILS BASED ON FORM -C

APPLICANT	Mr. P. JEYASURESH JAYARAJ Director of M/S. Jayaraj Trucks & Buses Pvt Limited.	For JAYARAJ TRUCKS & BUSES (P) LTD Director
REGISTERED ENGINEER	Er.M. YOKEESWARAN. (RE/GR-III/TLPA/061 OCT/2024)	Er. M. YOKEESWARAN RE/ GR- III/ 089/ LS/ 2019/ 00027 RE/GR- III/ TLPA/ 061 OCT/ 2024 CELL: 95973 12288
STRUCTURAL ENGINEER	Er.R.VETRIVEL (SE/GR-I/DTCP/TRICHY/JUNE-2024/013)	Er.R.VETRIVEL, M.Tech(Struct), F.I.V, F.I.E(I). Govt. Approved Pinnel Engineer Class-1A Registered Structural Engineer Reg.No:SE/GR-I/DTCP/ TRICHY / June-2024 / 013 D-382, Gandhiyadigal Street, Annasalai, Thennur, Trichy - 17
GEO TECH EXPERT	Er.S.BALA SHANMUGA SUNDARAM (RGTE/TVLD/01/2025)	Er.S.BALA SHANMUGA SUNDARAM M.Tech (Geotech) Registered Geo - Technical Engineer (DTCP Reg.No: RGTE/TVLD/01/2025) GeoTech Consultant BALAGEOTECH SERVICE 15A, Bharathiyar Street, Pottalpudur, Tirunelveli - 627 002. Mobile: 9500491002 Email: bala.geotech14@gmail.com
CONSTRUCTION ENGINEER	Er.N.NANTHAKUMAR (CE/TLPA/JAN2020/220)	Er. N.Nanthakumar, M.E.(Struct), MIE(IND). Registered Construction Engineer, Reg. No : CE/TLPA/Jan2020/220 12/A, Kakkan Colony, Airport, Trichy-07. Mobile : 98291 27445.

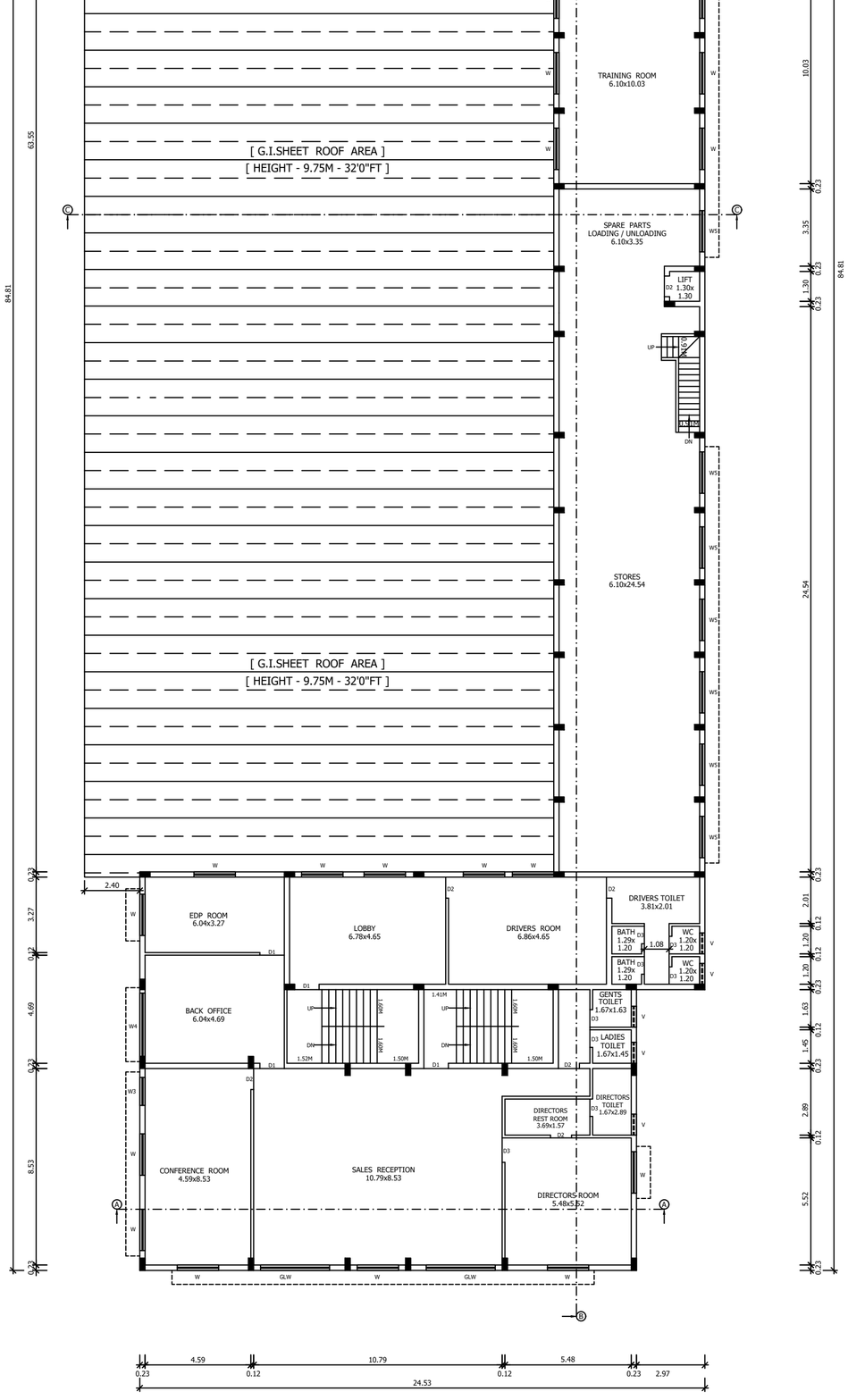
BUILDING PERMISSION No:

PLANNING PERMISSION No : 66/2026

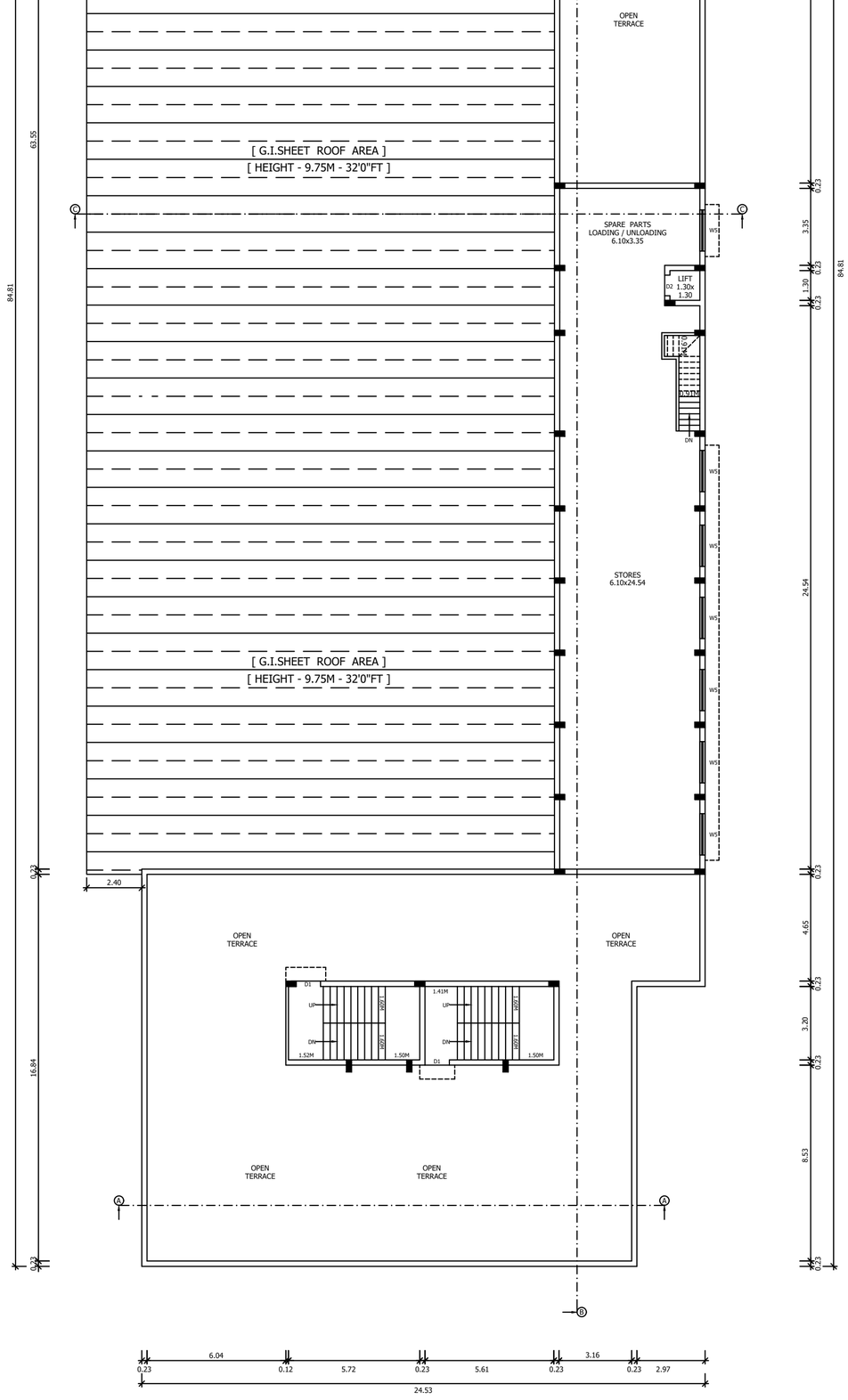
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL AUTOMOBILE SHOW ROOM BUILDING IN OLD S.F.No: 59/2B, 33/2, NEW SUB DIVISION S.F.No: 59/2B1, 33/2A, PATTA No: 1160, 1161, AT RAJAPUTHUKUDI VILLAGE, KAYATHAR TALUK, THOOTHUKUDI DT.



SECTION ON B-B



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SCHEDULE OF JOINERIES:-

REFERENCE	METERS
R.S - ROLLING SHUTTER	3.05 x 2.14
M.D - MAIN DOOR	2.44 x 2.44
D - DOOR	1.80 x 2.14
D1 - DOOR	1.06 x 2.14
D2 - DOOR	0.91 x 2.14
D3 - DOOR	0.76 x 2.14
W - WINDOW	1.80 x 1.50
W1 - WINDOW	1.50 x 1.50
W2 - WINDOW	1.50 x 1.20
W3 - WINDOW	1.20 x 1.20
W4 - WINDOW	2.75 x 1.50
W5 - WINDOW	1.80 x 1.80
GLW - GLASS WINDOW	3.00 x 2.14
J - JALLY	1.52 x 1.20
J1 - JALLY	1.22 x 1.20
V - VENTILATOR	0.91 x 0.61
V1 - VENTILATOR	0.61 x 0.61
O - OPENING	0.91 x 2.14

AREA DETAILS

DESCRIPTION	SQ.FT	SQ.METERS
S.F.No: 59/2B1	16145.86	1500.00
S.F.No: 33/2A	31215.34	2900.00
TOTAL	47361.20	4400.00
TOTAL SITE AREA [AS PER DOCUMENT]	47361.20	4400.00
TOTAL SITE AREA [AS PER TSLR EXTRACT]	47361.20	4400.00
TOTAL SITE AREA [AS PER DRAWING]	47361.20	4400.00
DESCRIPTION	**AREA SQ.FT**	**AREA SQ.M**
PROPOSED BUILDING PLINTH AREA		
GROUND FLOOR AREA [RCC]	9844.13	914.55
GROUND FLOOR AREA [GI SHEET]	13945.93	1295.62
FIRST FLOOR AREA	9582.35	890.23
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PLOT COVERAGE = 2210.17 / 4400.00 X 100 = 50.23%

F.S.I = 3297.92 / 4400.00 = 0.749

COLOUR INDEX:-

SITE BOUNDARY SHOWN -

PROPOSED BUILDING SHOWN -

EXISTING ROAD SHOWN -

NOTE:-

1. ALL MEASUREMENTS SHOWN IN METER.
2. WASTE WATER TO BE USED FOR GARDEN PURPOSE.
3. TOILET & BATH WASTE WATER TO BE CONNECTED IN UGD LINE.

SCALE:- 1"=8'-0" (or) 1:100

PARKING DETAILS:-

SL.No	DESCRIPTION	PROVIDED
1	CAR PARKING	32 Nos
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3	TWO WHEELER PARKING	04 Nos

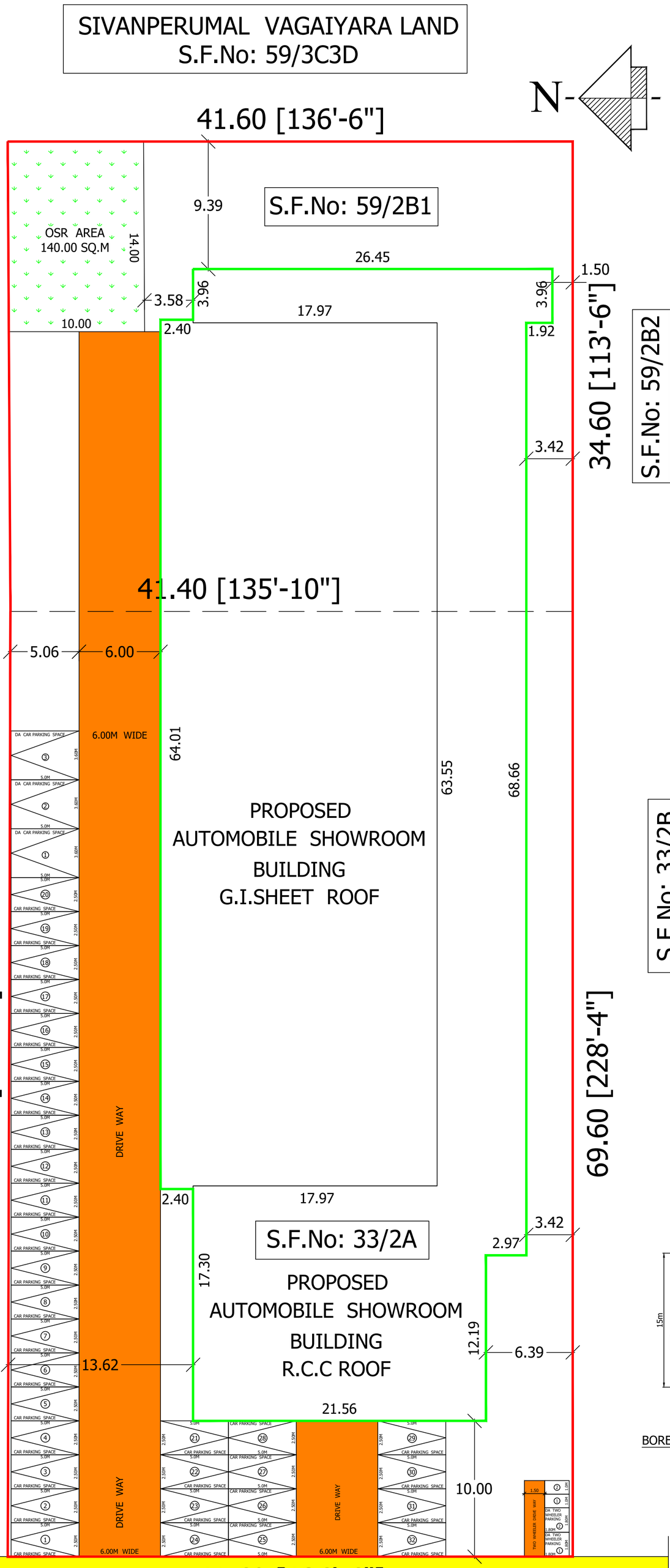
PROFESSIONAL DETAILS BASED ON FORM -C

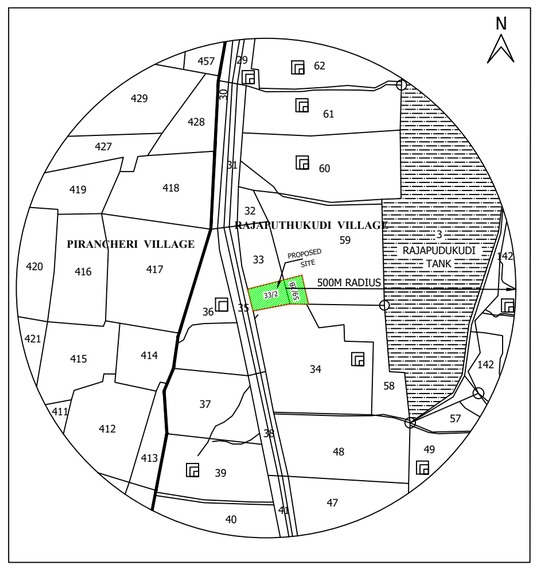
APPLICANT	Mr. P. JEYASURESH JAYARAJ Director of M/S. Jayaraj Trucks & Buses Pvt Limited.	For JAYARAJ TRUCKS & BUSES (P) LTD. Director
REGISTERED ENGINEER	Er.M. YOKEESWARAN. (RE/GR-III/TLPA/061 OCT/2024)	Er. M. YOKEESWARAN RE/ GR- III/ 099/ LB/ 2019/ 00027 RE/ GR- III/ TLPA/ 061 OCT/ 2024 CELL: 95973 12288
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GEO TECH EXPERT	Er.S.BALA SHANMUGA SUNDARAM (RGTE/TVLD/01/2025)	B.S.BALA SHANMUGA SUNDARAM M.Tech (Geotech) Registered Geo - Technical Engineer (DTCP Reg.No. RGTE/TVLD/01/2025) GeoTech Consultant BALA GEOTECH SERVICES 19A, Bharathiyar Street, Vallioor - 627 302. Mobile: 9894419302 Email: bala.geotech@gmail.com
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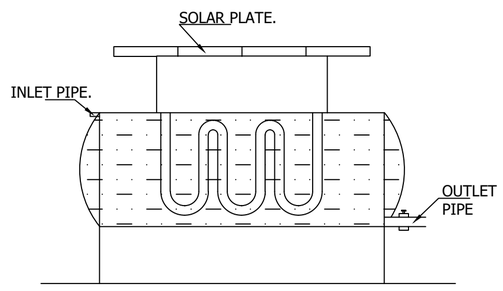
BUILDING PERMISSION No:

PLANNING PERMISSION No : 66/2026

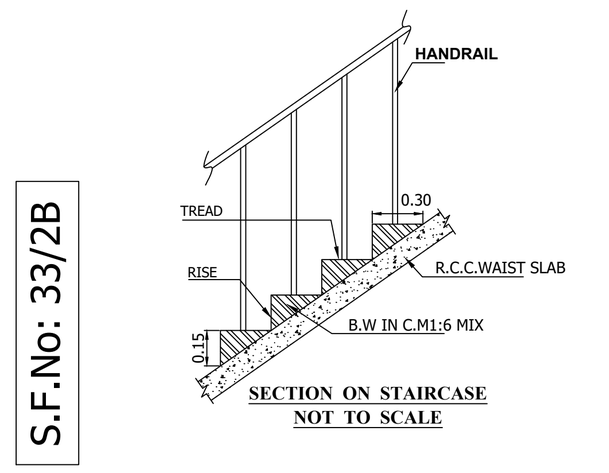
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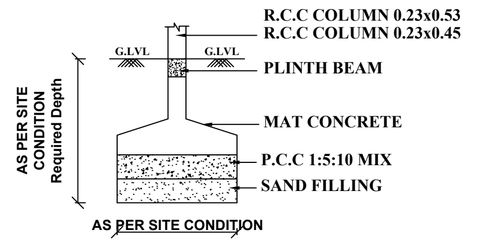




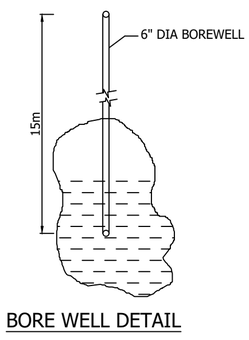
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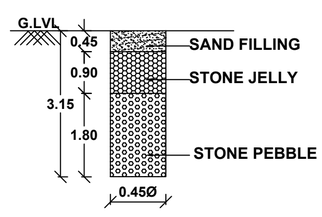
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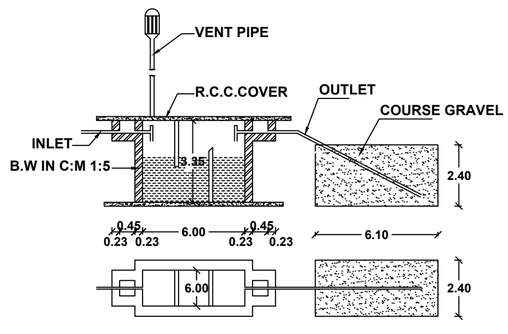
COLUMN FOUNDATION
(NOT TO SCALE)



BORE WELL DETAIL



RAIN WATER HARVESTING PIT
(NOT TO SCALE)



SEPTIC TANK & D-TRENCH DETAILS
(NOT TO SCALE)

LEGEND (COLOR INDEX DETAILS)

APPLICANT SITE BOUNDARY	--
PROPOSED BUILDING	--
DRIVE WAY	--
EXISTING ROAD	--
OSR AREA	--

SCHEDULE OF JOINERIES:-

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PROFESSIONAL DETAILS BASED ON FORM -C

APPLICANT	Mr. P. JEYASURESH JAYARAJ Director of M/S. Jayaraj Trucks & Buses Pvt Limited.	For JAYARAJ TRUCKS & BUSES (P) LTD Director
REGISTERED ENGINEER	Er.M. YOKEESWARAN. (RE/GR-III/TLPA/061 OCT/2024)	Er. M. YOKEESWARAN RE/ GR- III/ 088/ LS/ 2010/ 00027 RE/GR- III/ TLPA/ 061 OCT/ 2024 CELL: 95973 12288
STRUCTURAL ENGINEER	Er.R.VETRIVEL (SE/GR-I/DTCP/TRICHY/JUNE-2024/013)	Er.R.VETRIVEL, M.Tech(Struct)., F.I.V., F.I.E(I)., Govt. Approved Panel Engineer Class-1A Registered Structural Engineer Reg.No:SE/Gr.II/DTCP/ TRICHY / June-2024 / 013 D-382, Gandhiyadigal Street, Annasalai, Thennur, Trichy - 17
GEO TECH EXPERT	Er.S.BALA SHANMUGA SUNDARAM (RGTE/TVLD/01/2025)	Bala Shanmuga Sundaram
CONSTRUCTION ENGINEER	Er.N.NANTHAKUMAR (CE/TLPA/JAN2020/220)	Er. N.Nanthakumar, M.E.(Struct)., MIE(IND)., Registered Construction Engineer, Reg. No : CE/TLPA/Jan2020/220 12/A, Kakkan Colony, Airport, Trichy-07. Mobile : 96291 27445.

BUILDING PERMISSION No:

PLANNING PERMISSION No : 66/2026

Online Application Number: SWP/BPA/ /837885/2026

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

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