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

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DISTRICT TOWN AND COUNTRY PLANNING OFFICE
THOOTHUKKUDI DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HOSPITAL BUILDING IN S.F.NO: 358/3C & 368/3C1 AT ILUPPAIYURANI VILLAGE & PANCHAYATH, KOVILPATTI PANCHAYAT UNION, KOVILPATTAI TALUK, THOOTHUKUDI DISTRICT.

Online Application Number: SWP/BPA/8817372026

NOTES:-

1. ALL DIMENSIONS ARE IN METRE SCALE 1:100
2. EMERGENCY ALARMS WILL BE PROVIDED
3. F E - FIRE EXTINGUISHER PROVIDED.

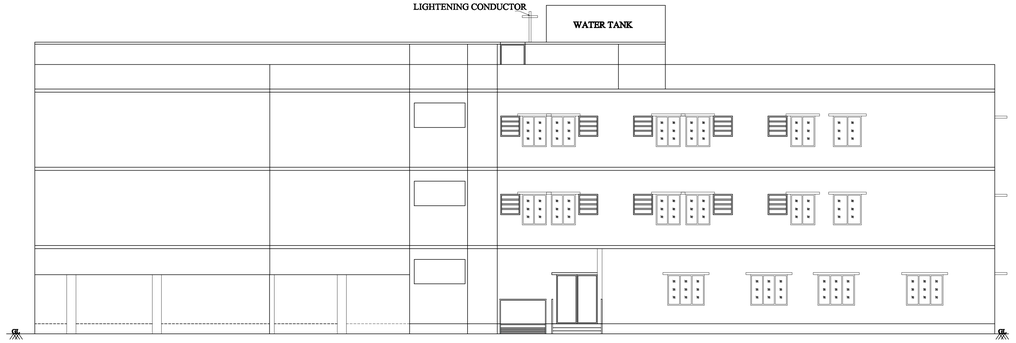
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SCHEDULE OF JOINERIES:

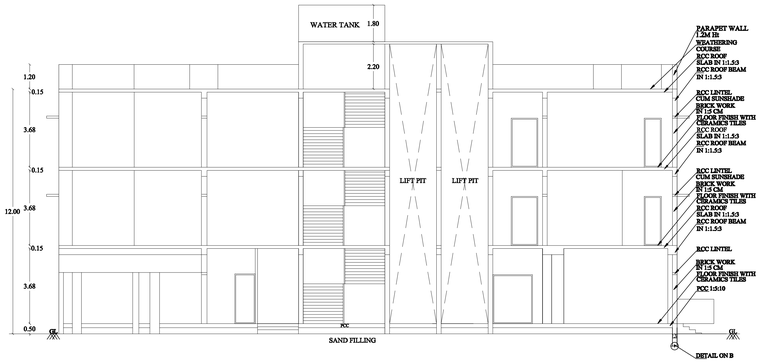
REFERENCE	METRE
GG – GRILL GATE	1.20 X 2.40
MD – MAIN DOOR	2.00 X 2.40
CG – COLLAPSIBLE GATE	1.20 X 2.40
RS – ROLLING SHUTTER	4.00 X 3.00
D – FLUSH DOOR	1.20 X 2.40
D1 – FLUSH DOOR	0.91 X 2.40
D2 – FLUSH DOOR	1.80 X 2.40
W – GLAZED WINDOW	1.80 X 1.50
FW – FRENCH WINDOW	1.38 X 2.00
SD – SLIDING DOOR	2.40 X 2.40
SD1 – SLIDING DOOR	1.00 X 2.40
V – VENTILATOR	1.00 X 1.00
V1 – VENTILATOR	0.80 X 1.00

PROPOSED BUILTUP AREA

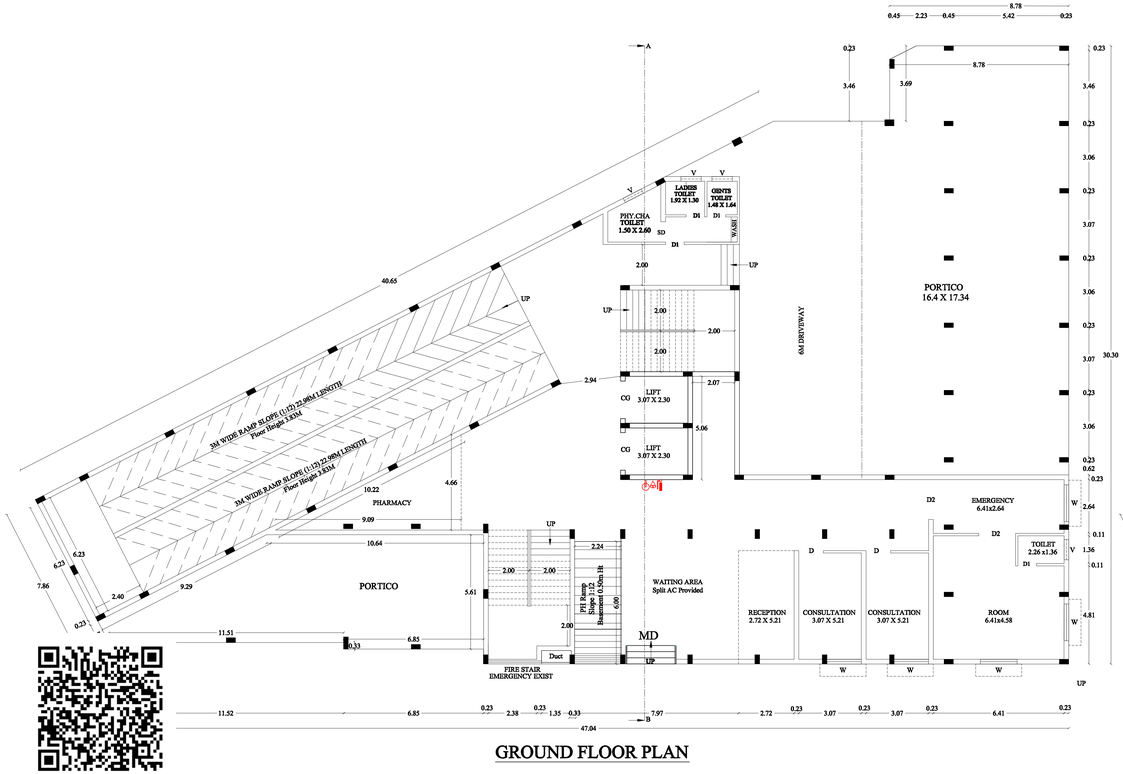
SL NO.	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)
1)	GROUND FLOOR AREA	610.43	398.67	1009.01
2)	FIRST FLOOR AREA	1003.48	–	1003.48



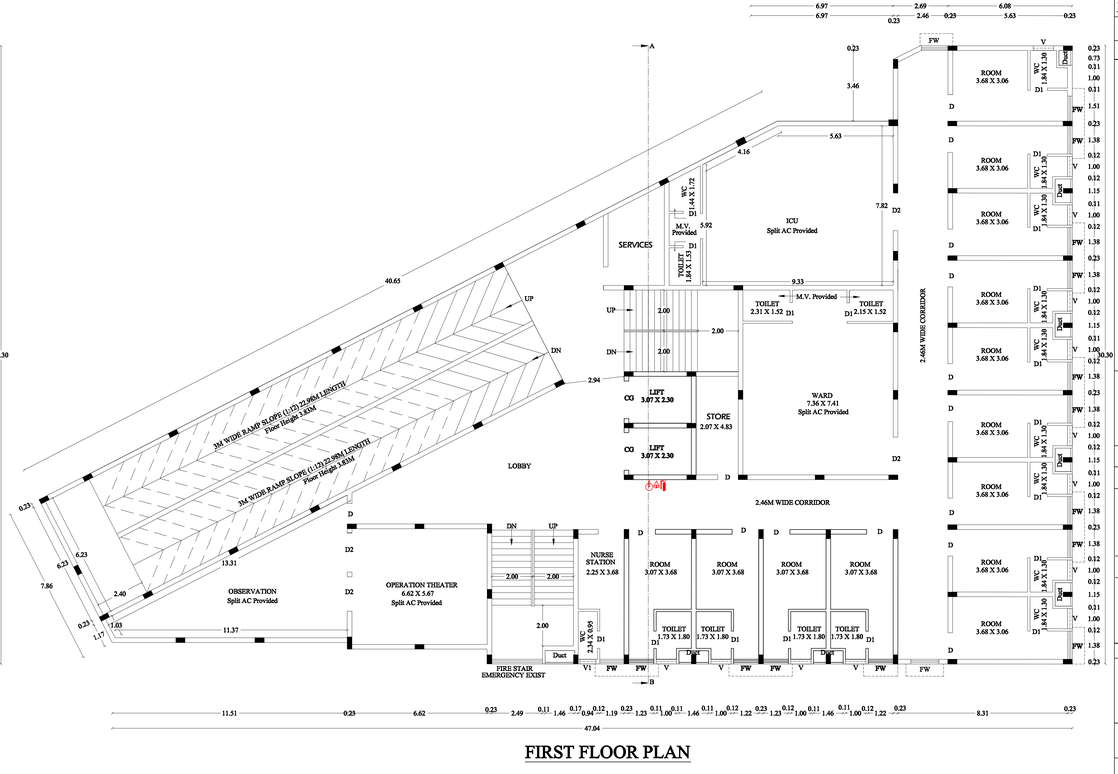
FRONT ELEVATION



SECTION ON AB



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Special Condition:

The building must be used for same purpose for which the approval has been obtained.

If used for any purpose other than the approved use, the planning permission will be deemed to be cancelled, notice will be lettered under 55 and 57 of Town and Country Planning Act-1971 without any prior notice and will be considered as unauthorized construction

PROFESSIONAL DETAILS

APPLICANT	REGISTERED ENGINEER
	Er.R.VETRIVEL, B.E.(Hons)., F.I.V., C.E.O., Govt. Approved Patel Engineer Class-1A, Registered Engineer, Reg. No.S1/2/P-1/2020-2021/312 D-202, Gandhiyadigal Street, Annanagar, Tennur, Trichy - 17. Cell: 97893 33245.
STRUCTURAL ENGINEER	CONSTRUCTION ENGINEER
Er.R.VETRIVEL, B.E.(Hons)., F.I.V., C.E.O., Govt. Approved Patel Engineer Class-1A, Registered Structural Engineer, Reg. No.S1/S/P-1/TCP/Tenn/June-2014/03 D-202, Gandhiyadigal Street, Annanagar, Tennur, Trichy - 17. Cell: 97893 33245.	B.S.BASKER, B.E. Construction Engineer ICE / DICP / Tiche / Sep-2024 / 056 THIRU ASSOCIATES 15/B, First Street, Kodhaiyanmm, E.Pudur Trichy-620 017. Cell: 99940 51773
GEO TECHNICAL ENGINEER	

Technical Clearance No. SWP/THOOTHUKUDI /BPA/A.D./D.T.C.P No.57/2026

This Planning permission is valid for a period of 8 years from the date of e-sign

e-signed
Assistant Director
District Town and Country Planning office
Thoothikkudi District

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
THOOTHUKKUDI DISTRICT

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Online Application Number: SWP/BPA/881737/2026

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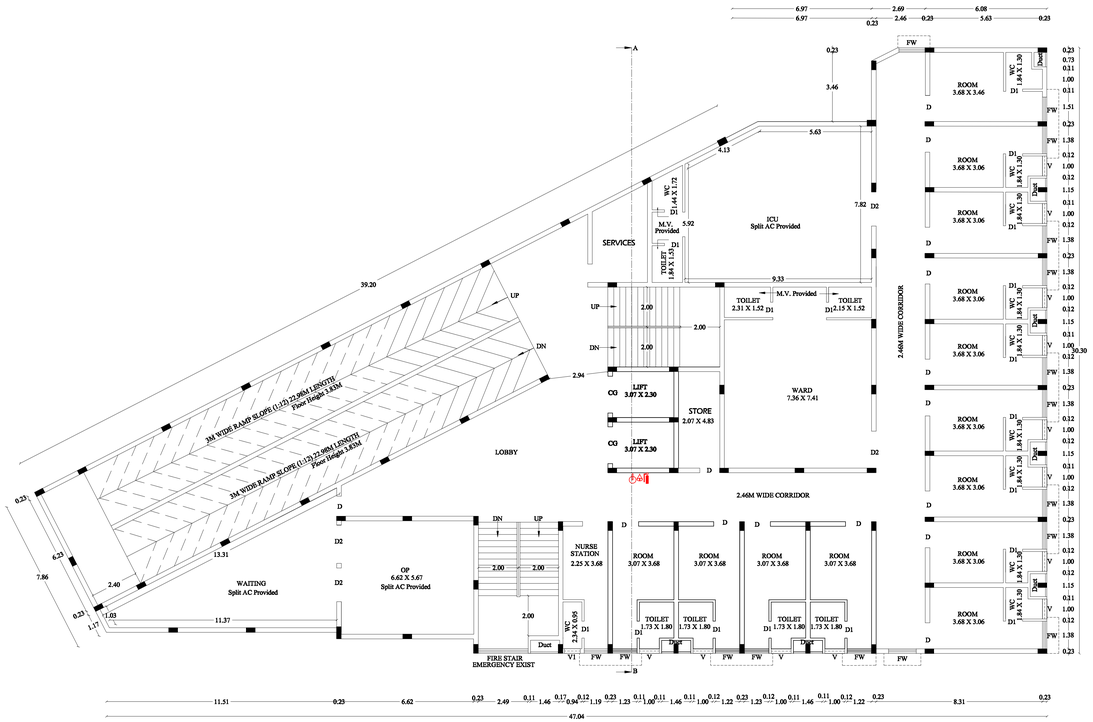
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SCHEDULE OF JOINERIES:

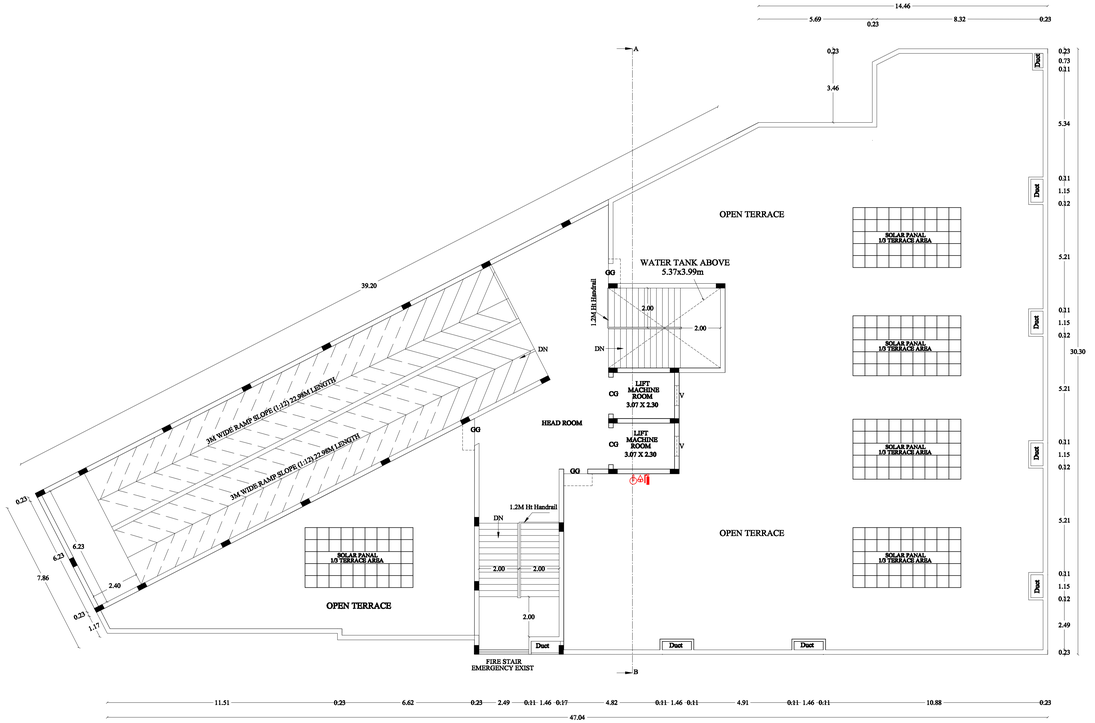
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PROPOSED BUILTUP AREA

SL NO.	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)
1)	SECOND FLOOR AREA	1003.48	–	1003.48
2)	HEAD ROOM AREA	–	317.17	317.17



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

Special Condition:-

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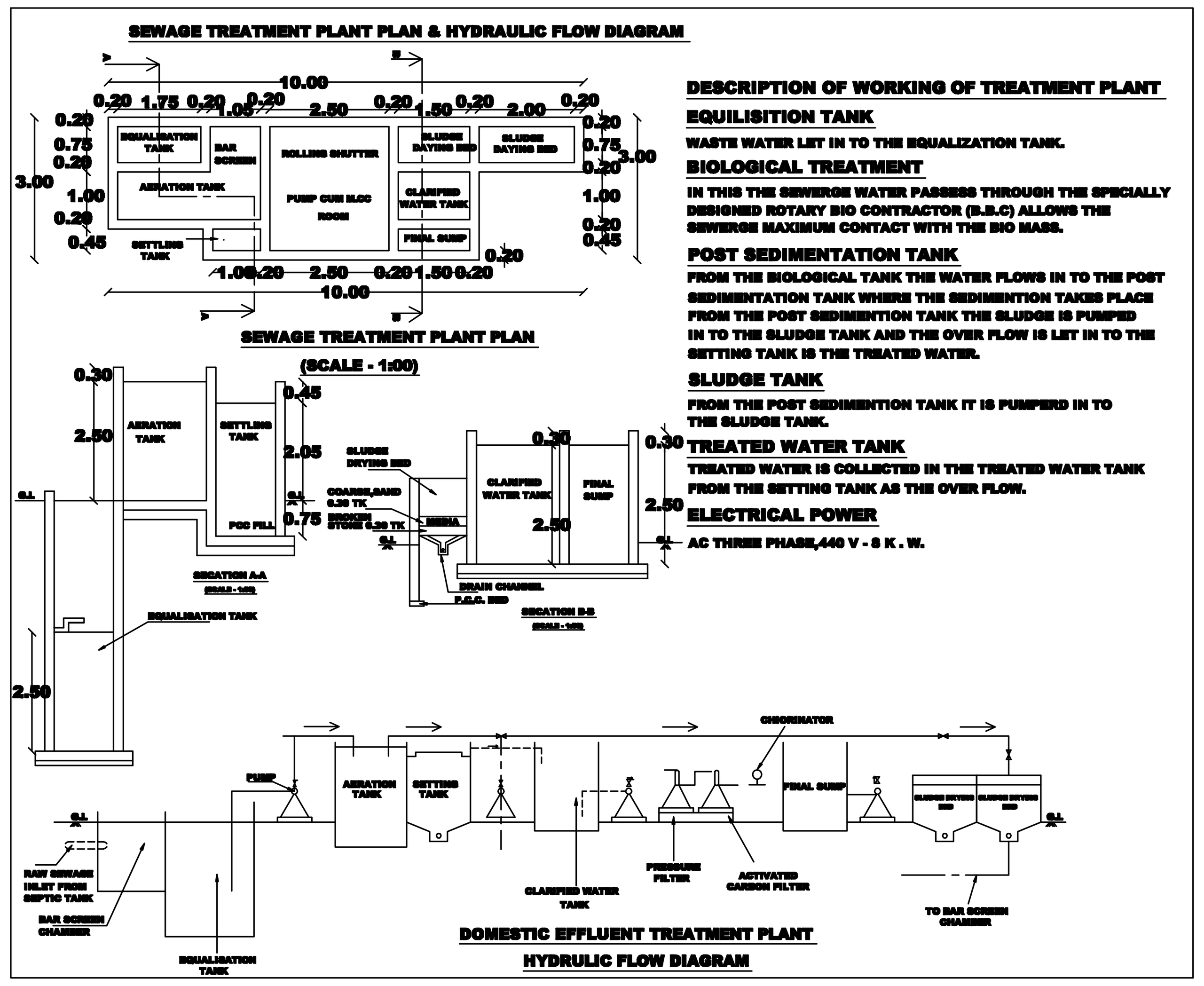
PROFESSIONAL DETAILS

APPLICANT	REGISTERED ENGINEER
	Er.R.VETRIVEL, B.E.,Chandhrvel,AVK.C.E.G, Govt. Approved Panel Engineer Class-1A, Registered Engineer, Reg.No.B.E.(E.1)7121/TROY/June-2024/332 D-282, Gandhiyaigal Street, Annanagar, Tennur, Trichy – 17. Cell : 97893 33245.
STRUCTURAL ENGINEER	CONSTRUCTION ENGINEER
Er.R.VETRIVEL, B.E.,Chandhrvel,AVK.C.E.G, Govt. Approved Panel Engineer Class-1A, Registered Structural Engineer, Reg.No.B.E.(E.1)7121/TROY/June-2024/332 D-282, Gandhiyaigal Street, Annanagar, Tennur, Trichy – 17. Cell : 97893 33245.	Er.S.BASKER, Reg Executive Engineer RCE / DTCP / Trichy / Jan-2024, Trichy ASSOCIATES 15/8, Fire Street, Krishnapuram, E.Pudur Trichy-620 017. Cell: 9994011773
GEO TECHNICAL ENGINEER	
Er.K.GANDHIRAJA, B.E.,Mining Engineer, Reg.No.B.E.(E.1)7121/TROY/June-2024/332 D-282, Gandhiyaigal Street, Annanagar, Tennur, Trichy – 17. Cell : 97893 33245.	

Technical Clearance No. SWP/THOOTHUKUDI /BPA/A.D./D.T.C.P No.57/2026

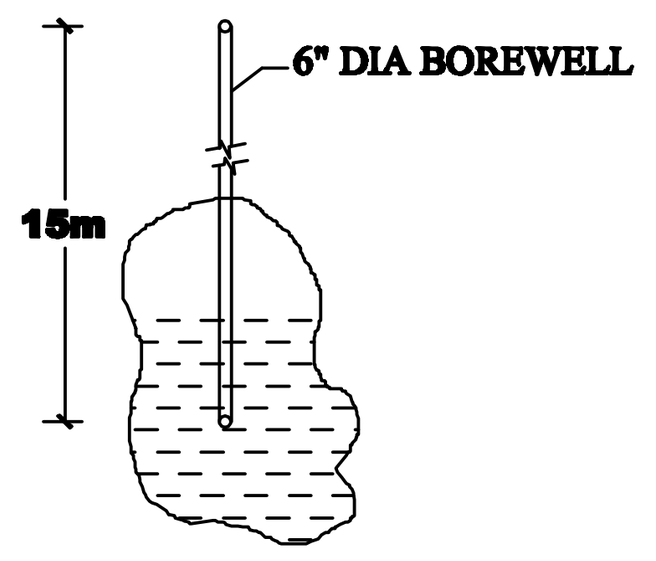
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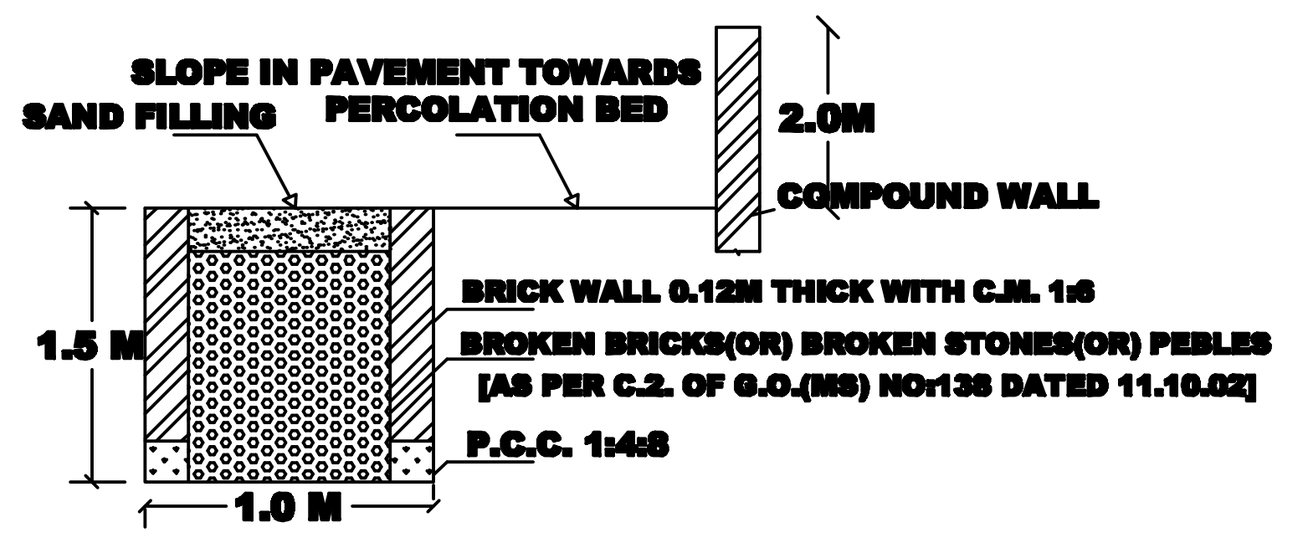


NOTE

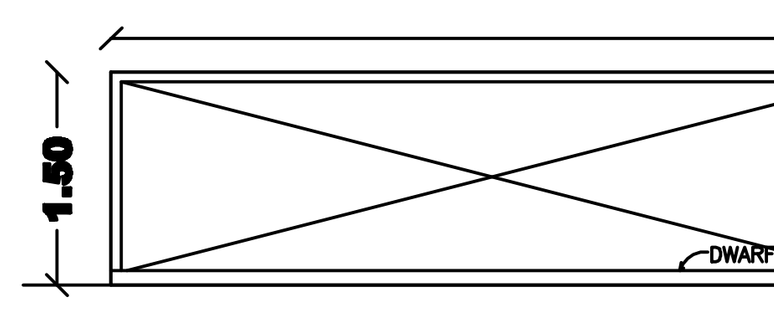
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED TO ST-DT.
2. BORE WELL WITH MOTAR WATER TANK AND PANCHAYAT WATER SUPPLY WILL BE PROVIDED
3. RAIN WATER PERCOLATION PIT PROVIDED @ 1/30 Sqm OF PLINTH AREA @ 6 M C/C
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-10-02.
5. RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
6. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE CONNECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 60 X 60 X 60 CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
7. SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.
8. ALL DIMENSIONS ARE IN METRE.
9. MECHANICAL VENTILATOR PROVIDED FOR ALL TOILETS.



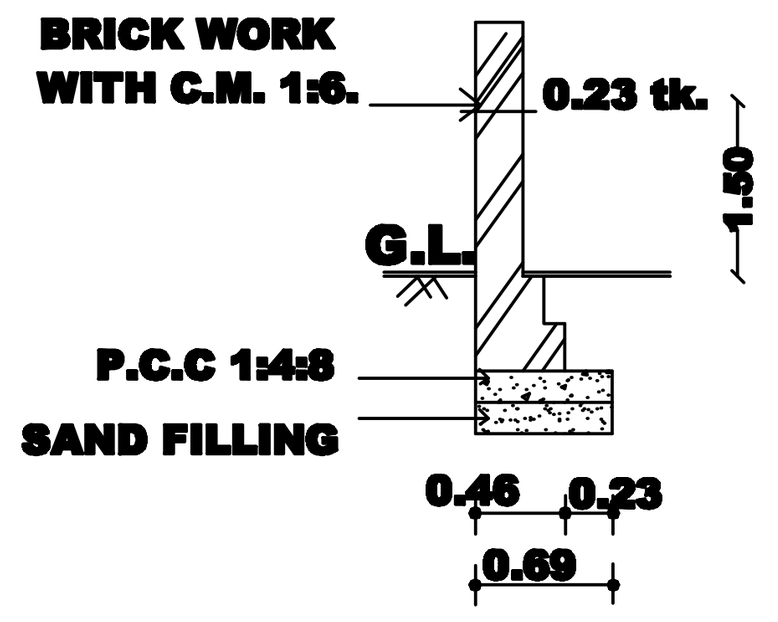
BORE WELL DETAIL



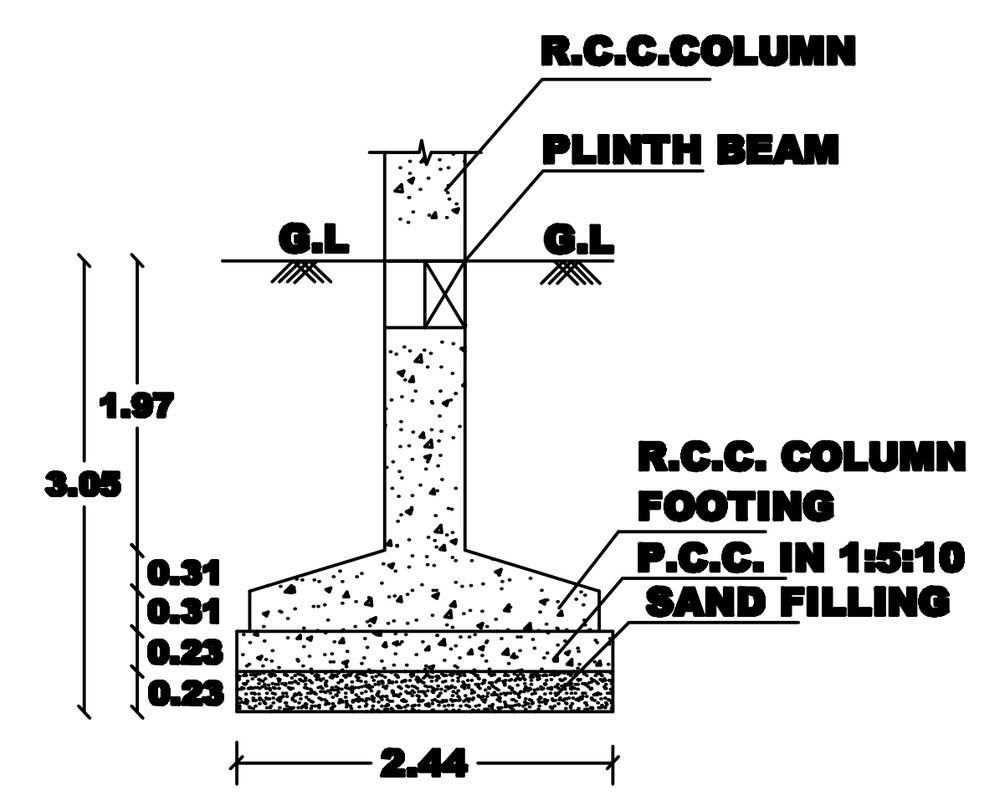
SECTION OF RAIN WATER PERCOLATION BED



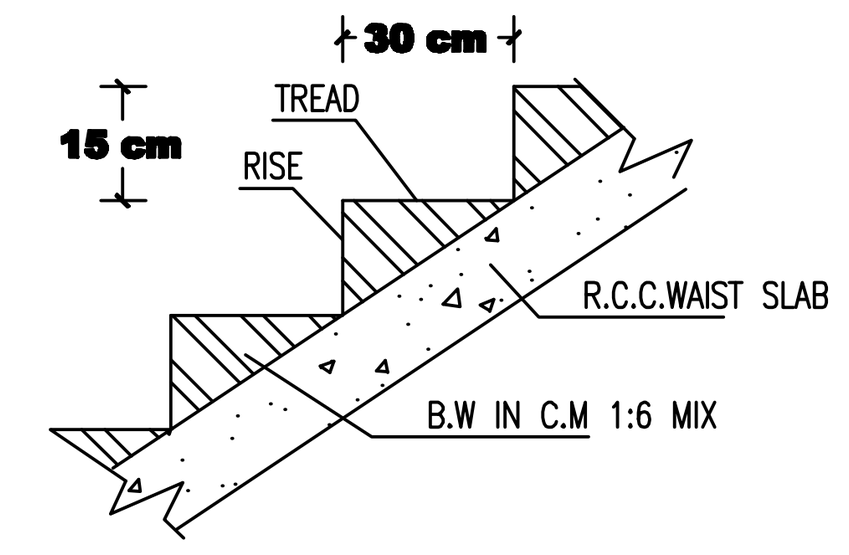
MAIN GATE ELEVATION



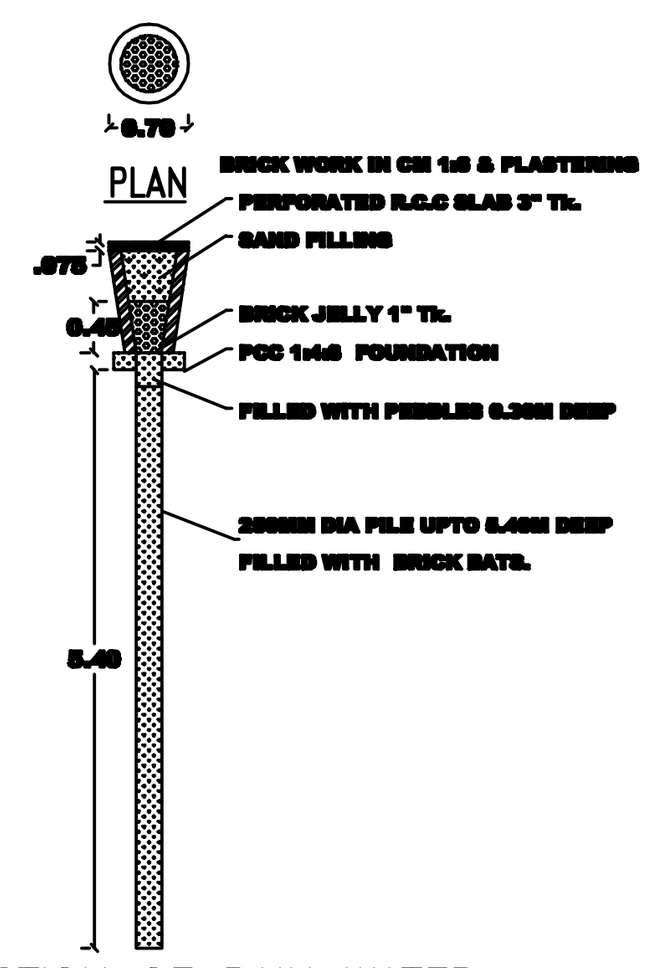
SECTION OF COMPOUND WALL



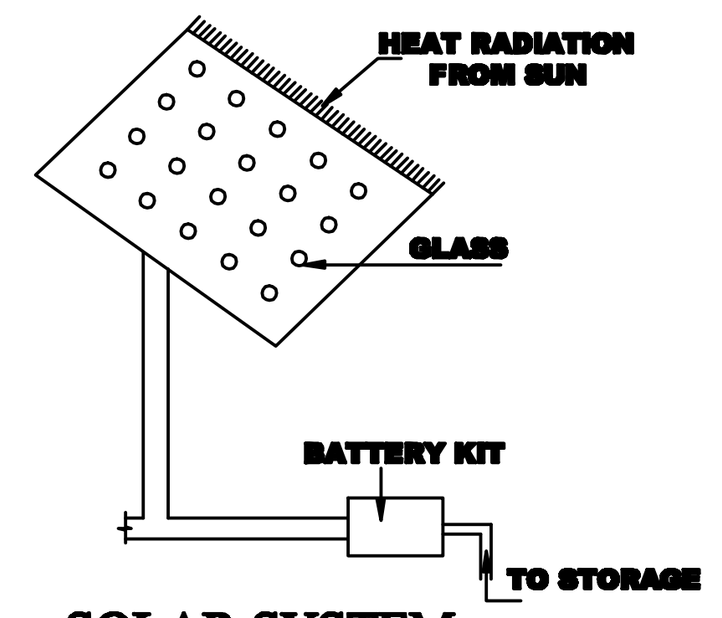
FOUNDATION DETAIL
(DETAILS B)



SECTION OF STAIRCASE



SECTION OF RAIN WATER PERCOLATION PIT



SOLAR SYSTEM



SITE PLAN
(SCALE 1:200)

SHEET : 3/3

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N

AREA DETAILS

DESCRIPTION	SQ.M
PLOT AREA (as per DOCUMENT)	2440.00
PLOT AREA (as per FMB)	2440.00
SUPER IMPOSED PLOT AREA	2424.25

N

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3)	SECOND FLOOR AREA	1003.48	–	1003.48
4)	HEAD ROOM AREA	–	317.17	317.17
5)	TOTAL AREA	2617.39	715.84	3333.23
	VACANT AREA	–	–	1415.15

PLOT COVERAGE = 1009.10 / 2424.25 X 100 = 41.63 %
F.S.I = 2617.39 / 2424.25 = 1.080

PARKING DETAILS

S.NO	DESCRIPTION	REQUIRED	PROVIDED
1.	CAR PARKING SPACE	20 NOS	21 NOS
2.	TWO WHEELER PARKING SPACE	20 NOS	29 NOS

SITE BOUNDARY SHOWN IN –
PROPOSED BUILDING SHOWN IN –
DRIVEWAY SHOWN IN –
ROAD SHOWN IN –

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PROFESSIONAL DETAILS

APPLICANT	REGISTERED ENGINEER
Sd/-	Er.R.VETRIVEL, M.Tech(Struct).,F.I.V.,C.E(I). Govt. Approved Panel Engineer Class-1A, Registered Engineer, Reg. No:RE/Gr. 1/DTCP/TRICHY/June-2024/012 D-382, Gandhiyadigal Street, Annanagar, Tennur, Trichy - 17. Cell : 97893 33245.
STRUCTURAL ENGINEER	**CONSTRUCTION ENGINEER**
Er.R.VETRIVEL, M.Tech(Struct).,F.I.V.,C.E(I). Govt. Approved Panel Engineer Class-1A, Registered Structural Engineer, Reg. No:SE/Gr. 1/DTCP/TRICHY/June-2024/013 D-382, Gandhiyadigal Street, Annanagar, Tennur, Trichy - 17. Cell : 97893 33245.	Er.S.BASKER, Reg. Construction Engineer RCE / DTCP / Trichy / Sep-2024 / 056 THIRU ASSOCIATES 15/8, First Street, Krishnapuram, E.Pudur Trichy-620 012. Cell: 9994011773

GEO TECHNICAL ENGINEER

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 / 022)
(DTCP Regn No. CGLRGN RGTE / 2019 / 08 / 012)
(MLPA Regn No. GTE 002 / 2019)
GEOMATRIX CONSULTANCY, (Regn. No. 330242233482E)
No.22, Thomas Street, Narimedu,
Madurai - 625 002. Ph: 7598031360, 7708758598
Email: geomatrixconsultancy@gmail.com

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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.