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

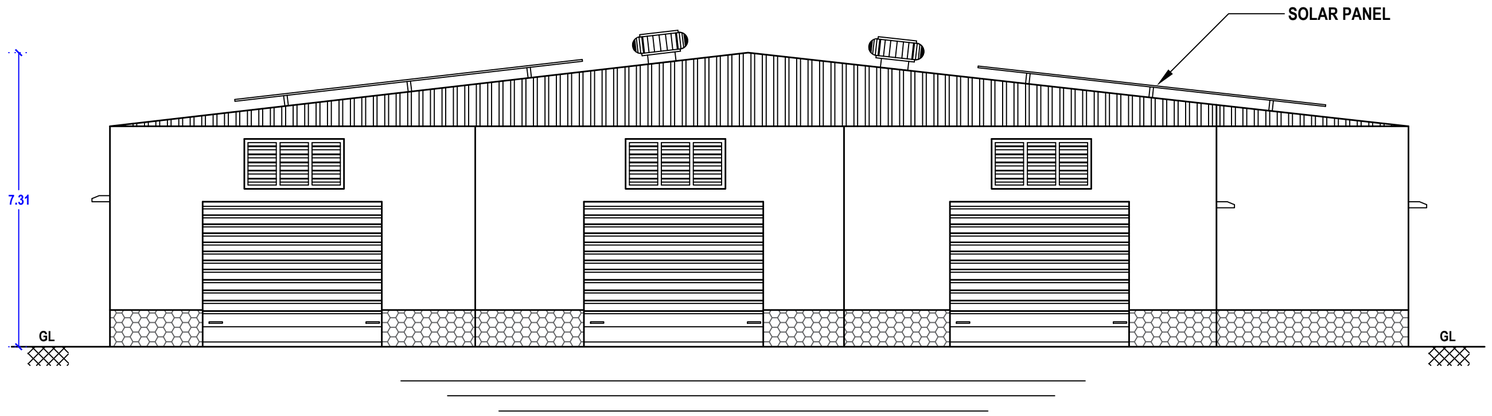
hello@verified.realestate
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SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF AN INDUSTRIAL BUILDING FOR COLD STORAGE (GREEN INDUSTRIES) UNITUSING 636.50 HP ELECTRICAL POWER IN SURVEY NO: 354/2C IN D.DURAISAMYPURAM VILLAGE AND VALLINAYAGIPURAM PANCHAYAT, OTTAPIDARAM TALUK, THOOTHUKUDI DISTRICT.

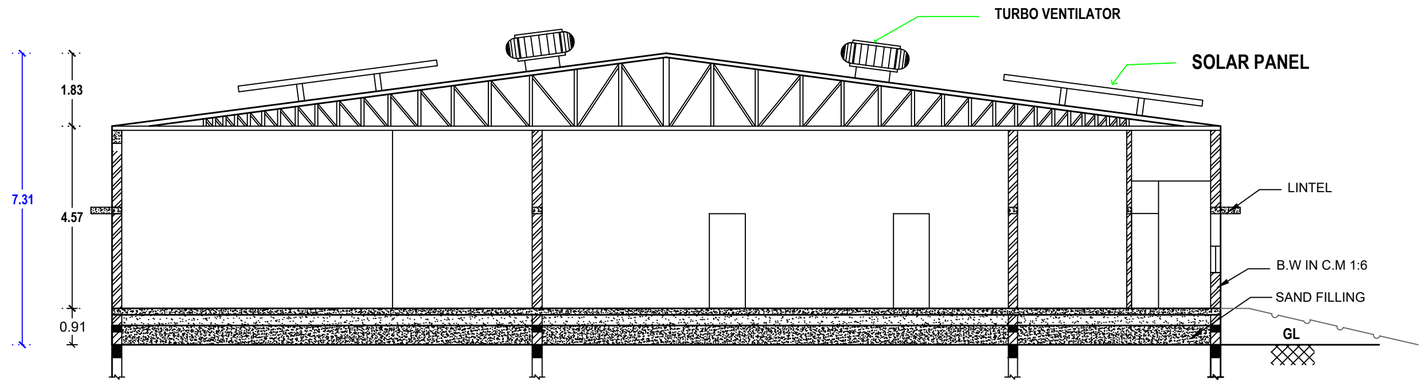
OWNER NAME: Mrs. J. ANTONY XAVIER AGNES

SHEET NO: 3/3

OFFICE USE:



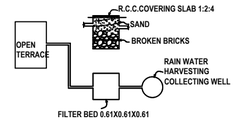
ELEVATION



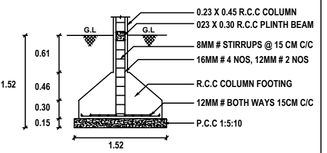
SECTION ON 'AA'

PLANNING PERMISSION

ROC. NO. SWP/BPA/883633/2026
SITE BOUNDARY SHOWN AS "A TO D"
BUILDING APPROVAL NO:
SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P No. 56/2026 (1 TO 3 SHEET)



DETAILS OF RAIN WATER HARVESTING SYSTEM

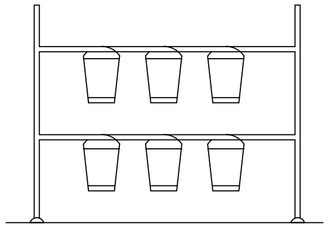


COLUMN FOOTING DETAILS

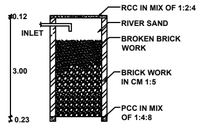
Dr.E.RAVI,M.E,Ph.D.,FIM(I),.FIGS
Geotechnical Engineer(RGTE)
Regd.No.01/2024/RGTE/EDTCP (Renewal)

REGISTERED GEO-TECH ENGINEER

OWNER



SAND BUCKETS



SECTION



PLAN

PERCOLATION PIT

Er.K.RAJESHWARAN,M.E.(Struct.)
Registered Structural Engineer Grade I(RSE-I)
4/3, Manakanjara Nayanar Street,
Palayamkottai, tirunelveli - 627002

REGISTERED STRUCTURAL ENGINEER

Er.S.PONMANIKANDAN, M.E.,LLB,AIV,AIE
Licensed Surveyor / Registered Engineer
Approved Valuer/Chartered Engineer
149/8, Polepettai West 1st Street,
Tuticorin - 628 008
Mob: 8056700160.

REGISTERED ENGINEER

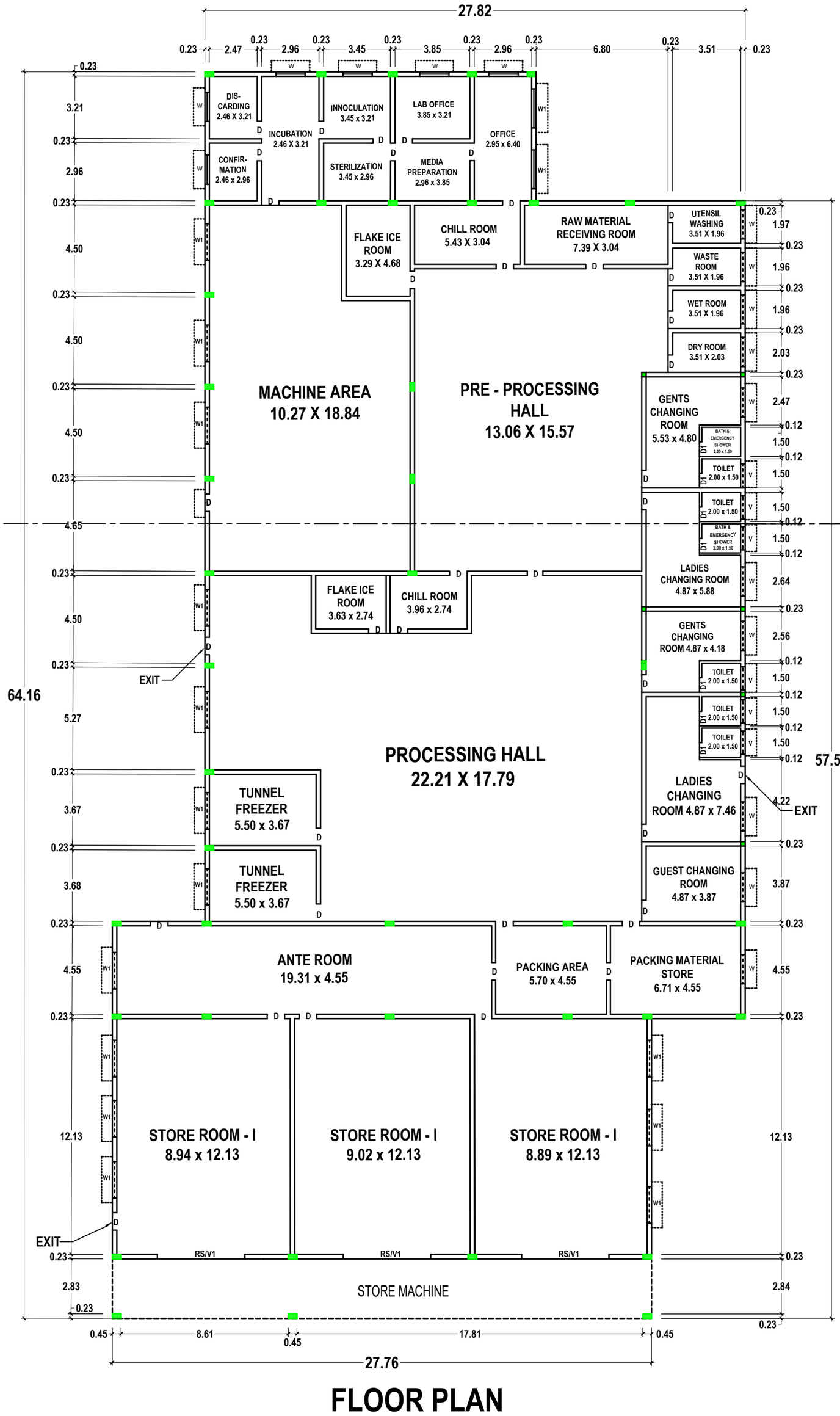
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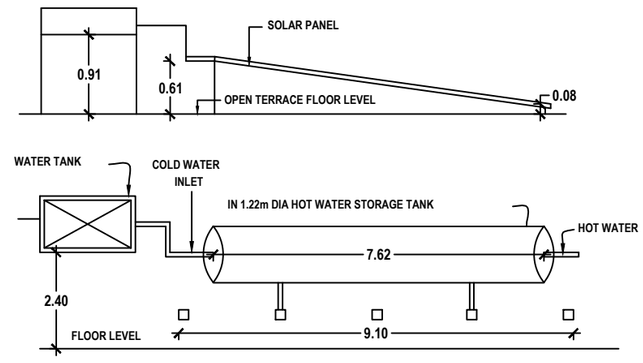
SHEET NO: 2/3

OWNER NAME: Mrs. J. ANTONY XAVIER AGNES

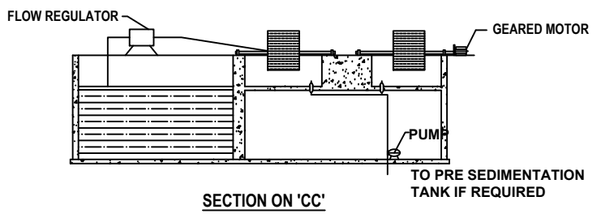
SCALE - 1:200



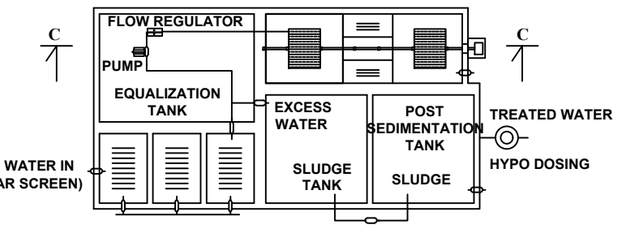
FLOOR PLAN



DETAILS OF SOLAR WATER HEATING SYSTEM

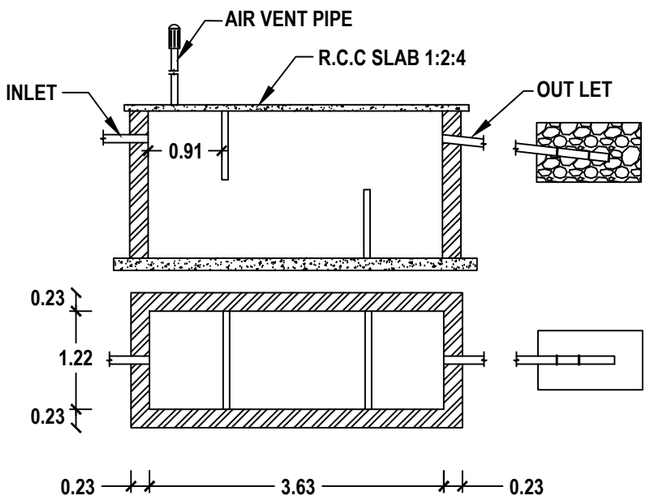


SECTION ON 'CC'

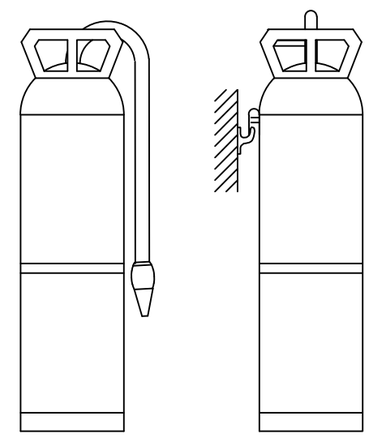


PLAN

DETAILS OF SEWAGE TREATMENT PLANT



SEPTIC TANK & TRENCH



FIRE EXTINGUISHER

OFFICE USE:

PLANNING PERMISSION

ROC. NO. SWP/BPA/883633/2026
SITE BOUNDARY SHOWN AS "A TO D"
BUILDING APPROVAL NO:
SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P No. 56/2026 (1 TO 3 SHEET)

Dr.E.RAVI,M.E,Ph.D.,FIM(I).,FIGS Geotechnical Engineer(RGTE) Regd.No.01/2024/RGTE/EDTCP (Renewal)	
REGISTERED GEO-TECH ENGINEER	OWNER
Er.K.RAJESHWARAN,M.E.(Struct.) Registered Structural Engineer Grade I(RSE-I) 4/3, Manakanjara Nayanar Street, Palayamkottai, tirunelveli - 627002	Er.S.PONMANIKANDAN, M.E.,LLB,AIV,AIE Licensed Surveyor / Registered Engineer Approved Valuer/Chartered Engineer 149/8, Polepettai West 1st Street, Tuticorin - 628 008 Mob: 8056700160.
REGISTERED STRUCTURAL ENGINEER	REGISTERED ENGINEER

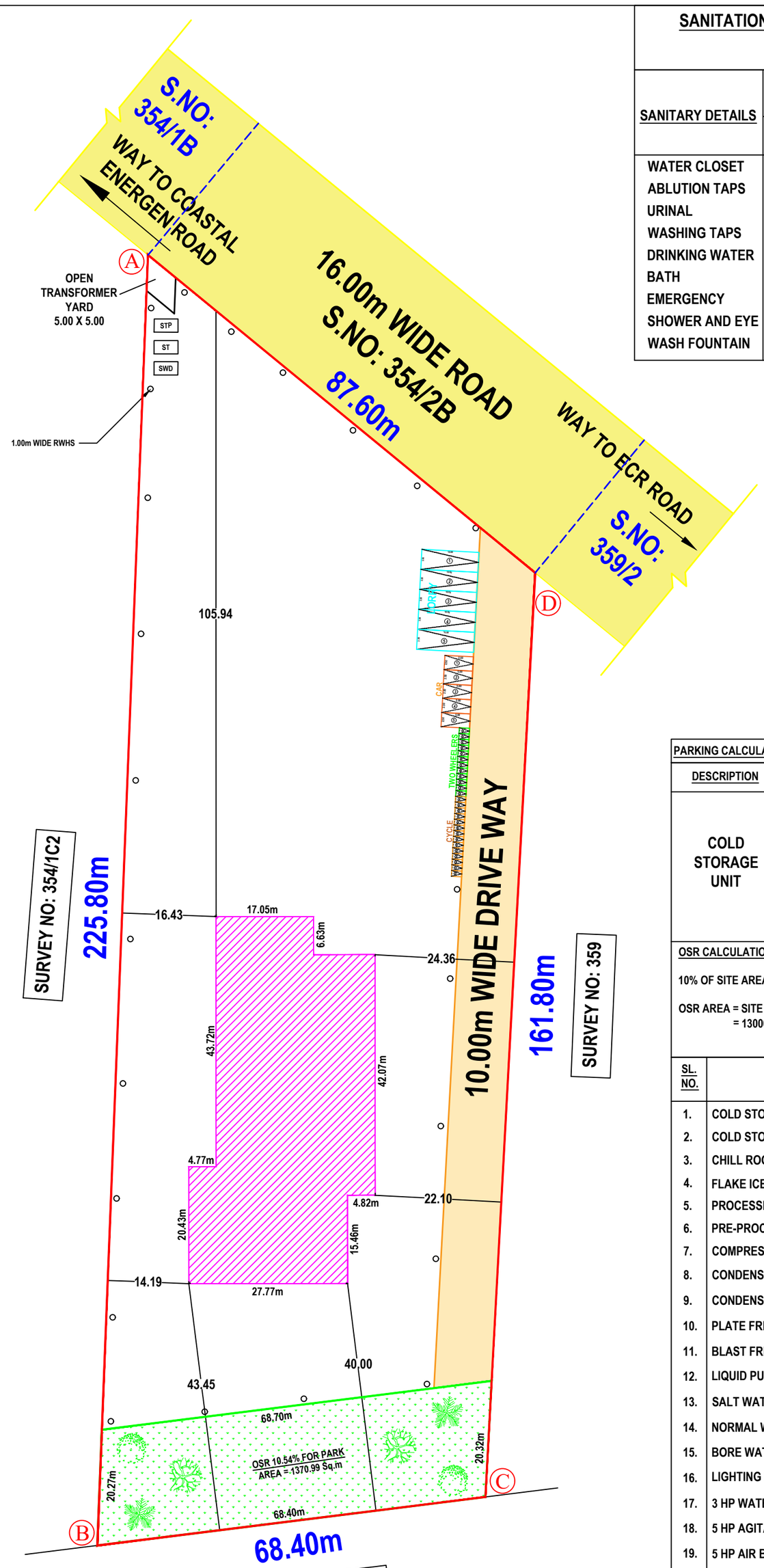
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N

SHEET NO: 1/3

OWNER NAME: Mrs. J. ANTONY XAVIER AGNES

SCALE - 1:700



SANITATION REQUIREMENTS FOR INDUSTIRES (COLD STORAGE)

SANITARY DETAILS	MALE - 35 NOS		FEMALE - 30 NOS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	2	2	2	3
ABLUTION TAPS	2	2	3	3
URINAL	2	2	-	-
WASHING TAPS	2	2	2	2
DRINKING WATER	1	1	1	1
BATH	1	1	1	1
EMERGENCY SHOWER AND EYE WASH FOUNTAIN	1	1	1	1

SITE AREA DETAILS AS PER SALE DEED

S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in Sqm	AREA in Sq. Ft
1.	3947/2024	354/2C	13000.00	139932.00
TOTAL			13000.00	139932.00

SITE AREA DETAILS AS PER PATTA

S. NO.	PATTA NUMBER	SURVEY NUMBER	AREA in Sqm	AREA in Sq. Ft
1.	1556	354/2C	13000.00	139932.00

SITE AREA DETAILS

AS PER SALE DEED - 13000.00 Sq.m
AS PER PATTA - 13000.00 Sq.m
AS AT SITE - 13000.00 Sq.m

STALL SIZE FOR PARKING

1 TWO WHEELER SPACE - 1.00m X 1.80m
1 CAR SPACE - 2.50m X 5.00m
1 CYCLE SPACE - 1.00m X 1.80m
1 LORRY SPACE - 3.50m X 10.00m

BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in Sq.m	AREA in Sq. Ft
FLOOR PLAN	1712.98	----------	1712.98	18438.51
OFFICE	23.42	----------	23.42	252.09
TOTAL	1736.40	----------	1736.40	18690.60

$$FSI = \frac{\text{TOTAL AREA OF ALL FLOORS}}{\text{AREA AS PER SUPER IMPOSED}} = \frac{1736.40}{13000.00} = 0.13 < 2.00$$

NOTE:

1. ALL DIMENSIONS ARE IN METER.
2. CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED IN ALL FLOORS.
3. EXIT TO BE PROVIDED FOR EVERY 30 METRES.
4. 10% VISITORS PARKING TO BE PROVIDED

PARKING DETAILS FOR COLD STORAGE BUILDING

1 LORRY SPACE FOR EVERY 500.00 Sqm OF FLOOR AREA

PARKING CALCULATION DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
COLD STORAGE UNIT	1712.98 / 500	4 LORRIES	5 LORRIES
	23.42 / 100	1 CAR	5 CARS
	23.42 / 25	1 TWO WHEELERS	12 TWO WHEELERS
	----------	0 CYCLE	14 CYCLE

OSR CALCULATION DETAILS:

10% OF SITE AREA RESERVED TO OSR FOR PARK PURPOSE

OSR AREA = SITE AREA X 10%
= 13000.00 Sqm X 10% = 1300.00 Sq.m (REQUIRED)
= 1370.99 Sq.m (PROVIDED)

SL. NO.	MACHINE NAME	POWER (in HP)
1.	COLD STORAGE ROOM BITZER UNIT 14 HP X 6 NOS	84
2.	COLD STORAGE ANTI-ROOM BITZER UNIT 5 HP X 2 NOS	10
3.	CHILL ROOM BITZER UNIT 5 HP X 2 NOS	10
4.	FLAKE ICE ROOM BITZER UNIT 23 HP X 2 NOS	46
5.	PROCESSING ROOM BITZER UNIT 5 HP X 2 NOS	10
6.	PRE-PROCESSING ROOM BITZER UNIT 5 HP X 2 NOS	10
7.	COMPRESSOR MOTOR 120 HP X 3 Nos	360
8.	CONDENSER 3 HP FAN X 4 NOS	12
9.	CONDENSER 3 HP PUMP X 2 NOS	6
10.	PLATE FREEZER HYDRAULIC PUMP 2 HP X 2 NOS	4
11.	BLAST FREEZER INDOOR FAN MOTOR 1.5 HP X 3 NO	4.5
12.	LIQUID PUMP 5 HP X 2 NOS	10
13.	SALT WATER PUMP 3 HP X 1 NOS	3
14.	NORMAL WATER PUMP 5 HP X 1 NOS	5
15.	BORE WATER PUMP 3 HP X 2 NOS	6
16.	LIGHTING LOAD 12000 WATTS (APP)	16
17.	3 HP WATER PUMP X 4 NOS	12
18.	5 HP AGITATOR X 2 NOS	10
19.	5 HP AIR BLOWER X 2 NOS	10
20.	3 HP SLUDGE MUD PUMP X 2 NOS	6
21.	LIGHTING LOAD 1500 WATTS (APP)	2
	TOTAL	636.5

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
R.S	ROLLING SHUTTER	3.00 X 2.10
MD	MAIN DOOR	1.05 X 2.10
D1	DOOR	1.00 X 2.10
W1	WINDOW	2.10 X 2.00
O	OPEN	1.00 X 2.10
W	WINDOW	1.50 X 1.50
V	VENTILATOR	1.00 X 0.60

REFERENCE

DESCRIPTION	COLOUR
SITE BOUNDARY	
PROPOSED BUILDING	
OPEN SPACE	
DRIVE WAY	
EXG. ROAD	

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

OFFICE USE:

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க.சுரேஷ்
அளவர்/ உதவி வரைவாளர்

மொ.சா. வாஸில் அகமது
திட்ட உதவியாளர்

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Tuticorin - 628 008
Mob: 8056700160.

REGISTERED 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
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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.