PP APPROVAL RECORD

Planning Permission

Survey 244/3A and 2 more

Keela Tiruchendur, Tiruchendur 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 RE-CONSTRUCTION OF COMMERCIAL BUILDING (BUSINESS OFFICE) AFTER DEMOLISHING THE EXISTING SHOP BUILDING AT D.NO:90/100A,88/101 PALAI ROAD IN NATHAM PATTA S.NO:244/3A,3C, 244/4B2 OF KEELA TIRUCHENDUR VILLAGE, TIRUCHEDNUR MUNICIPALITY, TIRUCHEDNUR TALUK, THOOTHUKUDI DISTRICT.

ALL DIMENSIONS ARE IN METER, SCALE 1:100

SITE AREA DETAILS	SQ.M	SQ.FT
SITE AREA AS PER DOCUMENT	723.75	7790.44
SITE AREA AS PER TS PATTA	705.00	7588.62

BUILDING AREA DETAILS

FLOOR DETAILS	FSI Sq.m	Non FSI Sq.m	Total Sq.m	Total Sq.ft
STILT FLOOR	--	174.79	174.79	1881.44
FIRST FLOOR	174.79	--	174.79	1881.44
SECOND FLOOR	174.79	--	174.79	1881.44
HEAD ROOM	--	26.98	26.98	290.41
TOTAL FLOOR AREA	349.58	201.77	551.35	5934.73

SCHEDULE OF JOINERY

RS	ROLLING SHUTTER	2.40 x 3.00 M
D	DOOR	1.00 x 2.10 M
D2	DOOR	0.76 x 2.10 M
W	WINDOW	2.00 x 1.50 M
V	VENTILATOR	0.90 x 0.60 M

FLOOR SPACE INDEX

F.S.I = 349.58 / 705.00 = 0.496 < 2.0

PARKING CALCULATION

TOTAL FSI AREA = 349.586sq.m
75% OF AREA = 349.58*75/100=262.18
1 CAR 100SQ.M = 262.18/100
= 2.62 SAY 3CAR
1 TWO WHEELER /25SQ.M = 196.32/25
= 10.49 SAY 11
10% of Visitor Parking = 1Car & 2 Two wheeler
REQUIRED = 4 CAR & 13 TWO WHEELER
PROVIDED = 4 CAR & 14 TWO WHEELER

TECHNICAL APPROVAL
Roc No: SWP / BPA / 895960 / 2026
SWP/THOOTHUKUDI/PA/AD/DTCP:72/2026

Er.M.FEROSE KHAN B.E.,
Registered Construction Engineer
Reg.No:RCE/TVLD/02/2026
No:134/56, Hameempuram 9th Street,
Melapalayam, Tirunelveli-627005.
Mobile No: 9042425916
Mail Id: mferosekhan@gmail.com

BK DESIGN
STRUCTURAL CONSULTANT
Er. C. BALAKRISHNAN ME(Struc)
Registered Structural Engineer
Reg. No. RSE/Gr-I/TVL/March/2019/003
Chartered Structural Engineer
Reg. No. CE/ISE/LM/261
District Panel Engineer, Class-IA
R.O.C. No. 1/171/2022
No. 5, USA Complex, Opp. Mutharamman Temple,
South Bazar, Palayamkottai. Mob. 9787006789

B.Maheswari
B.Balakuthalingam
APPLICANT

Er.M.FEROSE KHAN B.E.,
Registered Engineer Grede-II
Reg.No:RE/Gr-II/TVLD/02/2026
No:134/56, Hameempuram 9th Street,
Melapalayam, Tirunelveli-627005.
Mobile No: 9042425916
Mail Id: mferosekhan@gmail.com
REG.ENGINEER

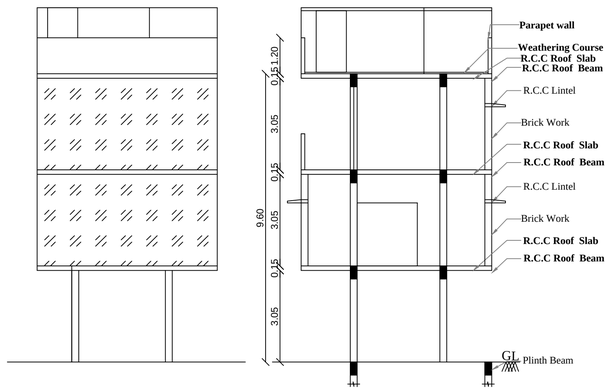
ANNEXURE - X
[SEE RULE 54(2) (b)]
SANITATION REQUIREMENTS
TOTAL NO OF PERSONS 15Nos
MALE PERSONS 10Nos FEMALE PERSONS 5Nos

S.NO.	SANITARY UNIT	REQUIRED MALE	REQUIRED FEMALE	PROVIDED MALE	PROVIDED FEMALE	TOTAL
1	WATER CLOSETS (W.C.)	2	1	2	2	4
2	ABLUTION TAPS	2	1	2	2	4
3	URINALS	2	-	2	-	2
4	WASH BASINS	2		2		2
5	DRINKING WATER FOUNTAINS	2		2		2
6	CLEANER SINK	2		2		2

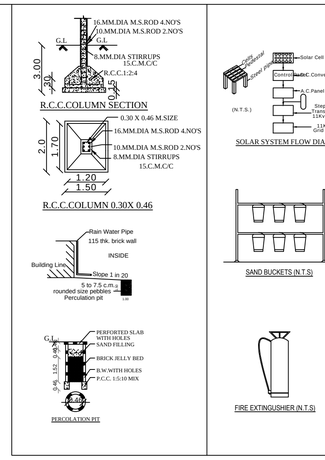
NOTES:

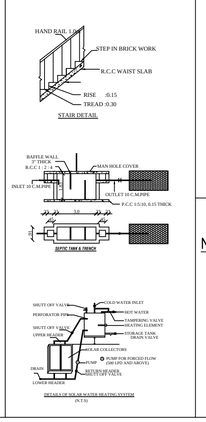
1. Bath& w.c water recycling collection sump
2. Bath& w.c basin water recycling filteration pit
3. Rain water filteration pit
4. Filtered rain water collection sump
5. Waste water collection sump
6. Plinth boundary perculation pit
7. Fire extinguishers to be provided
8. Solar power assistant heating water system
9. Septic Tank
10. Emergency alarm,Sand bucket to be provided

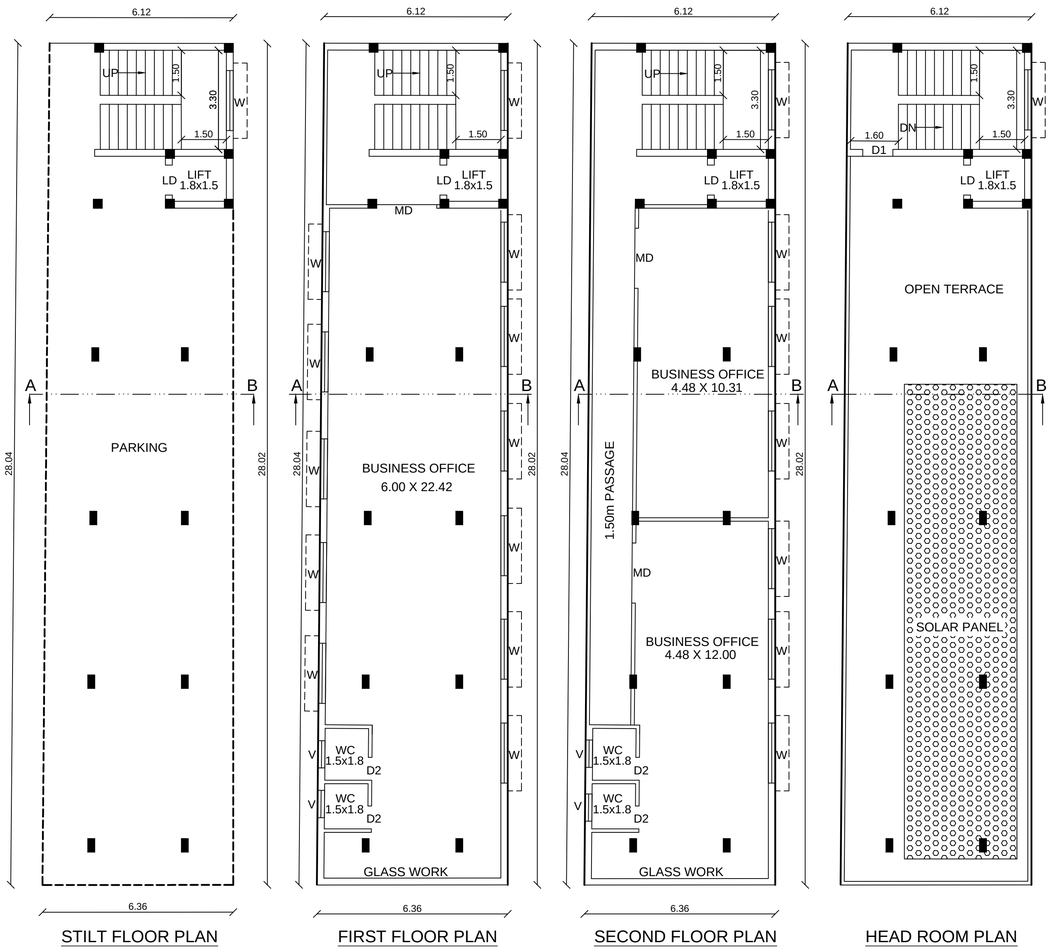
COLOR CODE REFERENCE
SITE BOUNDARY
PRO.BUILDING
DRIVE WAY
EXG.ROAD

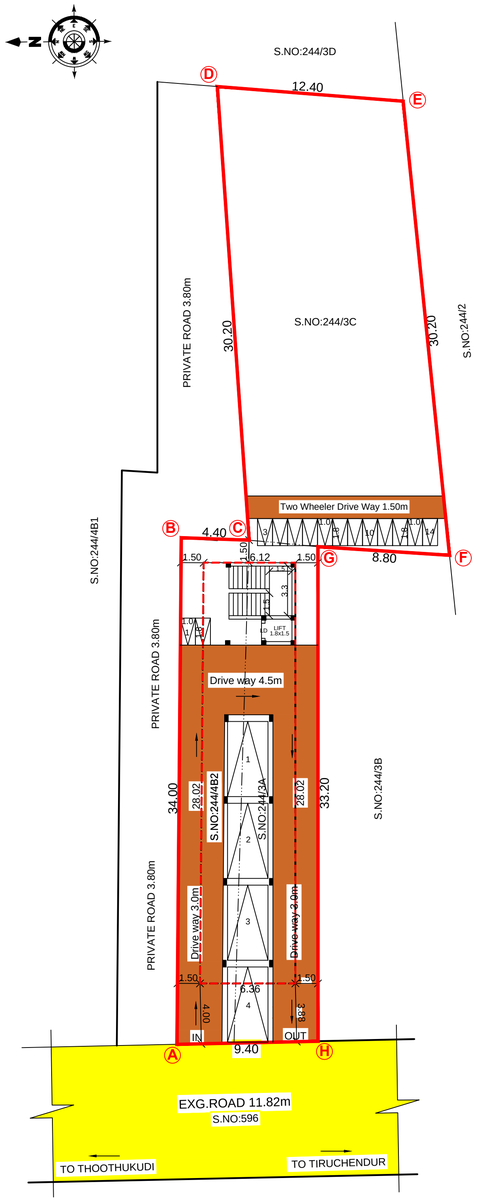


ELEVATION SECTION









SITE PLAN
SCALE 1:200

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.