Verified RealEstate™

REFERENCE
7/2026-2027

ISSUED
30 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 127/2B2A and 2 more

Maravanmadam

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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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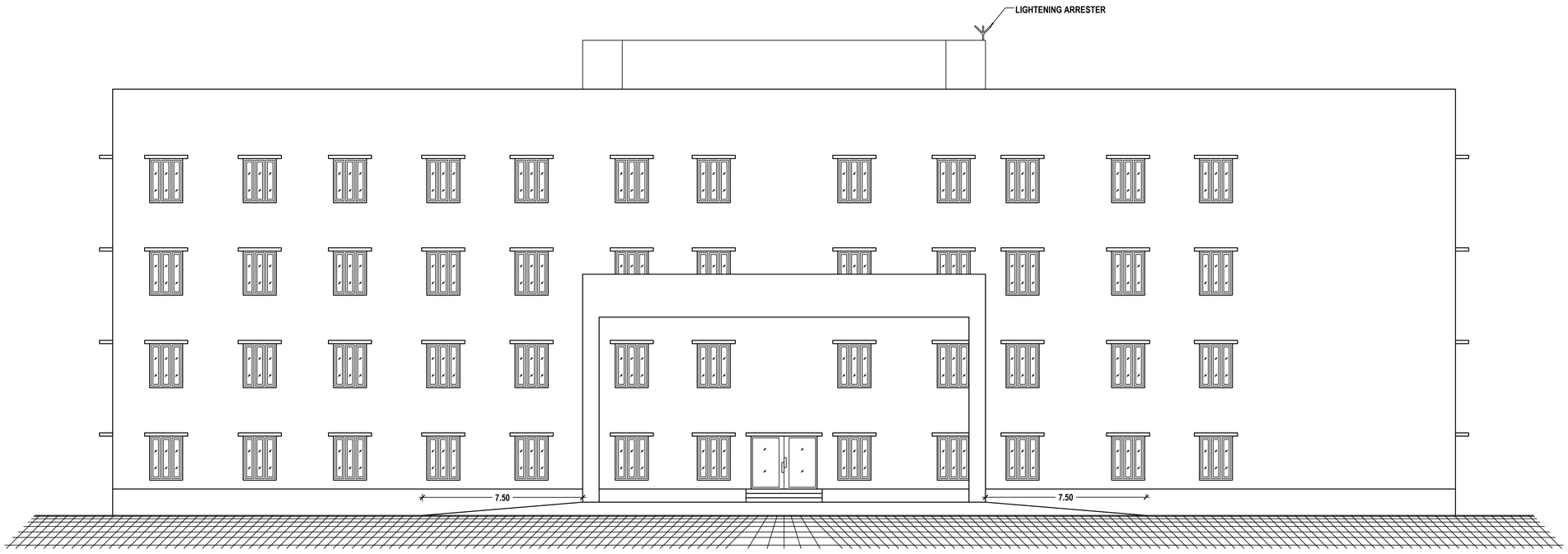
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A CORPORATE OFFICE BUILDING IN S.NOS. 127/2B2A & 128/1B1A AT PALAYAMKOTTAI ROAD, MARAVANMADAM VILLAGE AND PANCHAYAT, THOOTHUKUDI PANCHAYAT UNION, THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI TALUK AND DISTRICT.

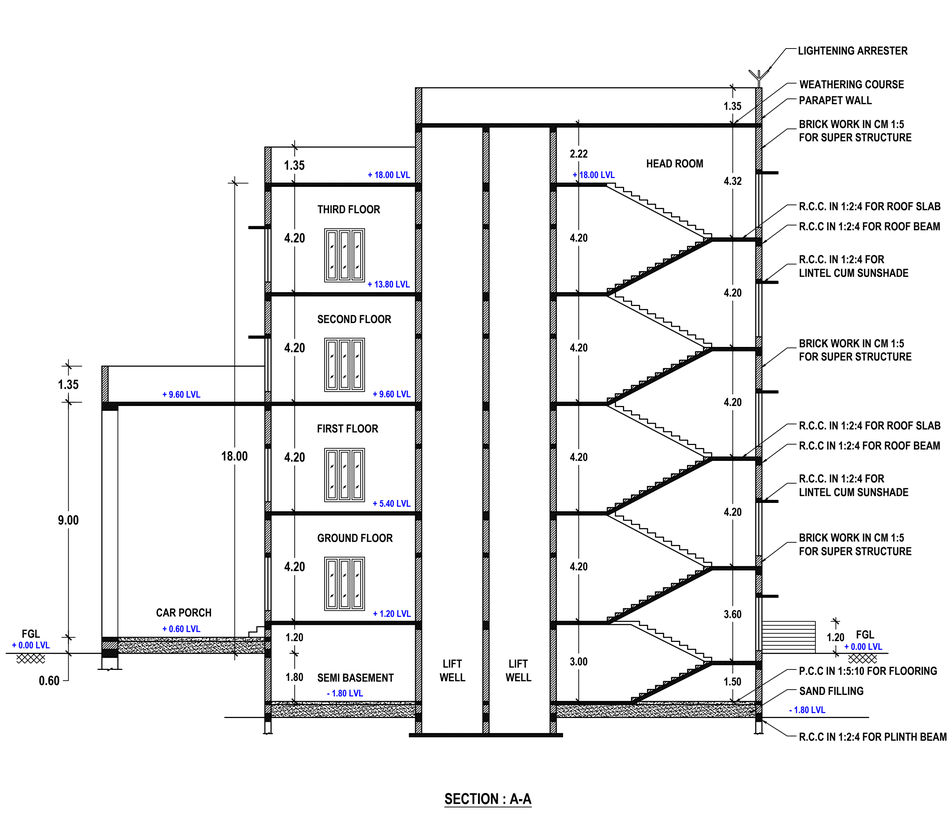
APPLICANT NAME: **M/s. SATHYA AGENCIES PRIVATE LIMITED**

SCALE: 1:100 | SHEET 1 OF 5

OFFICE USE:



ELEVATION



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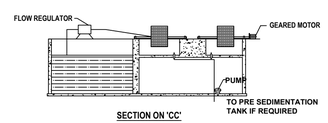

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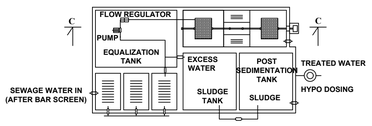
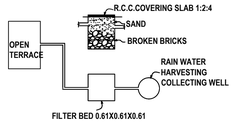
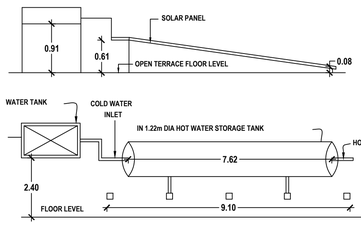


PLAN

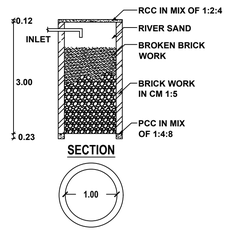
DETAILS OF SEWAGE TREATMENT PLANT



DETAILS OF RAIN WATER HARVESTING SYSTEM



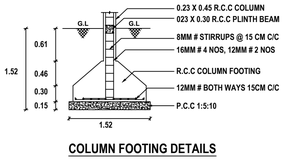
DETAILS OF SOLAR WATER HEATING SYSTEM



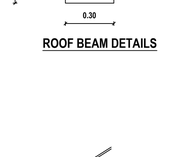
SECTION

PLAN

PERCOLATION PIT

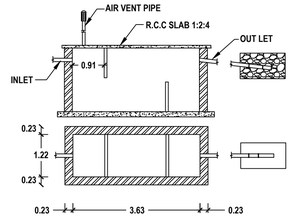


COLUMN FOOTING DETAILS

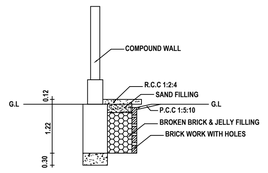


ROOF BEAM DETAILS

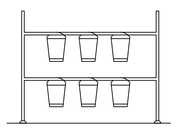
STAIRCASE DETAILS



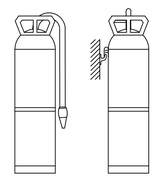
SEPTIC TANK & TRENCH



PLINTH BOUNDARY PERCOLATION PIT



SAND BUCKETS



FIRE EXTINGUISHER

Online application No.SWP/BPA/917165/2026
B.P / D.T.C.P No.676/2026

For SATHYA AGENCIES Pvt. Ltd

Managing Director

APPLICANT

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/19/04/2022)
(DTCP Regn No: GTE/54/2024/DTCP/MADURAI/ DECEMBER/02.12.2024)
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SCALE: 1:100	SHEET 2 OF 5

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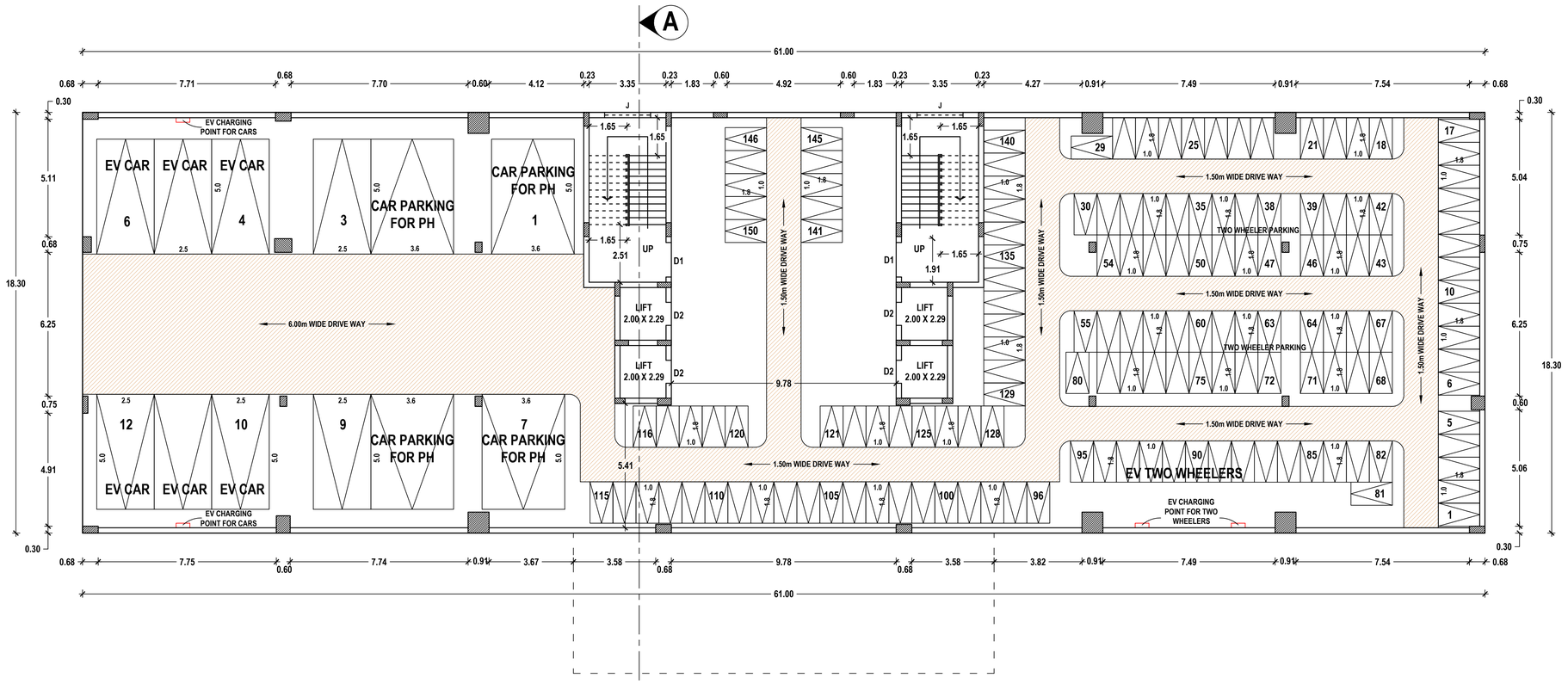

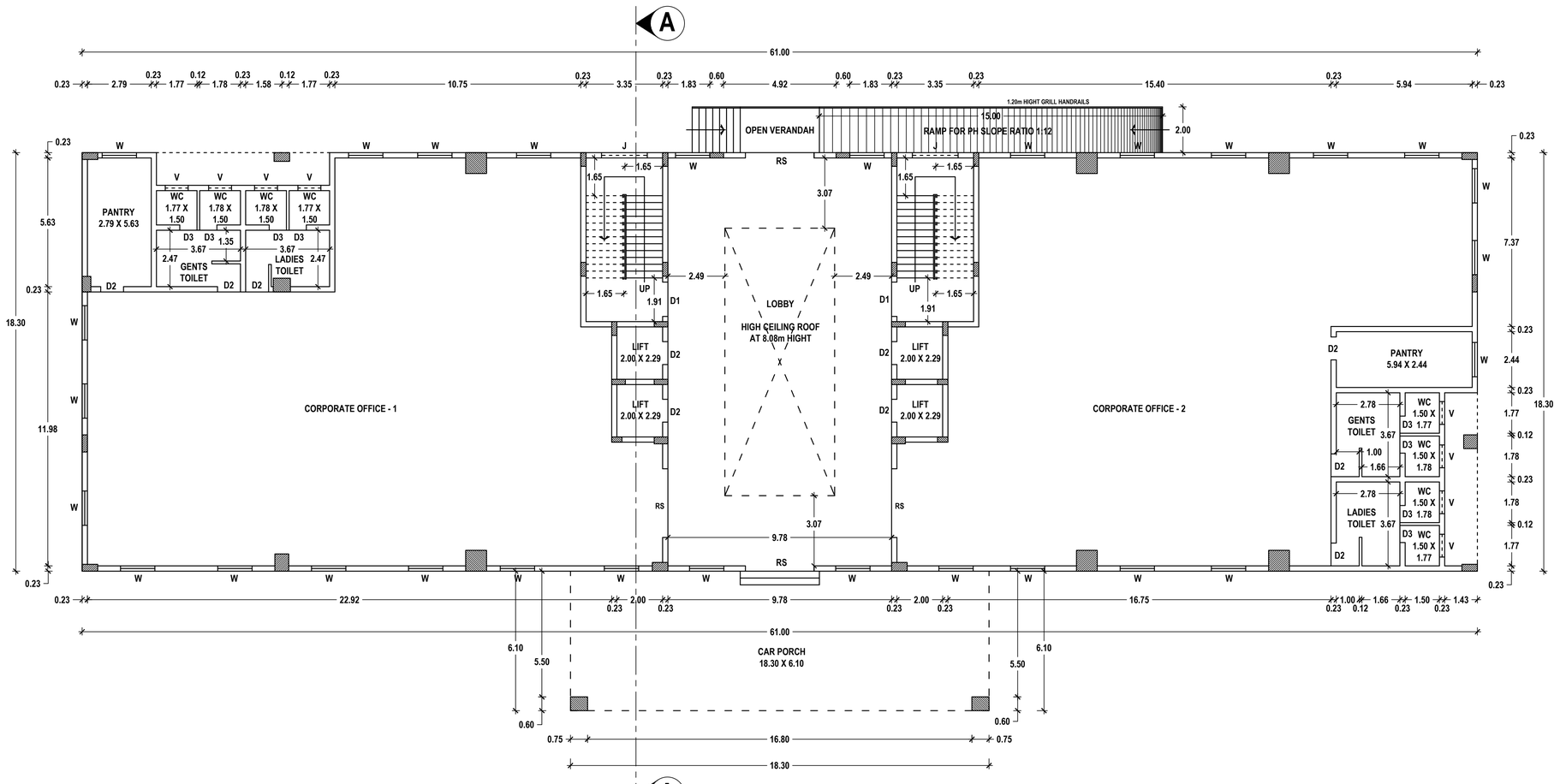

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SCALE: 1:100 | **SHEET 3 OF 5**

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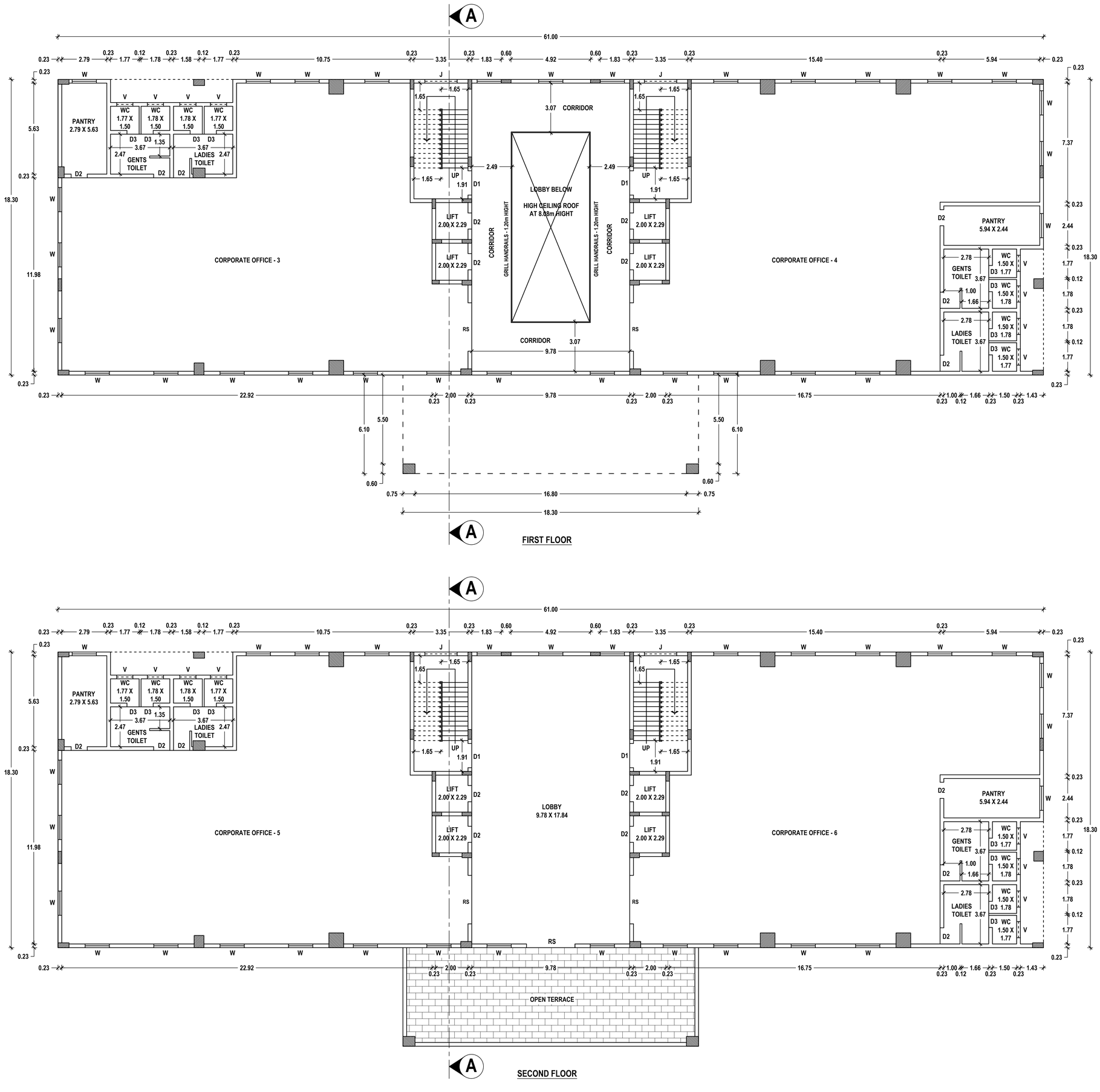

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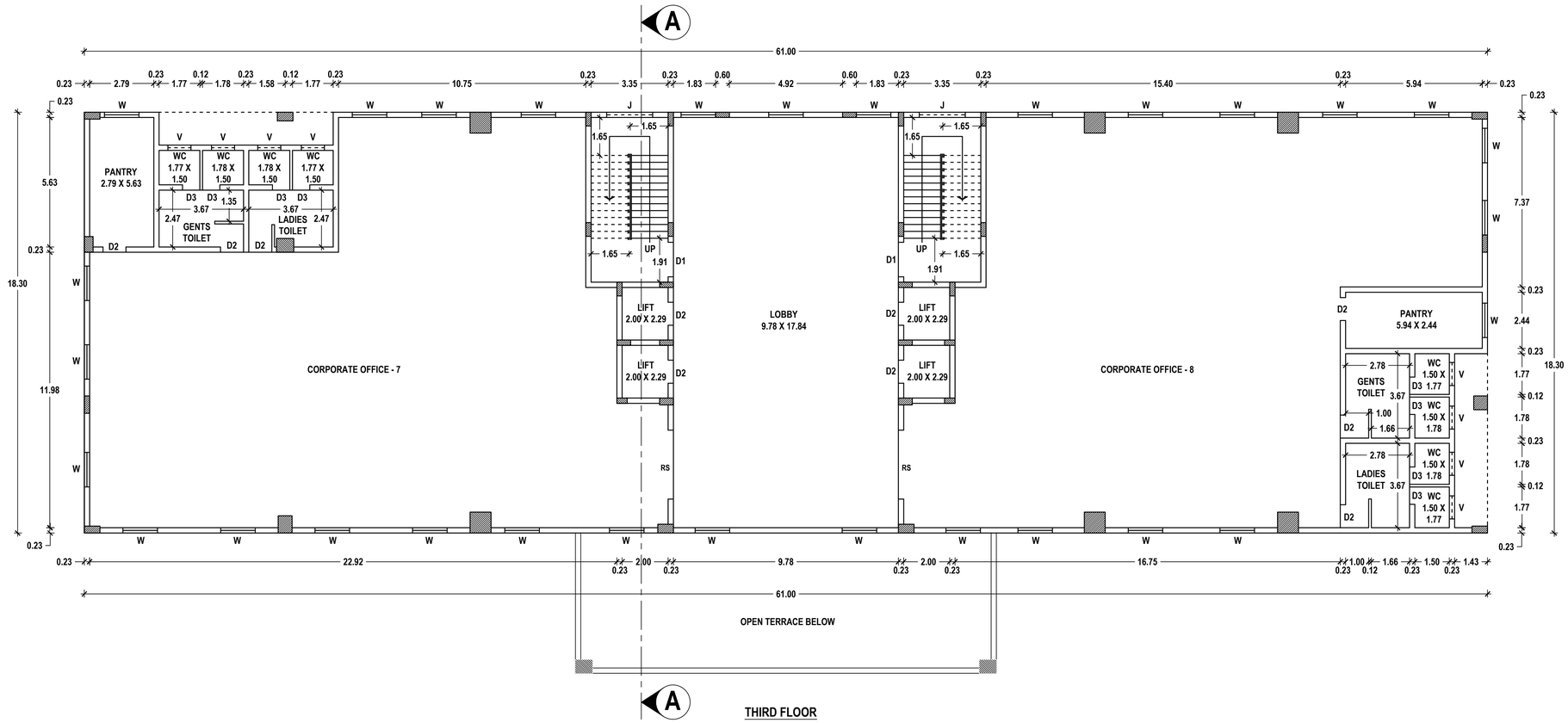

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SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A CORPORATE OFFICE BUILDING IN S.NOS. 127/2B2A & 128/1B1A AT PALAYAMKOTTAI ROAD, MARAVANMADAM VILLAGE AND PANCHAYAT, THOOTHUKUDI PANCHAYAT UNION, THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI TALUK AND DISTRICT.

SCALE: 1:100 | SHEET 5 OF 5

OFFICE USE:

APPLICANT NAME:

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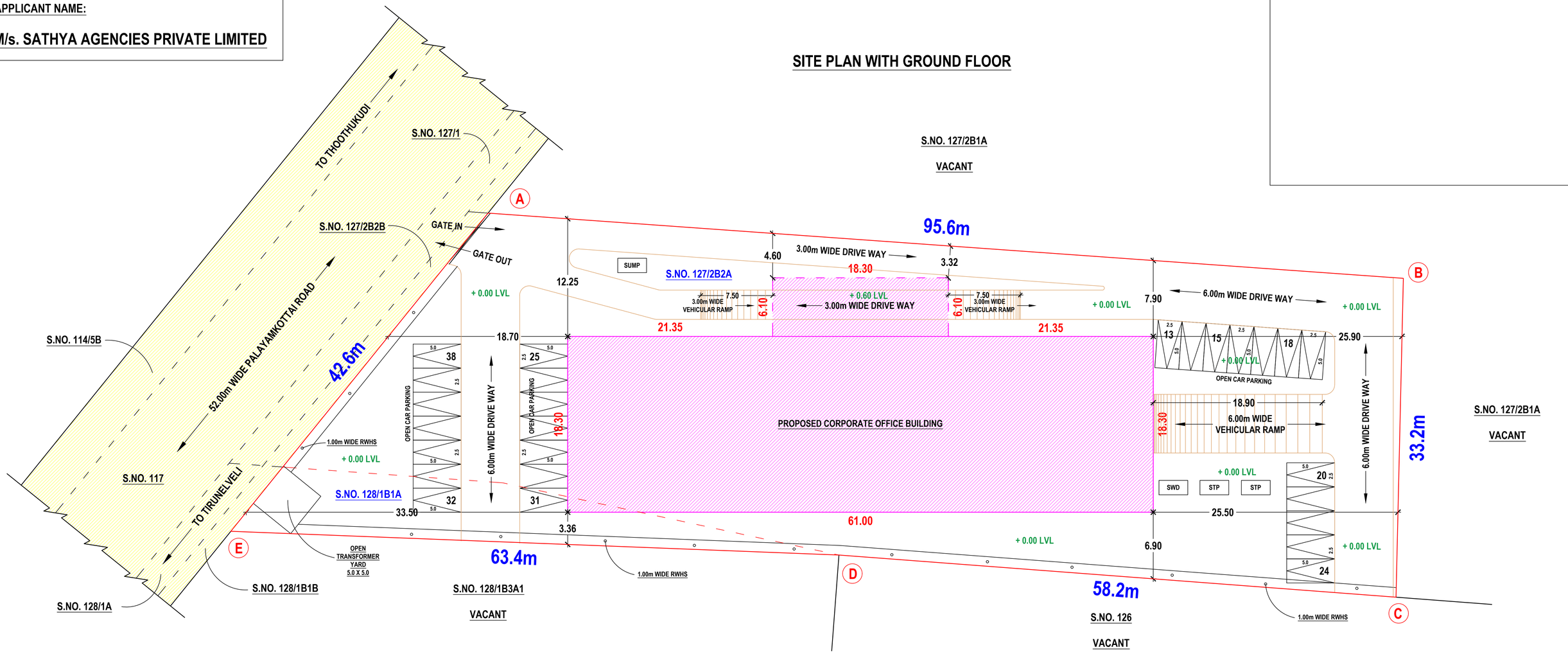
SITE PLAN WITH GROUND FLOOR



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SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
RS	ROLLING SHUTTER	3.00 X 2.40
D1	DOOR	1.50 X 2.40
D2	DOOR	1.00 X 2.40
D3	DOOR	0.75 X 2.40
J	JALLY WORK	2.00 X 2.00
W	WINDOW	1.50 X 2.00
V	VENTILATOR	1.00 X 0.60

REFERENCE

DESCRIPTION	COLOUR
SITE BOUNDARY	
PROPOSED BUILDING	
OPEN SPACE	
EXG. BUILDING	
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

PARKING CALCULATION DETAILS FOR CORPORATE OFFICE BUILDING

75% OF FSI AREA	= 4409.04 X 75% = 3306.78 Sqm
10% OF FSI AREA FOR VISITOR'S PARKING	= 4409.04 X 10% = 440.90 Sqm
TOTAL AREA FOR PARKING	= 3306.78 + 440.90
	= 3747.68 Sqm

PARKING DETAILS FOR CORPORATE OFFICE BUILDING

1 CAR SPACE FOR EVERY 100.00 Sqm OF FLOOR AREA

1 TWO WHEELER SPACE FOR EVERY 25.00 Sqm OF FLOOR AREA

IN ADDITION 10% FOR VISITOR'S PARKING

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
CORPORATE OFFICE	3747.68 / 100	38 CARS	38 CARS
	3747.68 / 25	148 TWO WHEELERS	150 TWO WHEELERS

SANITATION REQUIREMENTS FOR CORPORATE OFFICE BUILDING

SANITARY DETAILS	MALE - 175 NOS		FEMALE - 125 NOS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	7	16	9	16
DRINKING WATER	4	4	4	4
WASH BASIN	7	16	7	16
URINALS	12	16	-	-
CLEANER'S SINK	4	4	4	4

NOTE:

1. ALL DIMENSIONS ARE IN METER.
2. CCTV CAMERA TO BE PROVIDED.
3. RAMP 1:12 SLOPE FOR PH TO BE PROVIDED.
4. MECHANICAL VENTILATION TO BE PROVIDED.
5. PH PARKING 10% TO BE PROVIDED.
6. LIGHTENING ARRESTER TO BE PROVIDED.

SITE AREA DETAILS:

AS PER SALE DEED	----- 3700.00 Sqm
AS PER PATTA	----- 3700.00 Sqm
AS AT SITE	----- 3700.00 Sqm

STALL SIZE FOR PARKING

1 TWO WHEELER SPACE	- 1.00m X 1.80m
1 CAR SPACE	- 2.50m X 5.00m
1 CAR SPACE FOR PH	- 3.60m X 5.00m

SITE AREA DETAILS AS PER SALE DEED & TSLR

S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	PATTA NUMBER	AREA in Sqm	
				AS PER SALE DEED	AS PER PATTA
1	5372/2011	127/2B2A	1975	3200.00	3200.00
2	3850/2014	128/1B1A	2083	500.00	500.00
TOTAL				3700.00	3700.00

BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in	
			Sqm	Sq. Ft
SEMI-BASEMENT FLOOR	- - - -	1116.30	1116.30	12015.85
GROUND FLOOR	1060.14	111.63	1171.77	12612.93
FIRST FLOOR	1116.30	- - - -	1116.30	12015.85
SECOND FLOOR	1116.30	- - - -	1116.30	12015.85
THIRD FLOOR	1116.30	- - - -	1116.30	12015.85
TERRACE FLOOR	- - - -	206.68	206.68	2224.71
TOTAL	4409.04	1434.61	5843.65	62901.04

FSI = TOTAL AREA OF ALL FLOORS / PLOT AREA = 4409.04 / 3700.00 = 1.192 < 2.00

CERTIFICATE

1. CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDE "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.
2. BATH ROOM AND WASH BASIN WATER IS CONNECTED TO PERCOLATION PIT FOR GROUND WATER RECHARGE.
3. SOLAR WATER HEATING SYSTEM IS PROVIDED IN THIS BUILDING CONSTRUCTION AS PER PLAN.

For SATHYA AGENCIES Pvt. Ltd

Managing Director

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Licensed Builder and Surveyor,
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Thoothukudi - 628 003.

REGISTERED CONSTRUCTION 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

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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.