PP APPROVAL RECORD

Planning Permission

Survey 294

Thoothukudi 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.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996

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SITE PLAN SHOWING THE REVISED & ADDITIONAL CONSTRUCTION OF A RETAIL SHOP IN GROUND FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR IN DOOR NO. 19, T.S.WARD NO. 3, BLOCK NO. 3, T.S.NO. 294 AT SIVAN KOVIL STREET, TOWN PLANNING NON-SCHEME AREA, THOOTHUKUDI CITY MUNICIPAL CORPORATION, EAST ZONE.

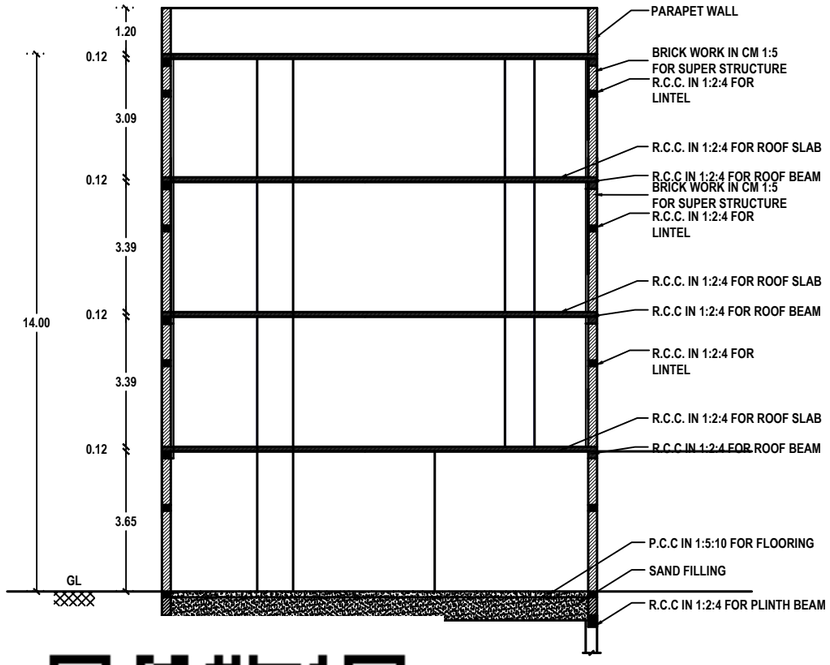
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SHEET NO: **3/3**

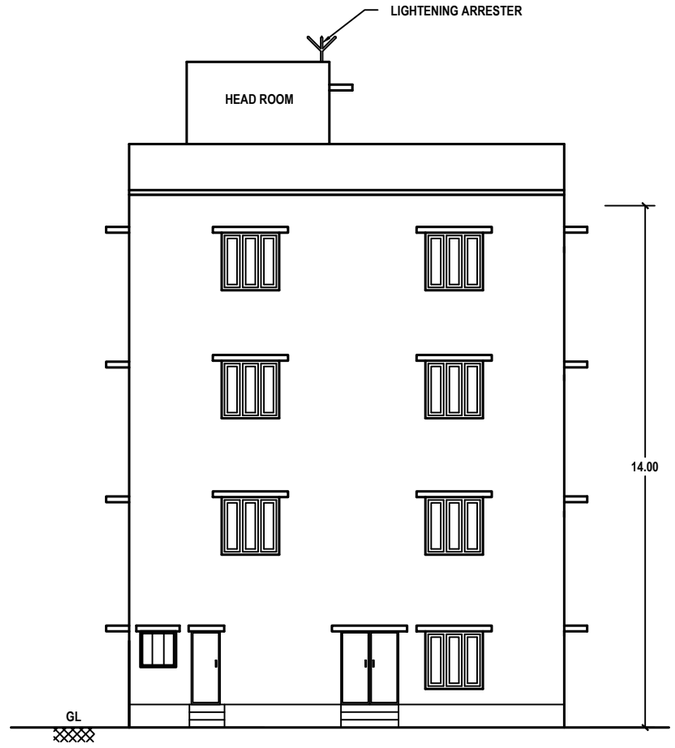
OFFICE USE:

OWNER NAME: Mr. R. SRIDHARAN

SCALE - 1:700



ON

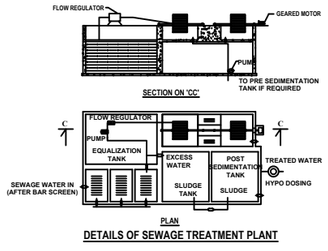


ELEVATION

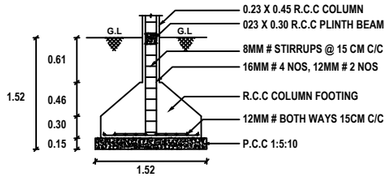
PLANNING PERMISSION

ROC. NO. SWP/BPA/933359/2026
SITE BOUNDARY SHOWN AS "A TO E"
PLANNING PERMISSION NO: 119/2026
SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P NO: 74/2026

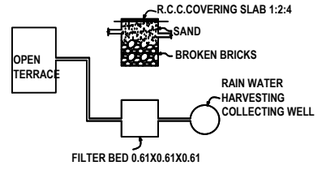
DETAILS OF SOLAR WATER HEATING SYSTEM



DETAILS OF SEWAGE TREATMENT PLANT



COLUMN FOOTING DETAILS



DETAILS OF RAIN WATER HARVESTING SYSTEM

Er.M.MUTHU KUMAR, M.E.,
SOIL Mechanics &Foundation Engg.
CMDA Reg No: GTE/19/04/017
DTCP Reg.No: GTE/TVLD/01/2020
TECHNICAL ADVISOR
BALA GEO TECH LAB
15A, Bharathavar Street, Palayamkottai, Tirunelveli-627002.
Mobile: 9488055602 Email:bala.surveyors@gmail.com

REGISTERED GEO-TECH ENGINEER

OWNER

A.GETHSY, M.E.,
Registered Structural Engineer
Reg No:RSE-II/TKDTCP/SEP/03/2021
6B/A, 6th Street East ,
Briyant Nagar Thoothukudi-628 008

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Licensed Surveyor / Registered Engineer
Approved Valuer/Chartered Engineer
149/8, Polepettai West 1st Street,
Tuticorin - 628 008
Mob: 8056700160.

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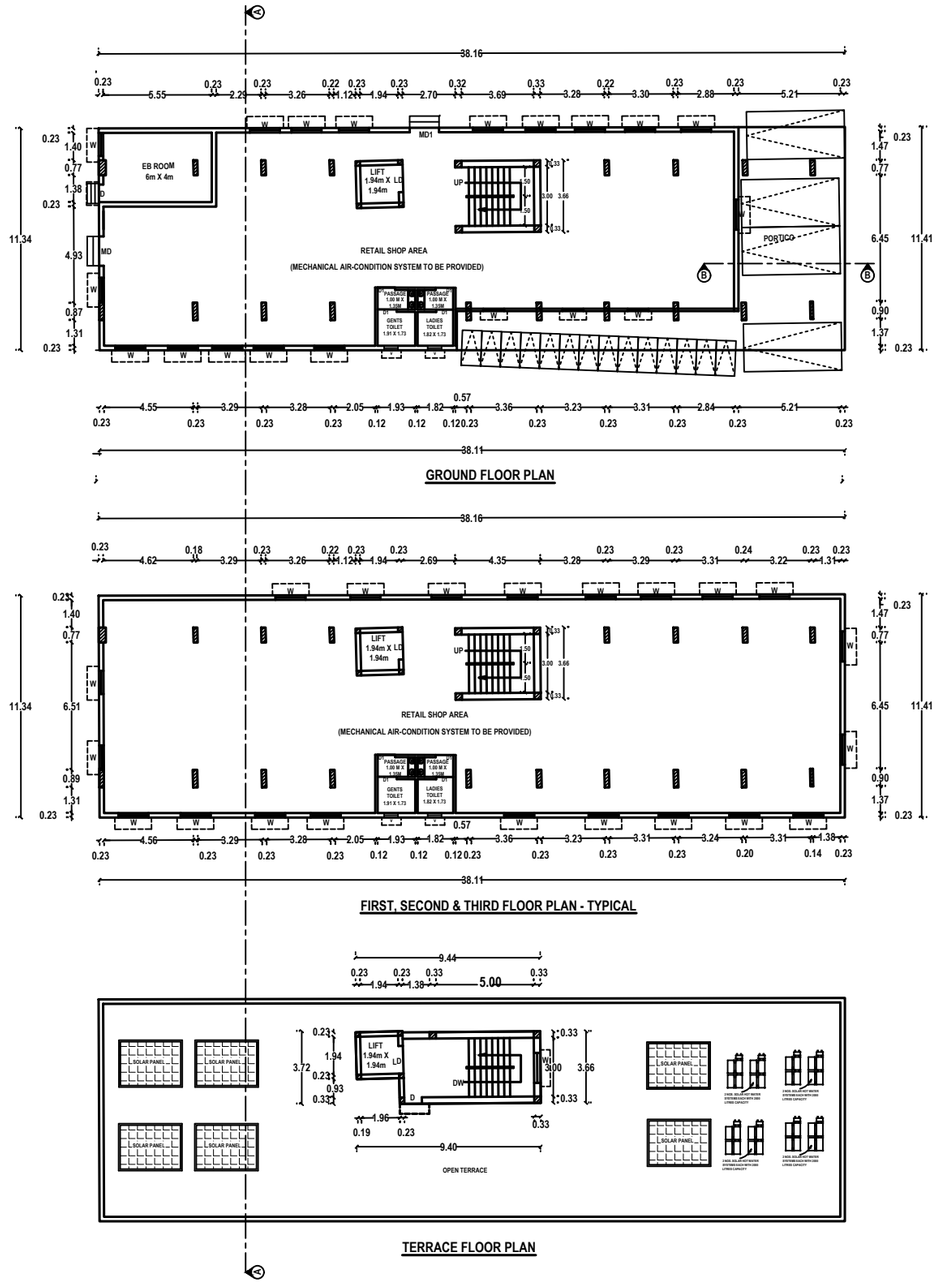
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SHEET NO:

2/3

OWNER NAME: Mr. R. SRIDHARAN

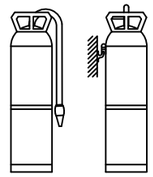
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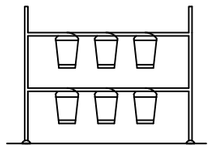
GROUND FLOOR PLAN

FIRST, SECOND & THIRD FLOOR PLAN - TYPICAL

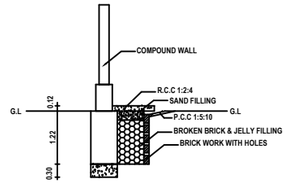
TERRACE FLOOR PLAN



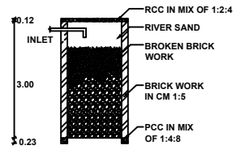
FIRE EXTINGUISHER



SAND BUCKETS



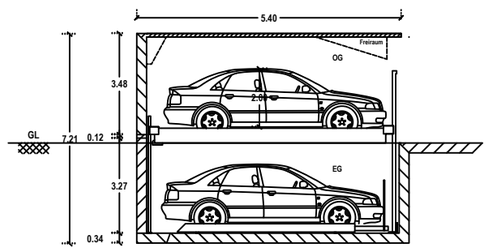
PLINTH BOUNDARY PERCOLATION PIT



SECTION

PLAN

PERCOLATION PIT



CROSS - SECTION (B-B)
PIT-STACK PARKING

OFFICE USE:

PLANNING PERMISSION

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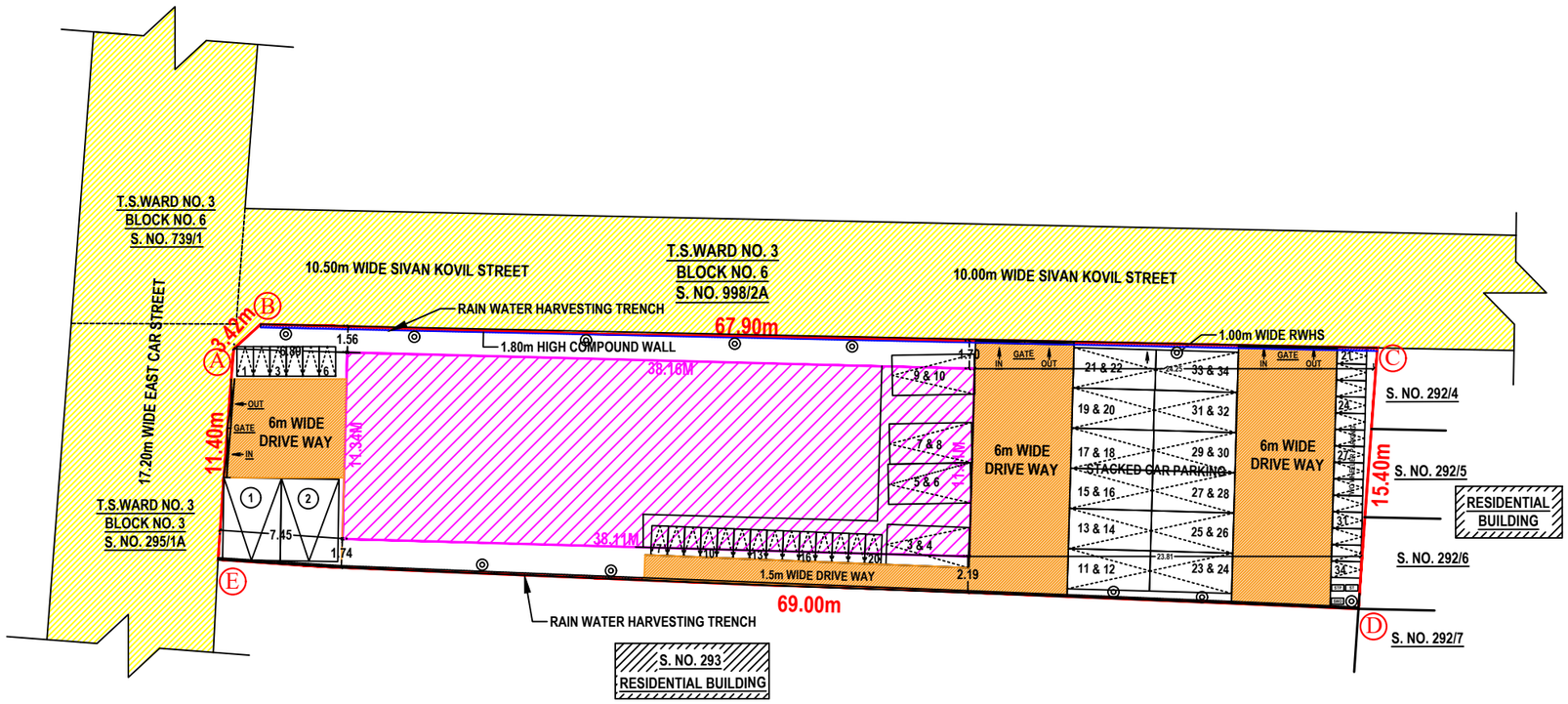
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SHEET NO: 1/3

OWNER NAME: Mr. R. SRIDHARAN

SCALE - 1:400

OFFICE USE:



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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

REFERENCE

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

SITE AREA DETAILS AS PER SETTLEMENT DEED

S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in Sqm	AREA in Sq. Ft
1.	1161/2021	294	1067.33	11488.74

SITE AREA DETAILS AS PER TSLR

S. NO.	TSLR FILE NUMBER	SURVEY NUMBER	AREA in Sqm	AREA in Sq. Ft
1.	161/2024	294	1063.00	11442.13

BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in Sqm	AREA in Sq. Ft
AREA OF THE SITE	----------	----------	1050.27	11305.10
GROUND FLOOR	343.03	90.66	433.69	4668.23
FIRST FLOOR	433.69	----------	433.69	4668.23
SECOND FLOOR	433.69	----------	433.69	4668.23
THIRD FLOOR	433.69	----------	433.69	4668.23
TERRACE FLOOR	----------	31.68	31.68	341.00
TOTAL	1644.10	122.34	1766.44	19013.92

FSI = TOTAL FSI AREA OF ALL FLOORS / PLOT AREA = 1644.10 / 1050.27 = 1.565 < 2.00

SITE AREA DETAILS

AS PER SETTLEMENT DEED ---------- 1067.33 Sqm
AS PER TSLR ---------- 1063.00 Sqm
AS AT SITE (SUPER IMPOSED) ---------- 1050.27 Sqm

STALL SIZE FOR PARKING

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

PARKING DETAILS FOR RETAIL SHOP BUILDING

1 CAR SPACE AND 1 TWO WHEELER SPACE FOR
EVERY 50.00 Sqm OF FLOOR AREA EXCLUDING THE FIRST 50.00 Sqm

PARKING CALCULATION DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
RETAIL SHOP	1594.10 / 50	32 CARS	34 CARS AND 34 TWO WHEELERS
	1594.10 / 50	32 TWO WHEELERS	

NOTE:

1. ALL DIMENSIONS ARE IN METER.
2. CCTV CAMERA TO BE PROVIDED.
3. EUROPEAN WATER CLOSET TO BE PROVIDED.
4. CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.
5. CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDED.
6. "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.
7. BATH ROOM AND WASH BASIN WATER IS CONNECTED TOPERCOLATION PIT FOR GROUND WATER RECHARGE.
8. TWO LEVEL PIT - STACK PARKING SYSTEM IS PROVIDED

SANITARY DETAILS

SANITARY DETAILS	MALE - 25 NOS REQUIRED	MALE - 25 NOS PROVIDED	FEMALE - 10 NOS REQUIRED	FEMALE - 10 NOS PROVIDED
WATER CLOSET	1	1	1	1
URINALS	2	2	-	-
WASH BASINS	1	2	1	2
DRINKING WATER FOUNTAIN	1	1	1	1
CLEANER'S SINK	1	1	1	1

PREVIOUS APPROVED PLAN DETAILS

ROC.NO.SWP/BPA/379499/2024
PLANNING PERMISSION NO - 87/2024 (SWP/TUTY) (DATED 09/11/2026)

CORPORATION APPLICATION NO - 138 / CP / 24-25 / 0030977
CORPORATION APPROVAL NO - 138 / BL / 2025 / 00029

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
RS	ROLLING SHUTTER	1.50 X 2.10
MD	MAIN DOOR	1.05 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
O	OPEN	1.00 X 2.10
W	WINDOW	2.50 X 1.50
W1	WINDOW	0.95 X 0.95
V	VENTILATOR	1.00 X 0.60

MECHANICAL VENTILATION IS TO BE PROVIDED TO ALL FLOORS

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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

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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.