Verified RealEstate™

REFERENCE
SWP/BPA/944203/2026

ISSUED
14 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 274/2A2

Tiruchendur taluk

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

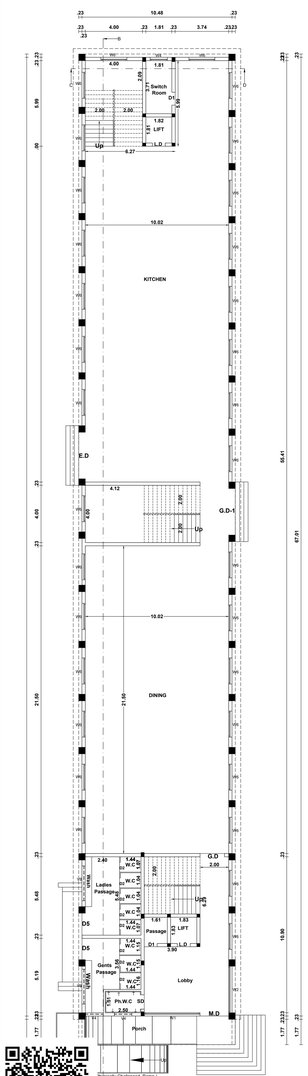
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

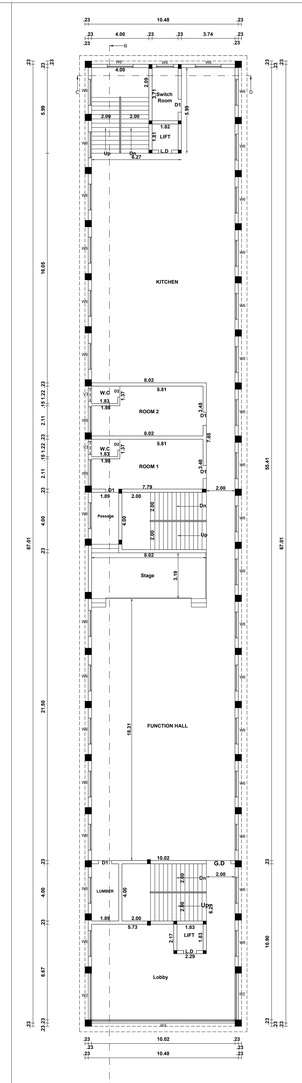
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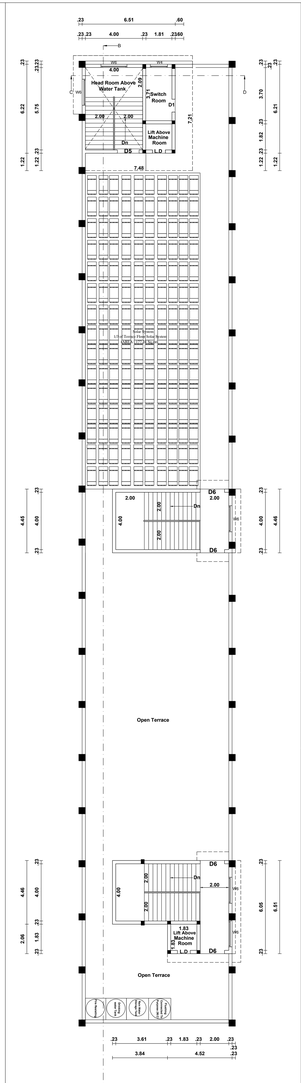
DIGITALLY VERIFIED RECORD



GROUND FLOOR PLAN



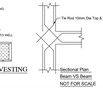
FIRST FLOOR PLAN



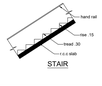
TERRACE FLOOR PLAN



RAINWATER HARVESTING

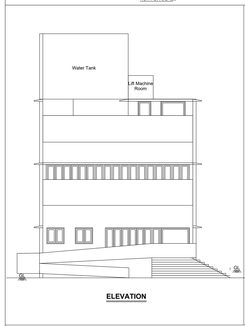


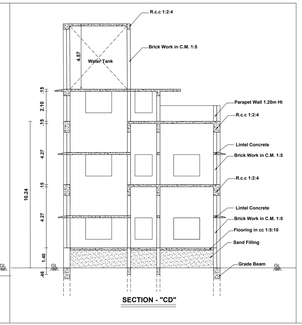


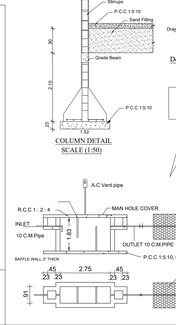


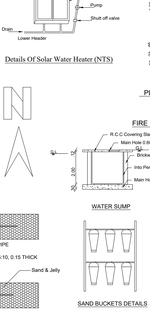


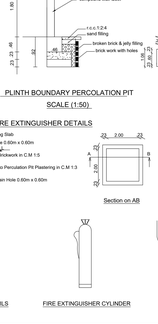


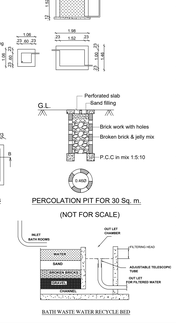


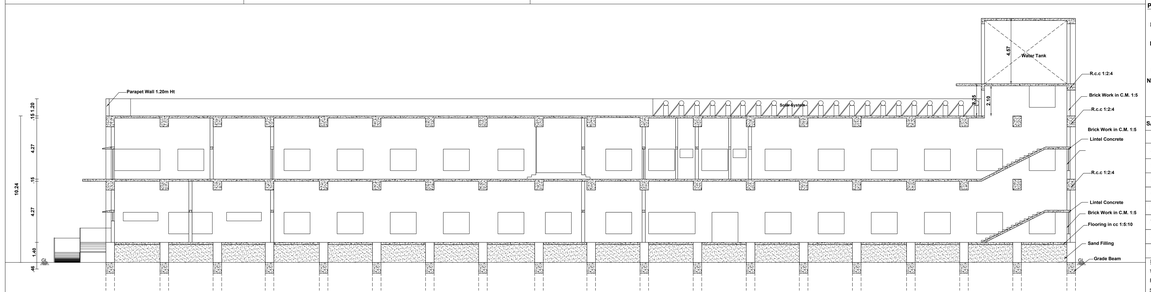


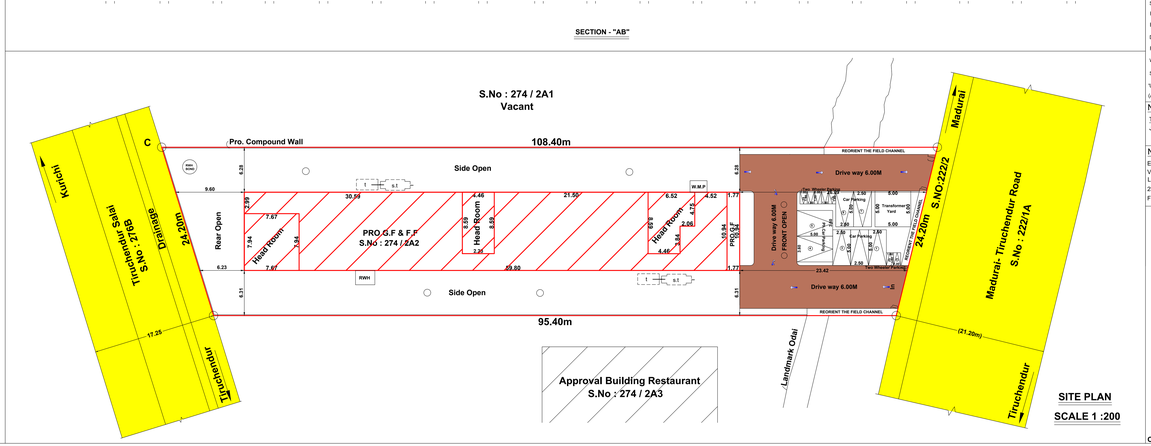












PLAN SHOWING THE PROPOSED CONSTRUCTION OF

FUNCTION HALL BUILDING IN S.NO:274/2A2, VEERAPANDIYANPATTANAM VILLAGE, VEERAPANDIYANPATTANAM PANCHAYAT, TIRUCHENDUR PANCHAYAT UNION, TIRUCHENDUR TALUK, THOOTHUKUDI DISTRICT.

Scale 1:100 All Dimensions are in Metre

AREA DETAILS:-	SQ.M	SQ.FT.
Site Area (ABCD) (As Per Patta)	2420.00	26049
Pro. Ground Floor Area (Building Area : 738.18 Sq.Mt Porch Area : 19.38 Sq.mt	757.56	8154
Pro. First Floor Area	738.18	7946
Pro. Head Room Area	145.47	1566
Open Area	1662.44	17895
Total Pro.Building Area In G.F, F.F, H.R	1641.21	17666

Site Area S.No - 274/2A2	As Per Document	As Per Patta
	2427.89 Sq.mt	2420.00 Sq.mt

Least Taken We follow As Per Patta Area.

Area Details :-	FSI (Sq.M)	Non FSI (Sq.M)	Total (Sq.M)
Pro. Ground Floor Area	738.18	19.38	757.56
Pro. First Floor Area	738.18	------	738.18
Pro.Head Room Area	------	145.47	145.47
	1476.36	164.85	1641.21

FLOOR SPACE INDEX CALCULATION:

G.F + F.F = 738.18 + 738.18 Sq.mt

FSI Area = 1476.36 Sq.mt

FSI = 1476.36 / 2420.00

= 0.610 < 2.00

Parking Calculation : (Kalyanamandapam Building) (For Panchayat Area)

Required Parking :

Kalyanamandapam Seating Area every 50.0 Sq.mt = 1 Car Space (2.50 x 5.00) & 1 Two Wheeler Space (1.0x1.80)

Every 10 Guest Rooms = 1 Car Space

Required Parking = (First Floor) Seating Area = 118.92 / 50 Sq.mt (Seating)

Required Parking = 3 Cars & 3 Two wheelers

No of Guest Rooms (F.F) = 2 Rooms = 1 Nos Car Space

Required Parking = 4 Cars & 4 Two Wheeler Space

Available Parking = 7 Cars & 7 Two Wheeler Space

SANITATION REQUIREMENTS FOR KALYANAMANDAPAM BUILDING

	Male- 250 nos	Female- 250 nos	
Sanitary Unit/ Fittings	Required	Available	
Male Water Closet	1	13	OK
Female Water Closet	1	10	OK
Abultion Taps	2	8	OK
Urinals	4	4	OK
Wash Basin	2	28	OK
Cleaner's Sink	3	3	OK
Kitchen Cleaner's Sink	1	1	OK

Note:

Waste Water Used for Garden

Rain Water harvesting Details Provided

Solar System Water tank provided

Fire Resistance to be provided

Emergency alarm to be provided

Drinking water to be provided as per corporation norms

Rain water harvesting tank to be provided

Waste water from recycled water tank & Trench connected to sullage disposal tank

Sold waste tub to be Provided

'U' traps provided in septictank to prevent curb breeding of mosquitoes

(As per G.O.(M.S) No : 341 - , dated 03.11.2004)

Note:

THOOTHUKUDI DISTRICT

JOINT DIRECTOR OF AGRICULTURE LETTER NO: J3/2609/2025 Date : 17.03.2025

Note: (OLD BUILDING APPROVAL PLAN) (1990 Sq.ft)

EXECTIVE OFFICER / THE SPECIAL OFFICER OF VEERAPANDIANPATNAM VILLAGE PANCHAYATS 232103

LGD CODE, DATE : 2/1/2026

232103 LGD CODE, DATE : 2/1/2026

FILE NO : SWP/BPA/675099/2025, DATE : 10/10/2025

TECHNICAL APPROVAL
ROC NO. SWP/BPA/ 944203 /2026
SWP/THOOTHUKUDI/BPA/AD/DTCP/NO: 77/2026

OFFICE USE

References:-

- Site Boundary
- Pro. Building
- Exg. Road

JOINERY DETAILES:-

MD	- Main Door	2.00 x 2.10
D1	- Door	0.91 x 2.10
D2	- Door	0.75 x 2.10
D5	- Door	1.54 x 2.10
D6	- Door	1.70 x 2.10
ED	- Emergency Door	3.25 x 2.10
GD1	- Glass Door	3.25 x 2.10
GD	- Glass Door	1.70 x 2.10
SD	- Sliding Door	1.20 x 2.10
W1	- Window	3.89 x 1.80
W2	- Window	3.25 x 1.80
W3	- Window	10.02 x 1.80
W4	- Window	1.20 x 1.50
W6	- Window	1.80 x 1.50
V3	- Ventilator	1.20 x 0.60
V8	- Ventilator	2.44 x 0.60

P. BALA SUBRAMANIAN, M.E.(Structures)
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Regn. No: RSE-Gr.II 02/TVLD/2021
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Cell: 99949 54448

STRUCTURAL ENGINEER

A. NAMASIVAYAM, DCE.,
REGISTERED CONSTRUCTION ENGINEER
Reg. No :- RCE / TVL / FEB / 2020 / 021
222, PERIYA STREET
TIRUNELVELI - TOWN:- 627 006.
Mob :- 86 10 67 41 04

CONSTRUCTION ENGINEER

Roop Rangan
Nikhila Rajan
Vanitha
D Shangeetha

APPLICANT

S. BALASINGH, B.Arch.,
REGISTERED ARCHITECT
ARP. CO. 2019/2017/12
TIRUNELVELI - 627 002.
TAMIL NADU - INDIA

REGISTERED ENGINEER / ARCHITECT

SHEET NO :1

TS	2026
10 / 08	2026

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.