PP APPROVAL RECORD

Planning Permission

Survey 89/3B and 2 more

M.Shanmugapuram Panchayat and, Vilathikulam 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 CONSTRUCTED OF INDUSTRIAL BUILDING FOR M/S PEARL COLD STORAGE IN S.NO:89/3Bpart,3C,3D AT M.SHANMUGAPURAM VILLAGE AND PANCHAYAT, VILATHIKULAM PANCHAYAT UNION / TALUK, THOOTHUKUDI DISTRICT.

(INDUSTRY CATEGORY - GREEN) SHEET NO: 2

ALL DIMENSIONS ARE IN METER, SCALE 1:100

ONLINE APPLICATION NO: SWP/BPA/948162/2026

APPLICANT NAME: PARTNERS
M/S PEARL COLD STORAGE
KEELASHANMUGAPURAM VILLAGE
VILATHIKULAM TALUK
THOOTHUKUDI DISTRICT.

PROPOSED BUILDING AREA DETAILS

FLOOR DETAILS	FSI Sq.m	Non-FSI Sq.m	Total Area Sq.m	Total Area Sq.ft
BLOCK-1 (COLD STORAGE)				
GROUND FLOOR	2306.96	-	2306.96	24832.12
FIRST FLOOR	1576.78	-	1576.78	16972.46
SECOND FLOOR	1420.52	-	1420.52	15290.48
THIRD FLOOR	1420.52	-	1420.52	15290.48
FOURTH FLOOR	1420.52	-	1420.52	15290.48
TERRACE FLOOR	-	115.87	115.87	1247.22
TOTAL FLOOR BLOCK-1	8145.30	115.87	8261.17	88923.24
BLOCK-2 (TOILET) GROUND FLOOR	13.54	-	13.54	145.74
BLOCK-3 (TOILET) GROUND FLOOR	6.77	-	6.77	72.87
BLOCK-4 (WATCHMAN ROOM) GROUND FLOOR	31.96	-	31.96	344.02
BLOCK-5 (DINING SHED) GROUND FLOOR	20.71	-	20.71	222.92
TOTAL BUILDING AREA	8218.28	115.87	8334.15	89708.79

SCHEDULE OF JOINERIES

RS	---	ROLLING SHUTTER	2.40m x 3.00m
RS1	---	ROLLING SHUTTER	3.40m x 3.00m
D	---	DOOR	2.00 m x 2.10m
D1	---	DOOR	1.00 m x 2.10m
D2	---	DOOR	0.76 m x 2.10m
L_D	---	LIFT DOOR	1.20 m x 2.10m
W	---	WINDOW	1.60 m x 1.20m
V	---	VENTILATOR	0.90 m x 0.60m

H.P.DETAILS

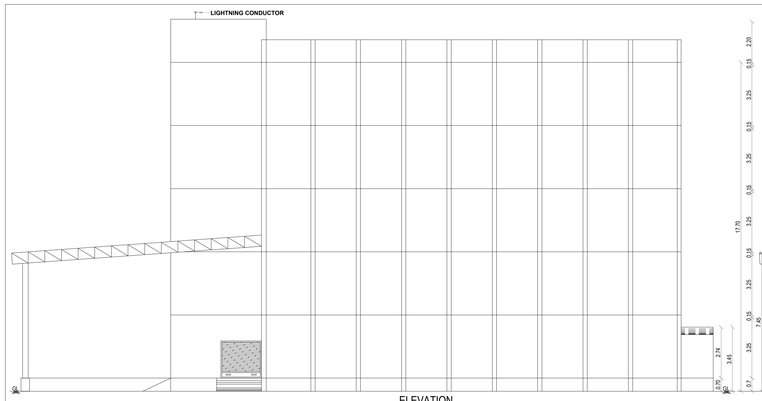
S.NO.	DESCRIPTION	NO	H.P.
1	KIRLOSKAR KC 300 COMPRESSOR	1	60.0
2	METOLEX MX 300 COMPRESSOR	1	60.0
3	OTHERS		30.0
	TOTAL		150.0

Er.M.FEROSE KHAN B.E.,
Registered Construction Engineer
Reg.No:RCE/TV.LD/02/2026
No:134/56, Hanscompuram 9th Street,
Melapalayam, Tirunelveli-627005.
Mobile No: 9042425916
Mail Id: mferoskhan@gmail.com
CONSTRUCTION ENGINEER

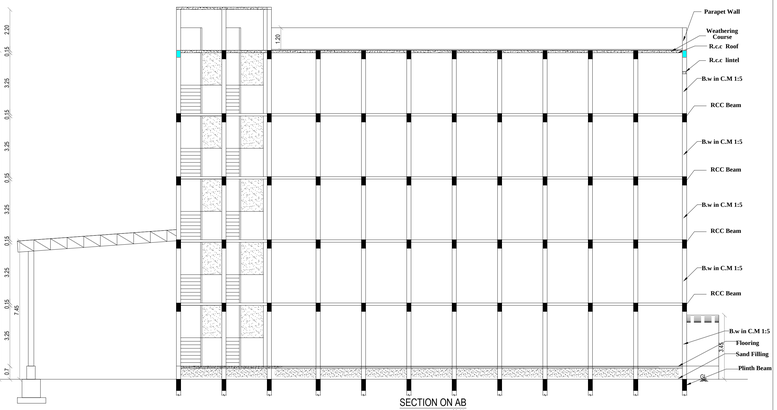
Er. M. ANAIMUTHU. M.E.,(Structure)
Reg.No. RSE / Gr-II / TVL / March / 2019 / 003
AVM Builders
V.M. Chatram, Pakayamkottai.
Cell : 95005 93819 94431 94172.
STRUCTURAL ENGINEER

For PEARL COLD STORAGE
PARTNER
For PEARL COLD STORAGE
PARTNER
APPLICANT

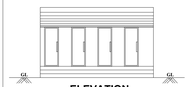
Er. P. K. HANEEMUL ANSARI B.E.
Reg. No. : RE/Gr.II/TVL/March/2019/1026
35 / 13-2, Firthous Complex, Ambai Road,
Melapalayam, (Sub-Registrar Office Building)
Tirunelveli - 627 005. Cell : 9488237454.
REG.ENGINEER



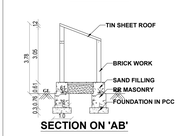
ELEVATION



SECTION ON AB



ELEVATION



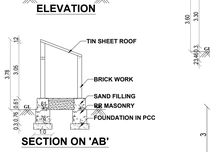
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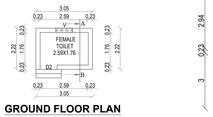
GROUND FLOOR PLAN
BLOCK - 2



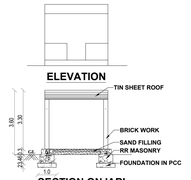
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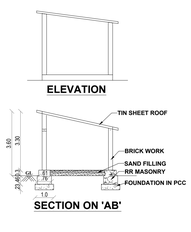
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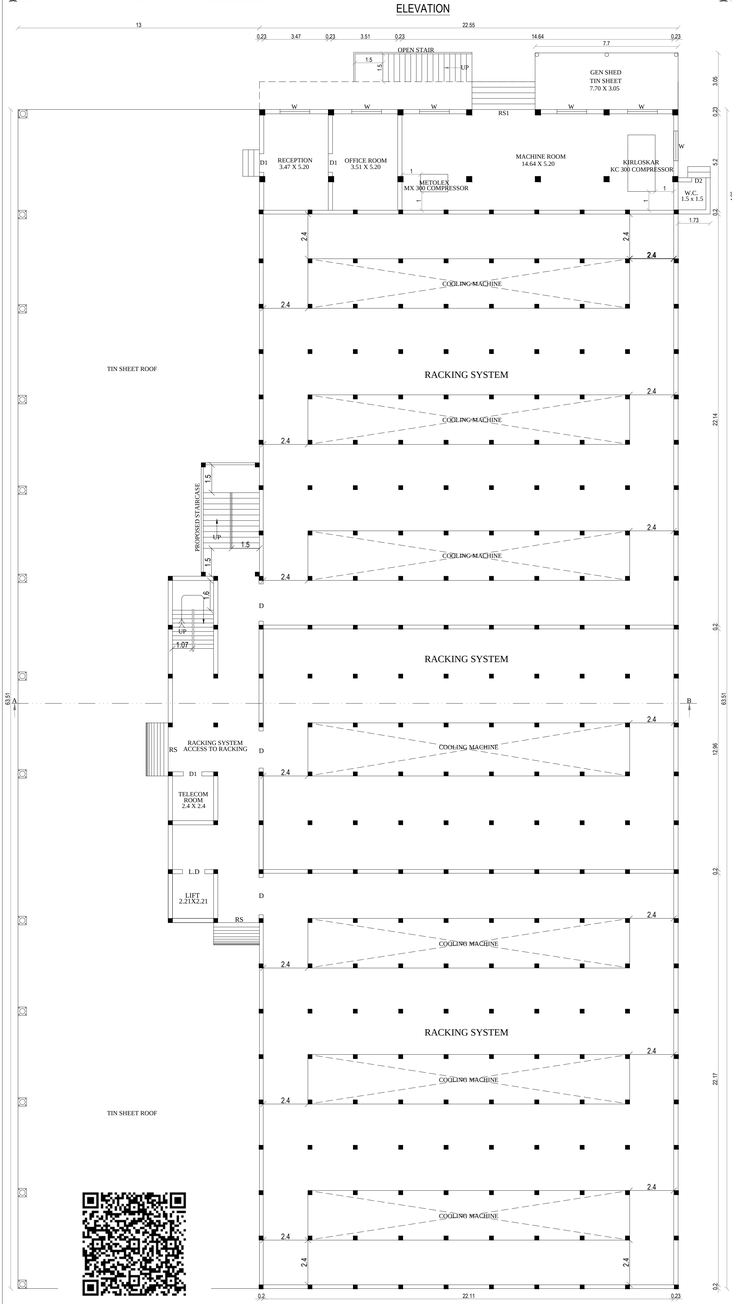
GROUND FLOOR PLAN
BLOCK - 3



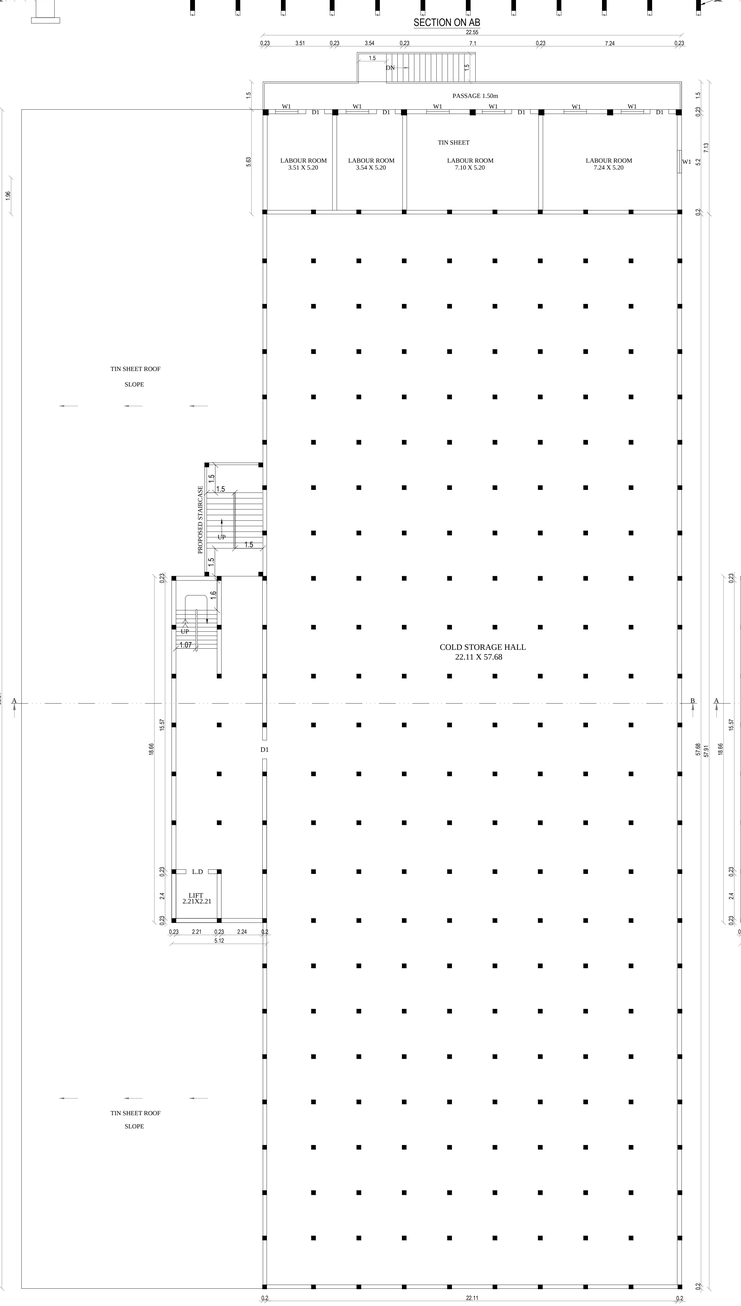
GROUND FLOOR PLAN
BLOCK - 4



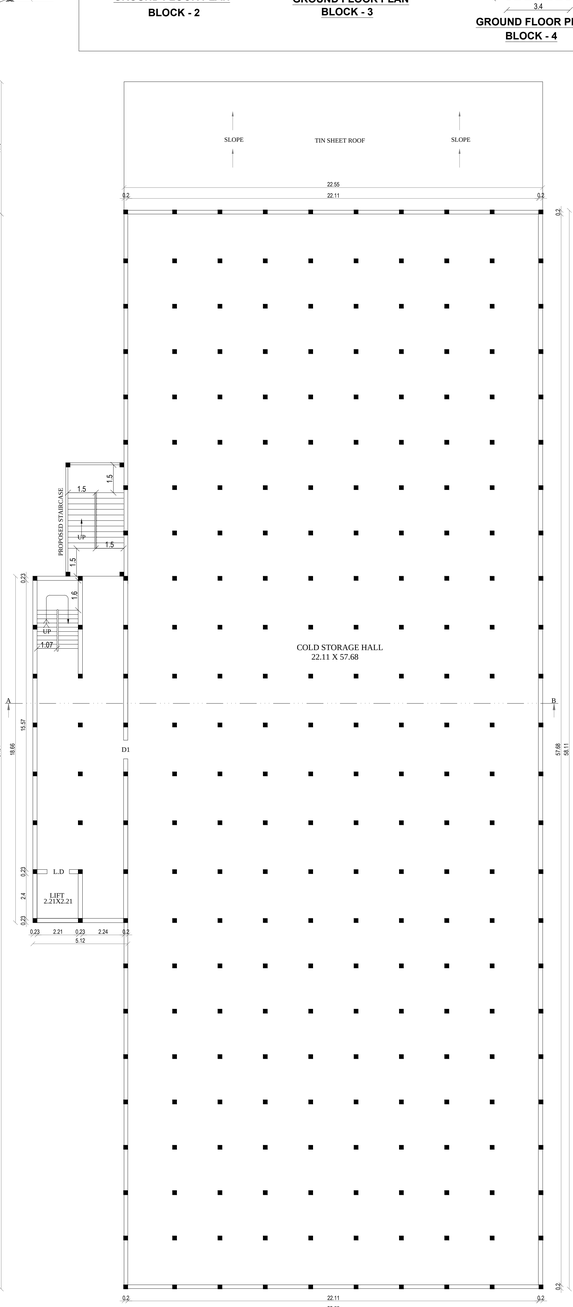
GROUND FLOOR PLAN
BLOCK - 5



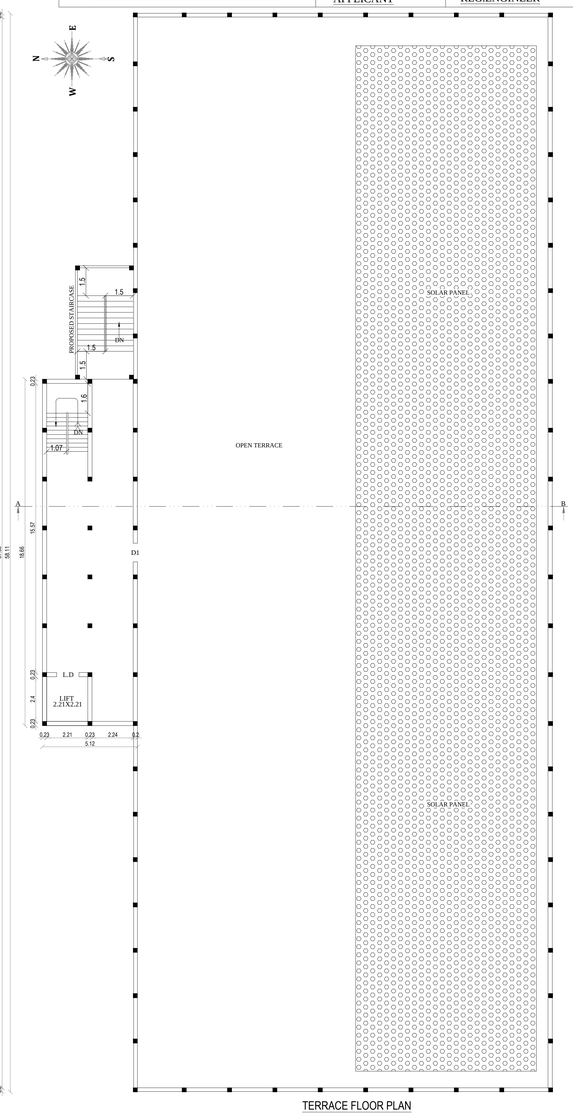
GROUND FLOOR PLAN **BLOCK - 1**



FIRST FLOOR PLAN

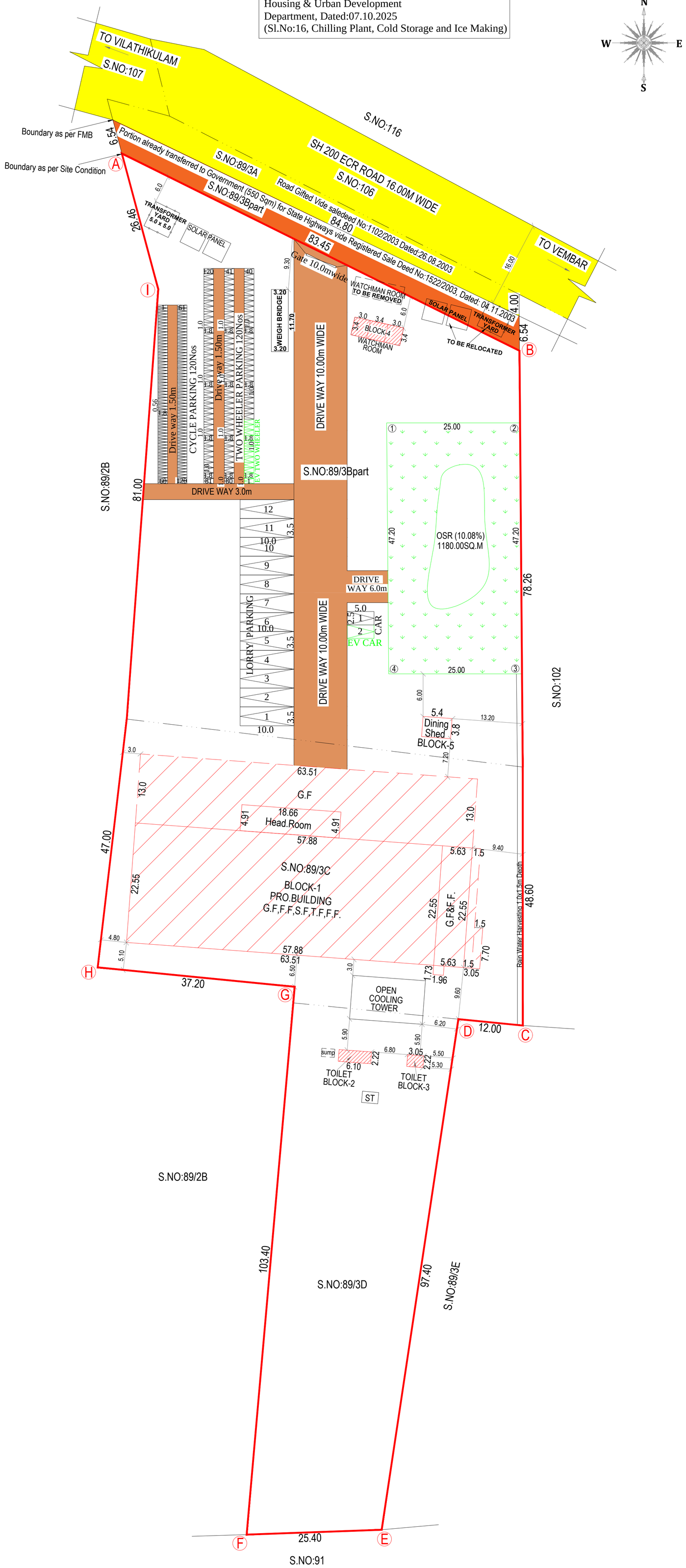


TYPICAL SECOND,THIRD,FOURTH FLOOR PLAN



TERRACE FLOOR PLAN

Green Category - GO(M.S) No:154,
Housing & Urban Development
Department, Dated:07.10.2025
(Sl.No:16, Chilling Plant, Cold Storage and Ice Making)



SITE PLAN
SCALE 1:400

COLOR CODE REFERENCE

SITE BOUNDARY	
PRO.BUILDING	
OSR	
DRIVE WAY	
EXG.ROAD	

SITE PLAN SHOWING THE PROPOSED CONSTRUCTED OF INDUSTRIAL BUILDING FOR M/S PEARL COLD STORAGE IN S.NO:89/3Bpart,3C,3D AT M.SHANMUGAPURAM VILLAGE AND PANCHAYAT, VILATHIKULAM PANCHAYAT UNION / TALUK, THOOTHUKUDI DISTRICT.

(INDUSTRY CATEGORY - GREEN) SHEET NO: 1

ALL DIMENSIONS ARE IN METER, SCALE 1:400

ONLINE APPLICATION NO: SWP/BPA/948162/2026

APPLICANT NAME: PARTNERS
M/S PEARL COLD STORAGE
KEELASHAMUGAPURAM VILLAGE
VILATHIKULAM TALUK
THOOTHUKUDI DISTRICT.

AREA DETAILS	SQ.M	SQ.FT
SITE AREA S.NO : 89/3B S.NO : 89/3C S.NO : 89/3D	 6300.00 3500.00 2450.00	
TOTAL SITE AREA	12250.00	131859.00
ROAD GIFTED AREA	550.00	5920.20
PROPOSED SITE AREA	11700.00	125938.80

OSR DETAILS

PROPOSED SITE AREA = 11700.00sq.m
OSR REQUIRED - 10% of SITE AREA = 1170.00sq.m
OSR PROVIDED - 1180.00sq.m (10.08%)

PROPOSED BUILDING AREA DETAILS

FLOOR DETAILS	FSI Sq.m	Non-FSI Sq.m	Total Area Sq.m	Total Area Sq.ft
BLOCK-1 (COLD STORAGE)				
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TOTAL BUILDING AREA	8218.28	115.87	8334.15	89708.79

FLOOR SPACE INDEX

$FSI = \frac{8218.28}{11700.00} = 0.702 < 2.0$

PARKING CALCULATION

CAR PARKING
Office Area = 43.20 Sq.m
100 Sq.m = 1 Car
$\frac{43.20}{100}$ = 0.43 SAY 1
Car 2Nos Provided
(Include 1Ev Car Provided)

TWO WHEELER PARKING
Total Area = 8218.28 Sq.m
75 Sq.m = 1 Cycle Space
$\frac{8218.28}{75}$ = 109.58 SAY 110
Two Wheeler 120Nos Provided
(Include 12Ev Two Wheeler Provided)

LORRY PARKING
Total Building Area = 8218.28 Sq.m
750 Sq.m = 1 Lorry Space
$\frac{8218.28}{750}$ = 10.96 SAY 11
Required parking = 11 Lorry Space
Provied parking = 12 Lorry Space

CYCLE PARKING
Total Area = 8218.28 Sq.m
50 Sq.m = 1 Cycle Parking
$\frac{8218.28}{75}$ = 109.58 SAY 110
Provided Cycle Parking 120Nos

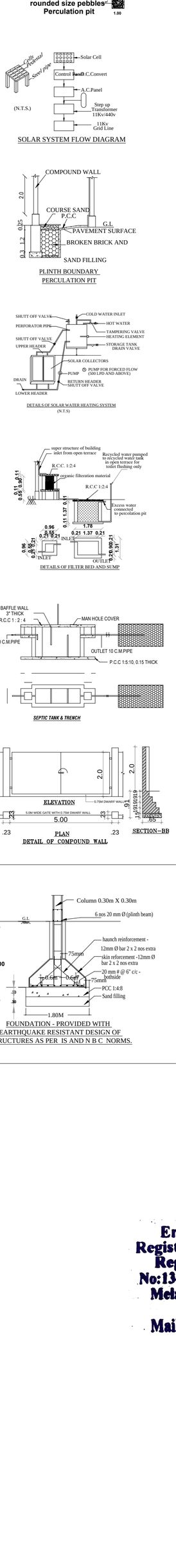
H.P.DETAILS

S.NO.	DESCRIPTION	NO	H.P.
1	KIRLOSKAR KC 300 COMPRESSOR	1	60.0
2	METOLEX MX 300 COMPRESSOR	1	60.0
3	OTHERS		30.0
	TOTAL		150.0

SANITATION REQUIREMENTS

TOTAL NO OF WORKERS 20Nos
MALE - 15 PERSONS FEMALE - 5PERSONS

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



M. Ferose
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
CONSTRUCTION ENGINEER

M. Anaimuthu
Er. M. ANAIMUTHU. M.E.,(Structure)
Reg.No. RSE / Gr-II / TVL / March / 2019 / 003
AVM Builders
V.M. Chatram, Palayamkottai.
Cell : 95005 93812, 94431 94372.
STRUCTURAL ENGINEER

For PEARL COLD STORAGE
PARTNER
For PEARL COLD STORAGE
PARTNER
APPLICANT

Er. P. K. THAMEEMUL ANSARI B.E.
Reg. No. : RE/Gr II/TVL/March/2019/006
35 / 13-2, Firthous Complex, Ambai Road,
Melapalayam, (Sub-Registrar Office Building)
Tirunelveli - 627 005. Cell : 9488237454.
REG.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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.