

PP

APPROVAL RECORD

Planning Permission

Vallakulam

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

PURPOSE

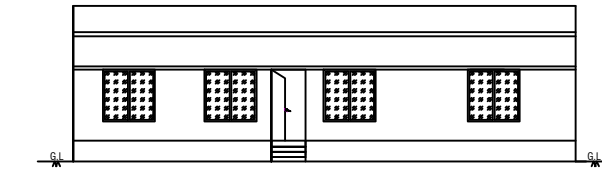
Commercial

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

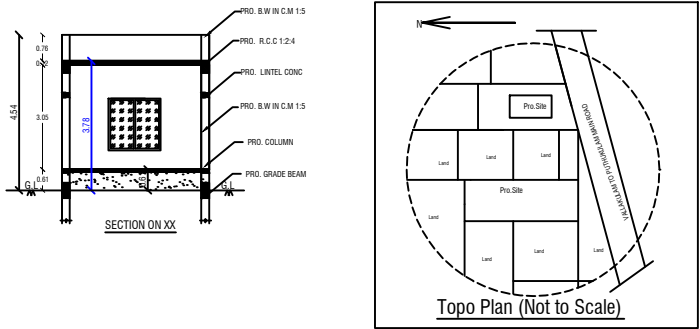
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AN OFFICE BUILDING (GROUND FLOOR) ON SURVEY NO:196/4 PART AT VALLAKULAM VILLAGE AND PANCHAYAT ,KARUNGULAM UNION,SRIVAIKUNDAM TALUK,THOOTHUKUDI DISTRICT.

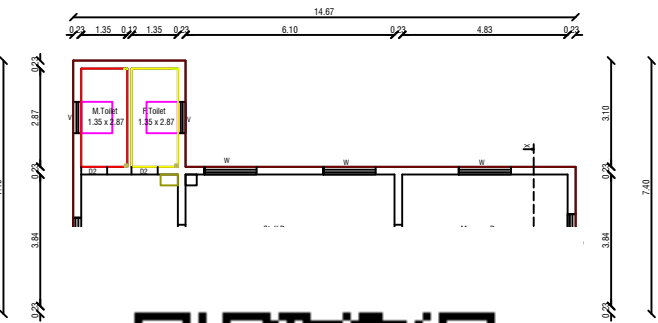
Applicant Name : M/S.SPRINGTON ESTATES PRIVATE LIMITED



FRONT ELEVATION



Topo Plan (Not to Scale)



APPLICANT EXISTING LAND

APPLICANT EXISTING LAND

PROPOSED OFFICE BUILDING
ON
S.NO:196/4 PART

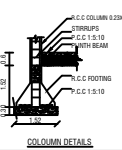
APPLICANT EXISTING LAND

VALLAKULAM TO PUTHUKULAM MAIN ROAD

Site Plan (Scale 1:100)



Staircase Details



Column Details

PLOT COVERAGE

G.F.
Site Area
73.25
371.14
= 0.20
= 20 %

FLOOR AREA RATIO

G.F.+F.F.
Site Area
73.25
371.14
0.20
0.20 < 2.00

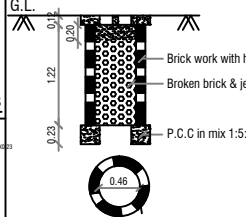
Description	Required	Available	Remarks
Front Setback	1.50m	5.53m	OK
Side Setback (Left)	1.00 m	9.14m	OK
Side Setback (Right)	1.00m	2.07m	OK
Rear Setback	NIL	1.41m	OK
Car Parking	3Nos	3Nos	OK
Two Wheeler	5Nos	5 Nos	OK
FSI	2.00	0.20	OK

APPLICANT

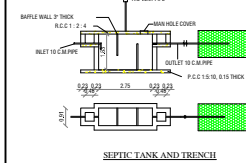
SPRINGTON ESTATES PRIVATE LIMITED

DIRECTOR

Applicant Name : M/S.SPRINGTON ESTATES PRIVATE LIMITED



PERCOLATION PIT FOR 30 Sq. m.
(Scale:- 1:50)



PARKING CALCULATION:
1st 74.99 Sq.Mt Of Floor Area = 1 Two Wheeler
Total Floor Area = 73.25 Sq.Mt
Two wheeler Space = 5 Two Wheeler
Total Buildup Area =Up to 50 Sq.mt=1Car Space
Total =3 Car Space
Hence OK

ED	ENTRANCE DOOR 1.00 X 2.10	FG1	Glass Window 3.12 X 1.80
D1	DOOR 0.90 X 2.10	FG2	Glas Window 1.40 X 1.80
D2	DOOR 0.75 X 1.80	V	OPENING 0.91 X 2.10
0	OPEN 0.90 X 2.10	RS	Rolling Shutter 1.12X2.10

AREA DETAILS	SQ.M	SQ.FT
SITE AREA	371.14	3994.95
PRO. SALES OFFICE	73.25	788.46
OPEN SPACE	297.89	3206.49
ROAD		

RAIN WATER COLLECTING TANK IS TO BE PROVIDED
waste water to be garden
ALL DIMENSION ARE IN METRE

ENGINEER

Er. S. MARISHWARAN B.E.,
Registered Engineer
Reg No. KGLM/2022/07
3/28, Krishnan Kovil Street
Karungulam - 628 615
Cell: 96423 37858

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](#)



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



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.

