Verified RealEstate™

REFERENCE
180/2025

ISSUED
20 November 2025

PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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.

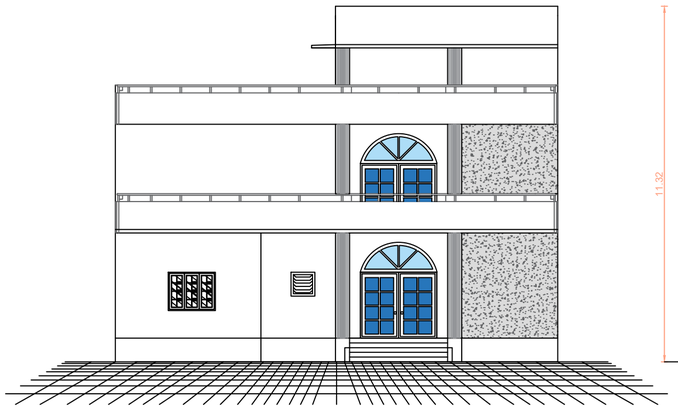
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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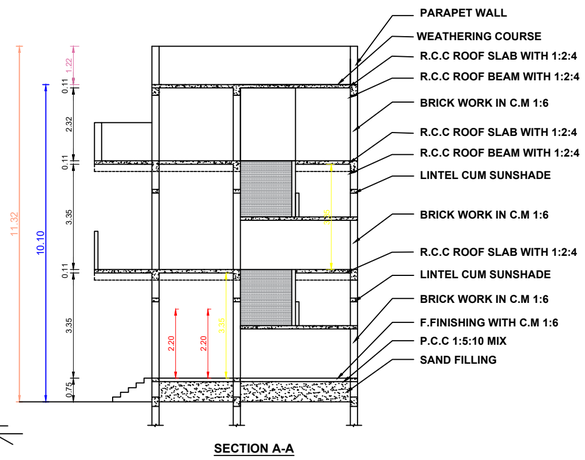
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING GROUND & FIRST FLOOR IN SURVEY NO:39/14C2A & 14C2B, PATTA NO: 4791, WARD NO: 2, VILATHIKULAM TOWN PANCHAYAT, VILATHIKULAM UNION & TALUK,THOOTHUKUDI DISTRICT.

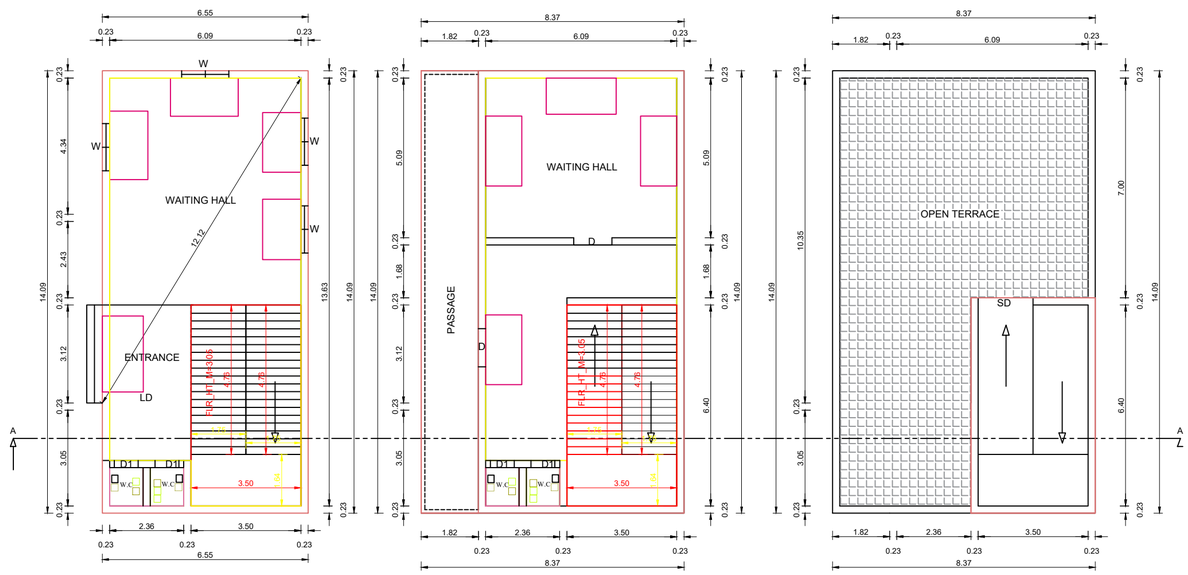
OWNER NAME : Mr.A.INBARAJA, S/o Mr.ATHIMUTHU



FRONT ELEVATION

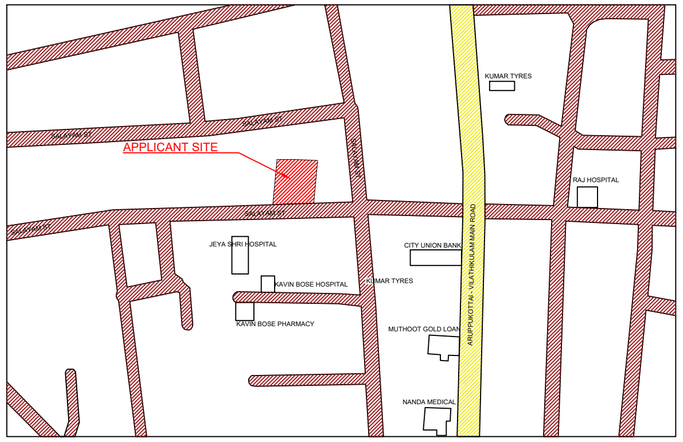


SECTION A-A

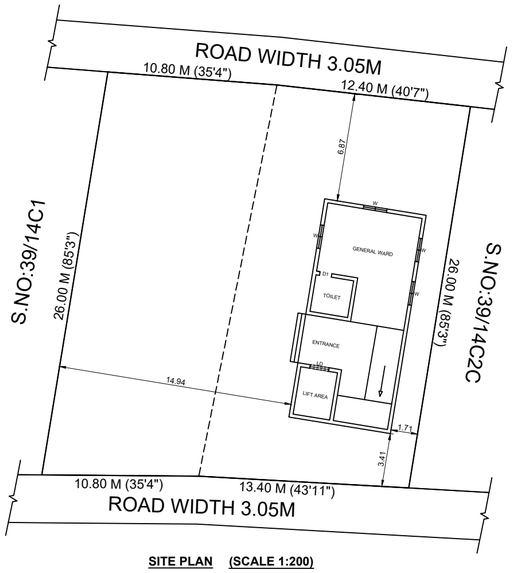


FIRST FLOOR PLAN

SECOND FLOOR PLAN



KEY PLAN



SITE PLAN (SCALE 1:200)

AREA STATEMENT	SQ.FT	SQ.MT
PLOT AREA (AS PER DOCUMENT)	6458.40	600.00
PLOT AREA (SUPER IMPOSED)	6301.78	585.45
PROPOSED		
PRO. GROUND FLOOR AREA	993.19	92.27
PRO. FIRST FLOOR AREA	993.19	92.27
PRO. SECOND FLOOR AREA	0	0
TOTAL PRO. AREA	1986.38	184.54
TOTAL FSI AREA	1989.38	184.54
NON FSI AREA		
PRO.G.F STAIRCASE AREA	0	0
PRO.F.F PASSAGE AREA	275.45	25.59
PRO.S.F STAIRCASE AREA	292.45	27.17
NET TOTAL FSI & NON FSI AREA	2554.29	237.30

PLOT COVERAGE : 15.00 %

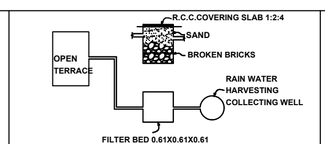
FLOOR SPACE INDEX : 0.15

JOINERY DETAILS:

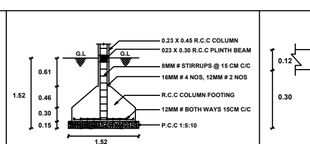
	DESCRIPTION	IN METER
MD	DOOR	2.43X2.13
D	DOOR	1.22X2.13
D1	DOOR	0.76X2.13
LD	LIFT DOOR	1.22X2.13
W	WINDOW	1.50X1.50
V	VENTILATION	0.60X0.60

SET BACK DETAILS

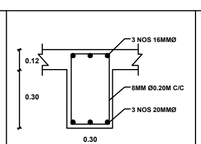
SET BACK	REQUIRED	PROVIDED
FRONT SETBACK	1.00m	3.41m
REAR SETBACK	NIL	6.87m
SIDE SETBACK-1	1.50m	1.71m
SIDE SETBACK-2	1.50m	14.94m



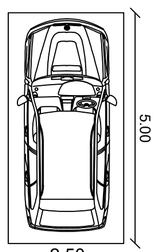
DETAILS OF RAIN WATER HARVESTING SYSTEM



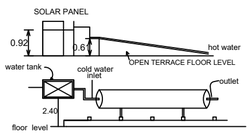
COLUMN FOOTING DETAILS



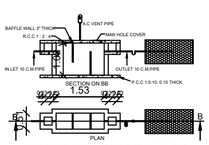
ROOF BEAM DETAILS



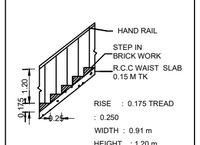
CAR POCKET DETAILS



DETAILS OF SOLAR WATER HEATING SYSTEM



SEPTIC TANK AND TRENCH & U TRAP ADOPTED



STAIR DETAILS

OWNER.

V.VINOTH KUMAR, DCE., B.E.,
CONSULTING ENGINEER & LICENSED SURVEYOR
VVV CONSTRUCTION
Reg No:137/LS/2022/00004
MADURAI ROAD,VILATHIKULAM.
CELL: 7845456867 , 9486456867

REGISTERED 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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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.