Verified RealEstate™

REFERENCE
04/2025-26

ISSUED
02 February 2026

PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural 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.

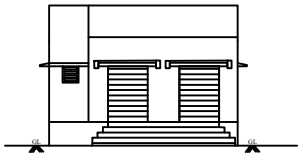
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3/350/2 Mettukuppam,
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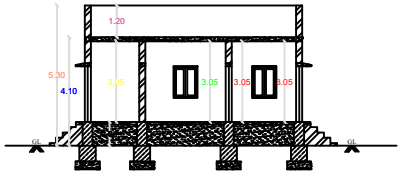
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF GROUND FLOOR COMMERCIAL SHOP CUM RESIDENTIAL BUILDING S.F NO-99/1A1A(AS PER SALE DEED) , S.F NO-99/1A1A2(AS PER PATTA) AT VIRUSAMPATTI VILLAGE & PANCHAYAT, VILATHIKULAM UNION & TALUK, THOOTHUKUDI DISTRICT.

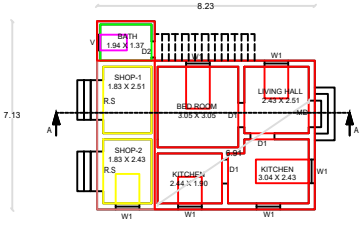
APPLICANT : SENTHURPANDI S/o RAMAIAH



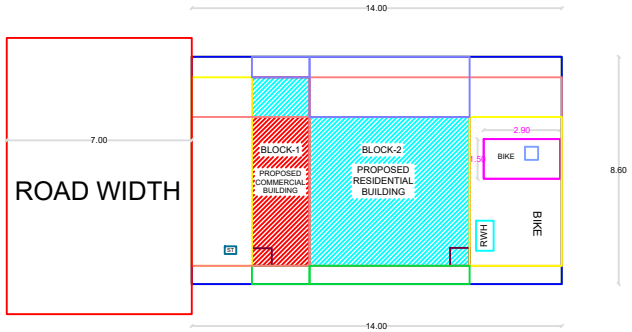
ELEVATION



SECTION ON A-A

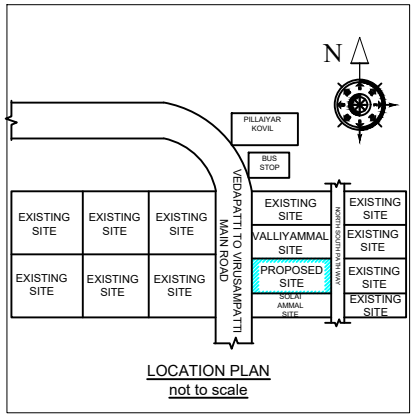


GROUND FLOOR PLAN



RESIDUARY SKETCH & SUPER IMPOSED SKETCH (SITE PLAN)

PLAN INFO
PLOT_AREA_M2=120.40
AS_AT_SITE=120.40
FMB_OR_PLR=120.40
AS_PER_DOCUMENT=120.40
DISTRICT=THOOTHUKUDI
TALUK=VILATHIKULAM
SURVEY_NO=99/1A1A2
PATTA_NO=2097
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=NO
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.00
ROAD_WIDTH=7.00
ROAD_LENGTH=500
AVG_PLOT_DEPTH= 14.00
AVG_PLOT_WIDTH= 8.60
LAND_USE_ZONE =COMMERCIAL & RESIDENTIAL
BLOCK_1_B-SHOP_MEMBER_COUNT=2
PLOT_NO=NA
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=CBA
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



LOCATION PLAN
not to scale

SCALE: 1cm = 1.0m
ALL DIMENSIONS ARE IN METER

FSI DETAILS		PROPOSED	PERMISSIBLE
TOTAL BUILT UP AREA	49.66	0.41	2.00
PLOT AREA	120.00		

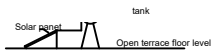
AREA STATEMENT	SQ.FT	SQ.MT
PLOT AREA(AS PER PATTA)	1291.66	120.00
PLOT AREA(AS PER FMB)	1291.66	120.00
PLOT AREA(AS PER SITE)	1291.66	120.00
FSI AREA		
PRO. GROUND FLOOR COM.AREA	132.28	12.29
PRO. GROUND FLOOR RES.AREA	402.25	37.37
TOTAL FSI AREA	534.53	49.66
OPEN SPACE AREA	757.13	70.34

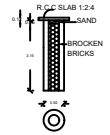
SCHEDULE OF JOINERIES

RS	ROLLING SHUTTER	1.50 x 2.1
W	WINDOW	1.22 x 1.37
MD	MAIN DOOR	1.00 x 2.1
D	DOOR	0.91 x 2.1
D1	DOOR	0.7 x 2.1
W	WINDOW	1.2 x 1.2
W1	WINDOW	0.9 x 1.2
V	VENTILATOR	0.60 x 0.60

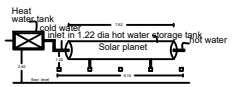
SEPTIC TANK & TRENCH

HEIGHT OF THE HANDRAILS -0.92m
STAIRCASE DETAILS





PERCOLATION PIT



SOLAR WATER HEATER PLANT

APPLICANT SIGNATURE:

Er.S. MOHAMED IQBAL, B.E., PGDCA.,
Govt. Registered Engineer, Gr-1
Reg. No. R.E-1/TKDTCP/Jan 01-2024
Vilathikulam. ✆ 94437-72655

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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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.