

PP

APPROVAL RECORD

Planning Permission

Vembar

Thoothukkudi district, Tamil Nadu

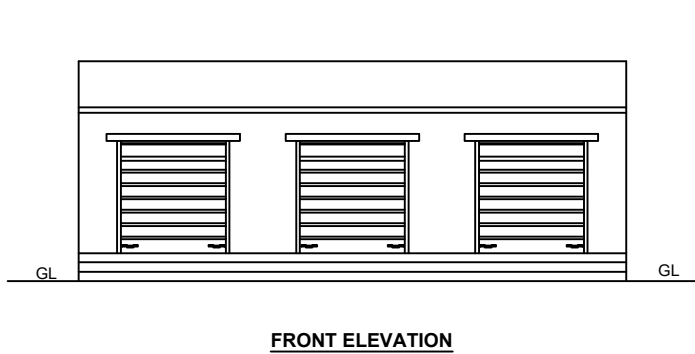
APPROVAL TYPE
Building PlanISSUING AUTHORITY
Rural PanchayatPURPOSE
Commercial

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

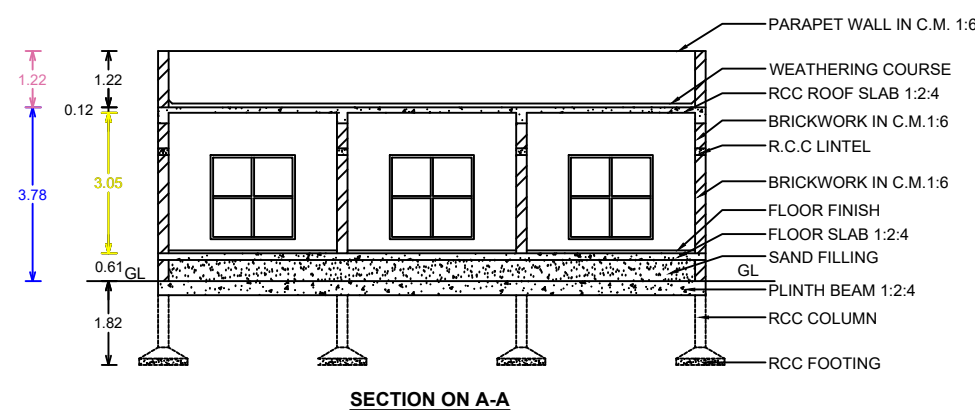
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING PROPOSED CONSTRUCTION OF SHOPPING COMPLEX IN SURVEY NO . 43/1B1B2 AND SURVEY NO. 43/7 AT WARD NO . 6 , SIVAPERUNGUNDRAM VILLAGE AND VEMBAR VILLAGE PANCHAYAT , VILATHIKULAM TALUK , THOOTHUKUDI DISTRICT.

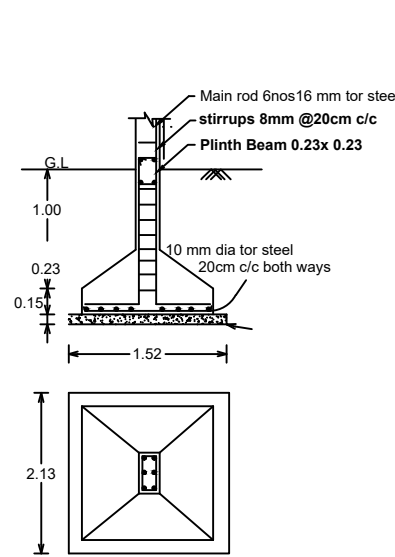
OWNER : Mr. T. ALAGULINGAM. S/O Mr.G.THARMALINGAM (SCALE : 1:100.)



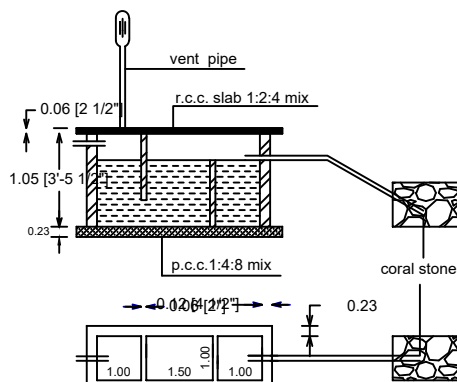
FRONT ELEVATION



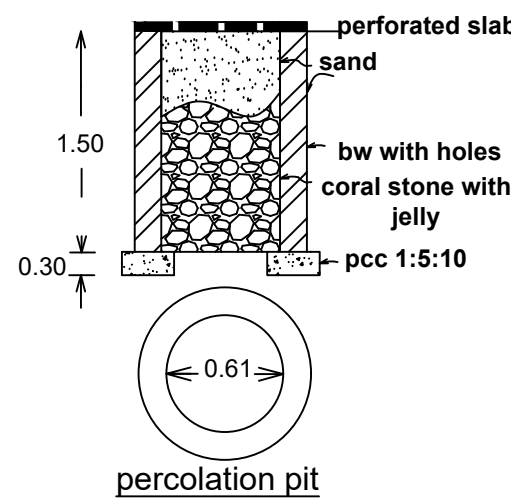
SECTION ON A-A



Details of column footing

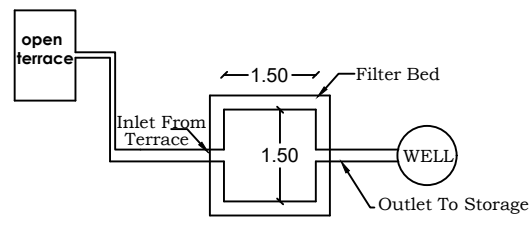


SEPTIC TANK DETAILS

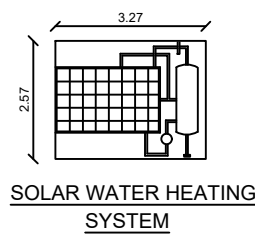


perforated slab

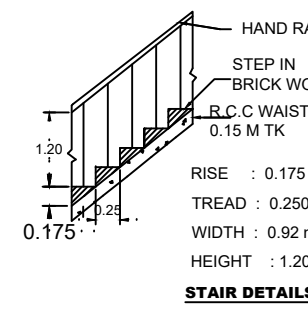
percolation pit



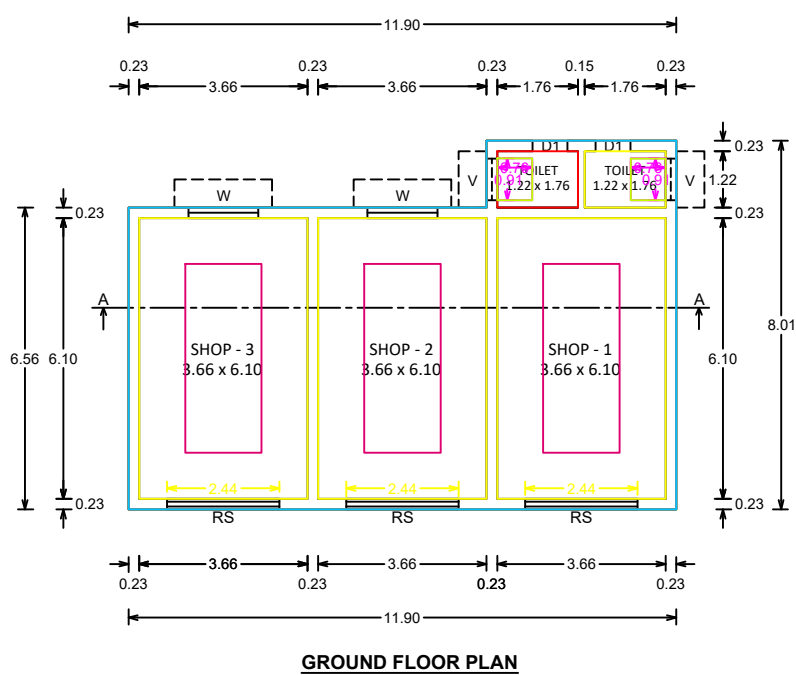
Plan Of Filter Bed & Well



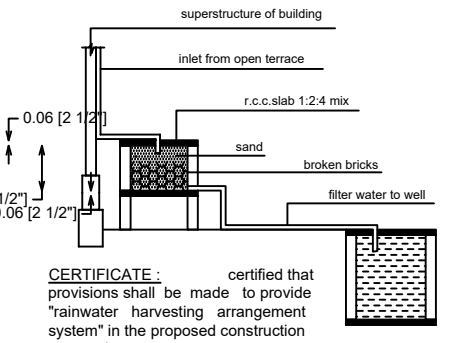
SOLAR WATER HEATING SYSTEM



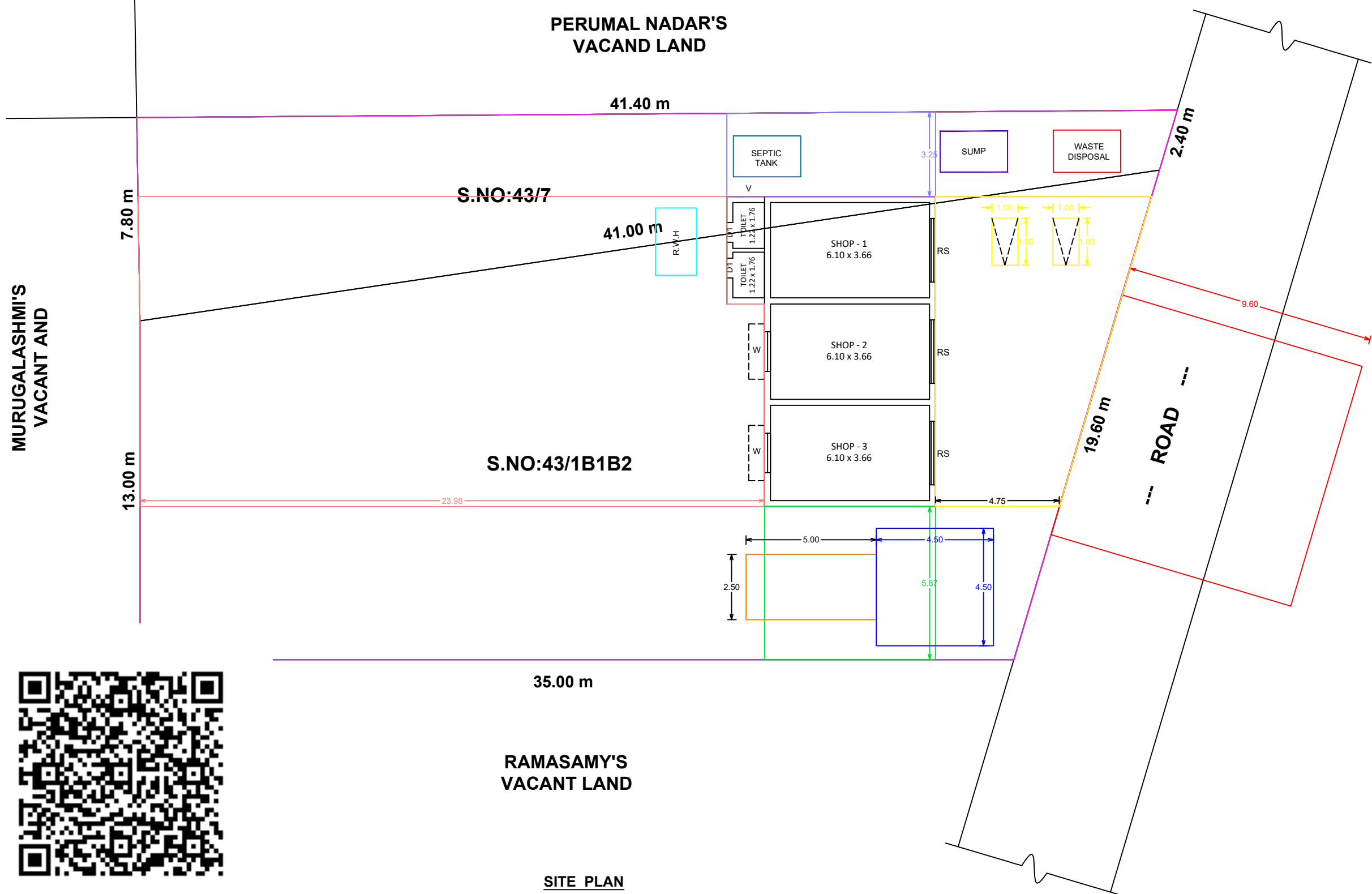
STAIR DETAILS



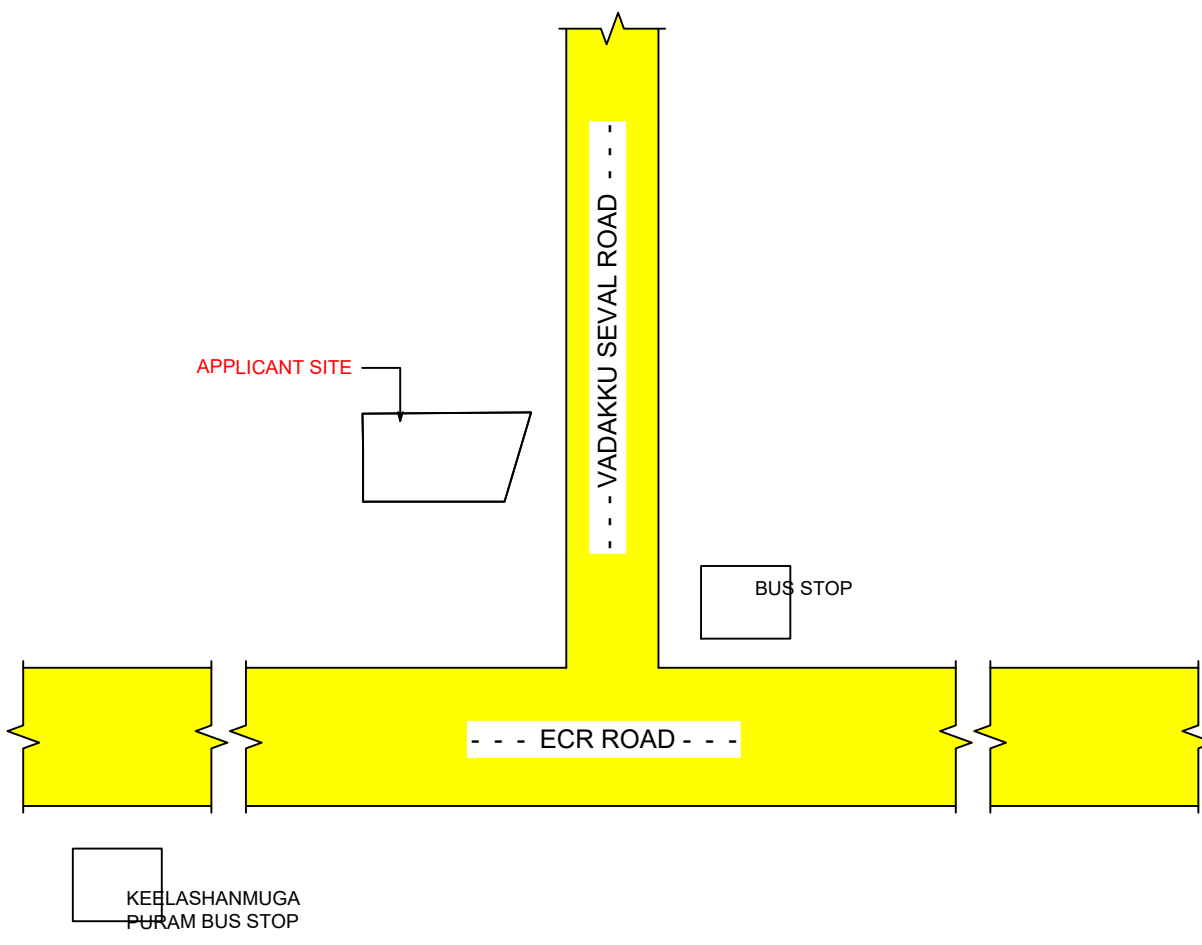
GROUND FLOOR PLAN



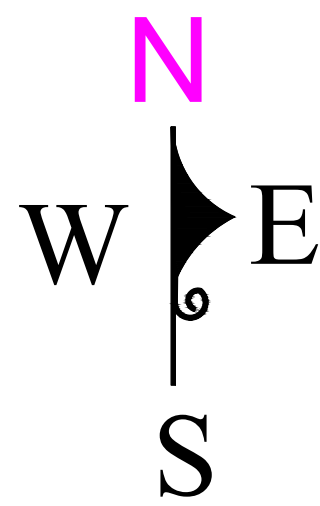
RAINWATER HARVESTING SYSTEM



SITE PLAN



KEY PLAN



PLAN INFO

PLOT_AREA_M2=768.38
PLOT_NO=
SURVEY_NO=43/1B1B2, 43/7
AS_PER_DOCUMENT=768.89
AS_AT_SITE=768.38
FMB_OR_PLR=768.89
SINGLE_FAMILY_BLDG=YES
SECURITY_ZONE=YES
PATTA_NO=
DISTRICT=THOOTHUKUDI
TALUK=VILATHIKULAM
CRZ=NO
ACCESS_WIDTH_M=22.00
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=NO
AVG_PLOT_DEPTH=38.20
AVG_PLOT_WIDTH=20.20
AREA_TYPE=OTHERS
ROAD_WIDTH=9.60
ROAD_LENGTH=750
LAND_USE_ZONE=COMMERCIAL
RWH_DECLARED=YES
OSR_APPLICABLE=YES
IS_APPROVED_LAYOUT=YES
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FIRE_DEPT=NO
OSR_SURREYBACK_RETAIN=BUYBACK
IS_SWIMMING_POOL_EXISTS=NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
JURISDICTION_TYPE=PANCHAYAT
BLOCK_1_B-SHOP_MEMBER_COUNT=6

Note: Waste water from wash basin and bathroom are connected to percolation pit for ground water recharge. chimney is provided in kitchen.

Solar water heating system arrangements are to be provided as per IS 12933 in this proposed building.

Certificate: Certify that rain water harvest system is provided as per plan.

JOINERIES

RS	ROLLING SHUTTER	...	...	2.44 X 2.44
D	DOOR	...	...	0.91 X 2.13
D1	DOOR	...	...	0.76 X 2.13
W	WINDOW	...	...	1.52 X 1.52
V	VENTILATION	...	...	0.91 X 0.91

REFERENCE	COLOUR INDEX	SQ M	SQ FT
AREA OF SITE (SCHEDULE - 1)		607.02	6533.90
AREA OF SITE (SCHEDULE - 2)		161.87	1742.35
TOTAL SITE AREA		768.89	8276.25
PRO. BUILDING G.F		84.04	904.60
NET OPEN AREA		684.85	7371.65

SET BACK DETAILS

DESCRIPTION	REQUIRED	PROVIDED
FRONT	1.50	4.75
SIDE 1	1.00	3.25
SIDE 2	N.A	5.87
REAR	N.A	23.98

TOTAL PLINTH AREA: 262.43 SQ.M

FSI CALCULATION

$$\text{FSI} \Rightarrow \frac{\text{TOTAL PLINTH AREA}}{\text{TOTAL SITE AREA}} \leq 2$$
$$\text{FSI} \Rightarrow \frac{84.04}{768.89} \leq 2$$
$$\text{FSI} \Rightarrow 0.11 \leq 2$$

LAND & BUILDING OWNER

REGISTERED ENGINEER

Er.M.PULUTHI ANDAVAR., B.E
REGISTERED ENGINEER GRADE - III
KOVILPATTI MUNICIPALITY : 137/LS/2023/00001
3/313-7, ECR ROAD, KULATHUR.
CELL : 8838134682, 7092546402
Email: smpandavar@gmail.com

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.

