Verified RealEstate™

REFERENCE
19/2025-26

ISSUED
14 March 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.

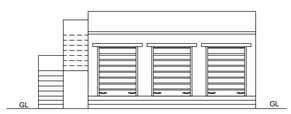
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Chennai 600 097, India

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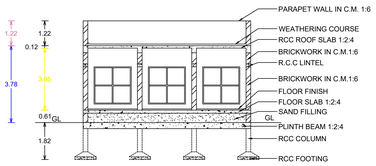
DIGITALLY VERIFIED RECORD

PLAN SHOWING PROPOSED CONSTRUCTION OF SHOPPING COMPLEX IN PLOT NO.1, APPROVED LAYOUT NO.3431/2018, SURVEY NO.202/8 AT KAMARAJ NAGAR, KULATHUR SOUTH VILLAGE AND KULATHUR VILLAGE PANCHAYAT, VILATHIKULAM TALUK, THOOTHUKUDI DISTRICT.

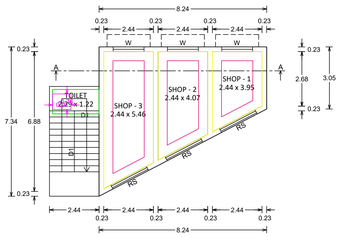
OWNER : Mrs. S. SELVA ANBINI. D/O Mr.SELVAKUMAR (SCALE : 1:100.)



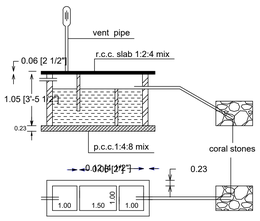
FRONT ELEVATION



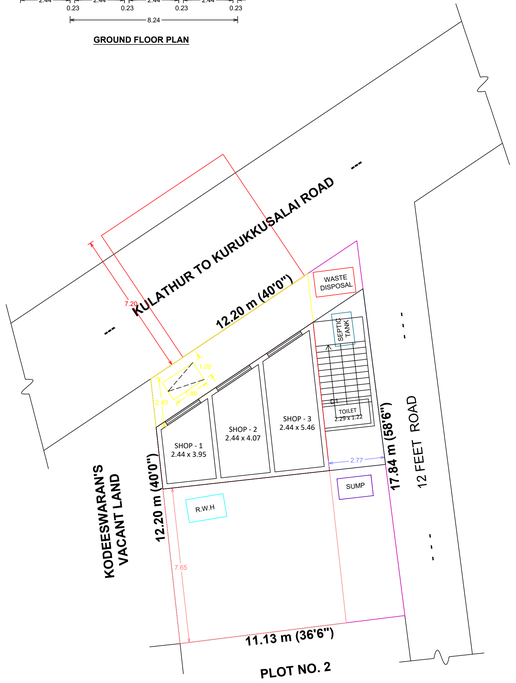
SECTION ON A-A



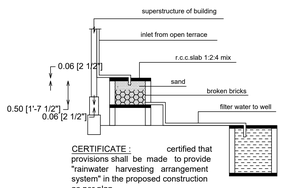
GROUND FLOOR PLAN



SEPTICTANK DETAILS

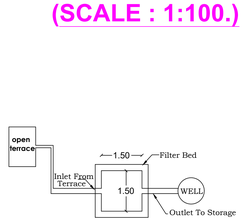


SITE PLAN

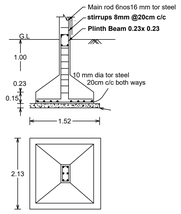


CERTIFICATE : certified that provisions shall be made to provide "rainwater harvesting arrangement system" in the proposed construction as per plan.

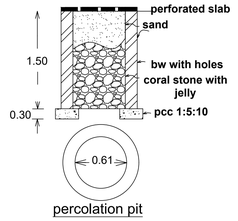
RAINWATER HARVESTING SYSTEM



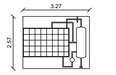
Plan Of Filter Bed & Well



Details of column footing



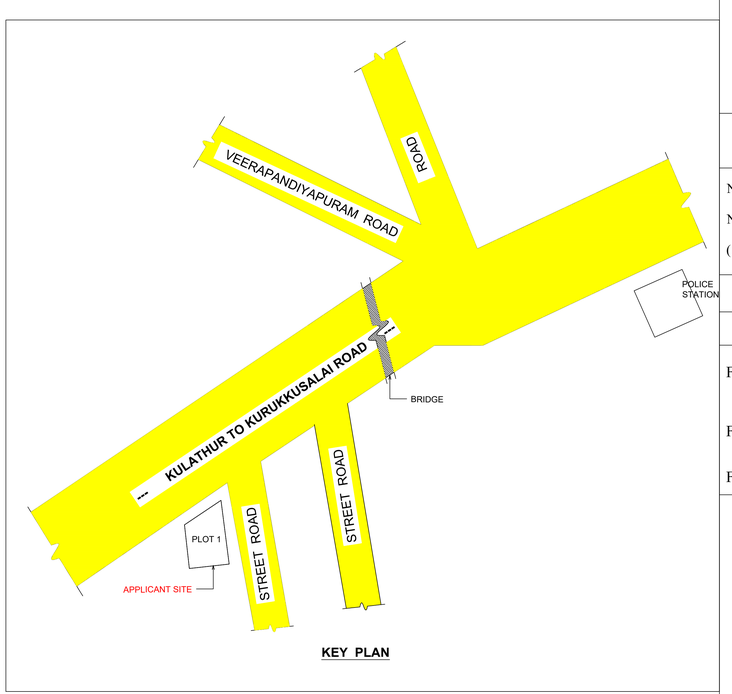
percolation pit



SOLAR WATER HEATING SYSTEM



STAIR DETAILS



KEY PLAN

N
W E
S

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.

PLAN INFO

PLOT_AREA_M2=174.45
PLOT_NO=1
SURVEY_NO=202/8
AS_PER_DOCUMENT=175.00
AS_AT_SITE=174.45
FMB_OR_PLR=175.00
SINGLE_FAMILY_BLDG=YES
SECURITY_ZONE=YES
PATTA_NO=3072
DISTRICT=THOOTHUKUDI
TALUK=VILATHIKULAM
CRZ=NO
ACCESS_WIDTH_M= 12.20
WHETHER_GOVT_OR_AIDED_SCHOOL= NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=NO
AVG_PLOT_DEPTH= 15.02
AVG_PLOT_WIDTH= 11.66
AREA_TYPE=OTHERS
ROAD_WIDTH=7.20
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_GOVT_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_SURR_BUYBACK_RETAIN=BUYBACK
IS_SWIMMING_POOL_EXISTS =NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
JURISDICTION_TYPE=PANCHAYAT
BLOCK_1_B-SHOP_MEMBER_COUNT=6

PARKING DETAILS

NUMBERS OF TWO WHEELER PARKING REQUIRED	- 1 Nos
NUMBERS OF TWO WHEELER PARKING PROVIDED	- 1 Nos
(1.00 X 1.80) PARKING AREA PROVIDED	

TOTAL PLINTH AREA: 64.52 SQ.M

FSI CALCULATION

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

$$FSI \Rightarrow \frac{64.52}{174.45} \leq 2$$

$$FSI \Rightarrow 0.37 \leq 2$$

S.Selva Anbi

LAND & BUILDING OWNER

JOINERIES

RS	–	ROLLING SHUTTER	... ...	1.98 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

REFFERENCE	COLOUR INDEX	SQ M	SQ FT
AREA OF SITE (AS PER DOCUMENT)		175.00	1884.00
AREA OF SITE (SCHEDULE - 2)		174.45	1877.76
PRO. BUILDING G.F		64.52	694.49
NET OPEN AREA		109.93	1183.27

SET BACK DETAILS

DESCRIBTION	REQUIRED	PROVIDED
FRONT	1.50	2.40
SIDE 1	1.00	1.67
SIDE 2	1.00	1.10
REAR	N.A	7.65

M.Pulothy

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

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.