

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

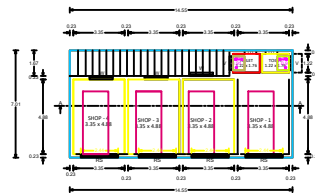
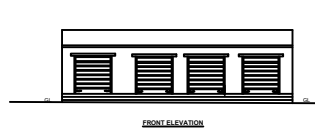
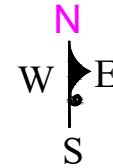
The approval as the planning authority issued it, reproduced in full behind this page.

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

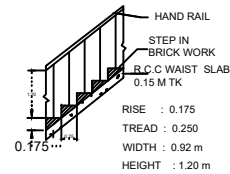
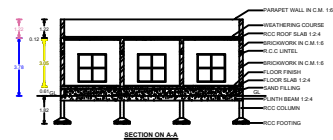


PLAN SHOWING PROPOSED CONSTRUCTION OF SHOPPING COMPLEX IN SURVEY NO .198/10B2 & 194/1C1B
AND PATTa NO : 2890 & 2440 , VEMBAR VILLAGE AND PANCHAYAT , VILATHIKULAM TALUK , THOOTHUKUDI
DISTRICT.

OWNER : Mr. J.ALLWIN PRABHAKAR. S/O Mr.JOHNJAMES.

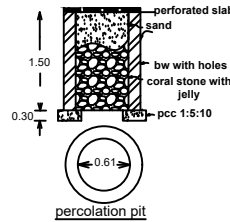


SCALE (1:100)

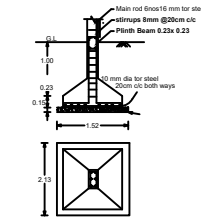


STAIR DETAILS

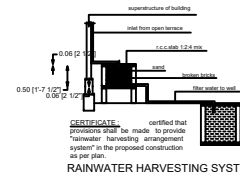
Hand Rail
STEP IN
BRICK WORK
B.C.C WAIST SLAB
0.15 M TK
RISE : 0.175
TREAD : 0.250
WIDTH : 0.92 m
HEIGHT : 1.20 m



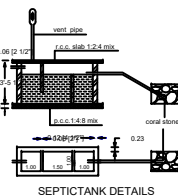
percolation pit



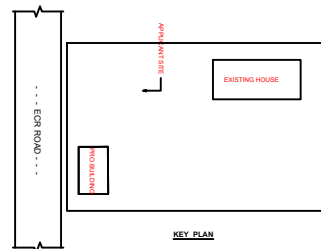
Details of column footing



RAINWATER HARVESTING SYSTEM



SEPTIC TANK DETAILS



KEY PLAN

PLAN INFO
PLOT AREA, M²=4651.40
PLOT NO:-
SURVEY NO=198/10B2 & 194/1C1B
AS PER DOCUMENT=4651.40
AS AT SITE=4651.40
PMB OR PLR=4651.40
SINGLE FAMILY BUILDING
SECURITY_ZONE=YES
PATTa NO=2890 & 2440
DISTRICT=THOOTHUKUDI
TALUK=VILATHIKULAM
GROUND
ACCESS WIDTH M=22.00
WHETHER GOVT OR AIDED SCHOOL=NO
EXISTING FLOOR AREA TO BE DEMOLISHED, M²=NO
AVG. PLOT DEPTH=36.30
AVG. PLOT WIDTH=20.20
AREA TYPE=OTHERS
ROAD WIDTH=6.00
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 LESS THAN 10M RADIUS=NO
JURISDICTION TYPE=PANCHAYAT
BLOCK_1_B-SHOP_MEMBER_COUNT=6

PARKING DETAILS

NUMBERS OF CAR PARKING REQUIRED - 1 Nos.
NUMBERS OF CAR PARKING PROVIDED - 1 Nos.
(2.50 X 5.00) PARKING AREA PROVIDED

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: 262.43 SQ.M

FSI CALCULATION

FSI $\Rightarrow$ $\frac{\text{TOTAL PLINTH AREA}}{\text{TOTAL SITE AREA}} \leq 2$
FSI $\Rightarrow$ $\frac{101.01}{4651.40} \leq 2$
FSI $\Rightarrow$ 0.02 ≤ 2

LAND & BUILDING OWNER

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 OLD BUILDING (2 UNITS)		76.78	826.46
AREA OF SITE (SCHEDULE - 2)			

TOTAL SITE AREA(PATTa)		4651.40	50049.06
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PRO. BUILDING G.F (4 UNITS)		101.99	1097.41
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NET OPEN AREA		4472.63	48125.19
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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

T.S. Jenifer Dinesh

E.T.JENIFER DINESH ,B.E
Registered Engineer.Gr-III
138/L/S/2023/00007
JENI CONSTRUCTION ,
VEMBAR-628906.
Cell : 84896 26700.

J.Allwin Prabhakar

Mr.ALLWIN PRABHAKAR

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.

