Verified RealEstate™

REFERENCE
04/2026-27

ISSUED
29 August 2026

PP APPROVAL RECORD

Planning Permission

Survey 250

Kulathur

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.

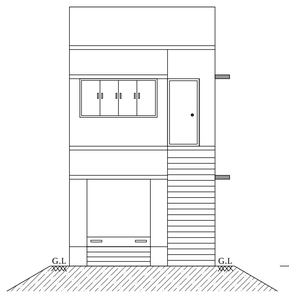
Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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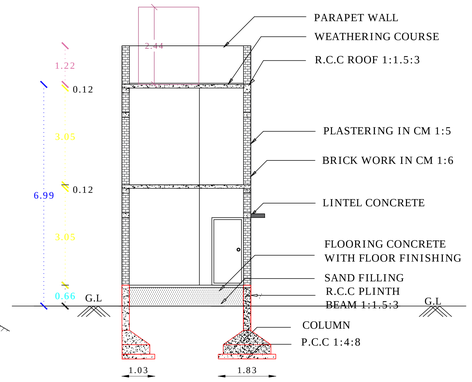
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RETAIL SHOP BUILDING IN SURVEY NO . 250/3B6 PART VIDE PATTA NO . 1331 AT KULATHUR NORTH VILLAGE & KULATHUR PANCHAYAT , VILATHIKULAM PANCHAYAT UNION , VILATHIKULAM TALUK & THOOTHUKUDI DISTRICT .

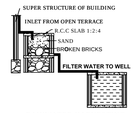
OWNER NAME : Mr . P . KARUNAKARAN .



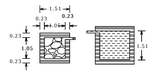
FRONT ELEVATION



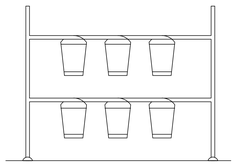
SECTION ON - 'AA'



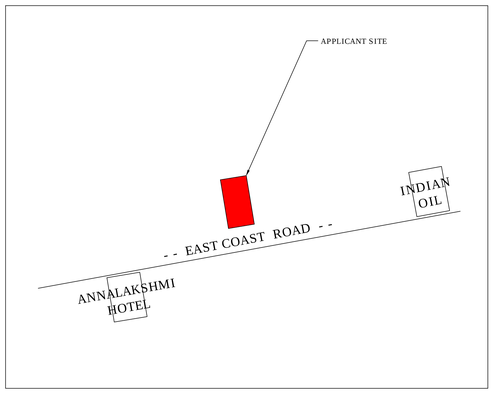
RAINWATER HARVESTING



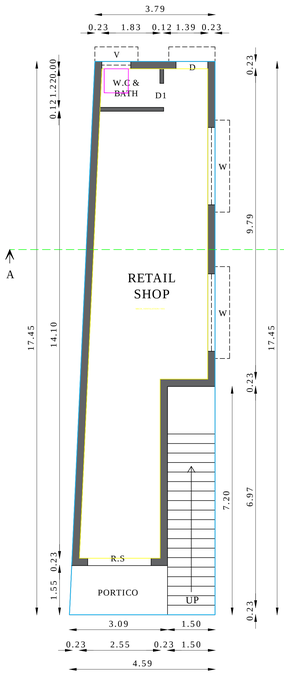
DETAILS OF FILTER BED & WELL



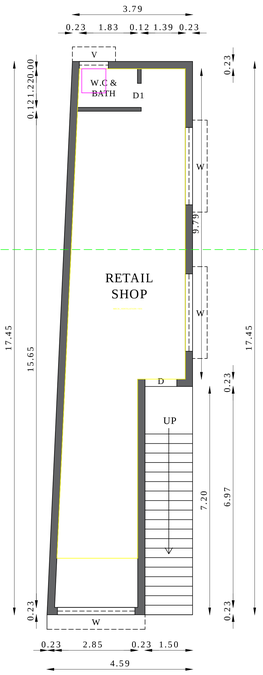
SAND BUCKETS



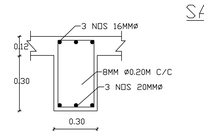
LOCATION PLAN (N.T.S)



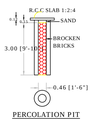
GROUND FLOOR PLAN



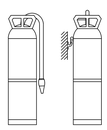
FIRST FLOOR PLAN



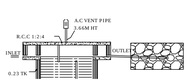
ROOF BEAM DETAILS

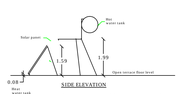


PERCOLATION PIT

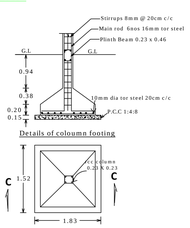


FIRE EXTINGUISHER



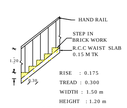


SOLAR WATER HEATER PLANT

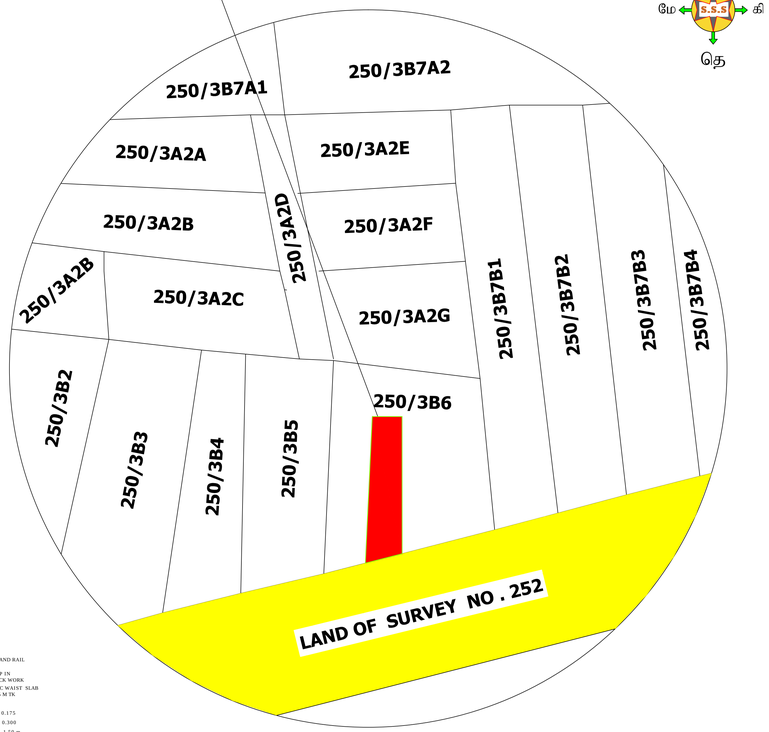


Details of coloumn footing

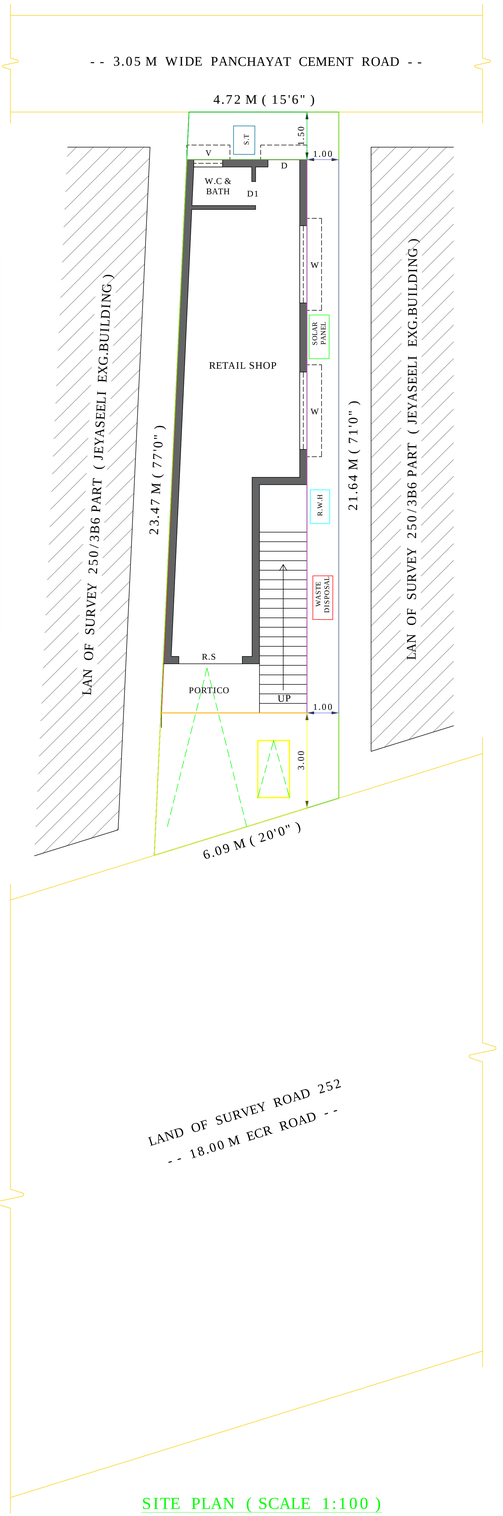
PLAN



STAIR DETAILS



TOPO PLAN (N.T.S)



SITE PLAN (SCALE 1:100)

PLAN INFO

PLAN INFO
PLOT_AREA_M2=118.26
PLOT_NO=-
SURVEY_NO=250/3B6 PART (KULATHUR NORTH)
AS_PER_DOCUMENT=122.02
AS_AT_SITE=118.26
FMB_OR_PLR=118.26
SINGLE_FAMILY_BLDG=NO
SECURITY_ZONE=YES
PATTA_NO=1331
TALUK=VILATHIKULAM
DISTRICT=THOOTHUKUDI
CRZ=NO
ACCESS_WIDTH_M=6.09
WHETHER_GOVT_OR_AIDED_SCHOOL= NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=-
AVG_PLOT_DEPTH= 22.56
AVG_PLOT_WIDTH=5.41
AREA_TYPE=OTHERS
ROAD_WIDTH= 18.00
ROAD_LENGTH=500
LAND_USE_ZONE = COMMERCIAL
RWH_DECLARED=YES
OSR_APPLICABLE=YES
IS_APPROVED_LAYOUT=NO
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=5

AREA DETAILS :-

PARTICULARS	SQ.M	SQ.FT
SITE AREA AS PER DOCUMENT	122.02	1313.42
SITE AREA AS FMB / PATTA	118.26	1272.95
SITE AREA AS PER SITE	118.26	1272.95
SITE AREA AS SUPER IMPOSED	118.26	1272.95
PROPOSED BUILDING AREA IN G.F	73.13	787.17
PROPOSED BUILDING AREA IN F.F	73.13	787.17
OPEN SPACE AREA	45.13	485.78

DESCRIPTIONS	TOTAL BUILT UP AREA	NON FSI AREA	FSI AREA
PRO. GROUND FLOOR AREA	73.13	-	73.13
PRO.FIRST FLOOR AREA	73.13	-	73.13
TOTAL AREA	146.26	-	146.26

FLOOR SPACE INDEX (FSI) = 1.236 < 2

PARKING CALCULATION:-

DESCRIPTIONS	CARS	TWO WHEELER
REQUIRED PARKING	1	1
AVAILABLE PARKING	1	1

JOINERY DETAILS

R.S	-	ROLLING SHUTTER	-	2.00 X 2.13
D	-	DOOR	-	1.00 X 2.13
D1	-	DOOR	-	0.76 X 2.13
W	-	WINDOW	-	2.44 X 1.52
V	-	VENTILATOR	-	0.91 X 0.61

SET BACK DETAILS :-		REQUIRED	AVAILABLE
FRONT	=	3.00 M	3.00 M
SIDE 1	=	1.00 M	1.00 M
SIDE 2	=	N.A	NIL
REAR	=	N.A	1.50 M

HEIGHT OF BUILDING = 6.99 M

ALL DIMENSIONS ARE IN METRE (SCALE - 1:100)

APPLICANT SITE
PROPOSAL
EXISTING BUILDING
EXISTING ROAD
DEMOLISHED AERA

P.KarunaKaran

LAND & BUILDING OWNER

Er.B.DEVARAJ, D.C.E.,
REGISTERED ENGINEER
1H/1004, MILLERPURAM HOUSING BOARD
THOOTHUKUDI - 628008
CELL NO: 9500720009, 9245109614

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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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.