Verified RealEstate™

REFERENCE
4/2026-2027

ISSUED
07 September 2026

PP APPROVAL RECORD

Planning Permission

Survey 153/4 and 1 more

Vadakkupatti

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.

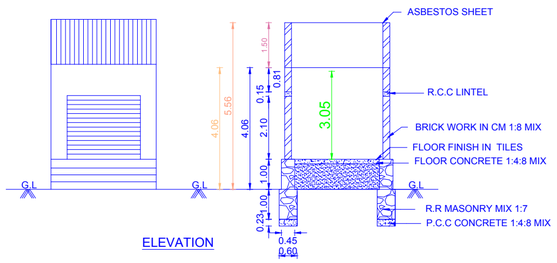
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

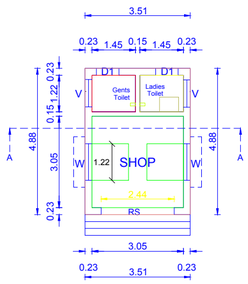
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING IN SURVEY NO:153/4,PATTA NO:1210, PLOT NO:7, "SRI ANITHA AVENUE" ,VADAKKUPATTI VILLAGE & PANCHAYAT,KURUVIKULAM UNION, KOVILPATTI TALUK,TUTICORIN DISTRICT.

NAME OF THE APPLICANT : Thiru - G.PARTHASARATHI S/O Thiru - GOVINDASAMY.

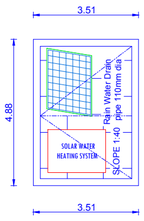


ELEVATION

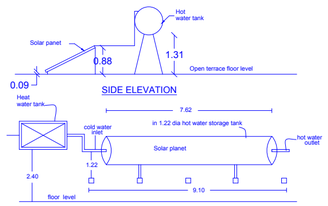
SECTION ON AA



GROUND FLOOR PLAN



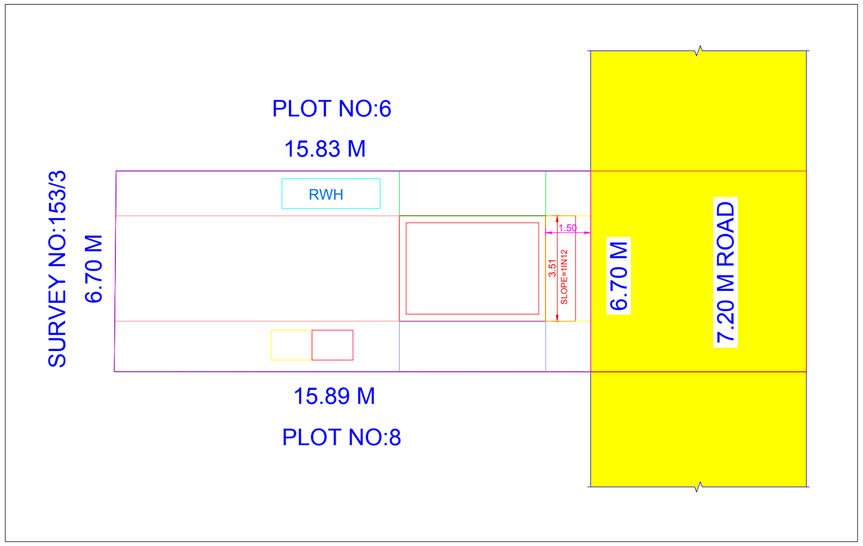
TERRACE FLOOR PLAN

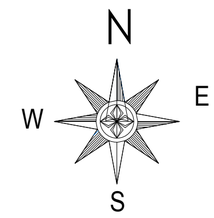


SIDE ELEVATION

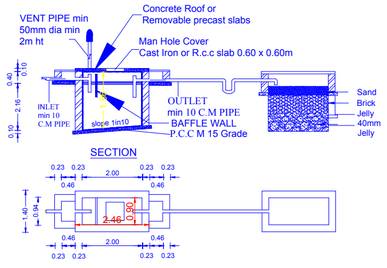
SOLAR WATER HEATER PLANT

SITE PLAN
SCALE 1:100





JOINERIES		
RS	- ROLLING SHUTTER	- 2.44 X 2.13
W	- WINDOW	- 1.22 X 1.22
V	- VENTILATOR	- 0.91 X 0.61
D1	- DOOR	- 0.76 X 2.13



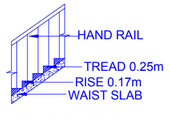
SECTION

SEPTIC TANK AND DISPERSION TRENCH "U " TRAP ADOPTED PLAN

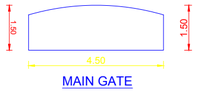
AREA DETAILS		
AREA DETAIL	SQ.MT	SQ.FT
AREA OF SITE	106.26	1143.80
GROUND FLOOR		
AREA OF BUILDING	17.13	184.39

ALL DIMENSIONS ARE IN METER SCALE - 1:100			
FSI DETAILS		PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA / PLOT AREA	= 17.13 / 106.26	0.161	2.00

EXISTING BUILDING
SITE BOUNDARY
PROPOSED BUILDING
STREET & ROAD



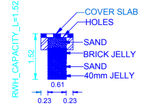
STAIR CASE DETAIL



MAIN GATE



WICKET GATE



SECTION OF RAIN WATER COLLECTION TANK



PLAN

FOR OFFICE USE

PLAN INFO
PLOT_AREA_M2=106.26
MECHANICAL_PARKING=0
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=0
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
PLOT_NO=7
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.20
ROAD_LENGTH=250.0
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH=15.86
AVG_PLOT_WIDTH=6.70
LAND_USE_ZONE = COMMERCIAL
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=0
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
SURVEY_NO=153/4
DISTRICT=THOOTHUKUDI
PATTA_NO=1210
OSR_APPLICABLE=YES
OSR_SURR_BUYBACK_RETAIN=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IS_PRIVATE_EXCLUSIVE_PASSAGE=NO
IS_EXISTINGBUIDING_EXCEPTION=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
PREMIUM_FSI_REQUIRED=NO
RWH_DECLARED=YES
AS_AT_SITE=106.26
FMB_OR_PLR=106.26
AS_PER_DOCUMENT=106.26
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
IS_PRIVATE_EXCLUSIVE_PASSAGE=YES
JURISDICTION_TYPE=PANCHAYAT

APPLICANT

Er.C.RUBINSTON VETHAMANI
REGISTERED ENGINEER
Reg No: 143/ LS / 2022 / 00030
CHRISTO CONSTRUCTION
1/156, Pitchaithalaivanpatti,
Ilayarasanendhal, Kovilpatti- 627713
Ph : 8667441288, 8124949970

Note : Plan only

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
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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.