Verified RealEstate™

REFERENCE
15/2026-2027

ISSUED
30 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 274

Thittankulam

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

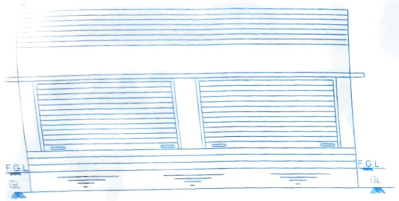
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

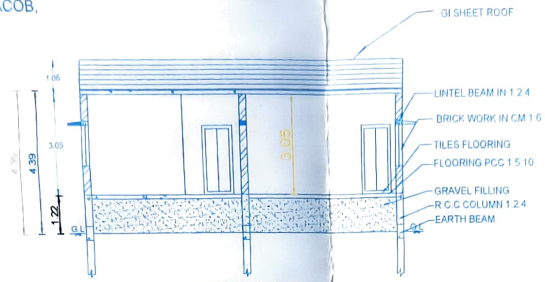
PROPOSED CONSTRUCTION OF RETAIL SHOP BUILDING IN SURVEY NO-274/1A,
NY", WARD-3, AT THITTANKULAM VILLAGE & PANCHAYAT, KOVILPATTI UNION & TALUK,
RICT.

NT'S NAME :Mr.J.ALBERT SUKUMAR, S/o. Mr.JACOB,

PLANINFO
PLOT_AREA_M2=299.17
AS_AT_SITE=289.67
FMB_OR_PLR=299.00
AS_PER_DOCUMENT=299.17
DISTRICT=THOOTHUKUDI
TALUK=KOVILPATTI
SURVEY_NO=274/1
PATTA_NO=1533
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=NO
SINGLE_FAMILY_BLDG=YES .
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=21.00
ROAD_WIDTH=21.00
ROAD_LENGTH=13.72
AVG_PLOT_DEPTH=19.965
AVG_PLOT_WIDTH=14.94
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=00
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDING...S_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_S...ETY_REQUIREMENTS=YES
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESST=AN...10M_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=4



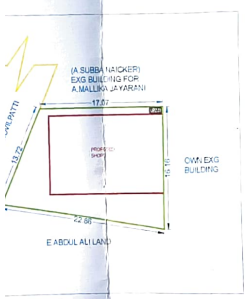
FRONT ELEVATION



SECTION ON - AA

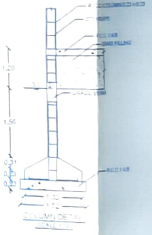




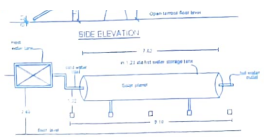


SITE PLAN
(1:400 SCALE)

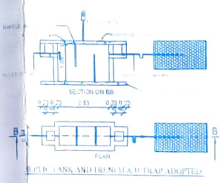




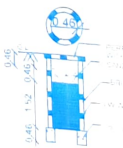

GROUND FLOOR PLAN



SOLAR WATER HEATER PLANT



SUMP TANK AND FIRE POND & PUMP ADOPTED



PERCOLATION PIT



TWO WHEELAR POCKET DETAILS



CAR POCKET DETAILS

ALL DIMENSIONS ARE IN METRE
SCALE 1:100

FSI DETAILS	PROPOSED	PERMISSIBLE

PARKING REQUIRED	PROPOSED
NO. OF CAR POCKETS: 1 NO	NO. OF CAR POCKETS: 1 No
NO. OF BIKE POCKETS: 1 NO	NO. OF BIKE POCKETS: 1 No

COLOR INDEX

PARTY'S SITE	
PROPOSED BUILDING	
EXG. BUILDINGS	
ROAD AND STREET	

AREA DETAILS

AREA	SQ.MT.	SQ.FT.
AREA OF SITE (Super Imposed)	299.17	3220.50
BUILDING AREA	164.57	1771.43
AREA OF OPEN TO SKY	133.60	1438.07

JOINERY DETAILS

SYMBOLS	DESCRIPTION	SIZES
R.S	ROLLING SHUTTER	4.52 x 2.13
D1	DOOR	0.76 x 2.10
W3	WINDOW	1.83 x 1.83
V	VENTILATOR	0.91 x 0.61

NOTE
TO PROVIDE RAIN WATER HARVESTING ARRANGEMENTS IN THE PROPOSAL CONSTRUCTION AS PER PLAN

APPLICANT

Er. D. KALIRAJ, B.E.,
Consulting Engineer & Licensed Surveyor
Regn. No. 137/LS/2019/00008
KSJ Engineering Constructions
159/C3, Vijayapuri V.E.P. Complex,
First Floor, KOVILPATTI - 628 501.
Cell No: 90425 38025

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

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.