Verified RealEstate™

REFERENCE
03/2026-27

ISSUED
18 August 2026

PP APPROVAL RECORD

Planning Permission

Survey 703/12 and 1 more

Thottiyampatti

Pudukkottai 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

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+91 9996 12 9996

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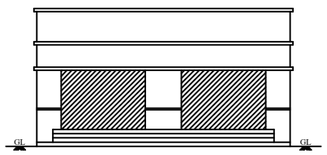
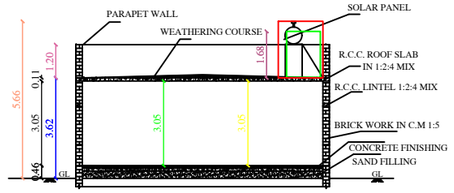
DIGITALLY VERIFIED RECORD

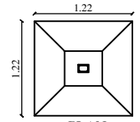
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF COMMERCIAL BUILDING IN OLD S.F.NO:. 703/4A1, 4B1, 4C1, 4D1, 5A1A1, OLD UDR & RE-S.F.NO:. 703/5, OLD PATTA NO:. 3575 (AS PER DOCUMENT), NEW S.F.NO:. 703/12, NEW PATTA NO:. 6739 (AS PER PATTA) AT 11A - PONNAMARAVATHI WEST VILLAGE & CIRCLE, PONNAMARAVATHI TO THIRUPPATHUR MAIN ROAD, THOTTIYAMPATTI PANCHAYATH, PONNAMARAVATHI UNION & TALUK, PUDUKKOTTAI DISTRICT.



ELEVATION

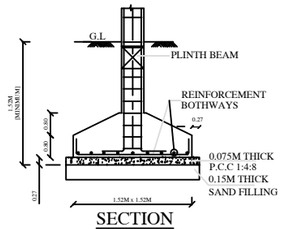


SECTION ON AA

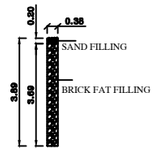


PLAN

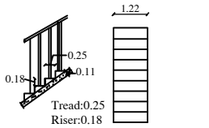
FOUNDATION DETAILS



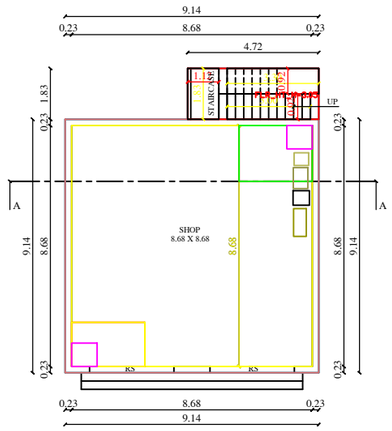
SECTION



DETAILS OF PERCULATION PIT



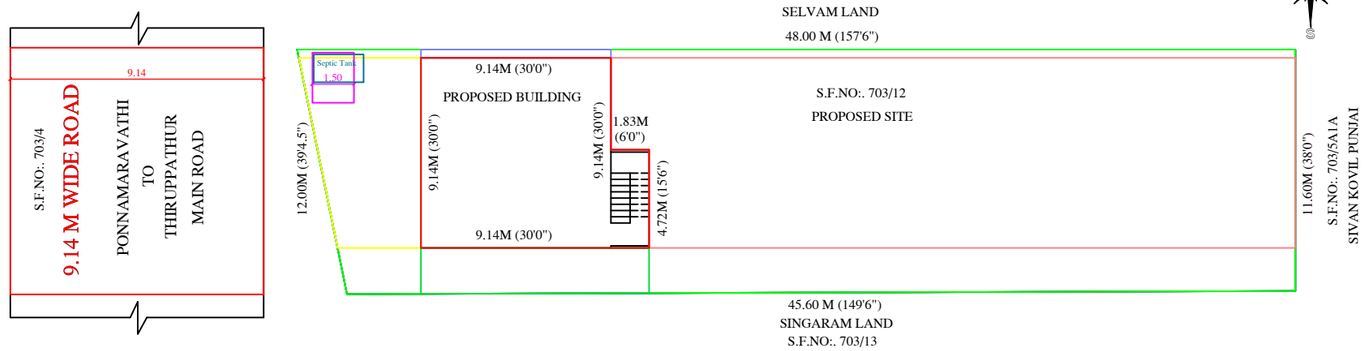
STAIRCASE DETAIL



GROUND FLOOR PLAN

SITE PLAN:-

(SCALE:- 1:150)



PROPOSED SITE PROPOSED BUILDING ROAD

AREA STATEMENT	Sq.ft	Sq.mt
SITE AREA (AS PER DOCUMENT)	5944.31	552.24
COMMERCIAL BUILDING AREA		
GROUND FLOOR BUILDING AREA	991.86	92.18
VACANT AREA	4952.45	460.06

SCHEDULE OF JOINERIES:

RS - ROLLING SHUTTER - 10'0" X 8'0" OR 3.05 X 2.44

FLOOR SPACE INDEX:-

= TOTAL BUILTUP AREA / TOTAL SITE AREA

= 92.18 / 552.24 = 0.17 < 2.00.

Tamilnadu Combined Development & Building Rules - 2019

Height of the building less then 7m, above 9 m Plot width

Setback (CBA)	Required	Available	OK
Front	1.50 m	3.04 m	OK
Side1	Nil	1.63 m	OK
Side2	Nil	0.30 m	OK
Rear	Nil	23.31 m	OK
FSI	2.00	0.17	OK
Two Wheeler Park	0	0	OK
Car Parking	0	0	OK

REFERENCE ALL DIMENSIONS ARE IN METER

AL.DHANARAJ S/o AL.ALAGAN.

Name of the owner

Owner Signature

Er. M. SUNDARAM,B.E.,
LBS / PMV / 211 / 610/17
DTCP PDKT/RE/G-II/24/02/002
Perumal Kovil Street,
Ponnamaravathy - 622 407.
Cell: 9842670294, 9787022063

Registered Engineer Signature

NOTE:

THE NUMBER OF CAR/TWO WHEELER PARKING SPACES REQUIRED SHALL BE CALCULATED FOR 75% OF THE TOTAL PLINTH AREA IN THE BUILDING

1. WASTE WATER COLLECT TO SOAK PIT
2. SOLAR WATER HEATER SYSTEM TO BE PROVIDED
3. RAIN WATER HARVESTING SYSTEM TO BE PROVIDED
4. "U" TRAP SEPTIC TANK DESIGN TO BE PROVIDED

DIGITAL APPROVAL AUTHORITY

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PLAN_INFO=B-SHOP
PLOT_NO=-
PLOT_AREA_M2=552.24
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.00
ROAD_WIDTH=9.14
ROAD_LENGTH=200.0
AVG_PLOT_DEPTH=46.80
AVG_PLOT_WIDTH=11.80
SURVEY_NO=703/12
PATTA_NO=6739
RWH_DECLARED=YES
AREA_TYPE=CBA
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
AS_PER_DOCUMENT=552.24
AS_AT_SITE=307.50
FMB_OR_PLR=552.24
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=PUDUKKOTTAI
TALUK=PONNAMARAVATHI
JURISDICTION_TYPE=PANCHAYAT
LAND_USE_ZONE=COMMERCIAL
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
BLOCK_1_B-SHOP_RES_PUBLIC_MEMBER_COUNT=15
BLOCK_1_B-SHOP_NON_RES_STAFF_MEMBER_COUNT=3
BLOCK_1_B-SHOP_NON_RESIDENTIAL_MEMBER_COUNT=15
BLOCK_1_B-SHOP_MEMBER_COUNT=3
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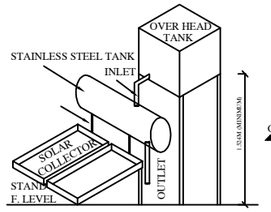
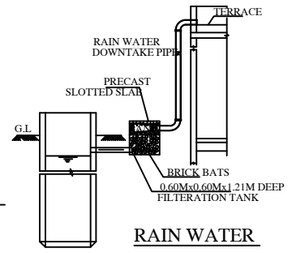
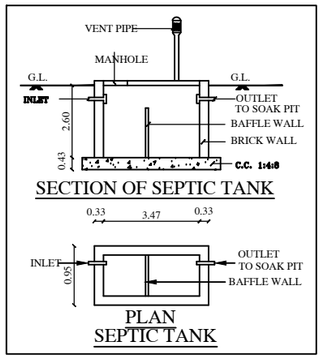
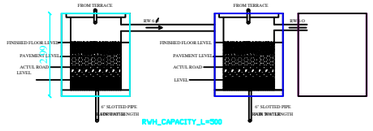


SOLAR WATER HEATING SYSTEM



RAIN WATER HARVESTING SYSTEM





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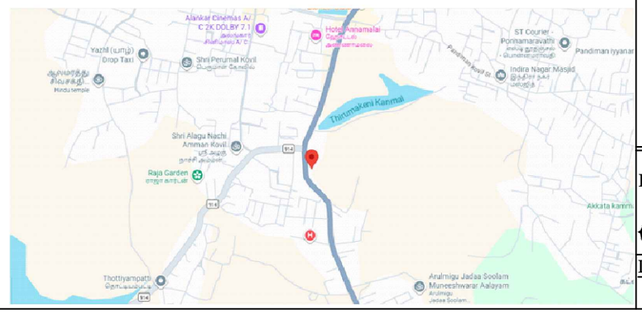

Do Rainwater harvest at house

Save the planet : Plant a tree ! Get Rain water !!

Drawn by:-

M.Sundaram.B.E.

OFFICE:- Date:- 07.08.2026.

Er.M.Sundaram,B.E.,Civil.
(DTCP & Licensed Surveyor)
Sri Annai Kamaatchi Construction,
55 - Annai Saraswathi Illam,
Perumal Kovil Street,
Ponnamaravathy Taluk,
Pudukkottai District - 622 407.
Cell:- 98426 70294, 97870 22063.

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.