Verified RealEstate™

REFERENCE
178/2026-2027

ISSUED
22 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 54

Akkachipatti, GADARVAKOTTAI taluk

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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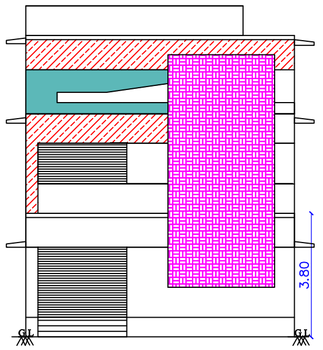
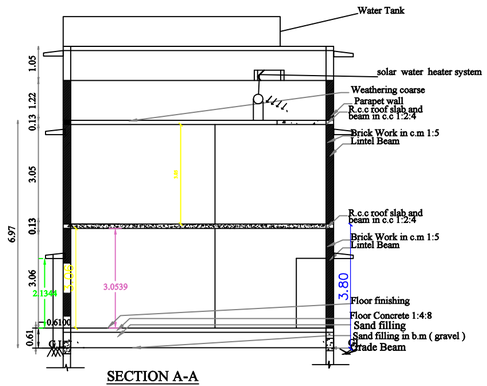
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF COMMERCIAL(SHOP) GROUND FLOOR BUILDING,IN OLD SF NO:54/11A, NEW SF NO:54/11A,AT AKKACHIPATTI VILLAGE & PANCHAYAT, KATTUNAVEL VATTAM,GANDARVAKOTTAI UNION,TALUK, PUDUKKOTTAI DISTRICT .

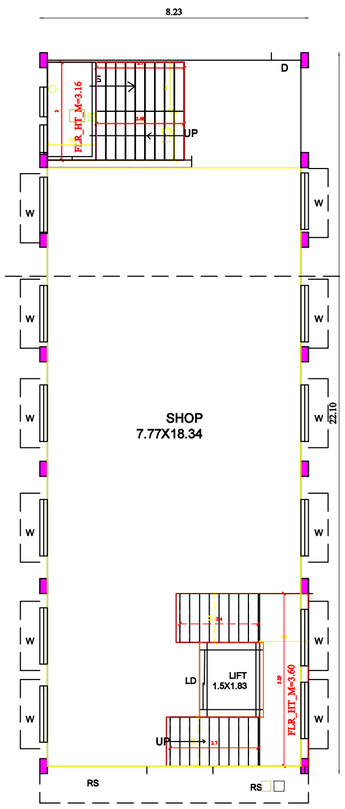
OWNER NAME : Mr.K.SAMINATHAN,S/O:Mr.KRISHNASAMY,



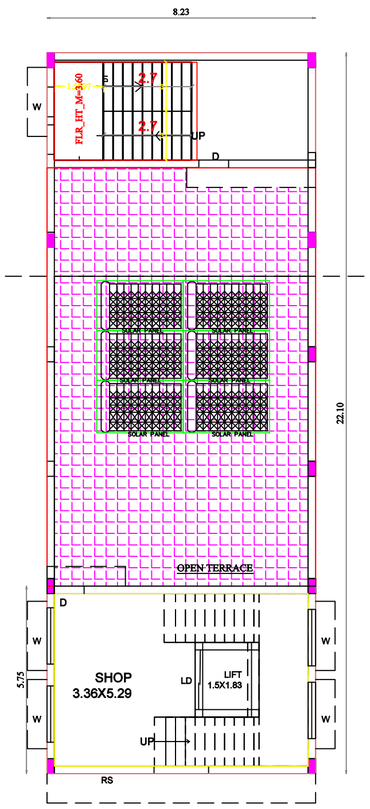
ELEVATION



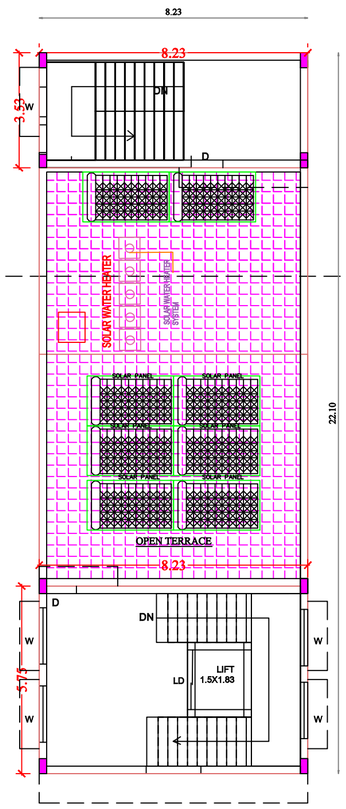
SECTION A-A



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED HEAD ROOM TERRACED FLOOR

	DESCRIPTION	SQ FT	SQ MT
	AREA OF SITE	4843.80	450.00
AREA OF SITE AS PER FMB		4701.93	436.82
AREA OF SITE AS PER DOCUMENT		4843.80	450.00
AREA OF SITE AS PER PATTA		4843.80	450.00
01	AREA OF THE GROUND FLOOR	1958.40	181.94
02	AREA OF THE FIRST FLOOR	822.05	76.37
	AREA OF THE TERRACE FLOOR HEAD ROOM	557.89	51.83
03			
04			
05	AREA OF THE VACANT	2743.53	254.87

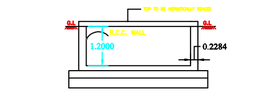
S.NO	DESCRIPTION	REQUIRED	PROVIDED
01	TWO WHEELER PARKING :-	2NOS	2 NOS
02	CAR PARKING :-	4 NOS	4 NOS
03	FRONT SETBACK:-	4.50M	10.40 M
04	REAR SETBACK :-	N/A	1.00 M
05	RIGHT SETBACK:-	1.00M	1.00M
06	LEFT SETBACK :-	1.00M	1.82 M
07	ROOF HEIGHT :-	3.05M	3.05M
08	PLOT COVERAGE :-41.65%		

SCHEDULE OF JOINERIES

REFERENCE	FEET	METER
RS -ROLLING SHUTTER	9'0"X9'0"	2.74 X 2.74
D-DOOR	3'0"X7'0"	0.91 X 2.14
D1-DOOR	2'6"X7'0"	0.76 X 2.13
W-WINDOW	5'0"X7'0"	1.52 X 2.13
V-VENTILATOR	3'0"X3'0"	0.91 X 0.91

CERTIFICATE

1) Solar Water Heater System to be Provided
2) Drop Septic tank design to be Provided
3) Rain water harvesting System to be Provided
4) Waste water will be utilized for gardian propose
5) All window sunshades are opening outsides
6) All dimension are in feet & meter
7) Exhaust fan to be Provided in kitchen



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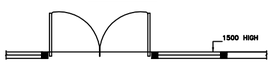
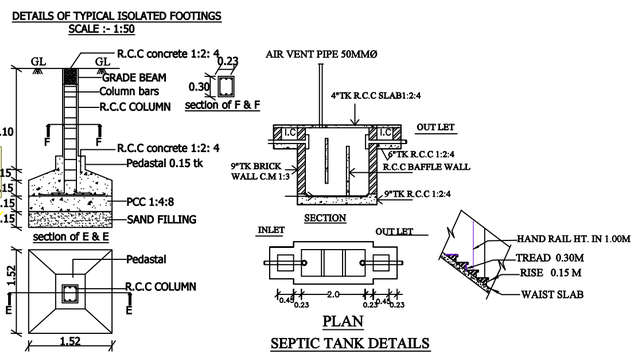
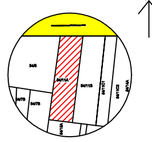


PLAN
Compound wall Detail



PLAN
SEPTIC TANK DETAILS

OWNER SIGNATURE



PARKING CALCULATION

NO OF CAR & BIKE POCKETS PROVIDED = TOTAL FLOOR AREA/75 / 50 SQ.MT

= 258.31-50 / 50 = 4.16 ≃ 1

PARKING PROVIDED

NO OF CAR PARKING :4

NO OF TWO WHEELER PARKING :2

FAR DETAILS		PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA / PLOT AREA	BUILT-UP AREA / AREA	0.59	3

REGISTERED ENGINEER SIGNATURE

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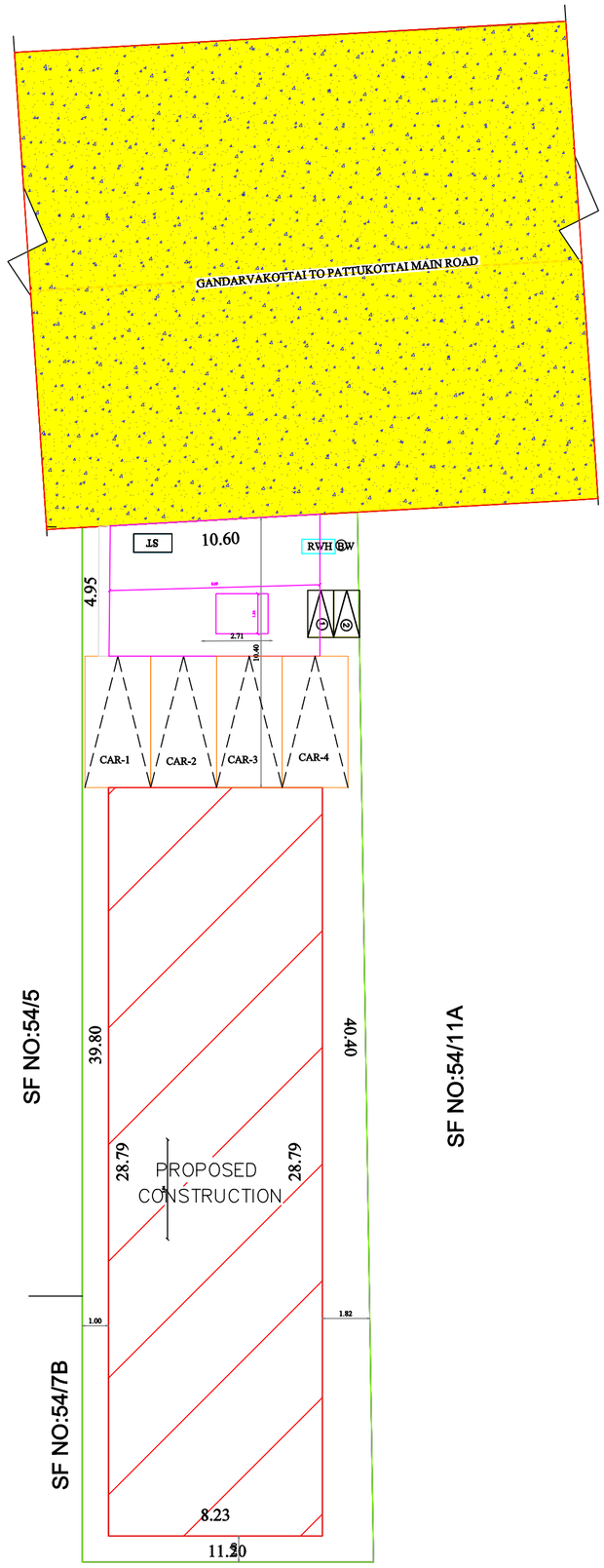

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OWNER SIGNATURE

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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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.