Verified RealEstate™

REFERENCE
988346/2026

ISSUED
16 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 277

K V Kottai

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.

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OMR Thoraipakkam,
Chennai 600 097, India

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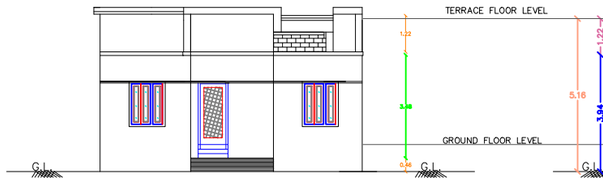
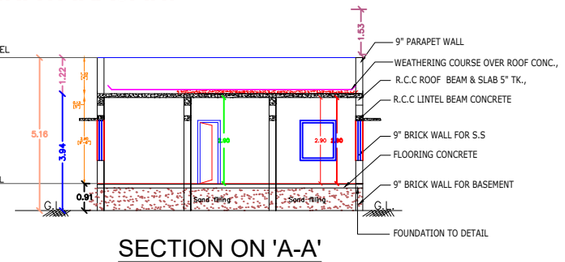
PLAN SHOWING THE PROPOSED GROUND FLOOR CONSTRUCTION OF R.C.C ROOF RESIDENTIAL BUILDING IN R.S.NO. 277/2B, PATTA NO: 2353 , AT K .V. KOTTAI VILLAGE & PANCHAYAT, THIRUVARANGULAM - UNION, ALANGUDI - TALUK , PUDUKKOTTAI - DISTRICT.

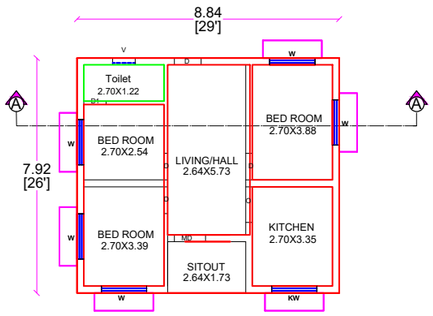
OWNER NAME: Mr.N.MANIKANDAN, S/O .NATARAJAN.



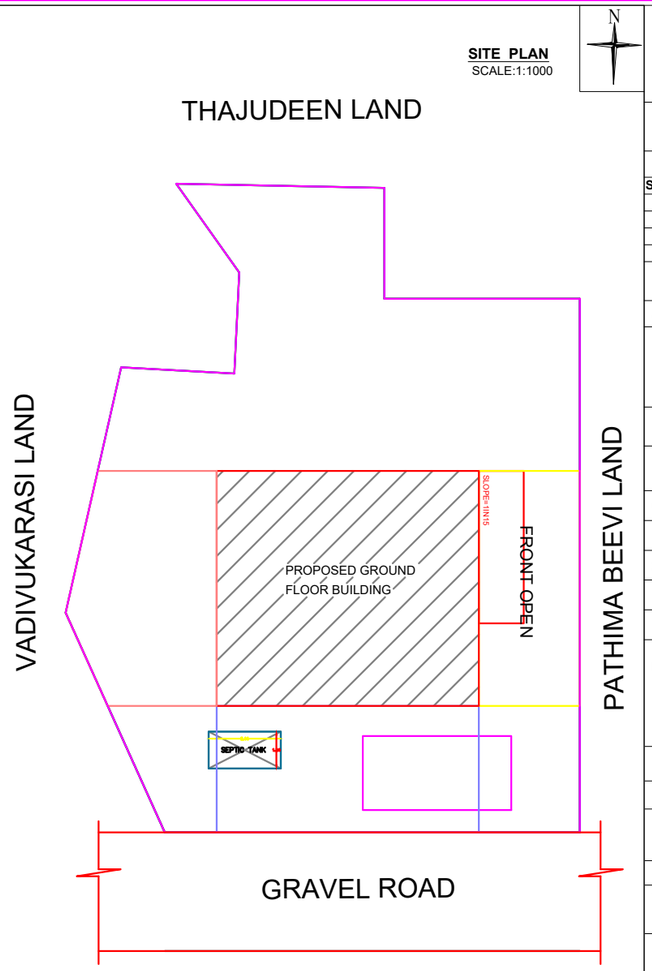
FRONT ELEVATION



SECTION ON 'A-A'



GROUND FLOOR PLAN



SHEET NO=01

COLOUR INDEX:

BOUNDARY - PROPOSED - ROAD -

JOINERY DETAILS :-

S.No.	Description	Feet	Meter	S.No.	Description	Feet	Meter
01	MD - MAIN DOOR	3'3" X 7'0"	1.00 X 2.13	05	W1 - WINDOW	4'0" X 4'6"	1.22 X 1.37
02	D - DOOR	3'0" X 7'0"	0.91 X 2.13	06	W2 - WINDOW	3'0" X 4'6"	0.91 X 1.37
03	D1 - DOOR	2'6" X 7'0"	0.76 X 2.13	07	KW - WINDOW	5'0" X 4'6"	1.52 X 1.37
04	W - WINDOW	5'0" X 4'6"	1.52 X 1.37	08	V - VENTILATOR	2'6" X 2'6"	0.76 X 0.76

- - - SPECIFICATION - - -

AREA DETAILS : -	In Sq.m	In Sq.ft
AS PER DOC	2750.00	29600.75
AS PER PATTA	2750.00	29600.75
AS PER DWG./SPLAY	2750.00	29600.75

- - - AREA CALCULATION - - -

FLOOR AREA	F.S.I AREA		NON-F.S.I AREA		TOTAL AREA	
	in Sq.m	in Sq.ft	in Sq.m	in Sq.ft	in Sq.m	in Sq.ft
GROUND FLOOR AREA	70.01	753.58	---	---	70.01	753.58
FIRST FLOOR AREA	---	---	---	---	---	---
SECOND FLOOR AREA	---	---	---	---	---	---
HEAD ROOM AREA	---	---	---	---	---	---
TOTAL AREA	70.01	753.58	---	---	70.01	753.58

FLOOR SPACE INDEX = 70.01 / 2750.00 = 0.0254< 2.0

PLOT COVERAGE = 70.01 / 2750.00 X 100 = 02.54%

DWELLING AREA STATEMENT

FLOORS	NO OF DWELLING UNITS	TYPES A1	TYPES B1
GROUND FLOOR	01	753.58	--
FIRST FLOOR	--	--	--

- - - PARKING DETAILS - - -

PARKING TYPE	REQUIRED	PROVIDED
CAR	01	01
TWO WHEELER	01	01

HEIGHT OF THE BUILDING : 3.94 M — **SCALE - 1 : 100**

*All dimensions are in feet & inches,those with in brackets are in M.
*Sewage line connected to Septic Tank main line

(Mr.N.MANIKANDAN)
APPLICANT / OWNER

REGISTERED ENGINEER

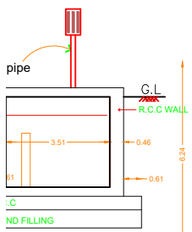




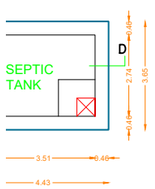


STAIRCASE DETAILS
NOT TO SCALE

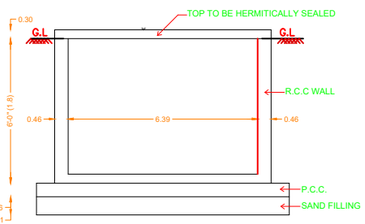
DWARF WALL SECTION
NOT TO SCALE



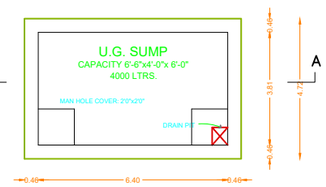
ECTION ON D-D



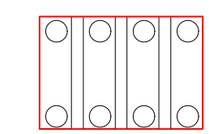
PLAN OF SEPTIC TANK



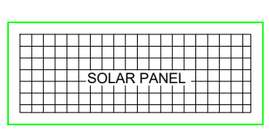
SECTION ON AA

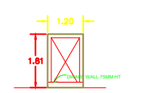


SUMP DETAIL
SCALE 1"-4'0"

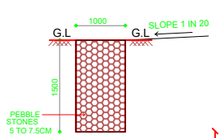


SOLAR WATER
HEATING SYSTEM

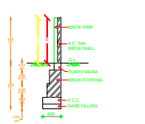




WIKET GATE ELEVATION



SECTION OF
PEBBLE TRENCH
SCALE : 1: = 100



COMPOUND WALL
DETAIL



EXIT MAIN GATE ELEVATION

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.