Verified RealEstate™

REFERENCE
01/2026-27

ISSUED
24 June 2026

PP APPROVAL RECORD

Planning Permission

Tenkasi 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™
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OMR Thoraipakkam,
Chennai 600 097, India

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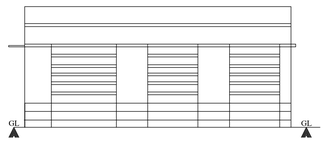
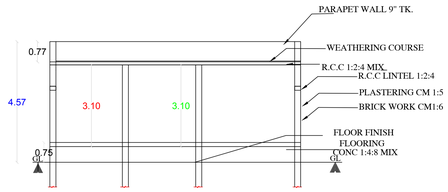
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF SHOP BUILDING

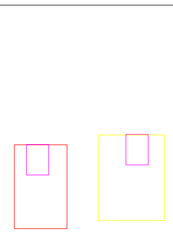
S.NO :1640A/1A3,1640A/2B, PLOT NO : 1059 , SANJEEVI NAGAR , SEVALKULAM VILLAGE AND PANCHAYAT KURUVIKULAM PANCHAYAT UNION AND THIRUVENGADAM TALUK

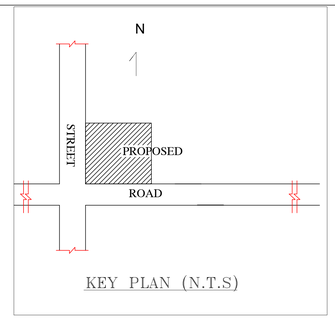


FRONT ELEVATION

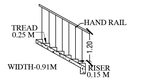


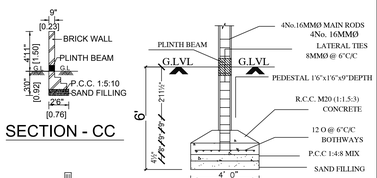
SECTION :"A-A"



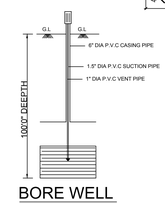


KEY PLAN (N.T.S)

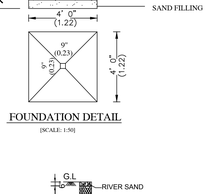




SECTION - CC

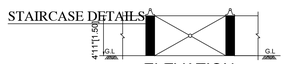


BORE WELL

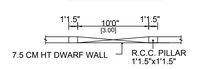


FOUNDATION DETAIL

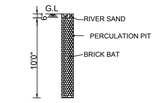
[SCALE: 1:50]



ELEVATION



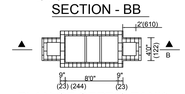
COMPOUND WALL PLAN



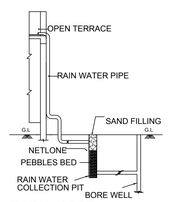
PERCULATION PIT

SOLAR WATER HEATING SYSTEM

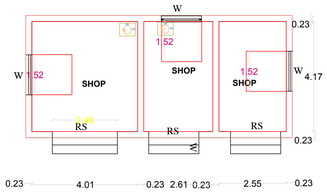
SECTION - BB



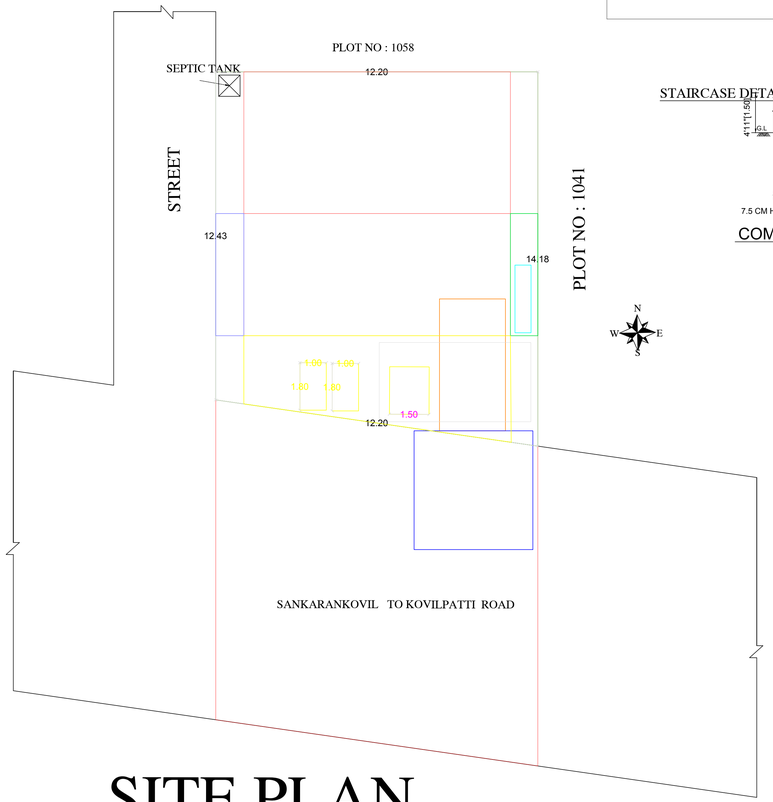
PLAN OF SEPTIC TANK



RAIN WATER HARVESTING SYSTEM



GROUND FLOOR



SITE PLAN

PLAN INFO
PLOT_AREA_M2=162.58
AS_AT_SITE=162.32
FMB_OR_PLR=162.58
AS_PER_DOCUMENT=162.58
DISTRICT=TENKASI
TALUK=SANKARANKOVIL
SURVEY_NO= 1640/A1, 1640/A2
PATTA_NO= 5326
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.20
ROAD_WIDTH=9.00
ROAD_LENGTH=50
AVG_PLOT_DEPTH= 14.03
AVG_PLOT_WIDTH= 12.20
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=52PART
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=CBA
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=2

SCHEDULE OF JOINERY

MD	MAIN DOOR	1.00	X 2.13
A/O	ARCH OPEN	0.91	X 2.13
D1	DOOR	0.91	X 2.13
D2	DOOR	0.76	X 2.13
W	WINDOW	1.52	X 1.22
J	JOLLY	1.52	X 1.22
V	VENTILATOR	0.76	X 0.76

COLOUR INDEX

PROPOSED
ROAD
SITE BOUNDARY

AREA DETAILS

	SQFTS	SQMTS
PLOT AREA (AS PER DOCUMENT)	1750.00	162.58
PLOT AREA (AS PER SUPERIMPOSED)	1750.00	162.58
PLINTH AREA OF SHOP BUILDING G.FLOOR	503.11	46.74
TOTAL AREA	503.11	46.74
OPEN SPACE	1246.90	115.84
F.S.I	0.29	
COVERAGE	29%	

NON-FSI AREA

HEAD ROOM AREA

Mr K BALAKRISHNAN
Mr S/O KANDASAMY

OWNER'S SIGNATURE

9994603012
ER S GURUNATHAN BE(CIVIL) ME (ENV) MBA
AMIE , A.I.V C.ENG
REGISTER ENGINEER GRADE I
NO :143/LS/2019/00004
CHARTERED ENGINEER & GOVT APPROVED VALUER
ENVIRONMENTAL CONSULTANCY
SANKARANKOVIL 627756
LKG CIVIL CONSULTANCY AND BUILDERS

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.