Verified RealEstate™

REFERENCE
14/2026-2027

ISSUED
02 September 2026

PP APPROVAL RECORD

Planning Permission

Survey 2207

Rajagopalanpatti

Theni 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

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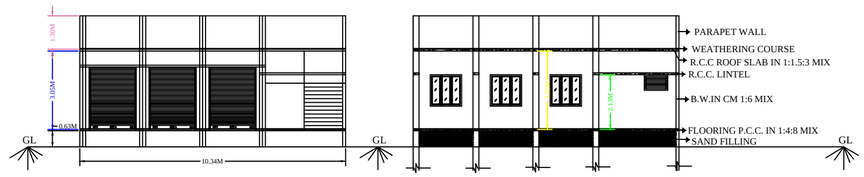
DIGITALLY VERIFIED RECORD

N

Scale - 1 : 1

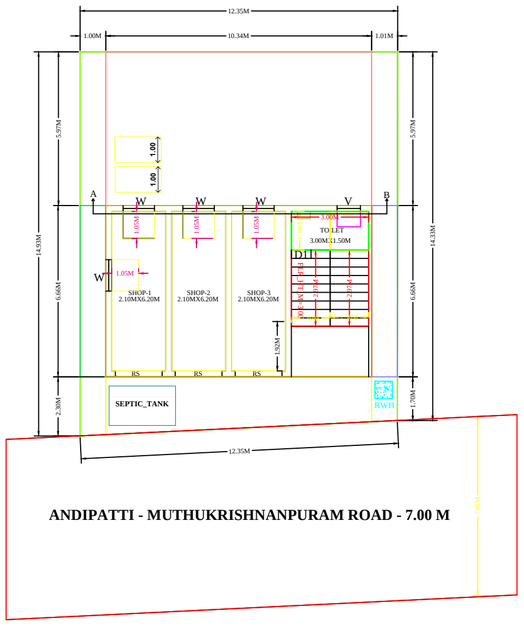
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR COMMERCIAL BUILDING IN OLD S.NO.: 2207/2, NEW S.NO.: 2207/2A1B, PATTA NO.:13119, AT THIMMARASANAYAKKANUR BIT -2 VILLAGE, T.RAJAGOPALANPATTI PANCHAYATH, ANDIPATTI TALUK, THENI DISTRICT.

APPLICANT NAME: **Mr. P.KATHIRESAN S/O Mr. PALVANAM CHETTIYAR**

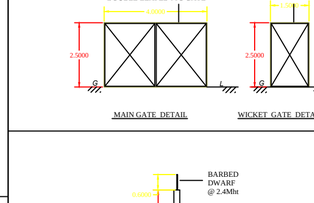


FRONT ELEVATION

SECTION A-B

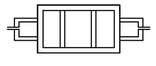


GROUND FLOOR PLAN



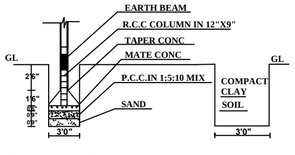
SECTION OF SEPTIC TANK

(SCALE :NTS)

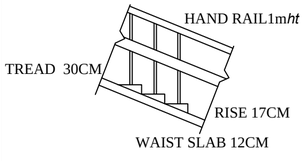


(SCALE :NTS)

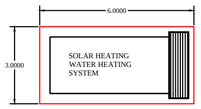
PLAN

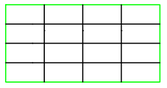


FOUNDATION DETAILS **TRAIL PIT**

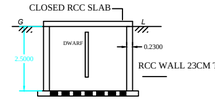


STAIRCASE DETAILS



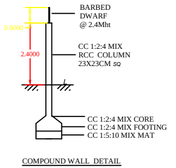


SOLAR PANEL INSTALLATION @OPEN TERRACE



RAIN WATER HARVESTING TANK

MAIN GATE DETAIL WICKET GATE DETAIL



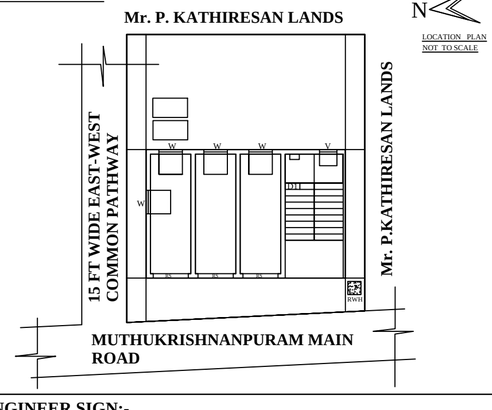
COMPOUND WALL DETAIL

JOINERY DETAILS	IN FEET	IN CM
RS ROLLING SHUTTER	6'0"X 8'0"	182CMX244CM
D1 -DOOR	2'6"X 7'0"	76CMX213CM
W - WINDOW	4'0"X 4'0"	122CMX122CM
V - VENTILATOR	3'0"X 2'0"	91CMX61CM

AREA DETAILS	IN SQFT	IN SQMTR
SITE AREA AS PER SALE DEED	1944.00	180.60
SITE AREA AS PER FMD / PATTA	3885.80	361.00
SITE AREA AS PER PLOT	1944.00	180.60
AREA OF GROUND FLOOR BLDG (COMMERCIAL)	740.99	68.84
OPEN SPACE	1203.01	111.76

PLAN_INFO
AS_AT_SITE=YES
ACCESS_WIDTH_M=7.00
AREA_TYPE=OTHERS
AS_AT_SITE=180.60
AS_PER_DOCUMENT=180.60
AVG_PLOT_DEPTH=14.623
AVG_PLOT_WIDTH=12.35
FMB_OR_PLR=361.00
BLOCK_1_B-SHOP_MEMBER_COUNT=3
BUILDING_NEAR_TO_RIVER=NO
CRZ=NO
DISTRICT=THENI
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
JURISDICTION_TYPE= PANCHAYAT
LAND_USE_ZONE=COMMERCIAL
LEASEHOLD_LAND=NO
MIN_PLOT_DEPTH=14.623
MIN_PLOT_WIDTH=12.35
OSR_APPLICABLE=YES
OSR_SURR_BUYBACK_RETAIN=BUYBACK
PATTA_NO=13119
PLOT_AREA_M2=180.60
PLOT_NO= 0
PREMIUM_FSI_REQUIRED=NO
ROAD_LENGTH=50
ROAD_WIDTH=7.00
RWH_DECLARED=YES
SECURITY_ZONE=NO
SINGLE_FAMILY_BLDG=NO
SURVEY_NO=2207/2A1B
TALUK=ANDIPATTI
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
IS_SWIMMING_POOL_EXISTS =NO
AS_AT_SITE=YES

SITE PLAN:-



APPLICANT SIGN:-

Mr. P.KATHIRESAN

ENGINEER SIGN:-

Er.R.VELMURUGAN B.E., M.Sc., AMIE., AIV., LBS.,
CHARTERED ENGINEER & PANEL VALUER,
LICENSE NO.: 125/LS/2021/00006
26, MPS COMPLEX, MADURAI-THENI MAIN ROAD,
ANDIPATTI, THENI (DT)-625512.
MOBILE NO.:86672-12804,94888-41877.

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
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OMR Thoraipakkam,
Chennai 600 097, India
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+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.