Verified RealEstate™

REFERENCE
74/2025-2026

ISSUED
19 August 2025

PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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.

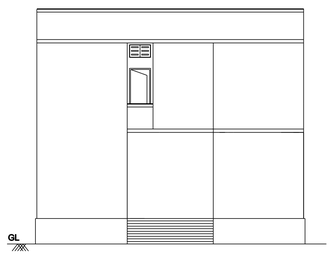
Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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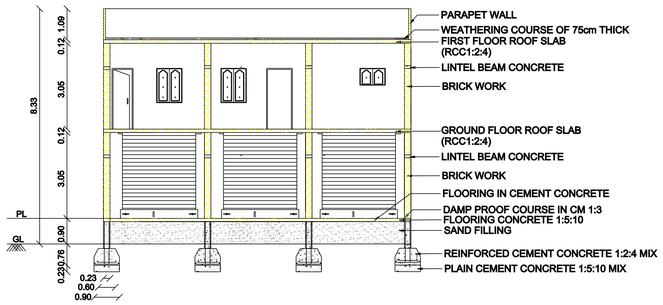
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF GROUND FLOOR COMMERCIAL (6 SHOPS) & FIRST FLOOR RESIDENTIAL BUILDING (2 HOUSES) IN SURVEY NO: 897/27, UDANGUDI BUS STAND ROAD, WARD NO: 4, UDANGUDI VILLAGE, SELECTION GRADE TOWN PANCHAYAT, UDANGUDI, TIRUCHENDUR TALUK, THOOTHUKUDI DISTRICT

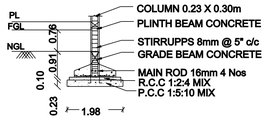
NAME OF APPLICANT : Mr. R. MOHANRAM, S/o. S. RAMACHANDRAN



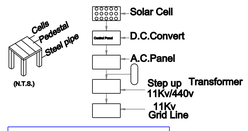
ELEVATION



SECTION A-B

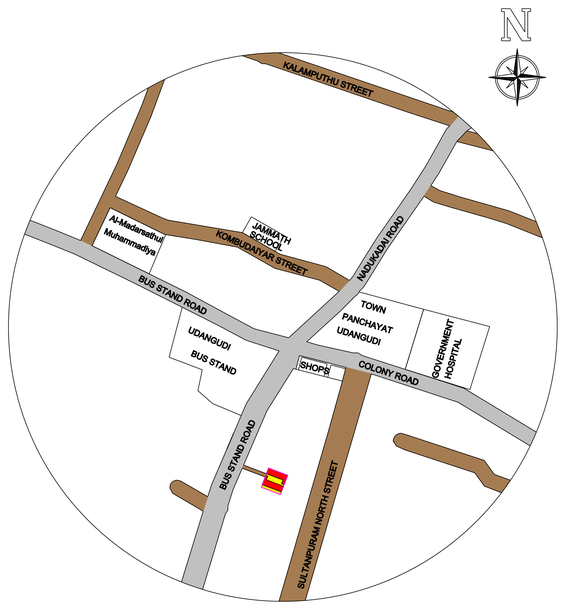


TYPICAL SECTION OF R.C.C COLUMN FOUNDATION



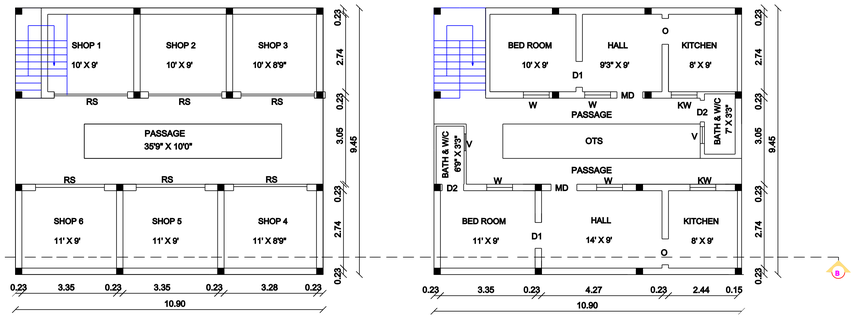
SOLAR SYSTEM FLOW DIAGRAM

(7 - NOS PROVIDED)



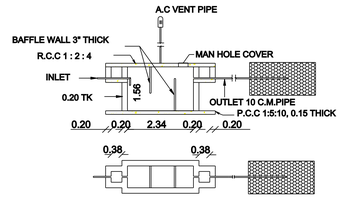
KEY PLAN

SCALE 1: 1500

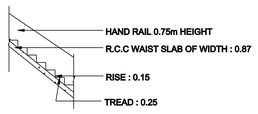


PROPOSED GROUND FLOOR PLAN

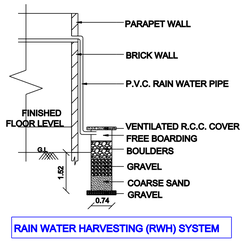
PROPOSED FIRST FLOOR PLAN



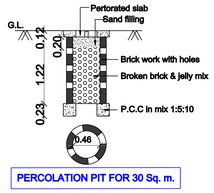
SEPTIC TANK & TRENCH



STAIRCASE DETAIL

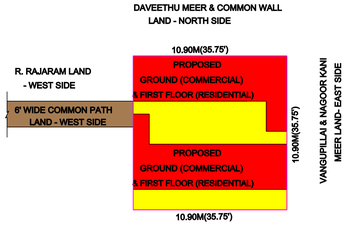


RAIN WATER HARVESTING (RWH) SYSTEM



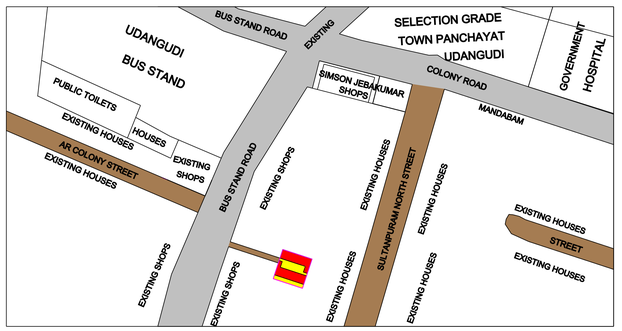
PERCOLATION PIT FOR 30 Sq. m.

SCALE 1: 50



SITE CUM PROPOSED FLOOR PLAN

SCALE 1: 200



LOCATION PLAN

SCALE 1: 1000

REFERENCE

AREA DETAILS :

INDEX	AREA DETAILS	SQ.M	SQ.FT
	SITE AREA	118.73	1278.06
	PROPOSED BUILDING		
	GROUND FLOOR (COMMERCIAL- 6 SHOPS)	69.72	750.46
	FIRST FLOOR (RESIDENTIAL- 2 HOUSES)	75.31	810.63
	TOTAL BUILT UP AREA	145.03	1561.09
	OPEN SPACE	49.01	527.60
	STREET/ COMMON PATH		
	ROAD		

RAIN WATER COLLECTING TANK IS TO BE PROVIDED

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
R.S	ROLLING SHUTTER	2.60 X 3.05
MD	DOOR	1.00 X 2.15
D1	DOOR	0.91 X 2.15
D2	DOOR	0.75 X 2.15
W	WINDOW	0.91 X 1.22
KW	KINCHEN WINDOW	0.90 X 0.60
V	VENTILATOR	0.60 X 0.60

NOTE :

ALL DIMENSIONS ARE IN METRE

SCALE 1:100

APPLICANT

R. Mohanram

SIGNATURE

LICENSED SURVEYOR

L.Gayathri

L.GAYATHRI, B.E.,M.B.A.,
Licensed Surveyor,
GAYATHRI CONSTRUCTION
No. 9/139A, Thandavankadu Road,
Udangudi - 628 203.
Cell : 9942313579, 7708553708

PLAN INFORMATION

PLAN INFO
SURVEY_NO=897/27
PLOT_NO=0
PATTA_NO=2542
DISTRICT=THOOTHUKKUDI
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=10.90
PLOT_AREA_M2=118.73
AS_PER_DOCUMENT=118.73
AS_AT_SITE=118.73
FMB_OR_PLR=118.73
ROAD_WIDTH=9.0
ROAD_LENGTH=300.0
AVG_PLOT_DEPTH=10.89
AVG_PLOT_WIDTH=10.89
AREA_TYPE=CBA
LAND_USE_ZONE=COMMERCIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=RETAIN
PREMIUM_FSI_REQUIRED=NO
JURISDICTION_TYPE=PANCHAYAT
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=6
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

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.