Verified RealEstate™

REFERENCE
88/2025-2026

ISSUED
10 September 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.

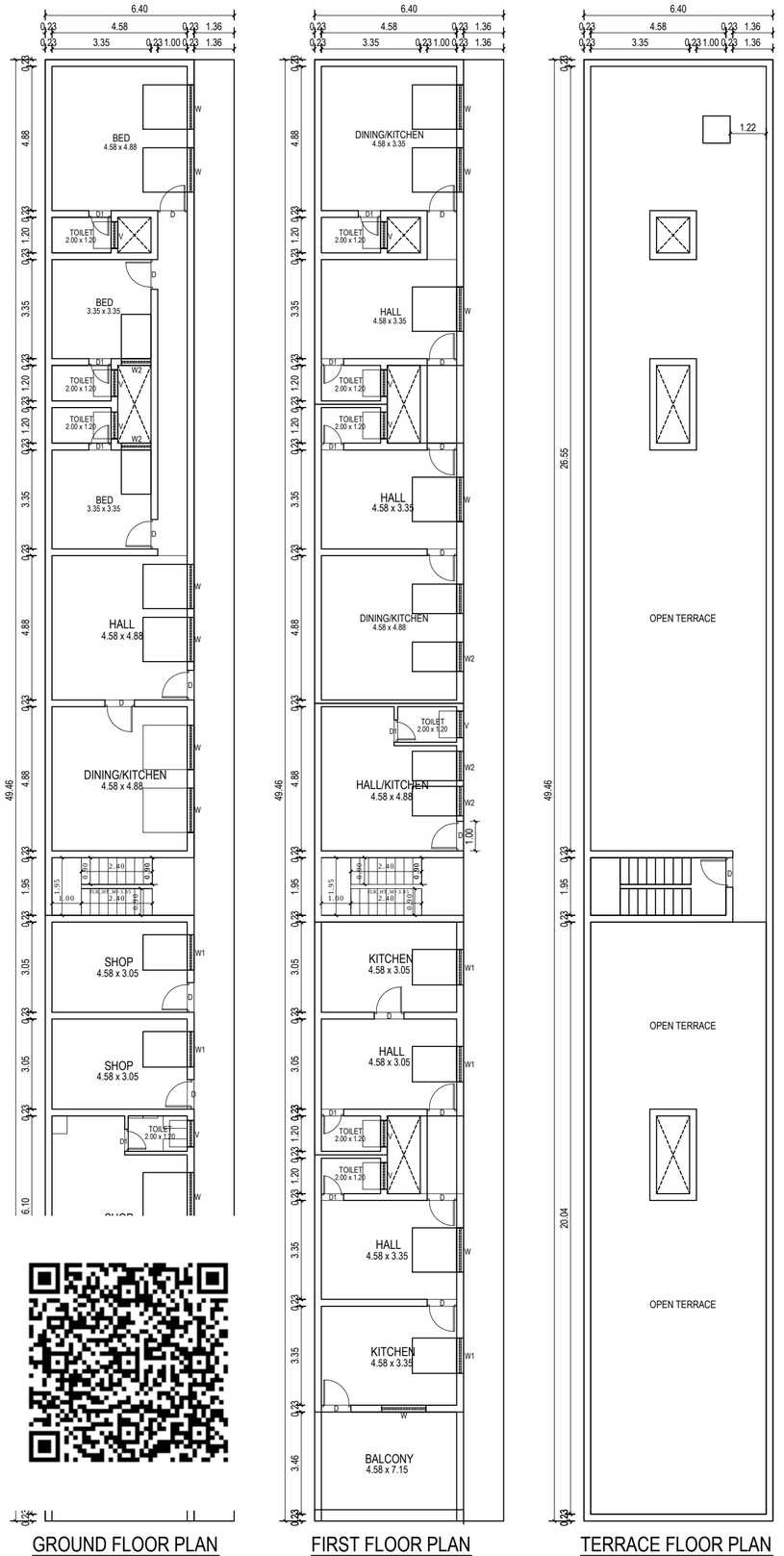
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

# PLAN SHOWING THE RE CONSTRUCTION OF RCC ROOF COMMERCIALBUILDING AND RESIDENTIAL BUILDING IN EXG.DOOR NO:80/48A,78/49,R.S.NO:61,RE R.S.NO:231/12,231/13B,PATTA NO:650,1972,WARD NO:17 IN SANTHAIYADI STREET AT UDANGUDI SELECTION GRADE TOWN PANCHAYAT IN UDANGUDI PANCHAYAT UNION IN THOOTHUKUDI DISTRICT.

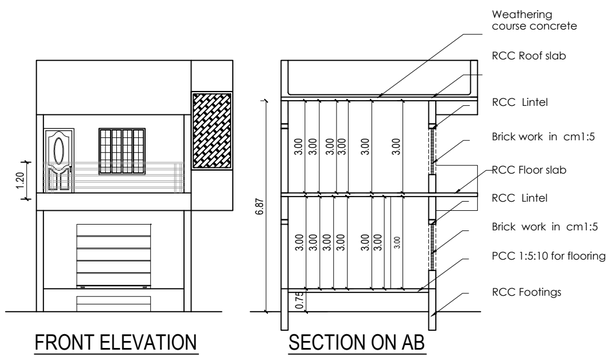
NAME OF APPLICANT:THIRU C.PRABAHARAN,S/O CHITHIRAILINGAM.




GROUND FLOOR PLAN

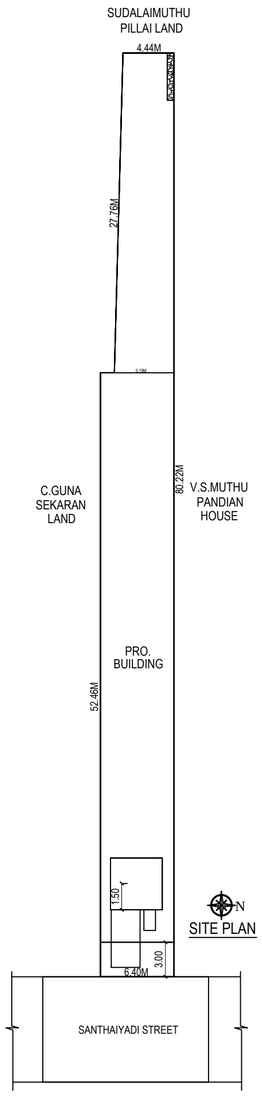
FIRST FLOOR PLAN

TERRACE FLOOR PLAN

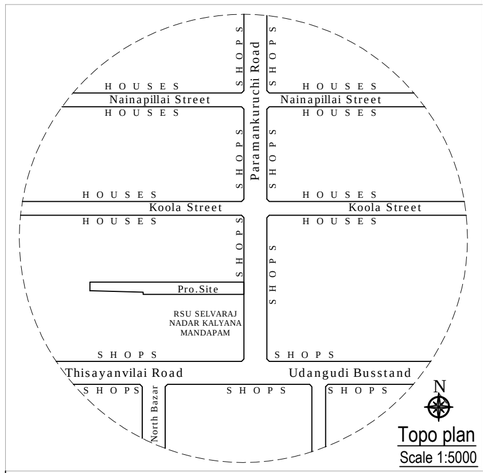



FRONT ELEVATION

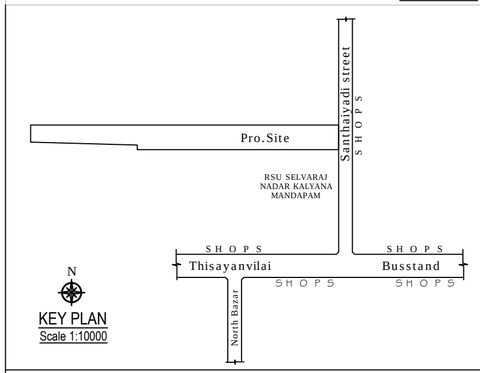
SECTION ON AB



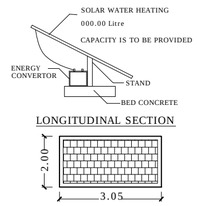

SITE PLAN



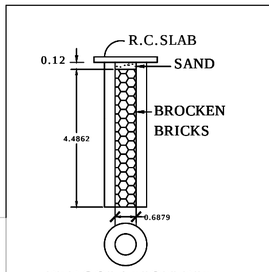

Topo plan
Scale 1:5000



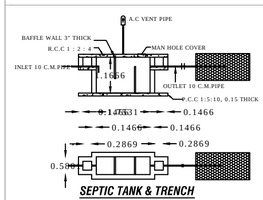

KEY PLAN
Scale 1:10000



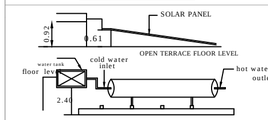

LONGITUDINAL SECTION




PERCOLATION PIT




SEPTIC TANK & TRENCH




Details of solar water heating system

Solar water heating system arrangements are to be provided as per IS 12933 in this proposed building.

All Dimensions are in Meter

JOINERIES DETAILS

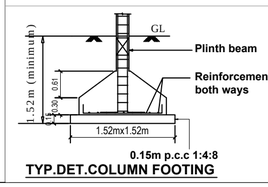
| | | |
|---|---|---|
| D | DOOR | 1.00M x 2.10M |
| D1 | DOOR | 0.75M x 2.10M |
| W | WINDOW | 1.80M x 2.10M |
| W1 | WINDOW | 1.20M x 2.10M |
| V | VENTILATOR | 0.90M x 0.60M |

**NOTE :**

1. Waste water from bath and washbasin is connected to perculation pit for ground water recharge.
2. Rain water to be connected with R W H
3. W C water to be connected with Septic Tank

CERTIFICATE:

Certified that provisions shallbe made to provide"rain water harvestingarrangementsystem" in the proposed construction as per plan




**0.15m p.c.c 1:4:8**

**TYP.DET.COLUMN FOOTING**

OFFICE USE

AREA DETAILS

| | SQ.M | SQ.FT |
|---|---|---|
| DOCUMENT AREA | 486.52 | 5236.96 |
| PLR/FMB AREA | 470.00 | 5057.20 |
| SUPER IMPOSED AREA | 469.41 | 5050.85 |
| PROPOSED GF COMMERCIAL AREA | 66.12 | 711.45 |
| PROPOSED GF RESIDENTIAL AREA | 250.42 | 2694.52 |
| PROPOSED FF RESIDENTIAL AREA | 316.54 | 3405.97 |
| TOTAL AREA | 633.08 | 6811.94 |
| VACANT LAND AREA | 152.87 | 1644.88 |
| COSUMED FSI AREA | 1.35 | |
| PLOT COVERAGE AREA | 67.43% | |

APPLICANT SITE BOUNDARY

PROPOSED CONSTRUCTION

EXISTING STREET

APPLICANT SIGNATURE

Thiru C.Prabaharan,
s/o Chithirailingam.

LICENSED SURVEYOR

Dr. V. VIJAYAKUMAR B.E.
Consulting Engineer and Licensed Surveyor
A.V. CONSTRUCTIONS
No.1/127, Pattarkulam Street
Tiruchendur - 628 215

AV Constructions,Tiruchendur

Aug 5/2025

Phone:94436-71967 & 94431-74866

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

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# 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.