Verified RealEstate™

REFERENCE
45/2025

ISSUED
19 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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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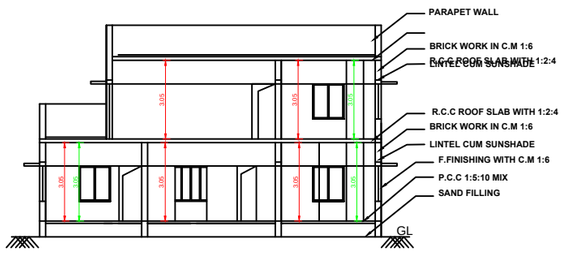
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL GROUND FLOOR & FIRST FLOOR BUILDING IN SY.NO-173/1, RE- SY.NO-173/1N2,PATTANO:7383,AT PEYANVILAI STREET,AT W.NO-04,IN ARUMUGANERI TOWN PANCHAYAT, TIRUCHENDUR TALUK,THOOTHUKUDI DISTRICT.

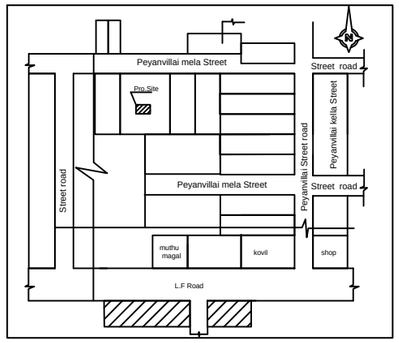
Applicant: VENKATESAN



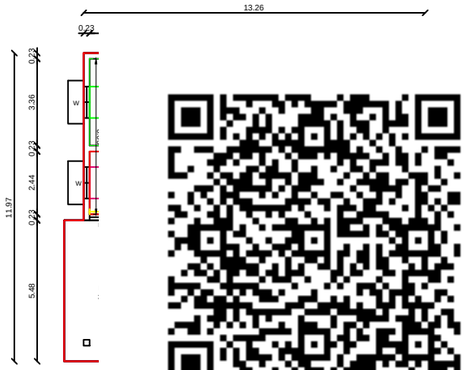
ELEVATION

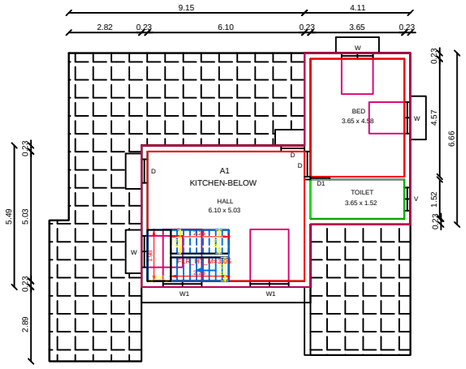


SECTION -ON - AA



LOCATION PLAN ( )

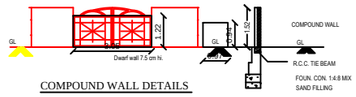




FIRST FLOOR PLAN



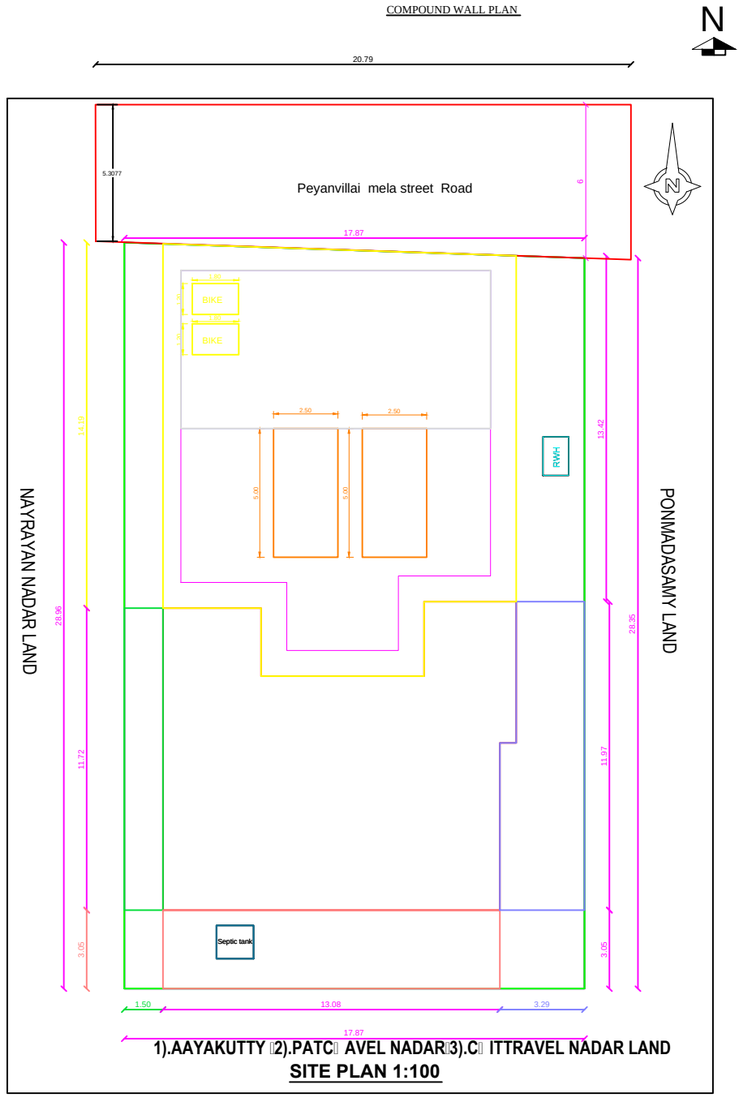
DWARF WALL DETAILS



COMPOUND WALL DETAILS

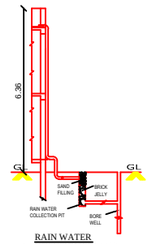


COMPOUND WALL PLAN



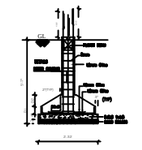
1).AAYAKUTTY 2).PATC AVEL NADAR 3).C ITTRAVEL NADAR LAND

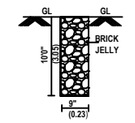
SITE PLAN 1:100



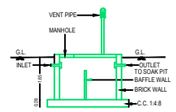
RAIN WATER HARVESTING SYSTEM

RWH_CAPACITY_L=1000LTRS

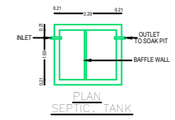




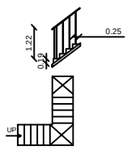
PERCULATION PIT



SECTION OF SEP.TANK



PLAN SEPTIC TANK



STAIRCASE DETAILS

PLAN INFO
PLOT_AREA_M2=518
AS_AT_SITE=512.05
FMB_OR_PLR=518
AS_PER_DOCUMENT=518
DISTRICT=THOOTHUKUDI
TALUK=TIRUCHENDUR
SURVEY_NO=173/1N2
PATTA_NO=7383
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.00
ROAD_WIDTH=6.00
ROAD_LENGTH=20.79
AVG_PLOT_DEPTH= 28.96
AVG_PLOT_WIDTH= 17.87
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=NA
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
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

AREA DETAILS

	SQ.FT	SQ.M
PLR/FMB AREA	5575.68	518.00
DOCUMENT AREA	5575.68	518.00
SUPER IMPOSED AREA	5575.68	518.00
GROUND FLOOR AREA	1545.38	143.57
FIRST FLOOR AREA	674.68	62.68
TOTAL AREA	2220.06	206.25
AREA OF OPEN	3966.32	368.48

FLOOR AREA IN G.F = 143.57 sq.mt.
FLOOR AREA IN G.F = 62.68 sq.mt.
TOTAL = 206.25

F.A- Above 75 sq.mt. = 1 CAR SPACE & 1 BIKE SPACE EVERY 70Sq.mt.

206.25 / 75 = 2.75
= 2.75 Say 2.00

NO. OF CAR POCKETS : 2 No
NO. OF BIKE POCKETS : 2 No

SYMBOLS	DESCRIPTION	
D	DOOR	0.90 x 2.13
D1	DOOR	0.75 x 2.13
W	WINDOW	1.22 x 1.37
W1	WINDOW	1.50 x 1.37
V	VENTILATOR	0.90 x 0.61

COLOUR INTEX

PRO.CONSTRUCTION
OWNER BOUNDARY STREET

APPLICANT

P.RAJENDREN
Engineer & Licenced Surveyo
MADAN CONSTRUCTION
L.K. Lebbai Thambi Street
KAYALPATANAM
Ph: 8903307910, 8903305557
REGISTERED ENGINEER

SPECIFICATIONS:

1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2. R.C.C. COLUMNS IN M20 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNRTY WOOD GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN CM 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX
10. WEATHERING TILES IN 9"X9" BURNT CLAY TILES IN LAID IN1:3 MIX

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.