Verified RealEstate™

REFERENCE
13/2025-26

ISSUED
04 November 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.

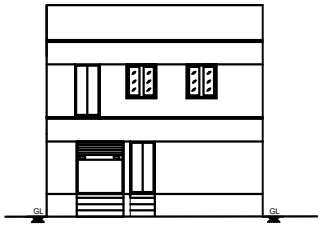
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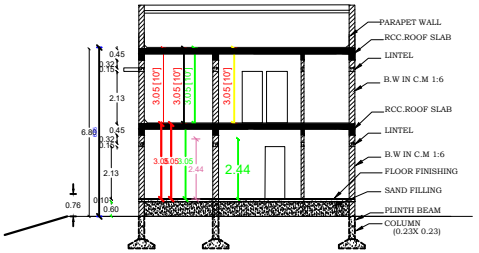
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE SUB DIVISION AND PROPOSED CONSTRUCTION OF SHOP & HOUSES IN GROUND FLOOR AND DWELLING HOUSES IN FIRST FLOOR, AFTER REMOVING THE EXISTING BULIDING BEARING DOOR NO: 2, NATHAM PATTA NO : 526, NATHAM SUB DIVISION SURVEY NO : 484/12, WARD NO : 10, "PRESS STREET", ERAL TALUK, SAWYERPURAM VILLAGE , SAWYERPURAM SELECTION GRADE TOWN PANCHAYAT AT THOOTHUKUDI DISTRICT.

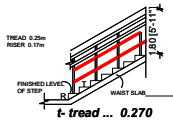
APPLICANT'S NAME : Mrs. S. GNANAVALLI, W/O.Mr. P.SELVARAJ.



ELEVATION

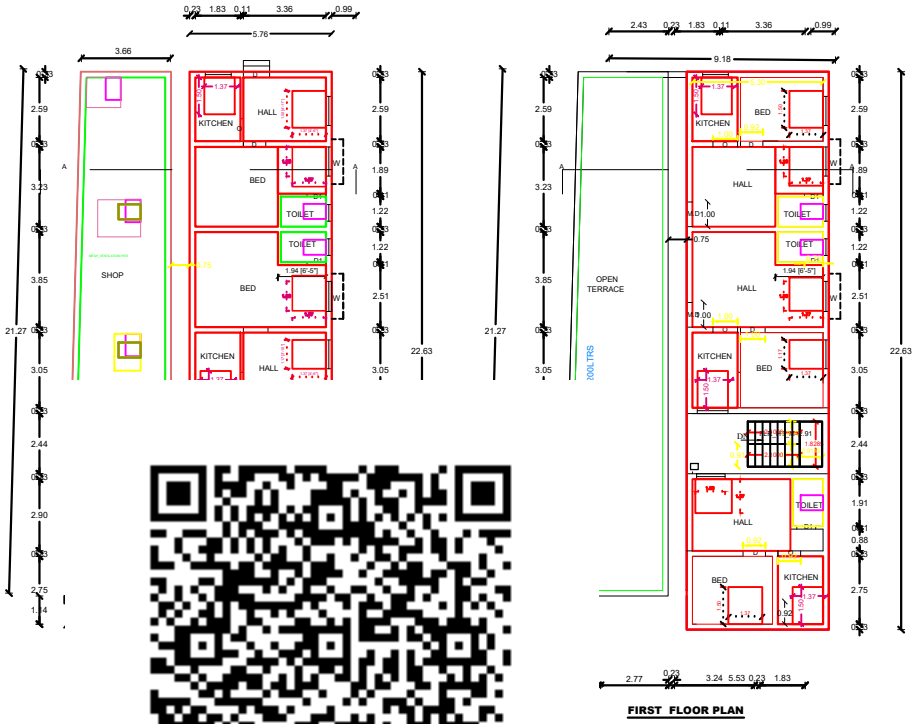


CROSS SECTION VIEW AB

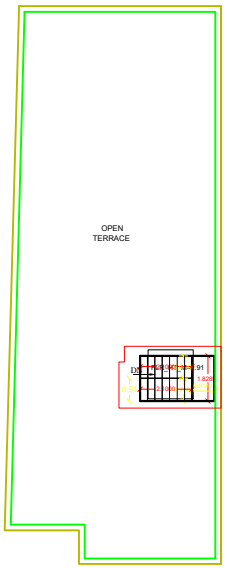


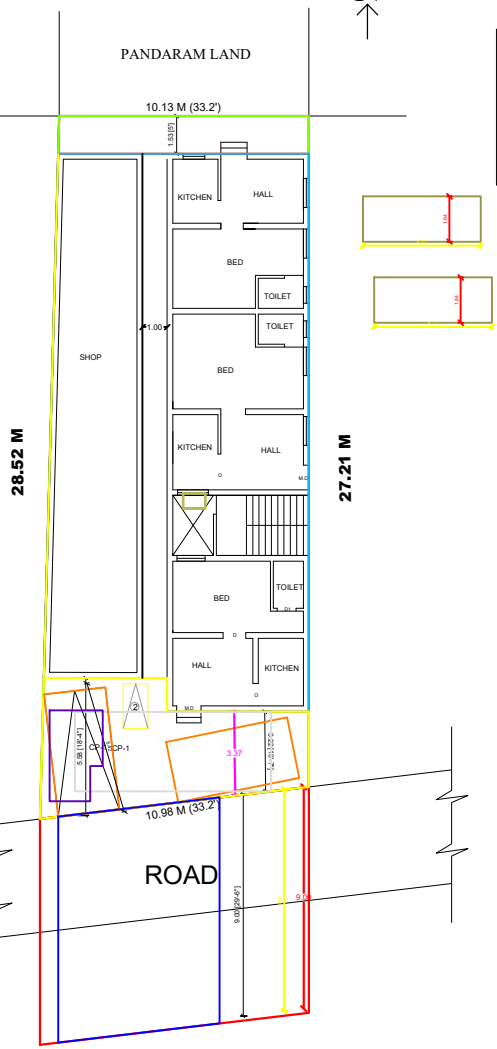
t- tread ... 0.270
r- rise ... 0.150
width of the stair case -0.90

STAIR CASE DETAILS



FIRST FLOOR PLAN





Note: Waste water from wash basin and bathroom are connected to percolationpit for ground water recharge. chimney is provided in kitchen.

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

Certificate: Certify that rain water harvest system is provided as per plan.

NORTH
SCALE :- 1 : 100

REFFERENCE	COLOUR INDEX	SQ M	SQ FT
AREA OF DOCUMENT		293.637	3160.71
PRO. BUILDING G.F		130.28	1402.33
PRO. SHOP G.F		83.94	903.53
PRO. BUILDING F.F		130.28	1402.33
NET OPEN AREA		79.417	854.85
EXISTING BUILDING (TO BE REMOVED)		123.00	1323.97
ROAD		-	-

JOINERY DETAILS

D - DOOR	0.90 X 2.10
D1- DOOR 1	0.75 X 2.10
W - WINDOW	1.22 X 1.37
W1 - WINDOW	1.82 X 1.82
W2 - WINDOW	1.52 X 1.37
V - VENTILATER	0.60 X 0.90

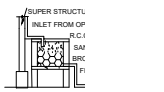
ALL DIMENSIONS ARE IN METRE

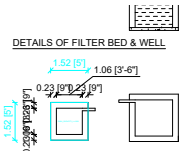
SETBACK DETAILS	REQUIRED	PROVIDE
FRONT SETBACK	3.00m	3.16m
REAR SETBACK	Nil	1.53m
EAST SIDE SETBACK	Nil	
WEST SIDE SETBACK	Nil	

PARKING DETAILS	REQUIRED	PROVIDE
CAR PARKING	1 NO'S	2 NO'S
TWO WHEELER PARKING	3 NO'S	3 NO'S

TOTAL PLINTH AREA: 344.50 SQ.M
AREA OF SITE : 293.637 SQ.M

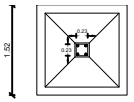
FSI
= TOTAL PLINTH AREA/AREA OF SITE
=318.35 / 293.637 = 1.08 ≤ 2

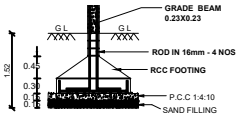




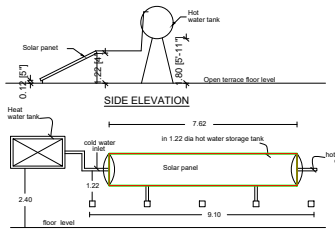
DETAILS OF FILTER BED & WELL

RAIN WATER HARVESTING

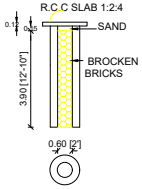




RCC COLUMN DETAILS



SOLAR WATER HEATER PLANT



PERCOLATION PIT



APPLICANT SIGNATURE

A.RUBAN RAJAKUMAR,DCE.,BE
IRO Building Designs
Registered Engineer Grade - III
Reg.NO:138/LS/2022/00043
1st floor Velautham yadav complex
Teacher's colony Main ,Thoothukudi-8
Mobil: 9003581035 , 9944656838

REGISTERED ENGINEER

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.