Verified RealEstate™

REFERENCE
25/2025-2026

ISSUED
12 January 2026

PP APPROVAL RECORD

Planning Permission

Thoothukkudi 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

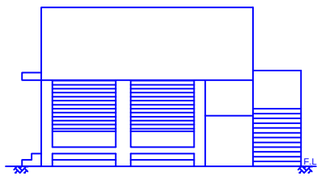
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

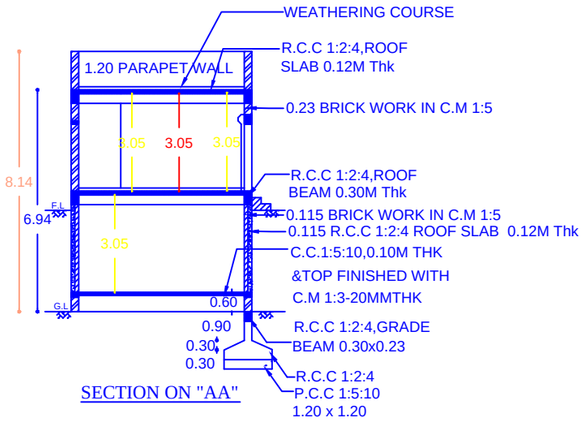
PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF STORE ROOM IN BASEMENT FLOOR AND RETAIL SHOP IN GROUND FLOOR IN SURVEY No:337/3A4A,

AT THITTANKULAM VILLAGE AND PANCHAYAT,KOVILPATTI UNION,THOOTHUKUDI DISTRICT.

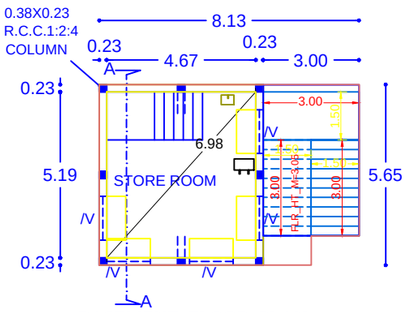
APPLICANT : Thiru.M.THIRUPATHI
S/o.Thiru.MURUGAN



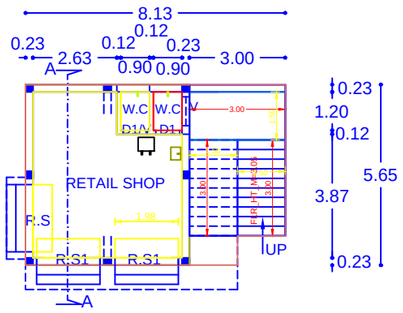
FRONT ELEVATION



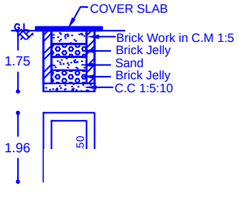
SECTION ON "AA"



BASEMENT FLOOR PLAN

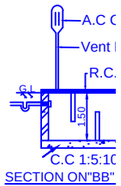


GROUND FLOOR PLAN



PLAN & SECTI

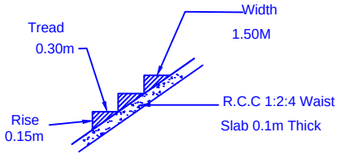
RAIN WA



SECTION ON"BB"

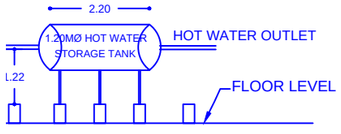


PLAN OF SEPTI



STAIRCASE DETAILS

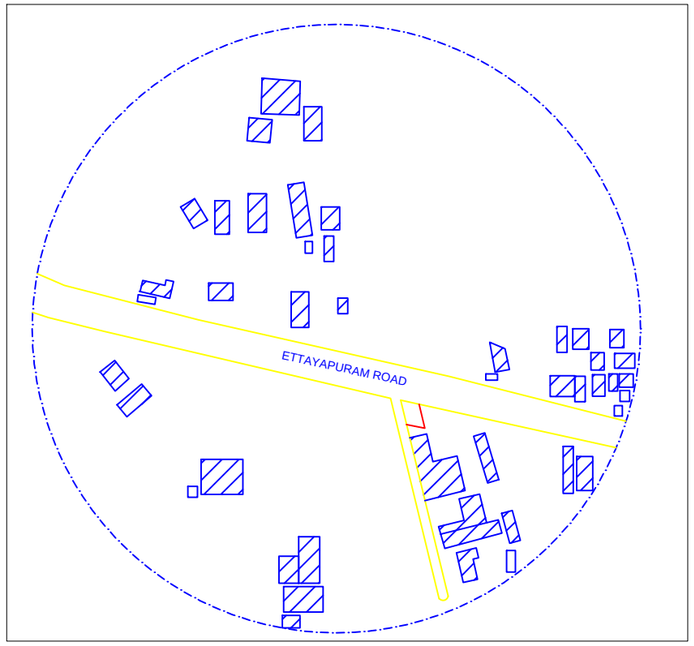
SCALE:1:50



ATER HEATING SYSTEM

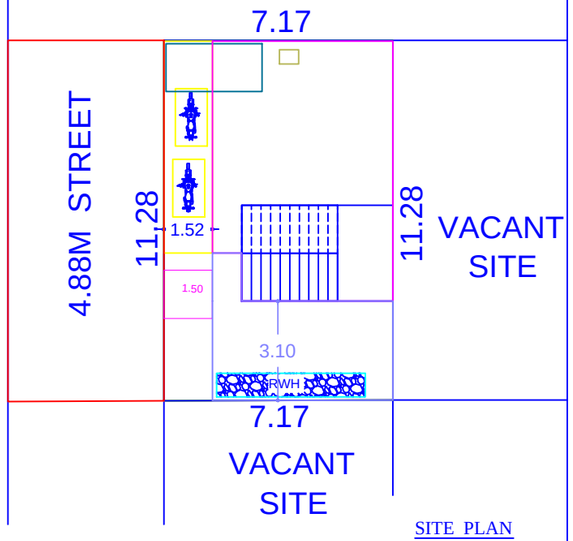
WHS DETAILS

ERSONS = 10
SONS STAYING IN PER DAY
MPTION AT 60/LIT/PERSON/DAY
IPTION = 10x60=600Lits
500Lit CAPACITY) 1NO



TOPO PLAN

5.50M STREET



SITE PLAN

SCALE 1:100

PLAN INFO
AS_PER_DOCUMENT=80.78
PLOT_AREA_M2= 80.78
PLOT_NO= NO
SURVEY_NO=337/3A4A
PATTA_NO=2953
FMB_OR_PLR= 80.78
AS_AT_SITE = 80.78
SINGLE_FAMILY_BLDG=YES
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=11.28
ROAD_WIDTH=4.88
ROAD_LENGTH=11.28
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH=11.28
AVG_PLOT_WIDTH=7.17
LAND_USE_ZONE =B-SHOP
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
RWH_DECLARED=YES
DISTRICT=THOOTHUKUDI
TALUK=KOVILPATTI
JURISDICTION_TYPE= PANCHAYAT
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=2

N
W E
S

	SQM	SFT
SITE AREA	: 80.78	870.00
PROPOSED CONSTRUCTION IN B.F	: 44.62	480.29
PROPOSED CONSTRUCTION IN G.F	: 44.62	480.29
AREA OPEN TO SKY IN G.F	: 36.16	389.71

BOUNDARY OF THE SITE
PROPOSED CONSTRUCTION
EXISTING BUILDINGS
ROAD'S & STREET'S

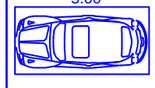
PARKING CALCULATION:

NO.OF CAR & TWO WHEELER POCKETS PROVIDED } = TOTAL FLOOR AREA / 75M²

PARKING PROVIDED FLOOR AREA ABOVE 75 SQM (ONE CAR SPACE FOR EVERY75 SQM) = 89.24-50 / 50M² = 0.78

NO.OF CAR POCKETS : 1Nos.
NO.OF TWO WHEELER POCKETS : 2 Nos.

FSI DETAILS	PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA / SITE AREA = 89.24 / 80.78 = 1.10	1.10	2.00



CAR POCKET DETAILS



TWO WHEELER POCKET DETAILS

CERTIFICATE

CERTIFY THAT ALL THE PARTICULARS SHALL BE MADE TO PROVIDE RAINWATER HARVESTING ARRANGMENTS IN THE PROPOSED CONSTRUCTION AS PER PLAN

JOINERIES

D1- DOOR ------ 0.77 x 2.10

V-VENTILATOR---0.90 x 0.60

R.S-ROLLING SHUTTER ---2.10 x2.10

R.S1-ROLLING SHUTTER ---1.98 x2.10

ENGINEER

N.VALANTINA D.A.A.,
Architects - RAA
Regn. No. 137/LS/2021/00002
23P North Car Street, A.V.K.C Complex,
KOVILPATTI - 628 501.

APPLICANT

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.