Verified RealEstate™

REFERENCE
140/2025-2026

ISSUED
14 January 2026

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.

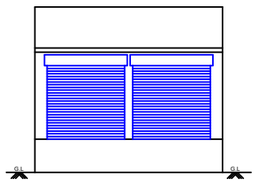
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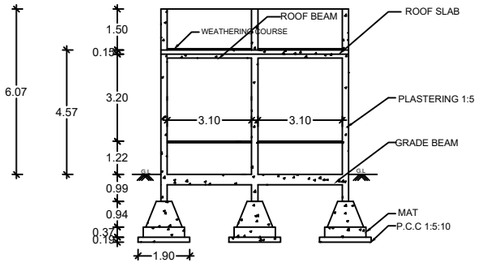
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A SHOP IN SURVEY No:206/44B, PATTA No:5044, KALANKUDIERUPPU REVENUE VILLAGE, SELVA CITY, WARD No:01 OF UDANGUDI SELECTION GRADE TOWN PANCHAYAT, TIRUCHENDUR TALUK, THOOTHUKUDI DISTRICT.

OWNER: Mr. A. SENTHIL KUMAR, S/o. Mr. AADHI NARAYANAN



ELEVATION

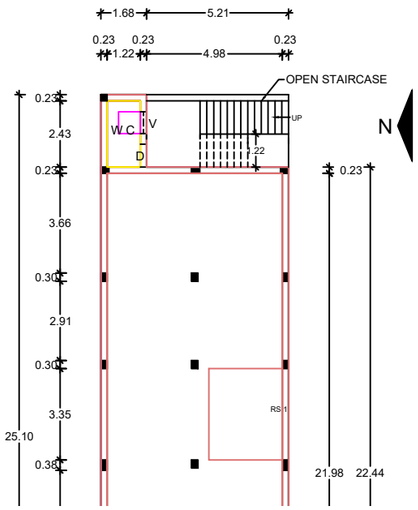


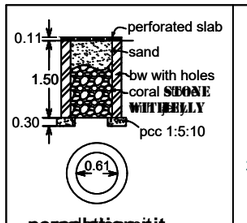
SECTION A-B

SCALE 1: 100
ALL DIMENSIONS ARE IN METER

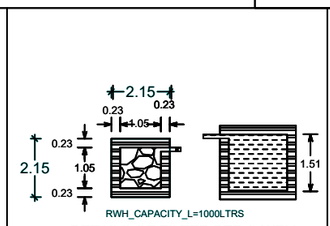
WASTE WATER WILL BE USED IN GARDEN

RAIN WATER COLLECTION TANK WILL BE PROVIDED

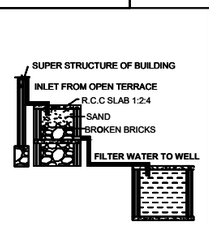




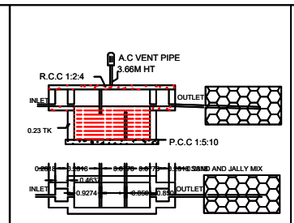
percolation pit



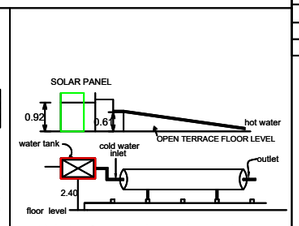
DETAILS OF FILTER BED & WELL



RAINWATER HARVESTING

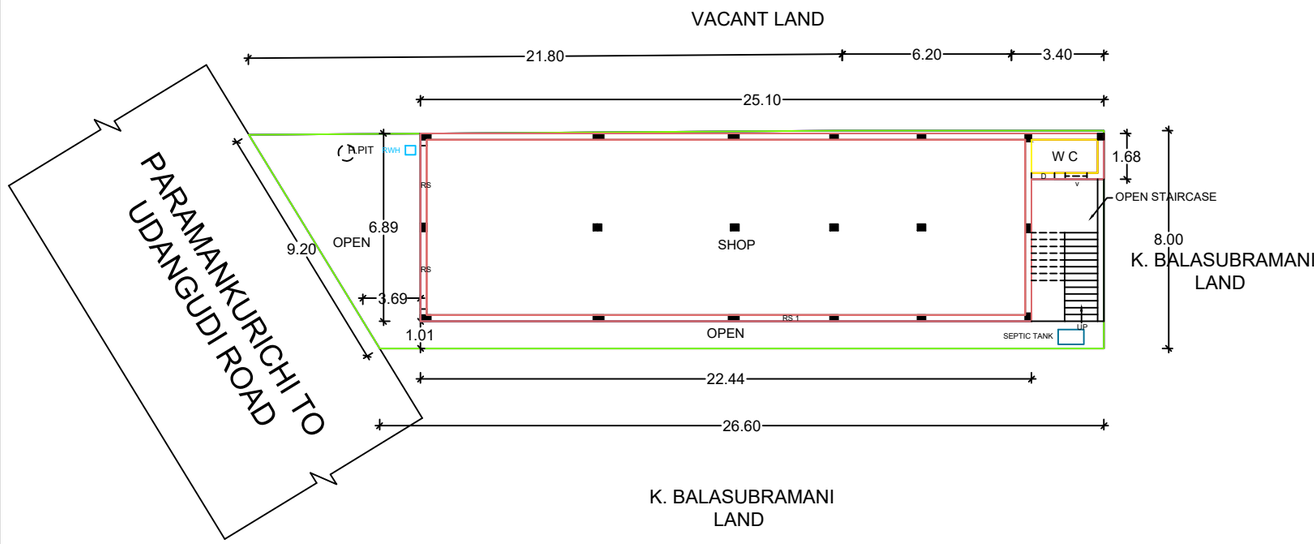


SEPTIC TANK AND TRENCH



Details of solar water heating system

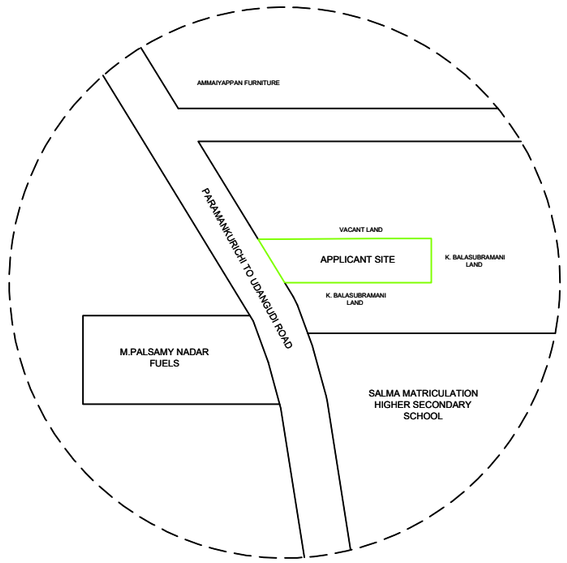
SITE PLAN
SCALE 1:100



LOCATION PLAN

(NOT TO SCALE)

N



PARKING DETAILS		
TOTAL PROPOSED AREA	159.14	
PROVIDED CAR PARKING	1	
PROVIDED TWO WHEELER PARKING	1	

FLOOR SPACE INDEX		
PLINTH AREA		159.14
SITE AREA		243.22
FSI	(PLINTH AREA/SITE AREA)	
	0.65	
	0.655001	< 2

COLOUR INDEX AND AREA DETAILS

COLOUR	AREA STATEMENT	M²	FT²
	SITE AREA	243.22	2618.00
	PLINTH AREA	159.14	1712.97
	OPEN SPACE AREA	84.08	905.03

SET BACK DETAILS

SET BACK	REQUIRED	PROVIDED
FRONT SETBACK	1.5	3.69
REAR SETBACK	0	0
SIDE SETBACK - 1	1.00	1.01
SIDE SETBACK - 2	0	0

SCHEDULE OF JOINERIES

RS	ROLLING SHUTTER	2.85 X 2.70
RS 1	ROLLING SHUTTER 1	3.35 X 2.70
D	DOOR	0.84 X 1.83
V	VENTILATOR	0.80 X 0.80

(WEST FACING SHOP)

LAND AND BUILDING OWNER

Er. R.THANAPAUL B.E.,
REGISTERED ENGINEER,
SR CONSTRUCTIONS,
29.A, THANGA NAGARAM,
UDANGUDI-628203.
CELL:7373509119.

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.