Verified RealEstate™

REFERENCE
15/2026-27

ISSUED
11 August 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

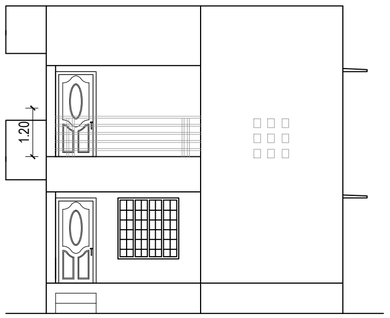
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DIGITALLY VERIFIED RECORD

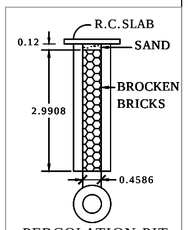
PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING IN R.S.NO:106/B,RE R.S.NO:106B/4,PATTA NO:4188,WARD NO:8 IN PRASAD NAGAR AT VEERAPANDIANPATTINAM VILLAGE AND PANCHAYAT IN TIRUCHENDUR PANCHAYAT UNION IN THOOTHUKDI DISTRICT.

NAME OF OWNER:THIRU M.PRAVIN DEROSE,S/O MAVIN DEROSE.

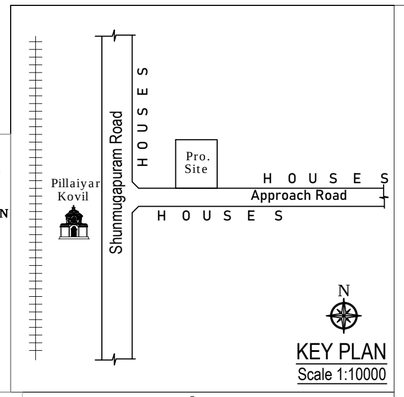
NOTE:THIS PLAN GF HAS BEEN APPROVED ALREADY VIDE:SWP/SCM/DTCP/RP/0151843/2025



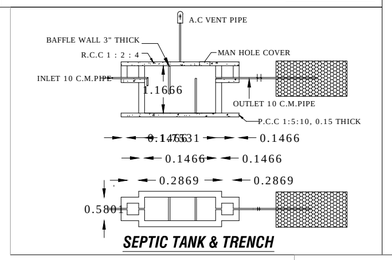
FRONT ELEVATION



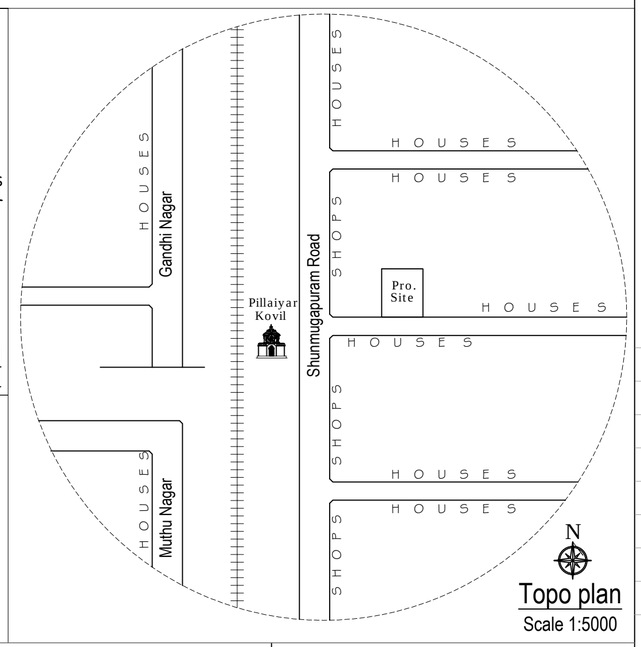
PERCOLATION PIT



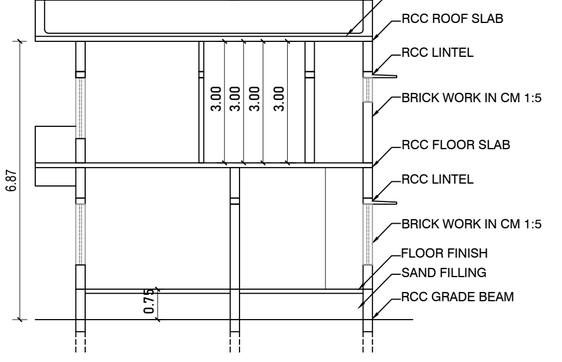
KEY PLAN
Scale 1:10000



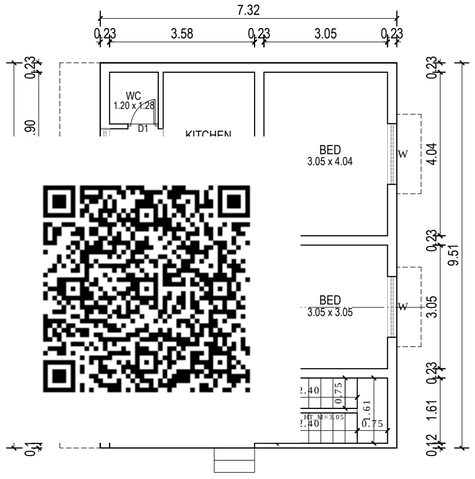
SEPTIC TANK & TRENCH



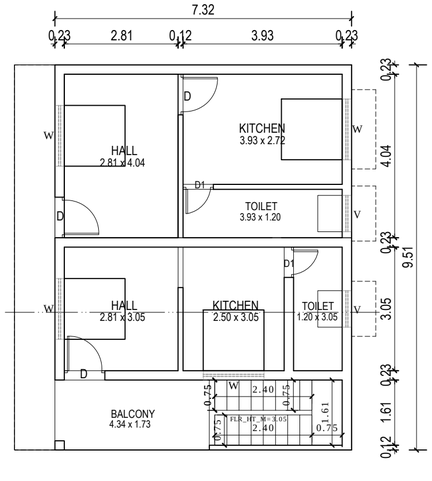
Topo plan
Scale 1:5000



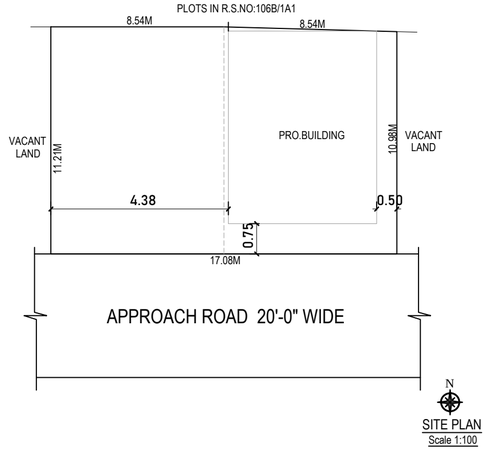
SECTION ON AB



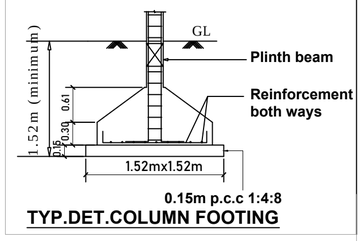
GF PLAN



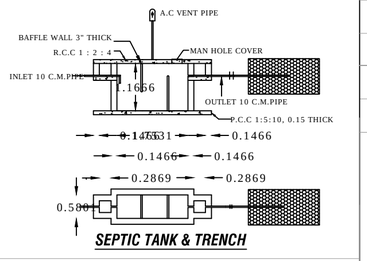
FF PLAN



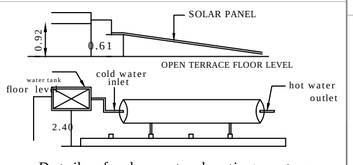
SITE PLAN
Scale 1:100



TYP.DET.COLUMN FOOTING



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 shall be made to provide "rain water harvesting arrangement system" in the proposed construction as per plan

OFFICE USE

AREA DETAILS

	SQ.M	SQ.FT
I SHEDULE AREA	94.95	1022.00
II SHEDULE AREA	96.25	1036.00
DOCUMENT AREA	191.20	2058.00
PLR/FMB AREA	191.00	2055.16
SUPER IMPOSED AREA	190.48	2049.56
ALREADY APPROVED GF AREA	69.59	748.79
PROPOSED FF AREA	79.10	851.12
TOTAL FSI AREA	148.69	1599.91
VACANT LAND AREA	120.89	1300.77
COSUMED FSI AREA	0.78	
PLOT COVERAGE AREA	36.53%	

APPLICANT SITE BOUNDARY
PROPOSED CONSTRUCTION
EXISTING STREET

APPLICANT SIGNATURE

Thiru M.Pravin Derose,
s/o Mavin Derose.

M.Pravin

LICENSED SURVEYOR

B. V. VIJAYAKUMAR DCE
Consulting Engineer and Licensed Surveyor
A.V. CONSTRUCTIONS
10-1/127, Pattarkulam Street
Tiruchendur - 628 215

AV Constructions,Tiruchendur

Jun 2/2026

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

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.