Verified RealEstate™

REFERENCE
23/2026-2027

ISSUED
15 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.

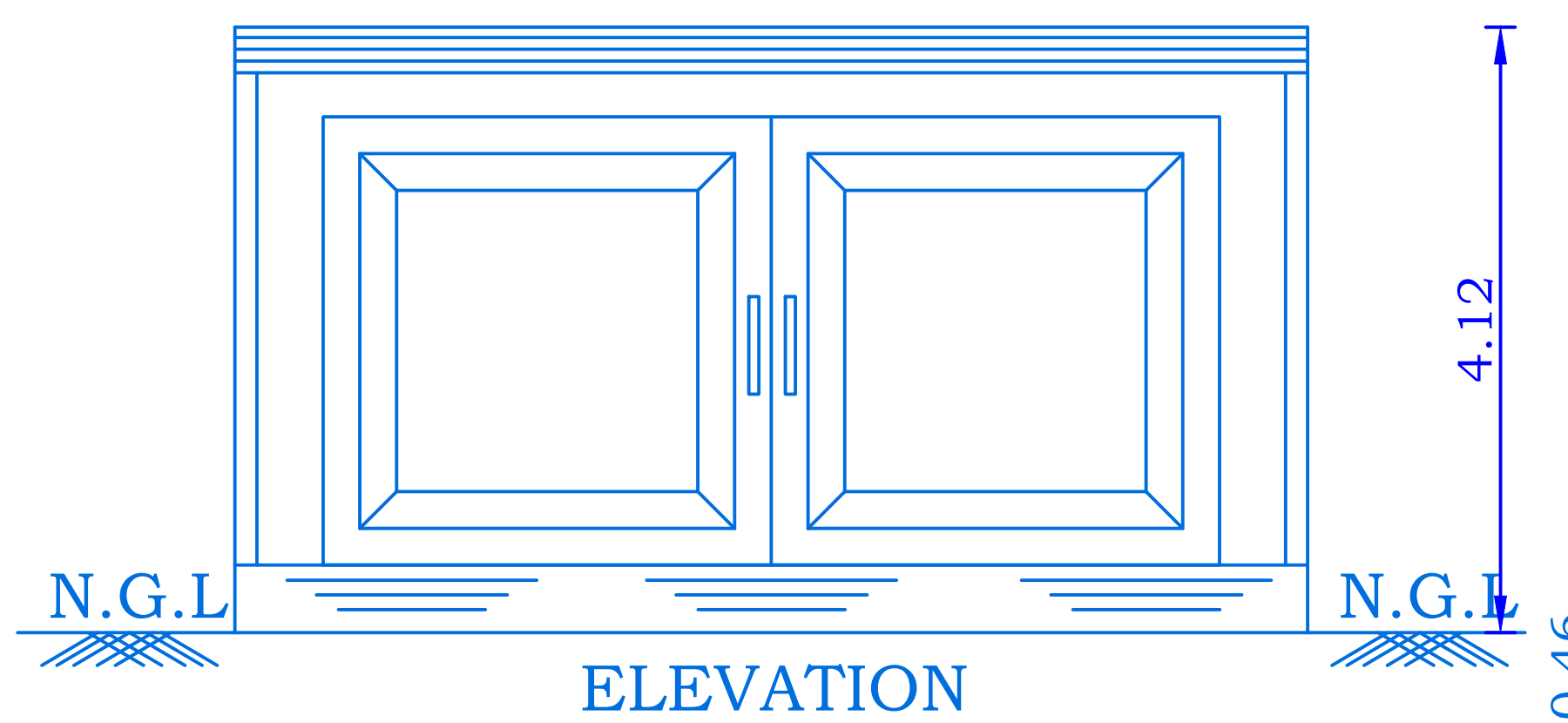
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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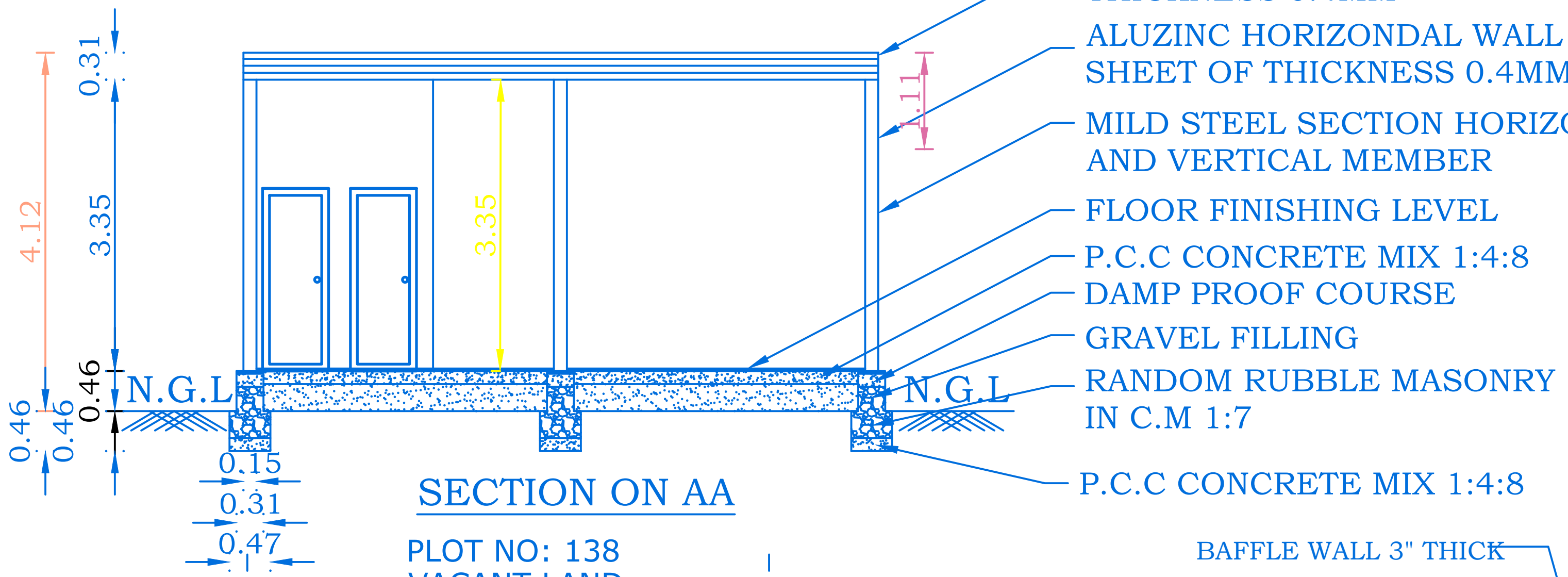
DIGITALLY VERIFIED RECORD

THE PLAN SHOWING PROPOSED CONSTRUCTION OF A SHOP BUILDING IN GROUND FLOOR, PLOT NO: 157, SURVEY NO: 17/8A2, KOVILPATTI NEW TOWN, INAMMANIYACHI VILLAGE AND PANCHAYAT, KOVILPATTI PANCHAYAT UNION, KOVILPATTI TALUK, THOOTHUKUDI DISTRICT.

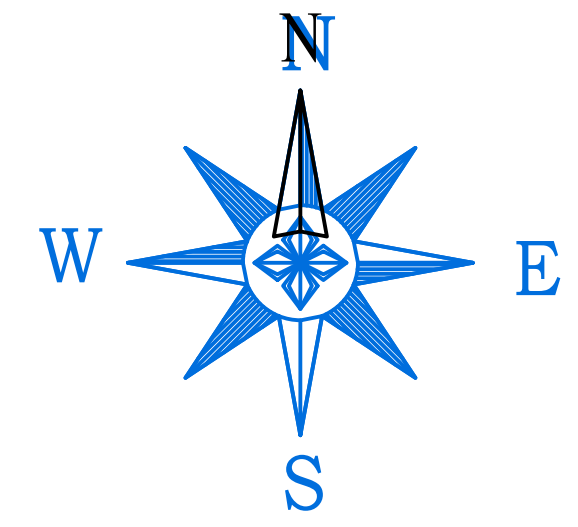
NAME OF THE APPLICANT: Thiru - R.PONSUTHAKAR, S/O Thiru - RAMAMOORTHY.

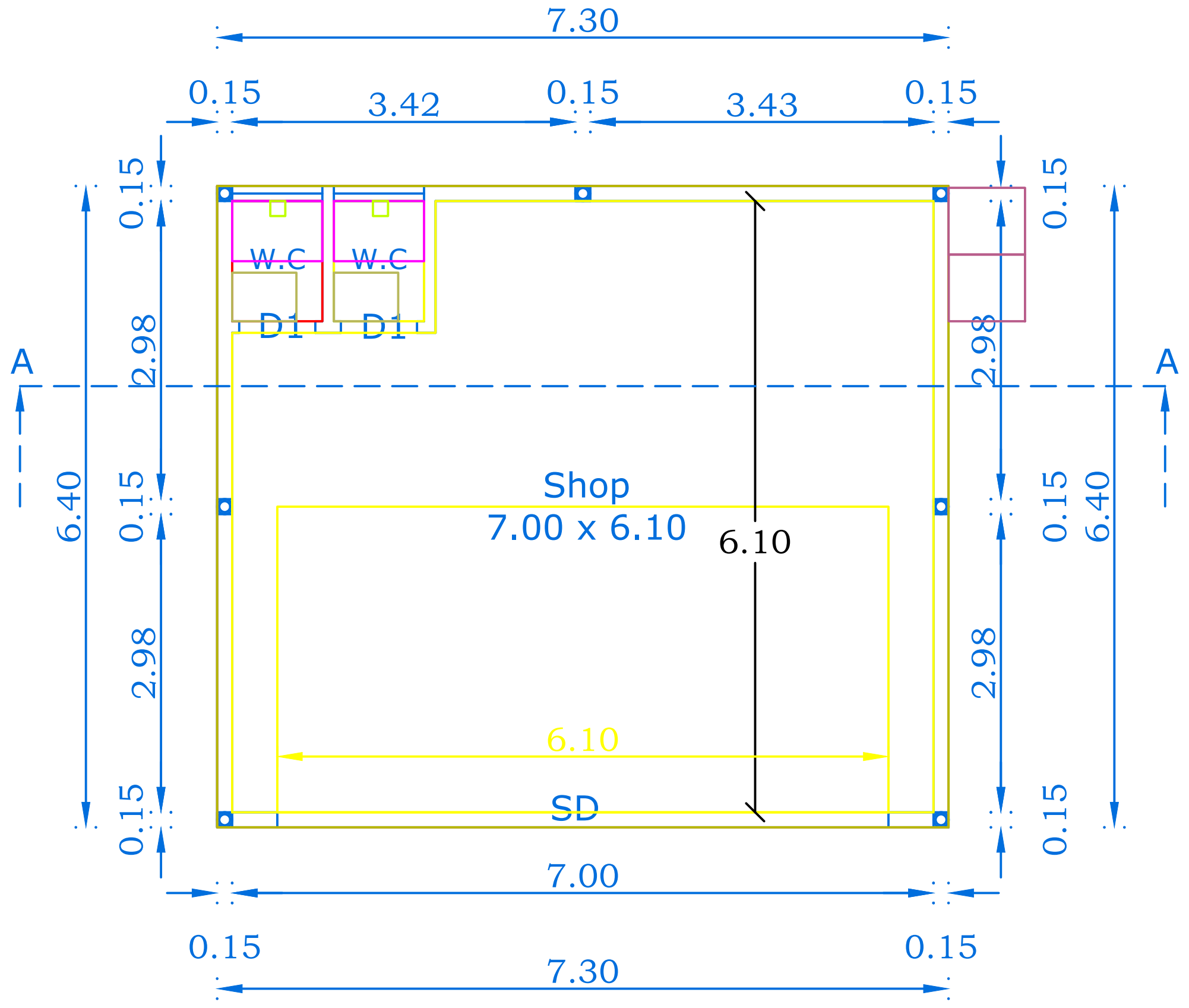


ELEVATION

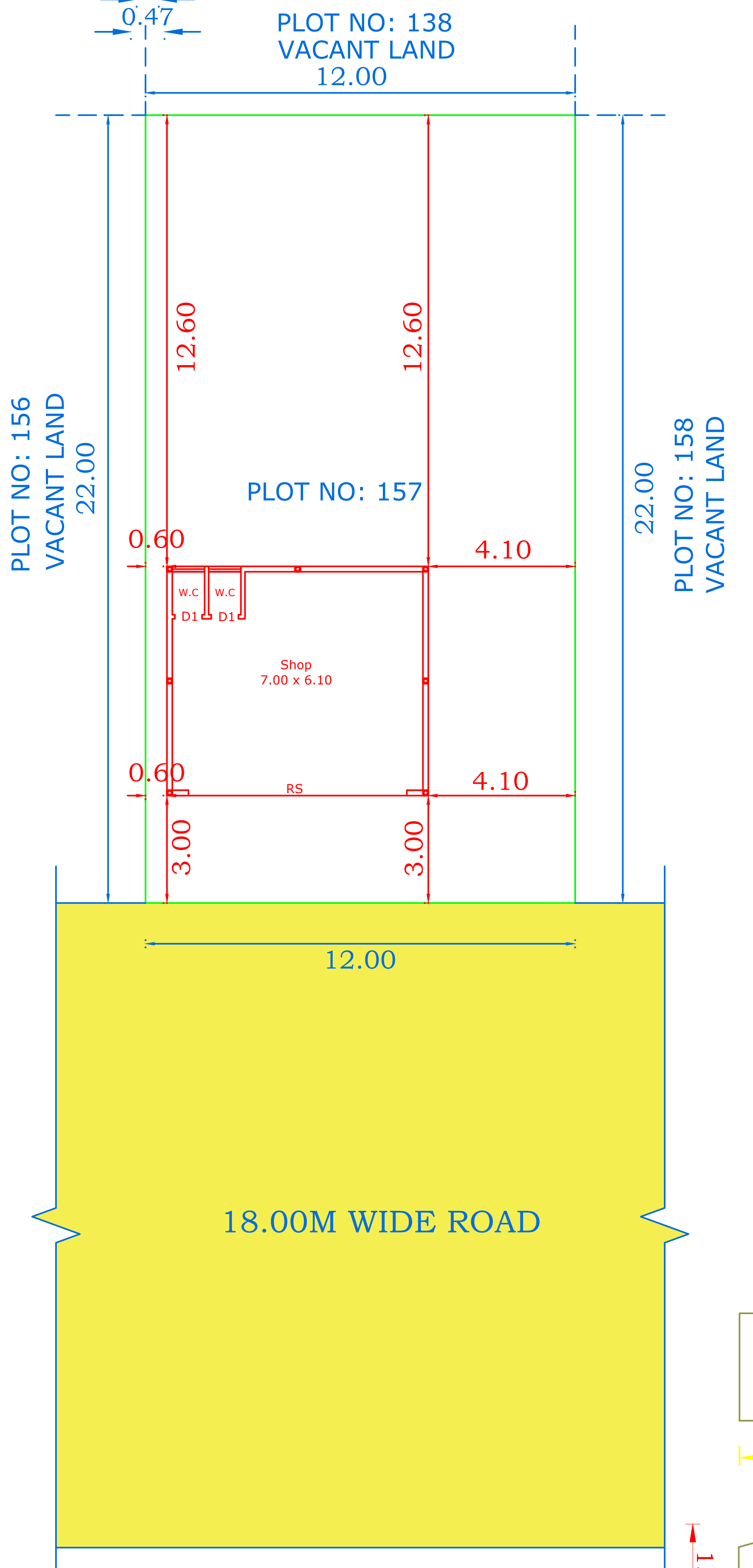


SECTION ON AA



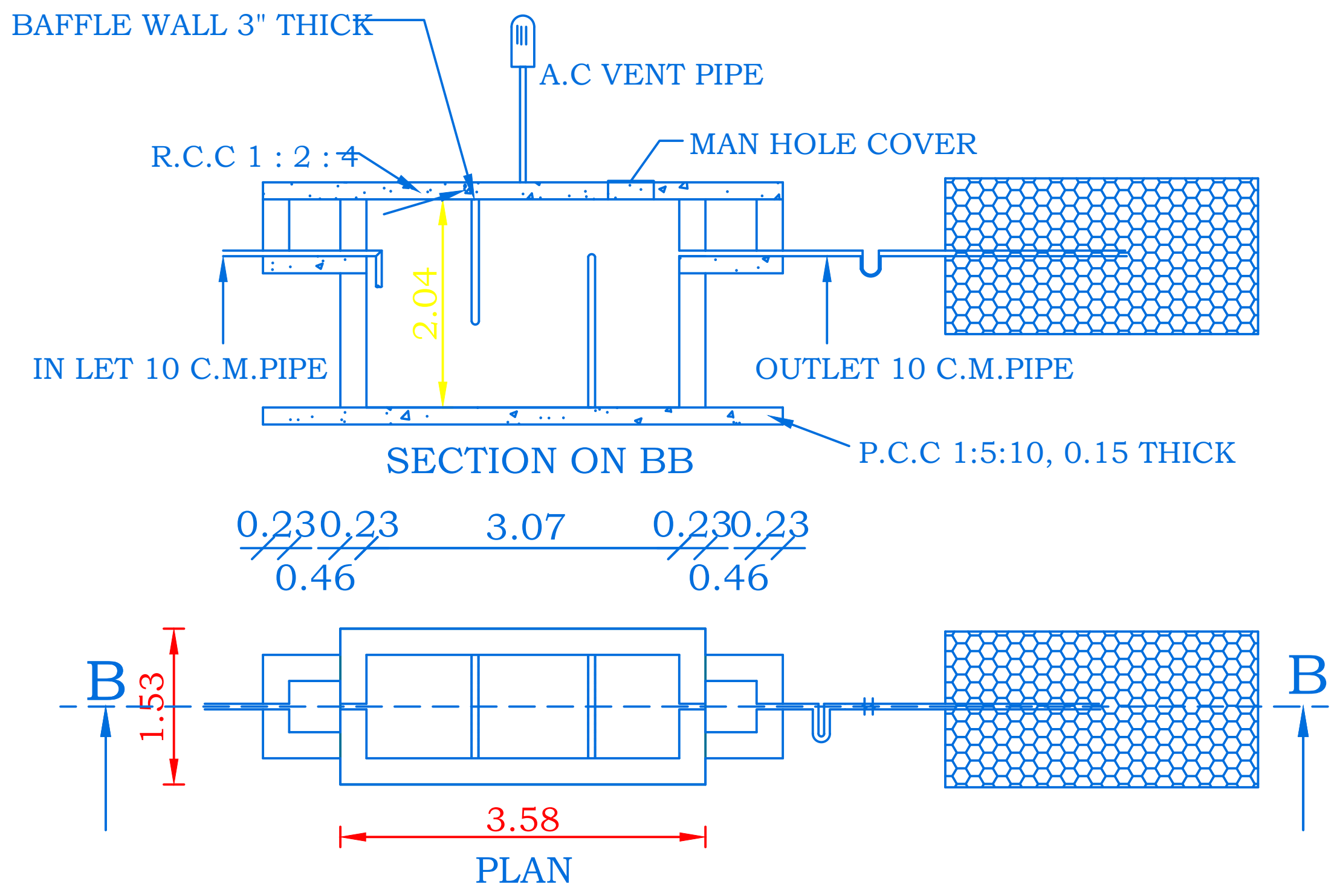


GROUND FLOOR PLAN

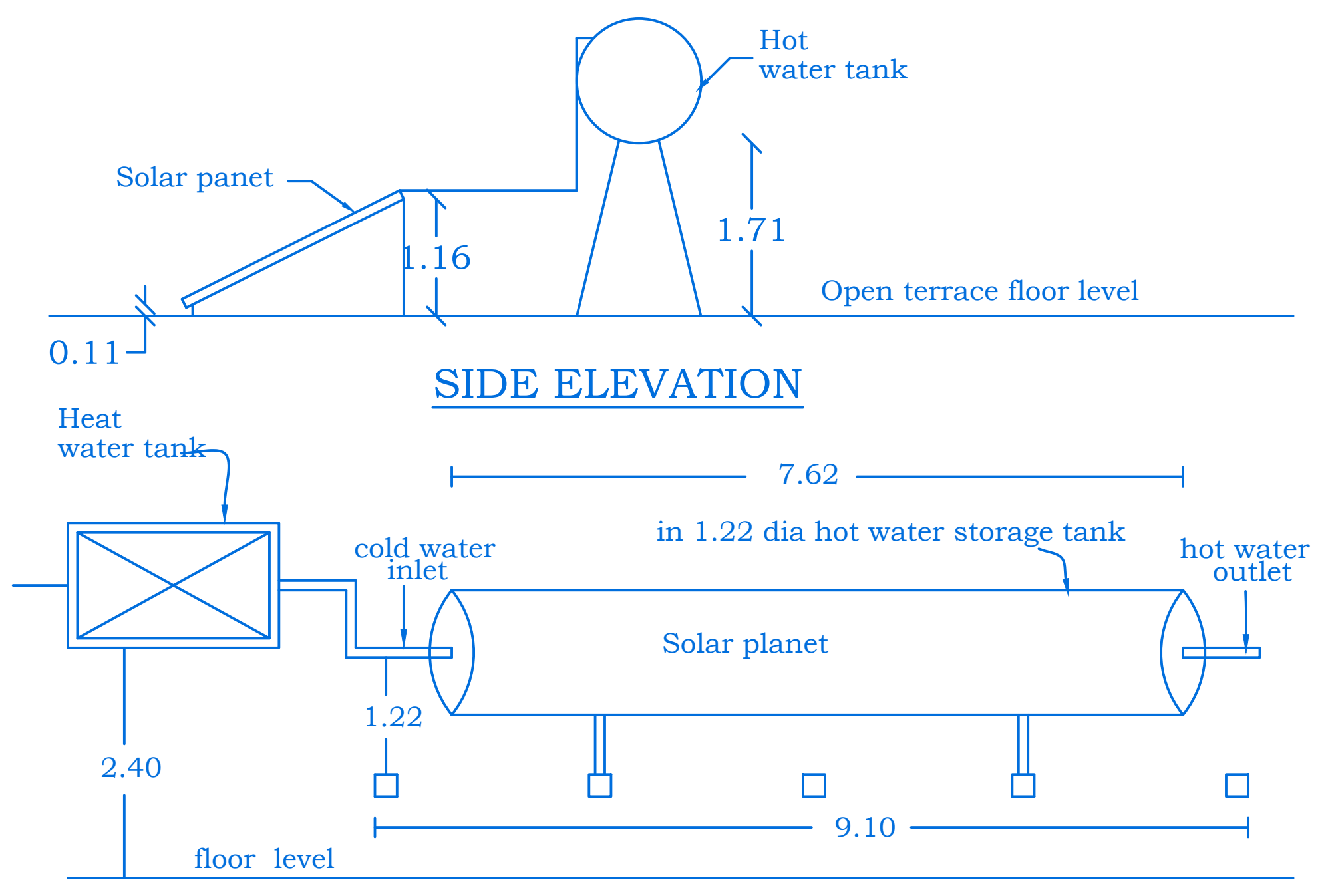


SITE PLAN

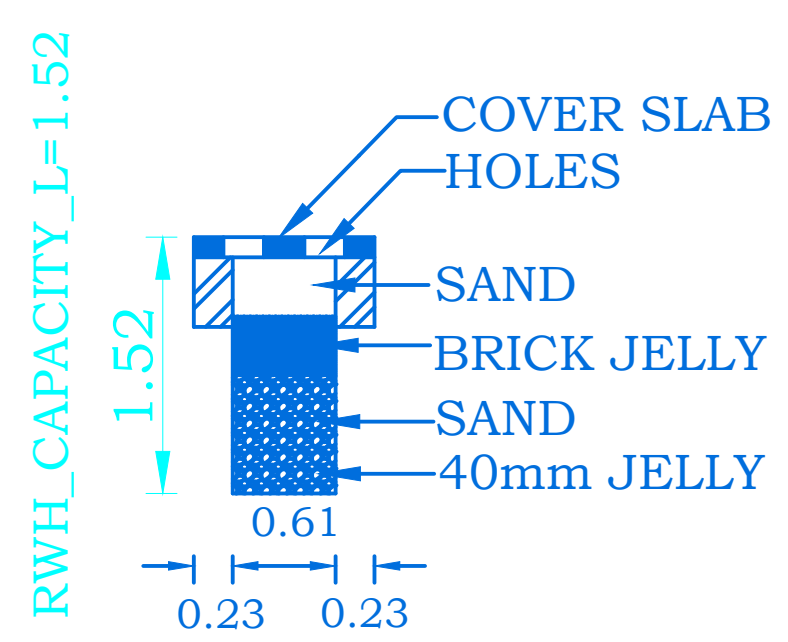
SCALE 1:200



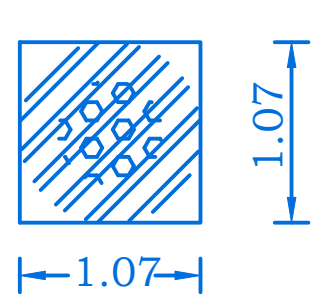
SEPTIC TANK AND TRENCH & U TRAP ADOPTED



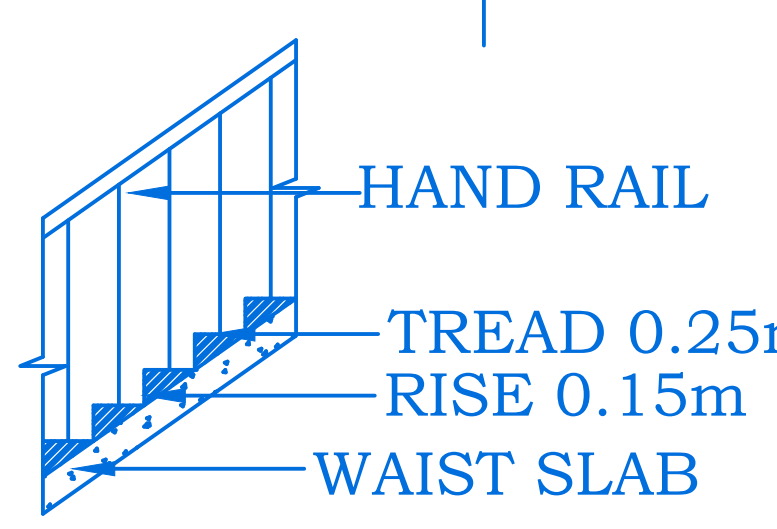
SOLAR WATER HEATER PLANT



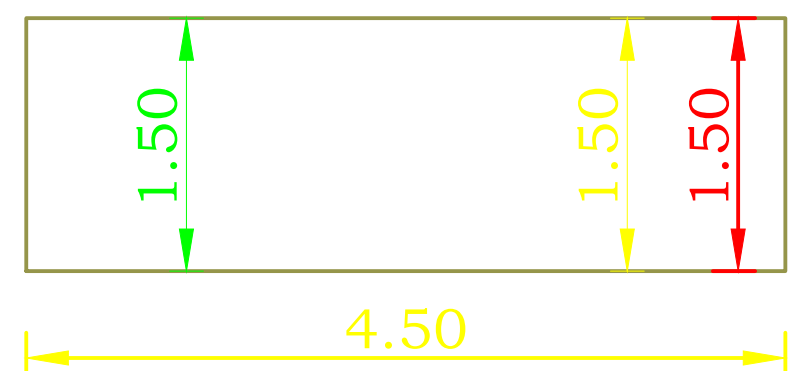
SECTION OF RAIN WATER COLLECTION TANK



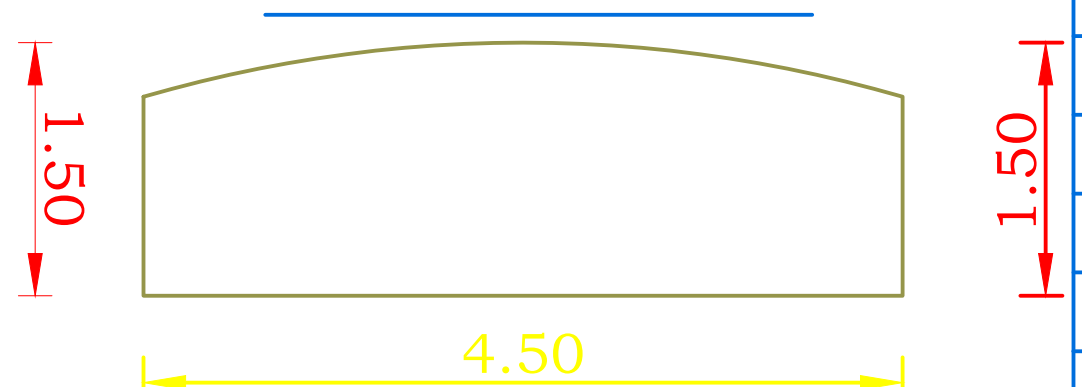




STAIR CASE DETAIL



WICKET GATE



MAIN GATE

JOINERY DETAILS

SYMBOLS	DESCRIPTION	SIZES
SD	STEEL DOOR	6.10 x 3.05

FSI DETAILS		PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA	46.72	0.18	2.00
PLOT AREA	264.00		

ALL DIMENSIONS ARE IN METER
SCALE - 1:100

COLOR INDEX	
PARTY'S SITE	
PROPOSED BUILDING	
EXG. BUILDINGS	
ROAD AND STREET	

AREA DETAILS

AREA	SQ.MT.	SQ.FT.
AREA OF SITE	264.00	2841.70
AREA OF BUILDING IN G.F	46.72	502.89
AREA OF OPEN TO SKY	217.28	2338.80

OFFICE USE

PLAN INFO
PLOT_AREA_M2=264.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=18.00
ROAD_LENGTH=250
AVG_PLOT_DEPTH= 22.00
AVG_PLOT_WIDTH= 12.000
LAND_USE_ZONE =COMMERCIAL
DISTRICT=THOOTHUKUDI
RWH_DECLARED=YES
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
AS_AT_SITE=264.00
FMB_OR_PLR=264.00
AS_PER_DOCUMENT=264.00
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
JURISDICTION_TYPE= PANCHAYAT
BLOCK_1_B-SHOP_MEMBER_COUNT=10
SURVEY_NO=17/8A2
PATTA_NO= 4517
TALUK=KOVILPATTI
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
ACCESS_WIDTH_M=12.00
PLOT_NO= 157
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

NOTE:
TO PROVIDE RAIN WATER HARVESTING ARRANGMENTS IN THE PROPOSAL CONSTRUCTION AS PER PLAN

R. Pon...

APPLICANT

Er. R. Anish Raj B.E.,
Register Engineer - Grade II,
Reg. No. : RE - II / TKDTCP / January|01|2024
Ganga Builders,
D.No : 650 E, Velan Complex,
Manthithoppu Road, KOVILPATTI - 628 502.
Cell : 94422 54415, 79049 54259

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.