Verified RealEstate™

REFERENCE
05/2026-27

ISSUED
28 August 2026

PP APPROVAL RECORD

Planning Permission

Survey 728/12B1 and 1 more

Sekkarakudi

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

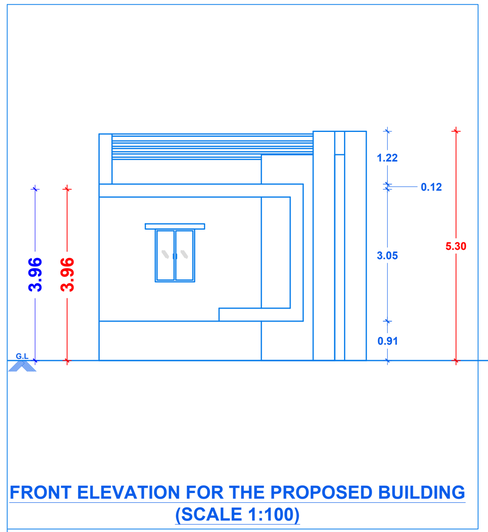
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

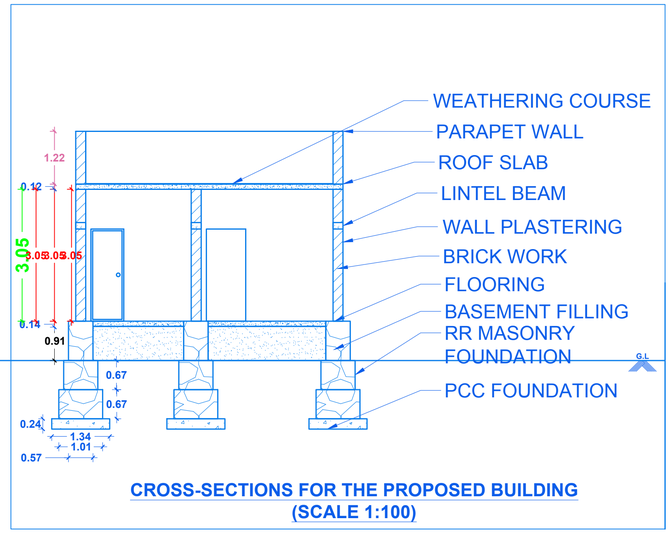
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

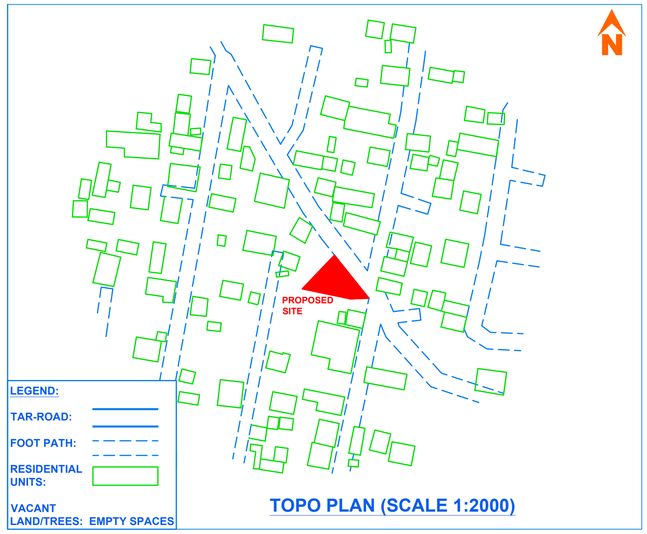
DIGITALLY VERIFIED RECORD



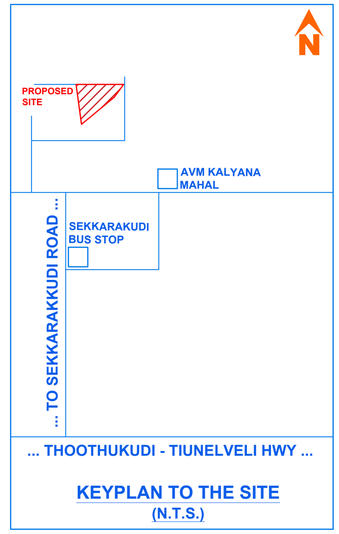
FRONT ELEVATION FOR THE PROPOSED BUILDING
(SCALE 1:100)



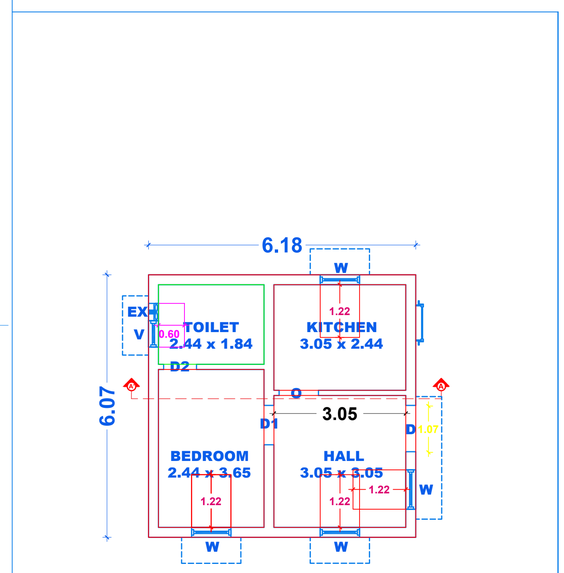
CROSS-SECTIONS FOR THE PROPOSED BUILDING
(SCALE 1:100)



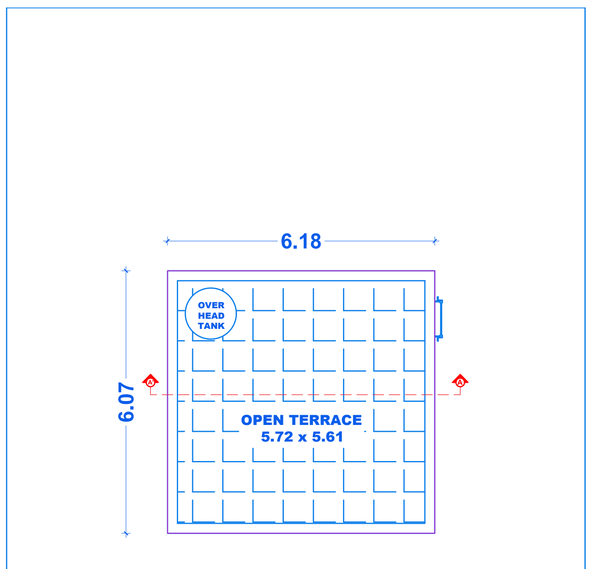
TOPO PLAN (SCALE 1:2000)



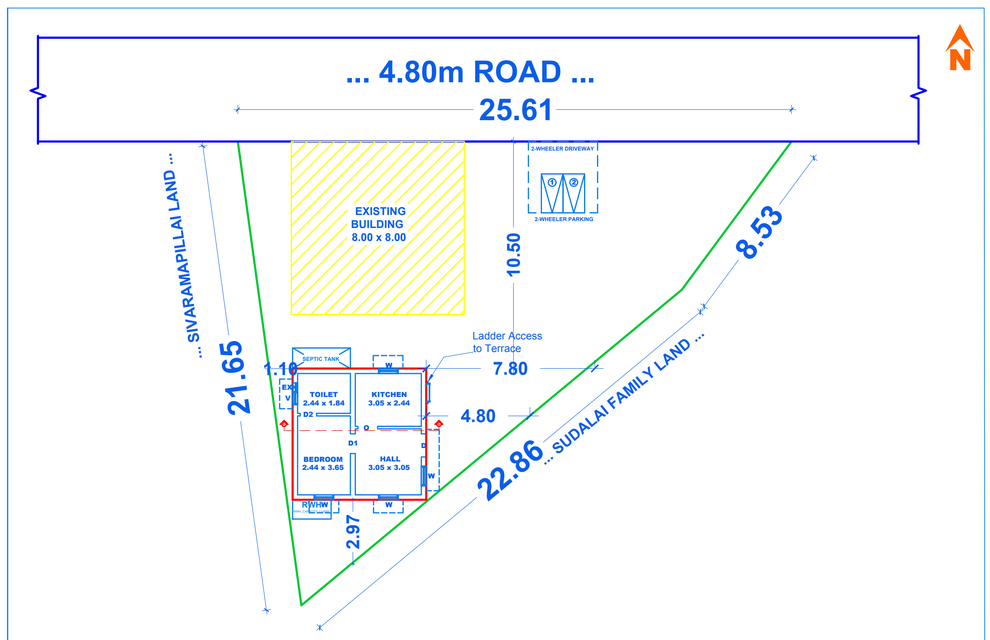
KEYPLAN TO THE SITE
(N.T.S.)



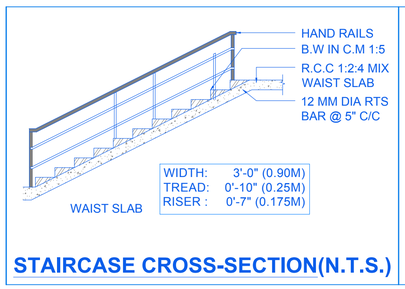
GROUND FLOOR PLAN FOR THE PROPOSAL
(SCALE 1:100)



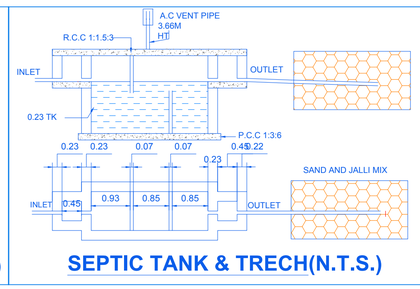
TERRACE PLAN FOR THE PROPOSED BUILDING
SCALE 1:100



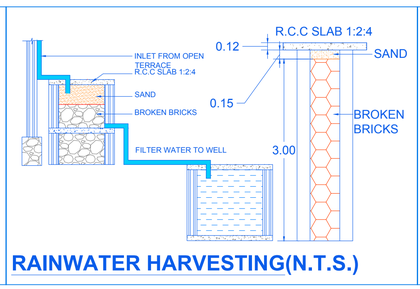
GROUND FLOOR AND SITE PLAN FOR THE PROPOSED BUILDING SCALE 1:200



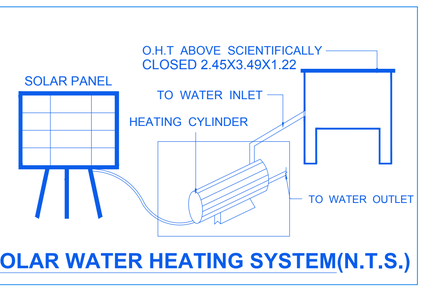
STAIRCASE CROSS-SECTION(N.T.S.)



SEPTIC TANK & TRECH(N.T.S.)



RAINWATER HARVESTING(N.T.S.)



SOLAR WATER HEATING SYSTEM(N.T.S.)

QR CODE for APPROVED PLAN

ESIGN

V BUILDERS

OFFICE: PUDUKOTTAI, THOOTHUKUDI.
Call Us: 9486920845

SHEET 1 of 1

SHEET TITLE:
PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF RESIDENTIAL BUILDING AT SURVEY NUMBER: 728/12B1, PATTA NUMBER: 2876, SEKKARAKUDI VILLAGE, SEKKARAKUDI PANCHAYAT, KARUNGULAM PANCHAYAT UNION, SRIVAIKUNDAM TALUK, THOOTHUKUDI DISTRICT.
APPLICANT(S) : Mrs. V AKKINIMUTHU Wo Mr. VENKADACHALAPATHY

AREA STATEMENT	AREA (sq.m.)	AREA (sq.ft.)
Area as per Document	365.59	3935.25
Super Imposed Site Area	297.96	3207.21
Existing GF Area	64.00	688.89
Proposed GF Area	37.51	403.75
Total Proposed Area	37.51	403.75
Open Space Area	196.45	2114.57
FLOOR SPACE INDEX(FSI) :		0.340 < 2
PLOT COVERAGE (PC) :		34.06 %

JOINERY SCHEDULE DETAILS

TYPE	DESCRIPTION	SIZE
RS	Steel Rolling Shutter	2.61 x 2.13
D	Double Leaf Wooden Main Door	1.07 x 2.13
D1	Single Leaf Wooden Room Door	0.97 x 2.13
D2	Single Leaf PVC Door	0.76 x 2.13
W1	Wooden Framed Glass Window	0.91 x 1.22
W2	Wooden Framed Glass Window	0.91 x 1.50
O	Unframed Masonry Opening	1.00 x 2.13
V	Fixed Louvered Ventilation Panel	0.61 x 0.46

REFERENCE & TECHNICAL NOTES

1. All dimensional in METRES unless explicitly denoted otherwise,
2. All schematic representations are rendered at a SCALE of 1:100 unless alternate specifications are stipulated, ensuring proportional fidelity.
3. This drawing has been drafted in strict compliance with TNCDBR regulations & has been verified via the Scrutiny Engine Service of TNSWP.
4. The "N.T.S" indicates that the specified drawing segment is NOT TO SCALE.
5. The Floor Space Index (FSI) parameter of this structural edifice has been calculated to conform within the permissible thresholds as per regulatory zoning mandates.
6. This drawing has been drafted and verified by Registered Engineer of Thoothukudi Corporation, predicated on the client-submitted data.

SPECIFICATIONS OF THE BUILDING

1. RCC in mix of 1:2:4 for Roof Slab
2. RCC in mix of 1:2:4 for Lintel Beam
3. Wall Plastering in CM 1:4
4. 0.23m Brick Wall in CM 1:6
5. PCC in mix of 1:5:10 for Flooring
6. RR Masonry in CM 1:8 for Foundation
7. PCC in mix of 1:5:10 for Foundation

COLOR INDEX	REFERENCES
Site Boundary	Worked on by:ars
Proposed Building Area	Date:11/7/2026 10:34 PM
Road	Desc: Scrutiny
	SCALE: 1:100

V. அக்கினிமுத்து.

LAND & BUILDING OWNER SIGN

ER. A. RAAJAGURU
Registered Engineer,
138/LS/2020/00016,
46, Matha Nagar, Pudukottai,
Thoothukudi-628103.
Cell : 9486920845

REGISTERED ENGINEER'S SIGN

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.