Verified RealEstate™

REFERENCE
2/2026-2027

ISSUED
12 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 399/5G and 1 more

Saminatham

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.

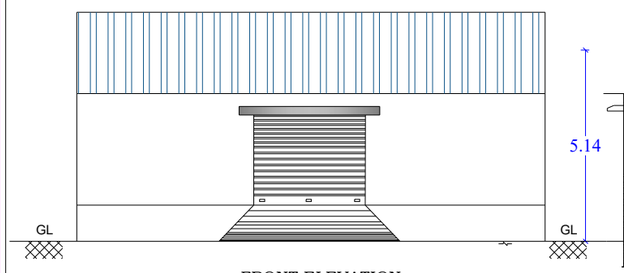
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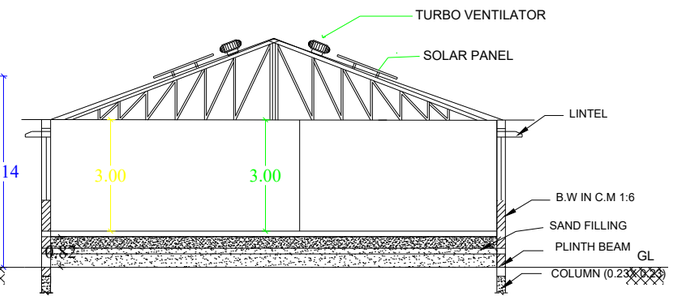
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF (GF)COMMERCIAL IN SUB DIVISION SURVEY NO : 399 / 5G , PATTA NO : 177, AT SAMINATHAM VILLAGE & PANCHAYAT, THOOTHUKUDI DISTRICT.

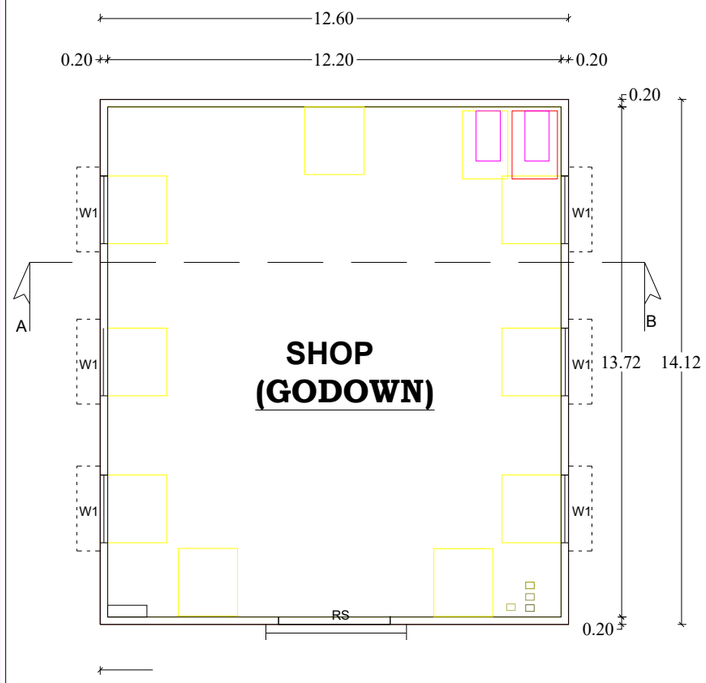
APPLICANT NAME : *Mr. N.MANIVANNAN S/O Mr.NARAYANAN*

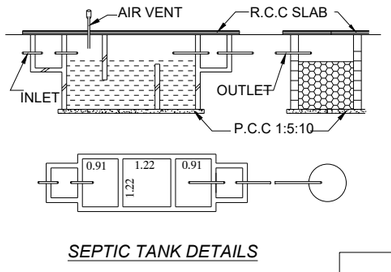


FRONT ELEVATION

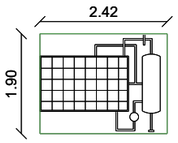


CROSS SECTION VIEW AB

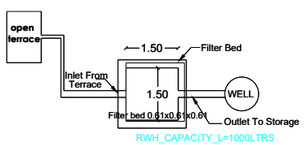




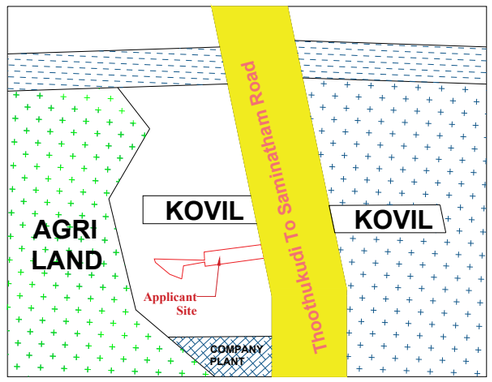
SEPTIC TANK DETAILS



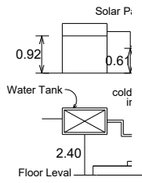
SOLAR WATER HEATING SYSTEM



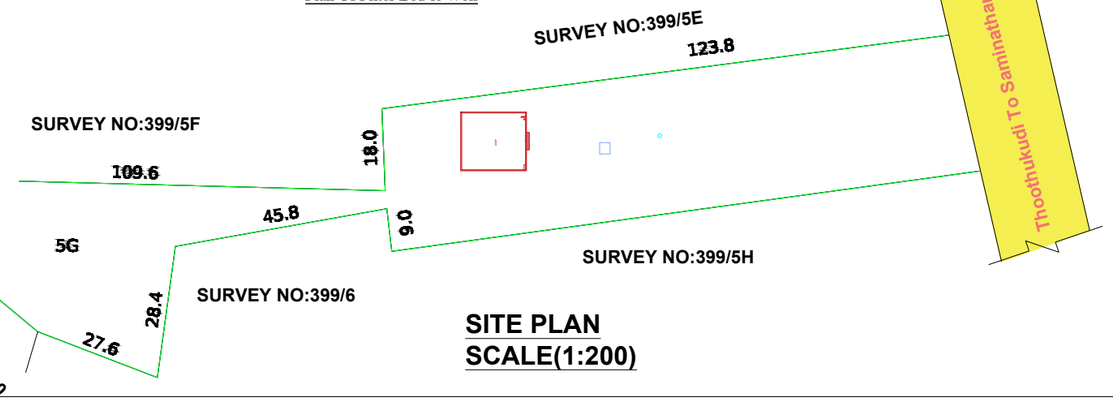
Plan Of Filter Bed & Well



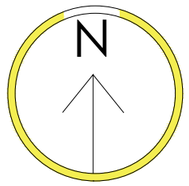
KEY PLAN
TOPO SKETCH

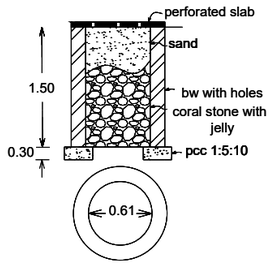


Details of solar water heating system

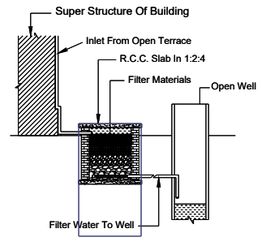


SITE PLAN
SCALE(1:200)

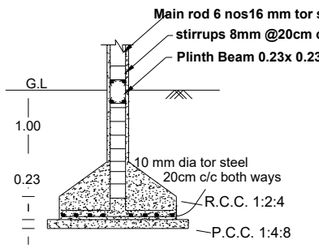


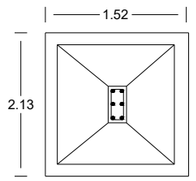


percolation pit



Details Of Rainwater Harvesting System





details of column footing

STALL SIZE FOR PARKING		
1 TWO WHEELER SPACE	-	1.00m X 1.80m
1 CAR SPACE	-	2.50m X 5.00m

USER NAME :
PASSWORD :

SETBACK DETAILS	REQUIRED	PROVIDE
FRONT SET BACK	1.50	7.33
REAR SET BACK	NIL	NIL
SIDE SET BACK 1	1.00	1.00
SIDE SET BACK 2	NIL	NIL
PARKING DETAILS	REQUIRED	PROVIDE
CAR PARKING	1 NOS	1 NOS
TWO WHEELER PARKING	1 NOS	1 NOS

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
D	DOOR	0.90 X 2.10
D1	DOOR	0.75 X 2.10
D2	DOOR	1.00 X 2.10
J	JOLLY	1.82 X 1.52
W	WINDOW	1.22 X 1.37
W1	WINDOW	1.82 X 1.52
W2	WINDOW	3.00 X 1.52
V	VENTILATOR	0.90 X 0.60

OFFICE

SCALE: 1cm = 1.0m
ALL DIMENSIONS ARE IN METER

NORTH
SCALE :- 1 : 600

REFFERENCE	COLOUR INDEX	SQ.M	SQ.FT
AREA OF SITE AS PER PATTA		5884.72	63343.13
AREA OF SITE AS DOCUMENT		5700.0	61354.80

BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	FSI NON AREA	AREA in Sq.m	AREA in Sq.ft
GROUND FLOOR	177.91	- - - -	177.91	1915.02
OPEN SPACE	5522.09		5522.09	59439.78

TOTAL FSI AREA OF ALL FLOORS - 177.91

$$FSI = \frac{\text{TOTAL FSI AREA OF ALL FLOORS}}{\text{AREA OF SITE AS PER PATTA}} = \frac{177.91}{5700.0}$$

FSI = 0.03 < 2.00

REFERENCE

DESCRIPTION	COLOUR
SITE BOUNDARY	
PROPOSED BUILDING	
OPEN SPACE	
DRIVE WAY	
EXG. ROAD	

Er. P. SENTHILKUMAR.BE.,
REGISTERED ENGINEER-II
REG. NO: 138/LS/2022/00002
PSK DIGITAL LAND SURVEY & CONSTRUCTION
DURAIPANDI COMPLEX ,MELAMADAM,
OFFICE:
PUTHIAMPUTHUR , OTTAPIDARAM- T
CELL : 9080771273,9715573112

REGISTERED ENGINEER

APPLICANT SIGNATURE

ALL DIMENSIONS ARE IN METRE SKETCH AS PER FMB & PATTA

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.