Verified RealEstate™

REFERENCE
13/2026-2027

ISSUED
03 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 198

Mappillaiurani

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.

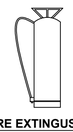
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING (CLINIC CENTRE) IN GROUND FLOOR AND DWELLING HOUSES IN FIRST FLOOR & SECOND FLOOR AFTER REMOVING THE EXISTING BUILDING AT DOOR No: 2/ 512, IN PLOT NOs . 7 PART & 8, (M G R NAGAR- WARD- 2), T.SAVERIYAR PURAM - THALAMUHTU NAGAR ROAD , IN SURVEY NO. 198/ 4A1A2, (OLD SURVEY No: 198/4A1A PART), PATTA No: 5256, MAPPILLAIURANI VILLAGE AND PANCHAYAT, THOOTHUKUDI DTCP- S P F LAY-OUT (REGULARIZED) No: 47/2026, THOOTHUKUDI PANCHAYAT UNION, TALUK AND DISTRICT.

OWNER'S NAME : Mrs. R. JENCY HEPSIBA, W/O. Dr. I. ISRAEL RAJA JOHNLEY



FIRE EXTINGUSHIER

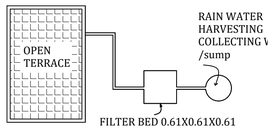


DIAGRAM OF RAIN WATER HARVESTING SYSTEM

CERTIFICATE

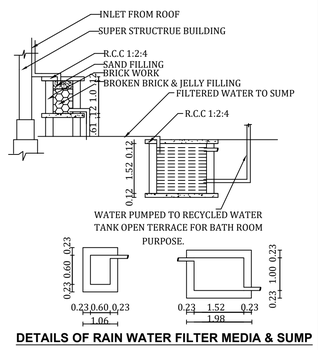
Certified that provision shall be made to provide Rain Water Harvesting Arrangement System in the proposed construction as per plan.

Waste water from wash basin and bathroom are connected to percolation pits for ground water recharge.

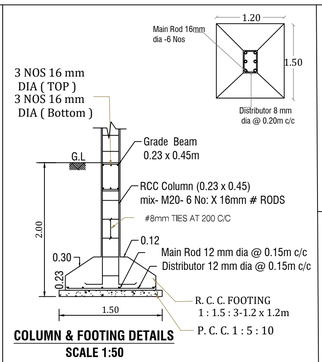
Solar Water Heating System arrangements are provided as per IS 12933 in this proposed building construction.

NOTES

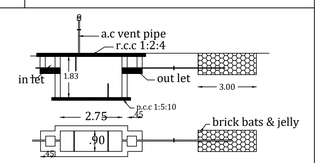
- RAIN WATER HARVESTING SYSTEM TO BE PROVIDED
- SEWAGE TO SEPTIC TANK / UGD SYSTEM
- SOLAR SYSTEM TO BE PROVIDED
- FIRE EXTINGUISHER TO BE PROVIDED
- WASTE WATER TO BE USED FOR GARDEN
- ALL THE DOORS ARE OPEN OUTWARDS
- CCTV CAMERA ARRANGEMENTS ARE TOBE PROVIDED



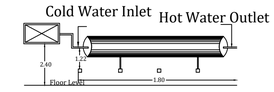
DETAILS OF RAIN WATER FILTER MEDIA & SUMP



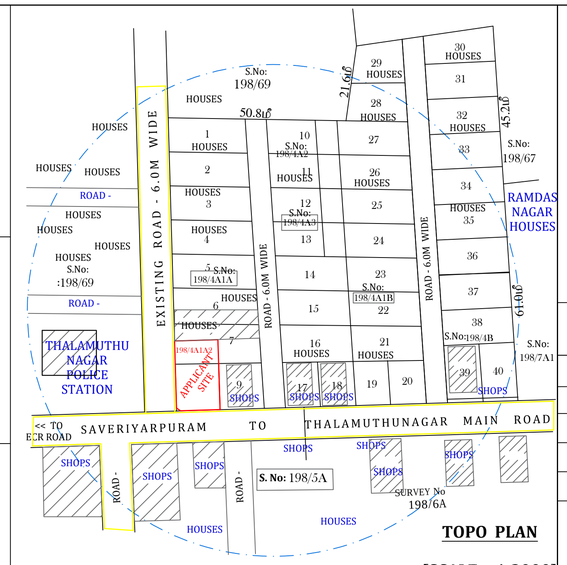
COLUMN & FOOTING DETAILS
SCALE 1:50



DETAILS OF SEPTIC TANK & TRENCH



DETAILS OF SOLAR HOT WATER SYSTEM



TOPO PLAN

[SCALE = 1:2000]

AREA DETAILS

PARTICULARS	SQ.M.	SQ.FT.
SITE AREA - ASON SITE	207.82	2236.97
PROPOSED GROUND FLOOR AREA	111.12	1196.09
PROPOSED FIRST FLOOR AREA	111.12	1196.09
PROPOSED SECOND FLOOR AREA	111.12	1196.09
PROPOSED HEAD ROOM AREA	18.96	204.08
TOTAL BUILTUP AREA	352.32	3792.35
OPEN AREA	96.70	1040.88

FSI CALCULATIONS

DESCRIPTIONS	TOTAL BUILD UP AREA	NON FSI AREA		FSI AREA
		DUCT	PARKING	
PRO. GROUND FLOOR AREA (CLINIC USE)	111.12	-	-	111.12
PRO. FIRST FLOOR AREA	111.12	-	-	111.12
PRO. SECOND FLOOR AREA	111.12	-	-	111.12
PRO. TERRACE FLOOR AREA	18.96	-	-	-
TOTAL	352.32	-	-	333.36

SUPER IMPOSED AREA: 206.70 SQ.M.

FLOOR SPACE INDEX (FSI) = 1.604 < 2.00

PLOT COVERAGE (PC) = 53.47 %

SET BACK DETAILS

DESCRIPTIONS	REQUIRED	AVAILABLE
FRONT	3.00	3.05
SIDE 1	1.50	1.54
SIDE 2	1.50	1.52
REAR	1.50	1.52

CAR PARKING CALCULATION

DESCRIPTIONS	REQUIRED PARKING	AVAILABLE PARKING
CARS	2	2
TWO WHEELER	2	4

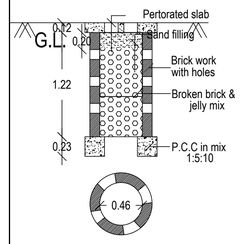
ALL DIMENSIONS ARE IN METERE
SCALE = 1:100, 1:200

COLOUR INDEX

- APPLICANT'S SITE
- PROPOSAL
- EXISTING BUILDING
- EXISTING ROAD
- PARKING

JOINERY DETAILS

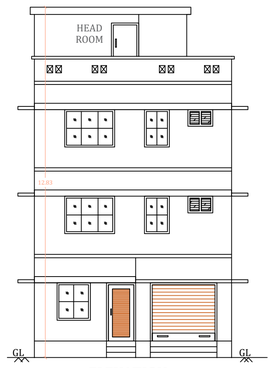
RS	ROLLING SHUTTER	1.07 x 2.13
D	DOOR	1.07 x 2.13
D1	DOOR	1.00 x 2.13
D2	DOOR	0.76 x 2.13
O	OPEN	0.91 x 2.13
W3	WINDOW	0.91 x 1.37
W4	WINDOW	1.22 x 1.37
W5	WINDOW	1.52 x 1.37
W6	WINDOW	1.83 x 1.37
V	VENTILATOR	0.91 x 0.61



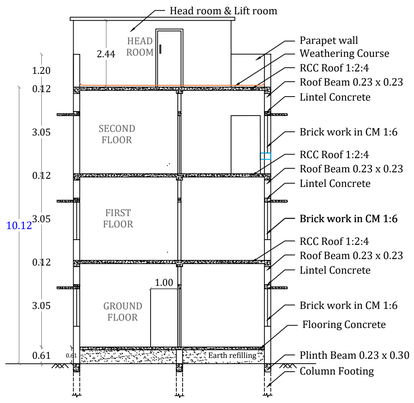
RAIN WATER COLLECTION WELL
(Scale:- 1:50)

FLOOR UNITS DETAILS

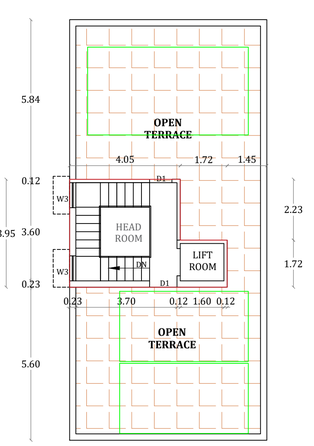
UNIT NUMBER	IN FLOOR	UNIT AREA
01	FLOOR 01	42.08 SQ.MT
02	FLOOR 01	52.14 SQ.MT
01	FLOOR 02	111.12 SQ.MT



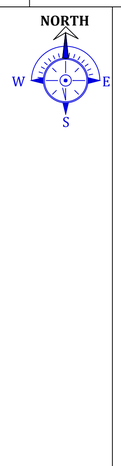
ELEVATION

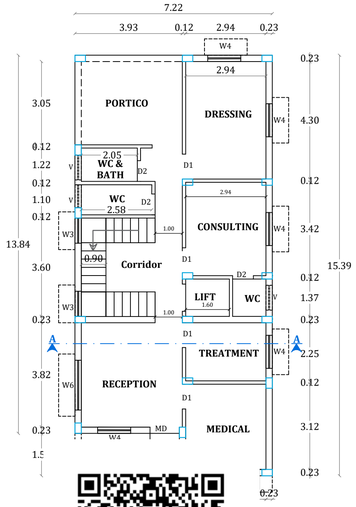


SECTION ON - AA

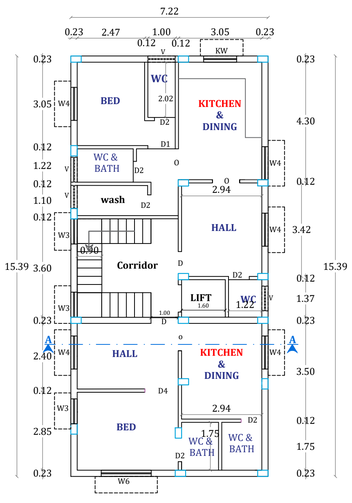


TERRACE FLOOR PLAN
(Head Room)

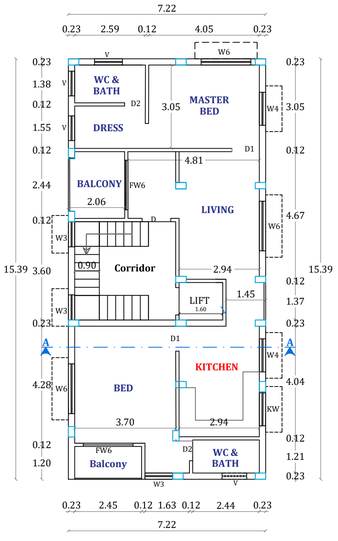




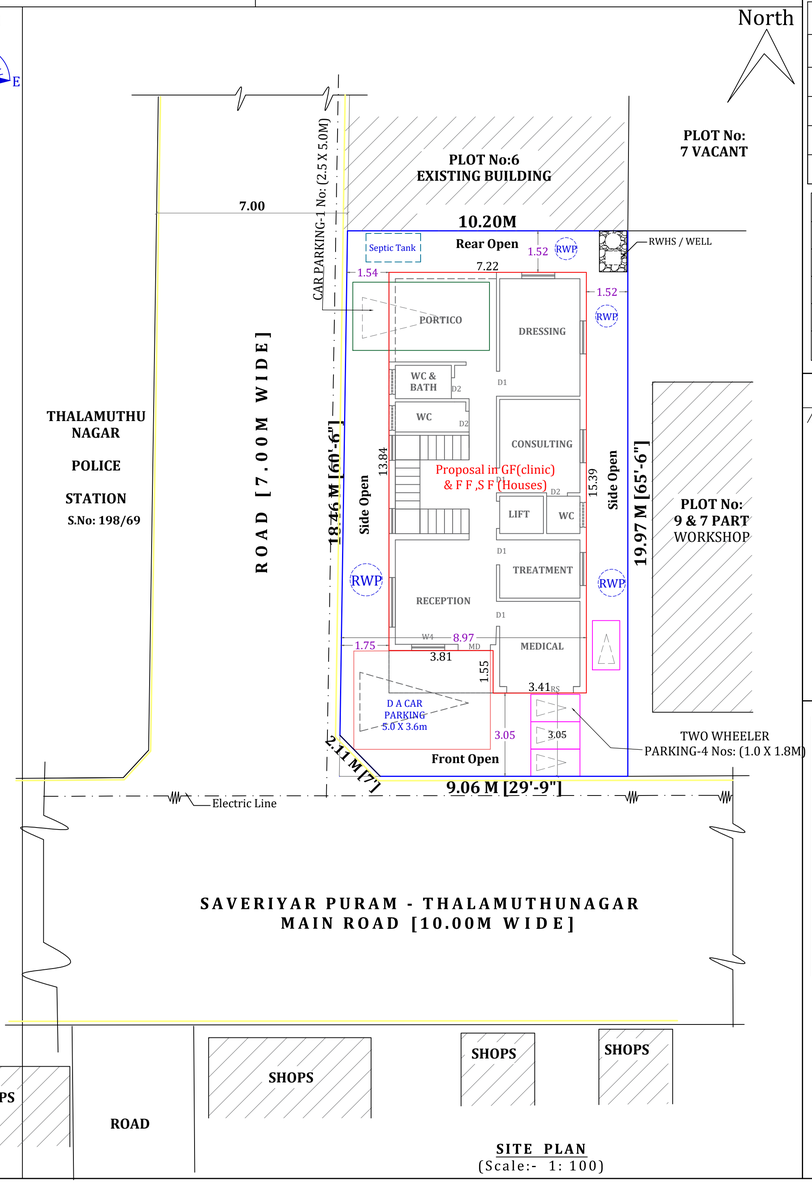
LAN



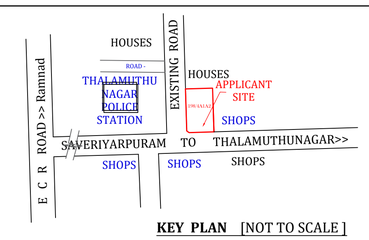
FIRST FLOOR PLAN



SECOND FLOOR PLAN



SITE PLAN
(Scale:- 1: 100)



KEY PLAN [NOT TO SCALE]

(R. JENCY HEPSIBA)

OWNER

C. MAHALINGAM, DCE., B.E.,
REGISTERED ENGINEER-Gr-III,
11/N- Meenakshipuram West,
TUTICORIN-628 002.
Mobile: 944 344 6756 &
822 062 4191
Email:omec2007@gmail.com
REG.No: 138/LS/2019/ 00003 Gr.III-RE

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

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.