Verified RealEstate™

REFERENCE
83/2026-27

ISSUED
28 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 1615/1A1A1A and 1 more

Gangaikondan

Tirunelveli 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

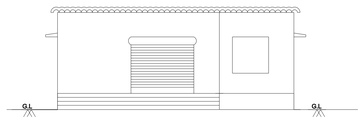
DIGITALLY VERIFIED RECORD

AMALGAMATION PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL SPACE BUILDING IN ROOF SHEET WORK GROUND IN

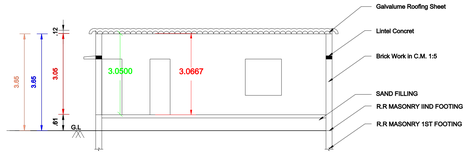
PLOT NO: 86 & 87, S.NO: 1615/1A1A1A, SIPCOT CITY (APPROVED LAYOUT NO: 107/2024), GANGAIKONDAN VILLAGE 1,

GANGAIKONDAN PANCHAYAT, MANUR PANCHAYAT UNION, TIRUNELVELI DISTRICT.

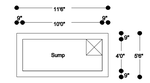
N



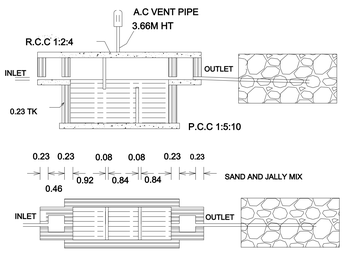
ELEVATION



SECTION ON RS

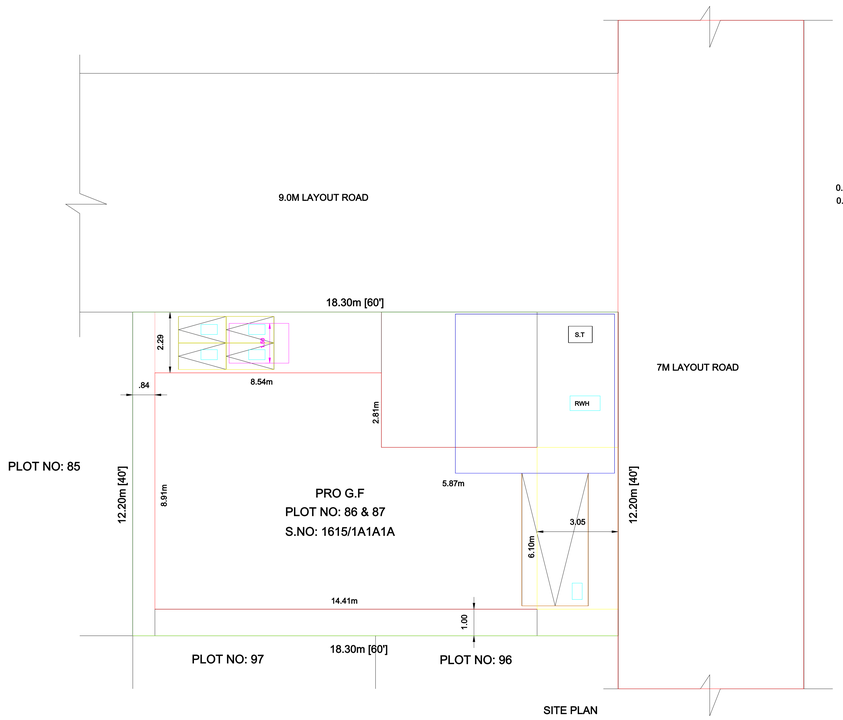


SUMP_CAPACITY_L=6480LTRS



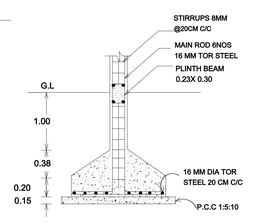
SEPTIC TANK AND TRENCH

PRO. GROUND FLOOR PLAN

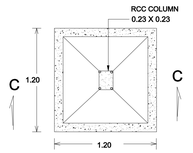


SITE PLAN

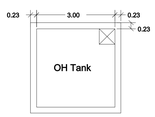
(SCALE 1:100)



DETAILS OF COLUMN FOOTING

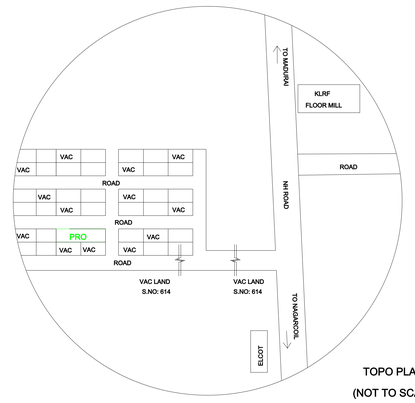


DETAILS OF COLUMN PLAN



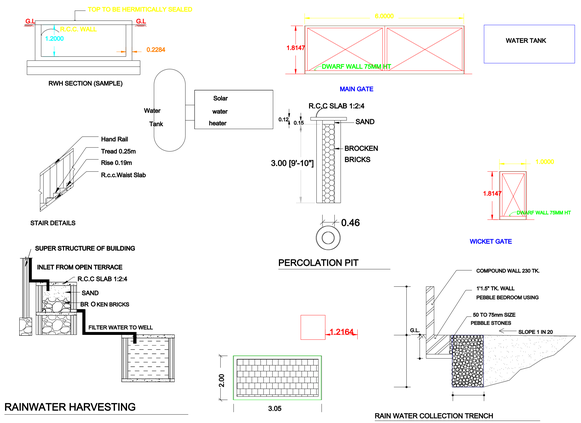
WATER_TANK_CAPACITY_L=13500LTRS

BLK_0_FLR_1_DRINKING_WATER



TOPO PLAN

(NOT TO SCALE)



RAINWATER HARVESTING

RAIN WATER COLLECTION TRENCH

OFFICE USE

AREA STATEMENT		SQ.MT	SQ.FT
PLOT AREA	(AS PER DOCUMENT)	223.26	2403.17
PLOT AREA	(AS PER PATTA)	223.26	2403.17
PLOT AREA	(AS PER SITE)	223.26	2403.17
PRO.GROUND FLOOR AREA		111.90	1204.49
TOTAL PRO.GROUND FLOOR AREA		111.90	1204.49
OPEN AREA		111.36	1198.68

FLOOR AREA RATIO $\frac{111.90}{223.26}$ = 0.50 < 2.00

ALL DIMENSIONS ARE IN METRE (SCALE - 1: 100)

JOINERY DETAILS:

	DESCRIPTION	IN METER
RS	ROLLING SHUTTER	3.05X2.13
D	DOOR	1.22X2.13
D1	TOILET DOOR	0.76X2.13
O	OPENING	0.91X2.13
W	WINDOW	1.83X1.22
V	VENTILATOR	0.91X0.61

CAR PARKING CALCULATION

PRO. G.F. BUILDUP AREA 111.90 sq.mt

TOTAL BUILDUP AREA 111.90 sq.mt

ONE CAR SPACE : 5m x 2.5m

UPTO 75 SQM - NIL. 1 ST 150 SQM - 1CAR

BELOW 75 sq.m = NILL car space,.

DESCRIPTION	CARS	TWO WHEELERS
REQUIRED PARKING	1	4
AVAILABLE PARKING	1	4

SET BACK DETAILS:-

DESCRIPTION	REQUIRED	AVAILABLE
FRONT	3.00	3.05
REAR	NIL	0.84
SIDE 1	1.00	1.00
SIDE 2	1.00	2.29

NAME OF THE OWNER: Mrs. S. JOTHI

Er. J. MICHAEL DYSON DCE., BE.,
" MICRO CONSTRUCTIONS "
Registered Engineer- Grade -III
Reg.No:146/LS/2021/00016
347, Pothigai nagar, Perumalpuram
Cell No: 8754220288

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.