Verified RealEstate™

REFERENCE
SWP/BPA/910200/2026

ISSUED
28 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 41/6B1

Valantharavai, Ramanathapuram taluk

Ramanathapuram district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

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

N

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AUTOMOBILE SHOWROOM IN S.NO- 41/6B1, VALANTARAVAI VILLAGE / PANCHAYAT, MANDAPAM PANCHAYAT UNION, RAMANATHAPURAM TALUK, RAMANATHAPURAM DISTRICT.

Scale:1"=8'0"(1:100)

AREA DETAILS

AREA OF THE SITE	SQ.MT
(AS PER DOCUMENT)	1763.20
(AS PER PATTA)	1771.00
(AS PER FMB)	1749.08

AREA DETAILS	TOTAL FSI AREA SQ.M	NON F.S.I SQ.M	TOTAL BUILT UP AREA SQ.M
BLOCK 1 - SHOWROOM BUILDING			
GROUND FLOOR AREA	236.47	.....	236.47
MEZZANINE FLOOR AREA	119.32	.....	119.32
BLOCK 2 - WORKSHOP BUILDING			
GROUND FLOOR AREA	305.32	.....	305.32
MEZZANINE FLOOR AREA	126.67	.....	126.67
	787.78	.....	787.78

F.S.I = TOTAL COVERED AREA ON ALL FLOORS / PLOT AREA = 787.78 Sq.M / 1749.08 Sq.M = 0.450 < 2

PARKING DETAILS

VEHICLE	PARKING AREA DESCRIPTION	AREA IN SQ.MT	REQUIRED	PROVIDED
CAR	car space for every 100 sq.m of gross area including the office area, service area, wash area, etc. (Including EV Charging Parking Space)	787.78 (75% Area) 590.835	6 (5 +1)	12
	10% of PH Parking		1	
			7	

JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE IN M
MD	Main Door	2.00 X 2.44
D	Door	0.91 X 2.13
D1	Door	0.76 X 2.13
D2	Door	1.50 X 2.13
W	Window	3.00 X 1.53
W1	Window	1.80 X 1.53
W2	Window	1.20 X 1.53
V	Ventilator	0.91 X 0.91
V1	Ventilator	1.50 X 0.91
GD	Glass Door	3.00 X 2.44

REFERENCE

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- DRIVE WAY

NOTE :

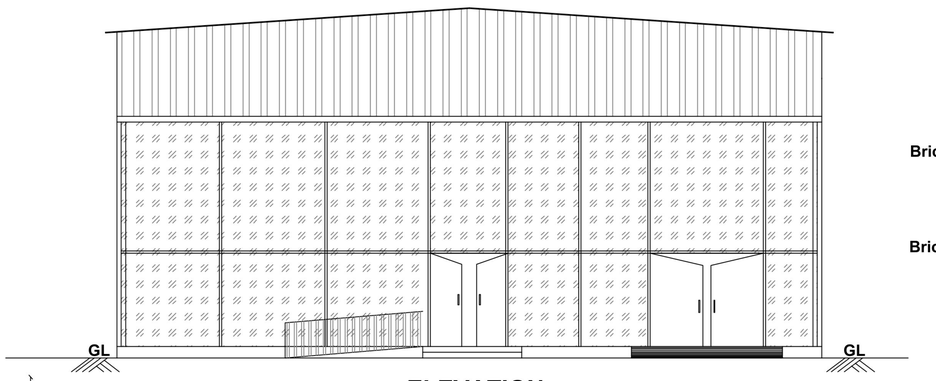
1) DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION
2) SOLAR WATER HEATING SYSTEM TO BE PROVIDED IN TERRACE FLOOR
3) RAIN WATER HARDVESTING SYSTEM TO BE PROVIDED
4) STP AND RECYCLING UNIT OF WASTE WATER TO BE PROVIDED IN THE SITE
5) STRUCTURE IS SAFE FOR EARTHQUAKE
6) FE:FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS
7) EA: EXISTING ALARM PROVIDED IN ALL FLOORS

SANITARY DETAILS : 54 (2) (b)
TOTAL NUMBER OF PERSONS - 20Nos
GENTS - 15 Nos LADIES - 05 Nos

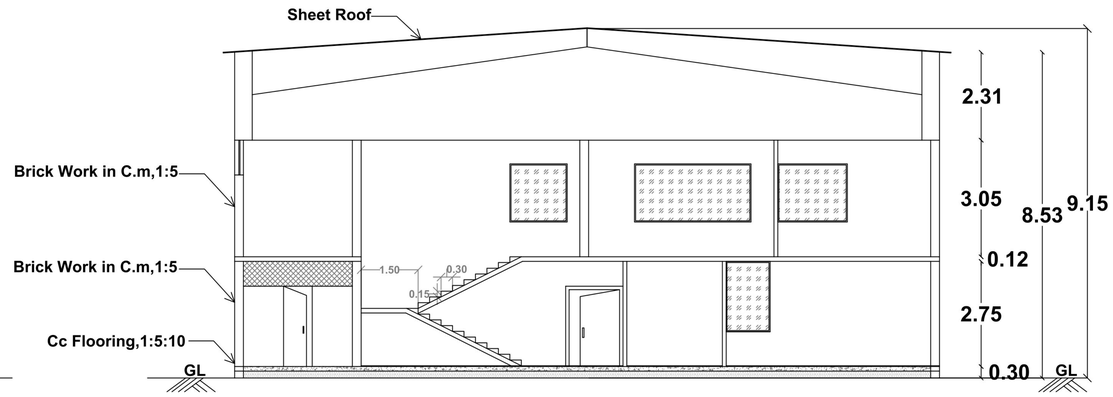
SL. NO	DESCRIPTION		REQUIRED	PROVIDED
1	WATER CLOSET	Male (1 Per 25 persons)	1	3
		Female (1 Per 15 persons)	1	2
2	URINALS	Male (1 Per 7-20 persons)	1	4
3	WASH BASINS	Male (1 Per 25 persons)	1	6
4	CLEANER'S SINK	1 Per 1 Each Floor	2	2
5	DRINKING WATER FOUNTEIN	1 For 100 Persons	1	2

DISTRICT TOWN AND COUNTRY PLANNING OFFICE RAMANATHAPURAM DISTRICT

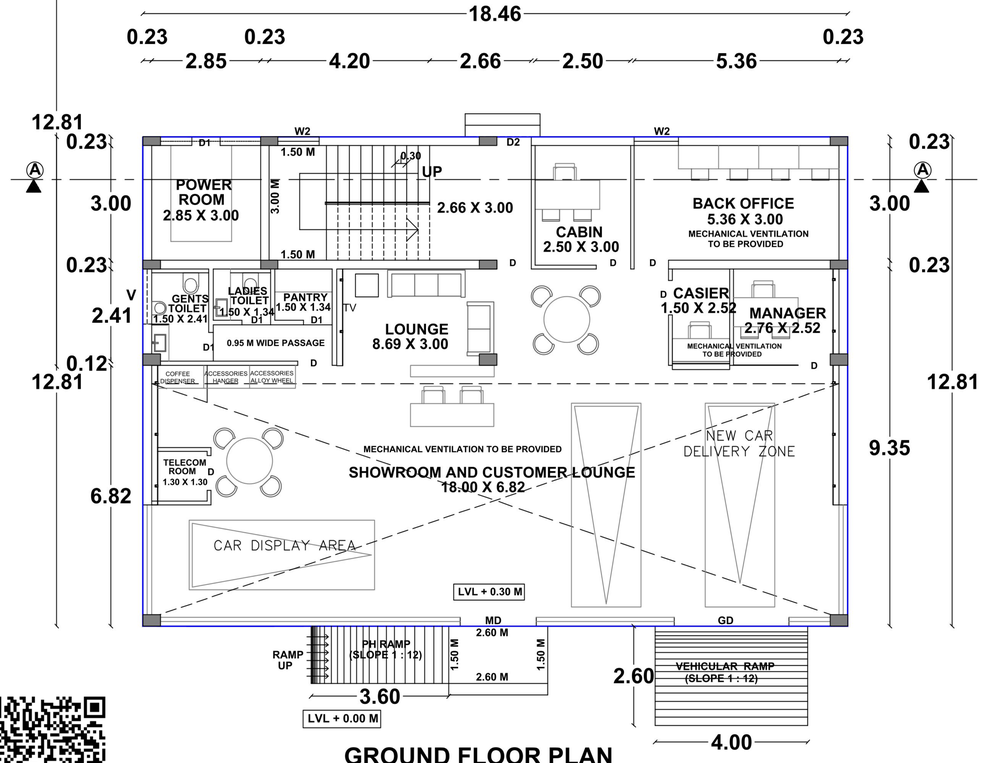
APPLICATION NO : SWP/BPA/910200/2026
SWP/DTCP/RAMANATHAPURAM/SITE APPROVAL NO : 24/2026
SWP/DTCP/RAMANATHAPURAM/BUILDING PERMISION NO : 24/2026



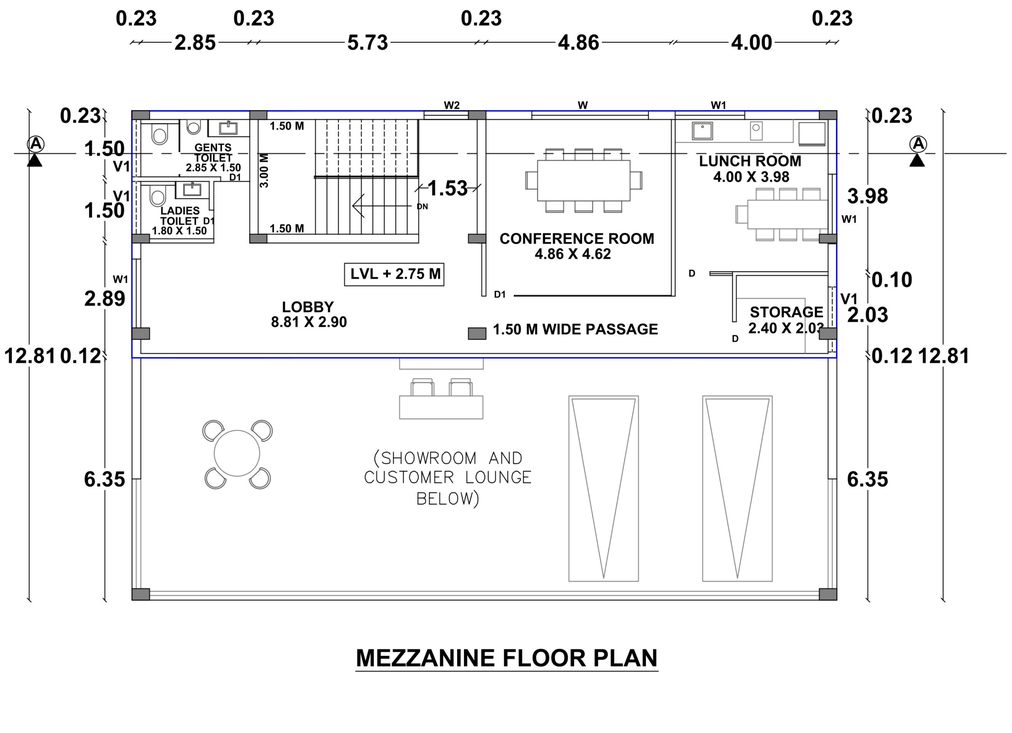
ELEVATION



SECTION A-A



GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN

BLOCK 1 - SHOWROOM BUILDING

Er.A.G.JAGADEESH, B.Tech.,
Structural Engineers (MDTCP)
Reg. No - SE-06/2021 (Gr-II)
16/16, Indira Gandhi Street,
Villapuram, Madurai - 625012.
Cell: 8883342220

STRUCTURAL ENGINEER

For A.R.A.R. Motors Pvt. Ltd.
Director

APPLICANT

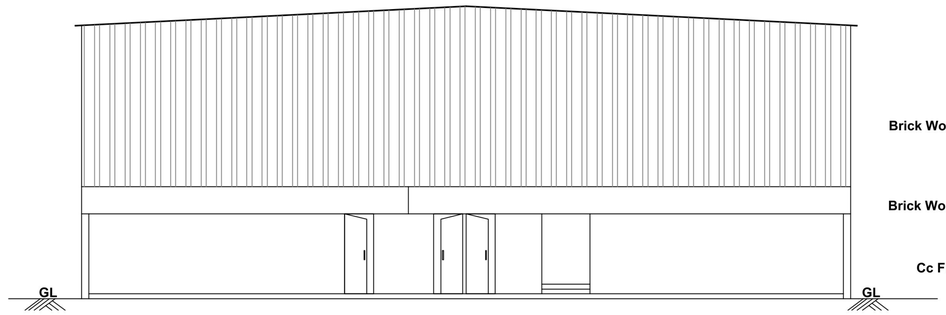
Cell: 9500443803
Er.A.ARONE, B.E.,
Licensed Builder & Consulting Civil Engineer
RE. No: 68/2021 (Gr.II)
2/180, Kesava Samy St.,
Narayanapuram, Madurai-14.

ENGINEER

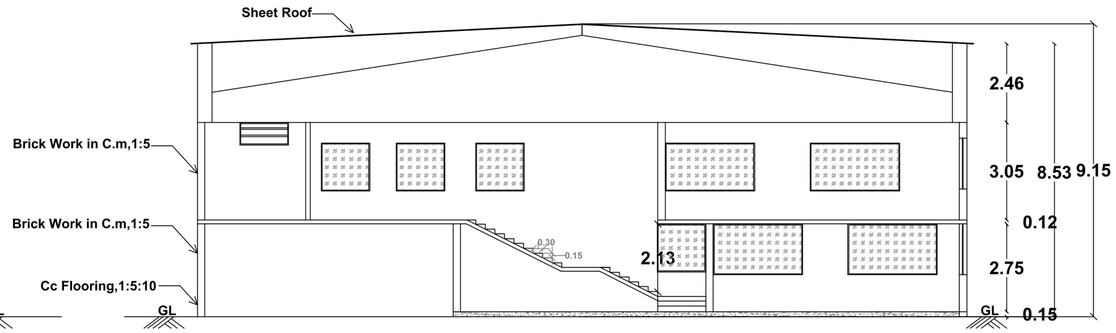
N

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AUTOMOBILE SHOWROOM IN S.NO- 41/6B1, VALANTARAVAI VILLAGE / PANCHAYAT, MANDAPAM PANCHAYAT UNION, RAMANATHAPURAM TALUK, RAMANATHAPURAM DISTRICT.

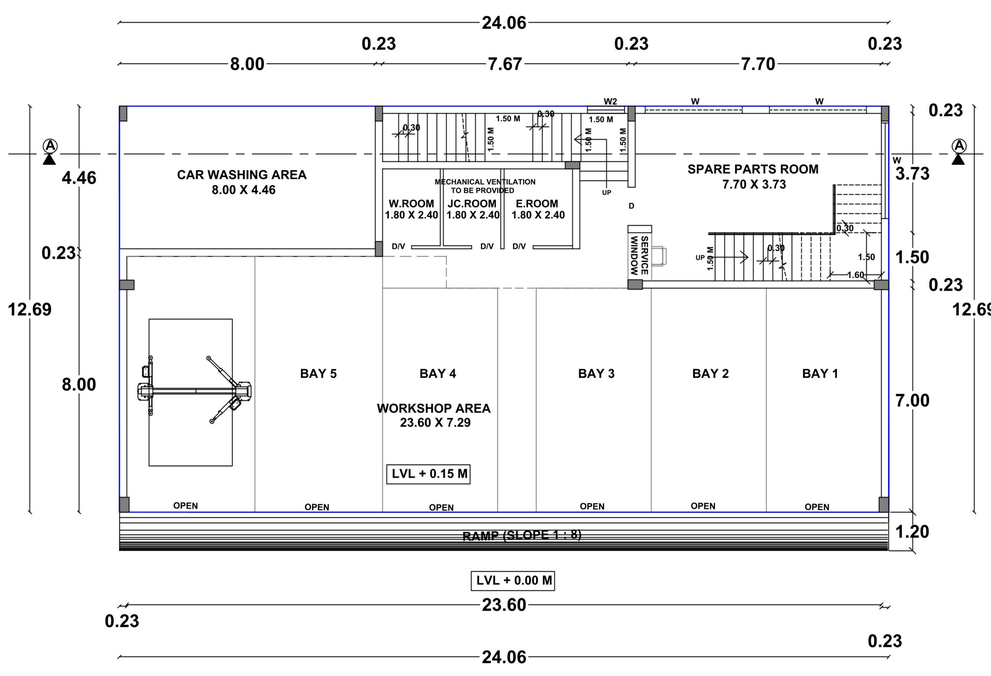
Scale:1"=8'0"(1:100)



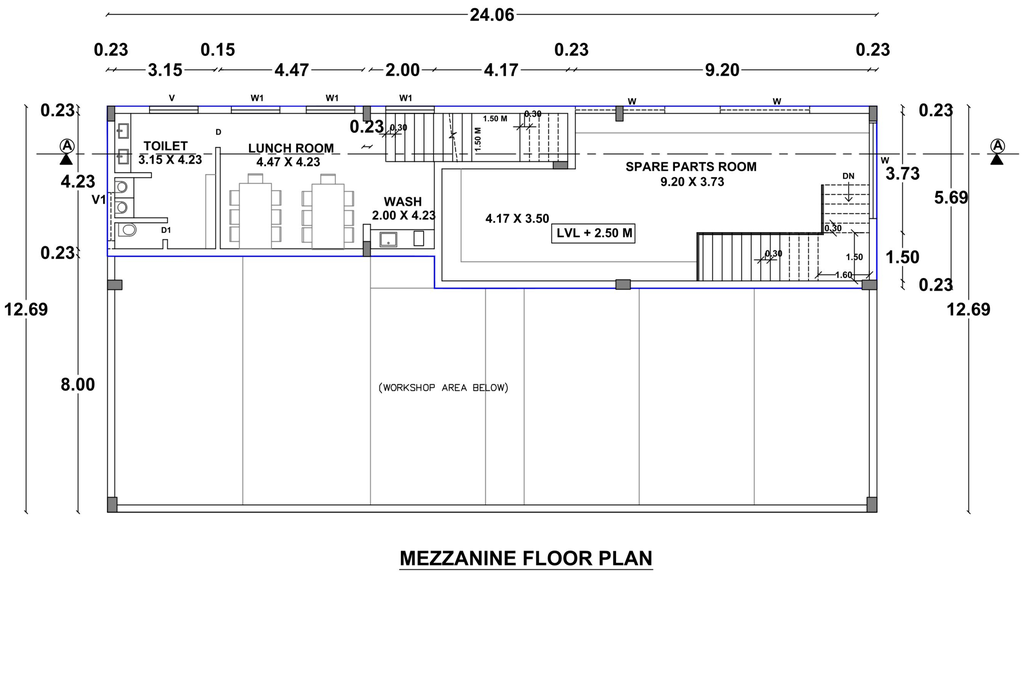
ELEVATION



SECTION A-A



GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN

BLOCK 2 - WORKSHOP BUILDING

AREA DETAILS

AREA OF THE SITE	SQ.MT
(AS PER DOCUMENT)	1763.20
(AS PER PATTA)	1771.00
(AS PER FMB)	1749.08

AREA DETAILS	TOTAL FSI AREA SQ.M	NON F.S.I SQ.M	TOTAL BUILT UP AREA SQ.M
BLOCK 1 - SHOWROOM BUILDING			
GROUND FLOOR AREA	236.47	.....	236.47
MEZZANINE FLOOR AREA	119.32	.....	119.32
BLOCK 2 - WORKSHOP BUILDING			
GROUND FLOOR AREA	305.32	.....	305.32
MEZZANINE FLOOR AREA	126.67	.....	126.67
	787.78	.....	787.78

F.S.I = TOTAL COVERED AREA ON ALL FLOORS / PLOT AREA = 787.78 Sq.M / 1749.08 Sq.M = 0.450 < 2

PARKING DETAILS

VEHICLE	PARKING AREA DESCRIPTION	AREA IN SQ.MT	REQUIRED	PROVIDED
CAR	car space for every 100 sq.m of gross area including the office area, service area, wash area, etc. (Including EV Charging Parking Space)	787.78 (75% Area) 590.835	6 (5 +1)	12
	10% of PH Parking		1	
			7	

JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE IN M
MD	Main Door	2.00 X 2.44
D	Door	0.91 X 2.13
D1	Door	0.76 X 2.13
D2	Door	1.50 X 2.13
W	Window	3.00 X 1.53
W1	Window	1.80 X 1.53
W2	Window	1.20 X 1.53
V	Ventilator	0.91 X 0.91
V1	Ventilator	1.50 X 0.91
GD	Glass Door	3.00 X 2.44

REFERENCE

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- DRIVE WAY

NOTE :

1) DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION
2) SOLAR WATER HEATING SYSTEM TO BE PROVIDED IN TERRACE FLOOR
3) RAIN WATER HARDVESTING SYSTEM TO BE PROVIDED
4) STP AND RECYCLING UNIT OF WASTE WATER TO BE PROVIDED IN THE SITE
5) STRUCTURE IS SAFE FOR EARTHQUAKE
6) FE:FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS
7) EA: EXISTING ALARM PROVIDED IN ALL FLOORS

SANITARY DETAILS : 54 (2) (b)
TOTAL NUMBER OF PERSONS - 20Nos
GENTS - 15 Nos LADIES - 05 Nos

SL. NO	DESCRIPTION		REQUIRED	PROVIDED
1	WATER CLOSET	Male (1 Per 25 persons)	1	3
		Female (1 Per 15 persons)	1	2
2	URINALS	Male (1 Per 7-20 persons)	1	4
3	WASH BASINS	Male (1 Per 25 persons)	1	6
4	CLEANER'S SINK	1 Per 1 Each Floor	2	2
5	DRINKING WATER FOUNTEIN	1 For 100 Persons	1	2

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
RAMANATHAPURAM DISTRICT

APPLICATION NO : SWP/BPA/910200/2026
SWP/DTCP/RAMANATHAPURAM/SITE APPROVAL NO : 24/2026
SWP/DTCP/RAMANATHAPURAM/BUILDING PERMISION NO : 24/2026

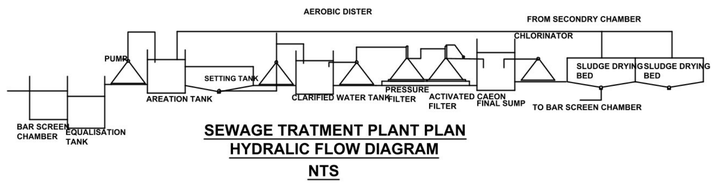
Er.A.G.JAGADEESH, B.Tech.
Structural Engineers (MDTCP)
Reg. No - SE-06/2021 (Gr-II)
18/16, Indira Gandhi Street,
Villapuram, Madurai - 625012.
Cell: 8883342220

STRUCTURAL ENGINEER

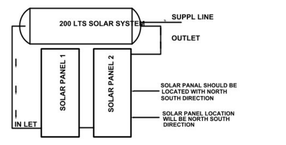
APPLICANT

Cell: 9500443603
Er.A.ARONE, B.E.,
Licensed Builder & Consulting Civil Engineer
RE. No: 08/2021 (Gr.II)
2/150, Kesava Samy St.,
Narayanapuram, Madurai-14.

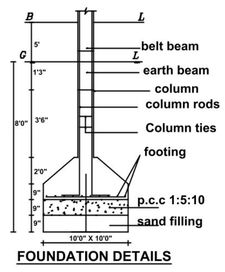
ENGINEER



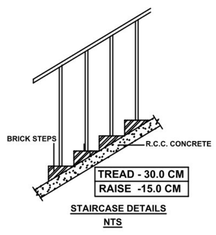
SEWAGE TRATMENT PLANT PLAN
HYDRALIC FLOW DIAGRAM
NTS



P-01 200 LTS SOLAR SYSTEM (TYP) INDIVIDUAL HOUSES
SCALE-1:50



FOUNDATION DETAILS



STAIRCASE DETAILS
NTS

TRIAL PIT

S.NO : 41/7C3

S.NO : 41/7C2

30.40 M

S.NO : 41/6A2B

S.NO : 41/6B1

8.0 M WIDE DRIVEWAY

HT LINE AT 13.92

HT LINE AT 15.10

HT LINE AT 12.61

54.80 M

59.80 M

S.NO : 41/6C1B

S.NO : 41/6A1B

6.0 M WIDE DRIVEWAY

S.NO : 41/6C1A

S.NO : 41/6B2

LAND TAKEN BY HIGHWAY
1029.00 SQ.MT

(ந.க.தே.நெ.49/அலகு-III/ஆர்.1/36/2021)

S.NO : 41/6A1A

30.80 M

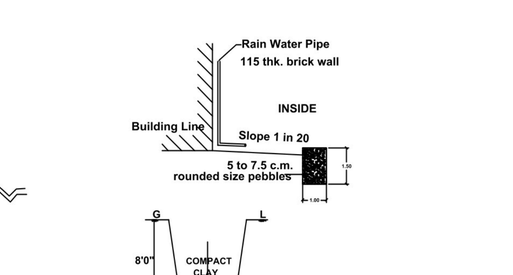
30.0 M WIDE RAMESWARAM MAIN ROAD

S.NO : 32

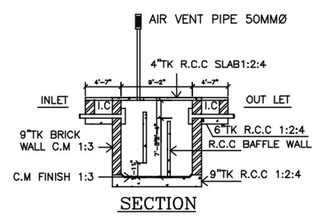
RAMANATHAPURAM

PERUNKULAM

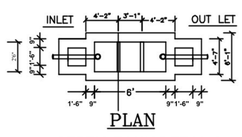
SITE PLAN



RAIN WATER COLL. TANK
NTS



SECTION



PLAN

SEPTIC TANK DETAILS
SCALE 1"=8'0"

N

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF AUTOMOBILE SHOWROOM IN S.NO- 41/6B1, VALANTARAVAI VILLAGE / PANCHAYAT, MANDAPAM PANCHAYAT UNION, RAMANATHAPURAM TALUK, RAMANATHAPURAM DISTRICT.

Scale:1"=8'0"(1:100)

AREA DETAILS

AREA OF THE SITE	SQ.MT
(AS PER DOCUMENT)	1763.20
(AS PER PATTA)	1771.00
(AS PER FMB)	1749.08

AREA DETAILS	TOTAL FSI AREA SQ.M	NON F.S.I SQ.M	TOTAL BUILT UP AREA SQ.M
BLOCK 1 - SHOWROOM BUILDING			
GROUND FLOOR AREA	236.47	.....	236.47
MEZZANINE FLOOR AREA	119.32	.....	119.32
BLOCK 2 - WORKSHOP BUILDING			
GROUND FLOOR AREA	305.32	.....	305.32
MEZZANINE FLOOR AREA	126.67	.....	126.67
	787.78	.....	787.78

F.S.I = TOTAL COVERED AREA ON ALL FLOORS / PLOT AREA = 787.78 Sq.M / 1749.08 Sq.M = 0.450 < 2

PARKING DETAILS

VEHICLE	PARKING AREA DESCRIPTION	AREA IN SQ.MT	REQUIRED	PROVIDED
CAR	car space for every 100 sq.m of gross area including the office area, service area, wash area, etc. (Including EV Charging Parking Space)	787.78 (75% Area) 590.835	6 (5 +1)	12
	10% of PH Parking		1	
			7	

JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE IN M
MD	Main Door	2.00 X 2.44
D	Door	0.91 X 2.13
D1	Door	0.76 X 2.13
D2	Door	1.50 X 2.13
W	Window	3.00 X 1.53
W1	Window	1.80 X 1.53
W2	Window	1.20 X 1.53
V	Ventilator	0.91 X 0.91
V1	Ventilator	1.50 X 0.91
GD	Glass Door	3.00 X 2.44

REFERENCE

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- DRIVE WAY

NOTE :

1) DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION
2) SOLAR WATER HEATING SYSTEM TO BE PROVIDED IN TERRACE FLOOR
3) RAIN WATER HARDVESTING SYSTEM TO BE PROVIDED
4) STP AND RECYCLING UNIT OF WASTE WATER TO BE PROVIDED IN THE SITE
5) STRUCTURE IS SAFE FOR EARTHQUAKE
6) FE:FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS
7) EA: EXISTING ALARM PROVIDED IN ALL FLOORS

SANITARY DETAILS : 54 (2) (b)
TOTAL NUMBER OF PERSONS - 20Nos
GENTS - 15 Nos LADIES - 05 Nos

SL. NO	DESCRIPTION		REQUIRED	PROVIDED
1	WATER CLOSET	Male (1 Per 25 persons)	1	3
		Female (1 Per 15 persons)	1	2
2	URINALS	Male (1 Per 7-20 persons)	1	4
3	WASH BASINS	Male (1 Per 25 persons)	1	6
4	CLEANER'S SINK	1 Per 1 Each Floor	2	2
5	DRINKING WATER FOUNTEIN	1 For 100 Persons	1	2

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
RAMANATHAPURAM DISTRICT

APPLICATION NO : SWP/BPA/910200/2026
SWP/DTCP/RAMANATHAPURAM/SITE APPROVAL NO : 24/2026
SWP/DTCP/RAMANATHAPURAM/BUILDING PERMISION NO : 24/2026

Er.A.G.JAGADEESH, B.Tech.,
Structural Engineers (MDTCP)
Reg. No - SE-06/2021 (Gr-II)
16/16, Indira Gandhi Street,
Villapuram, Madurai - 625012.
Cell: 8883342220

STRUCTURAL ENGINEER

For A.R.A.S. Motors Pvt. Ltd.
Director

APPLICANT

Cell: 9500443803
Er.A.ARONE, B.E.,
Licensed Builder & Consulting Civil Engineer
RE. No: 08/2021 (Gr.II)
2/180, Kesava Samy St.,
Narayanapuram, Madurai-14.

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.