

PP

APPROVAL RECORD

# Planning Permission

Virudhunagar district, Tamil Nadu

APPROVAL TYPE  
**Building Plan**

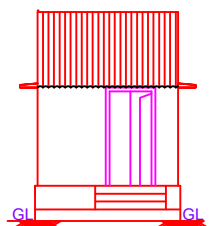
ISSUING AUTHORITY  
**Rural Panchayat**

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

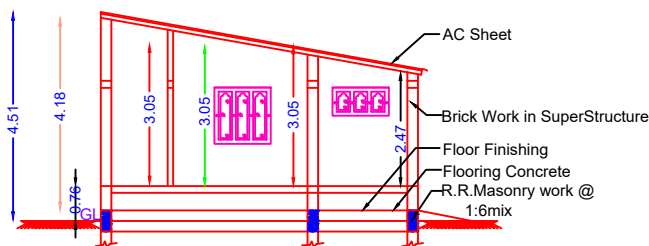
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A.C SHEET ROOF RESIDENTIAL BUILDING IN PATTa No:201, OLD SURVEY No:152/4A, NEW PATTa No:3676, NEW SURVEY No:152/4A2B, AT PULIYURAN ROAD, SEMPATTI VILLAGE, SEMPATTI PANCHAYAT, ARUPPUKOTTAI PANCHAYAT UNION, ARUPPUKOTTAI TALUK, VIRUDHUNAGAR DISTRICT.

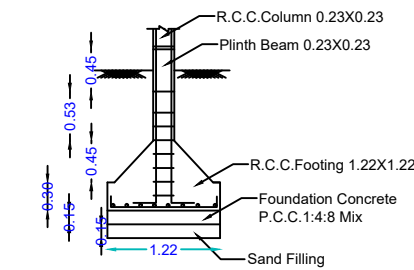
NAME OF THE OWNER:Mr.G.BALASUBIRAMANIYAN, S/o. Mr.GURUSAMY,



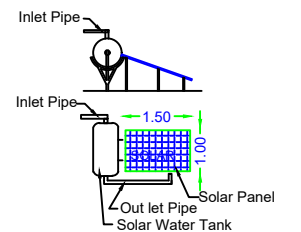
FRONT ELEVATION



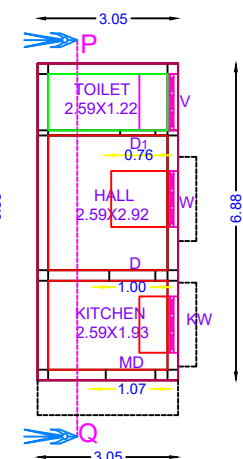
SECTION ON "PQ"  
SCALE 1:100



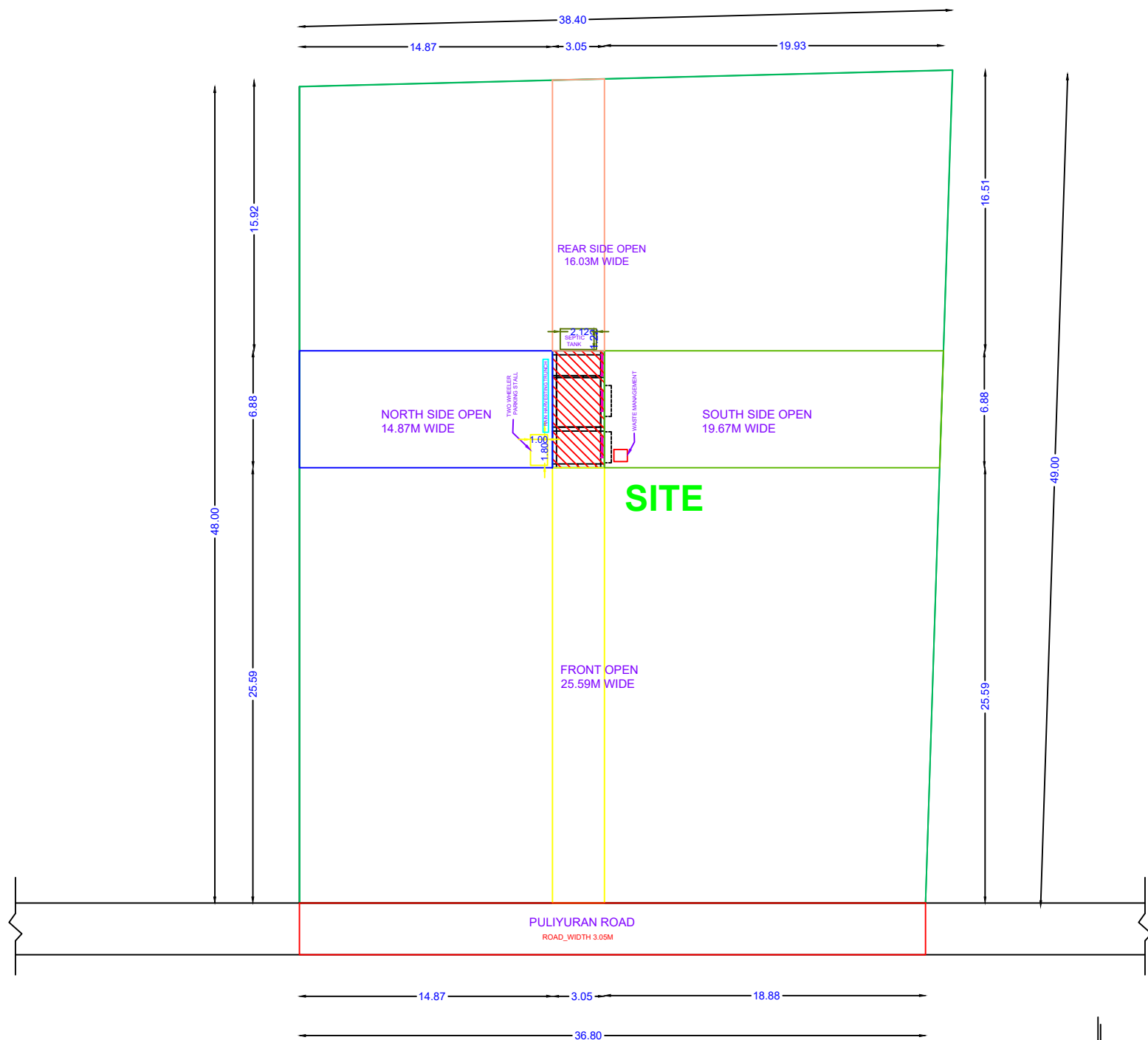
DETAILS OF COLUMN FOOTING  
(SCALE 1:50)



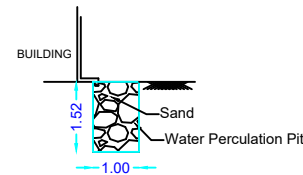
DETAILS OF SOLAR WATER HEATER



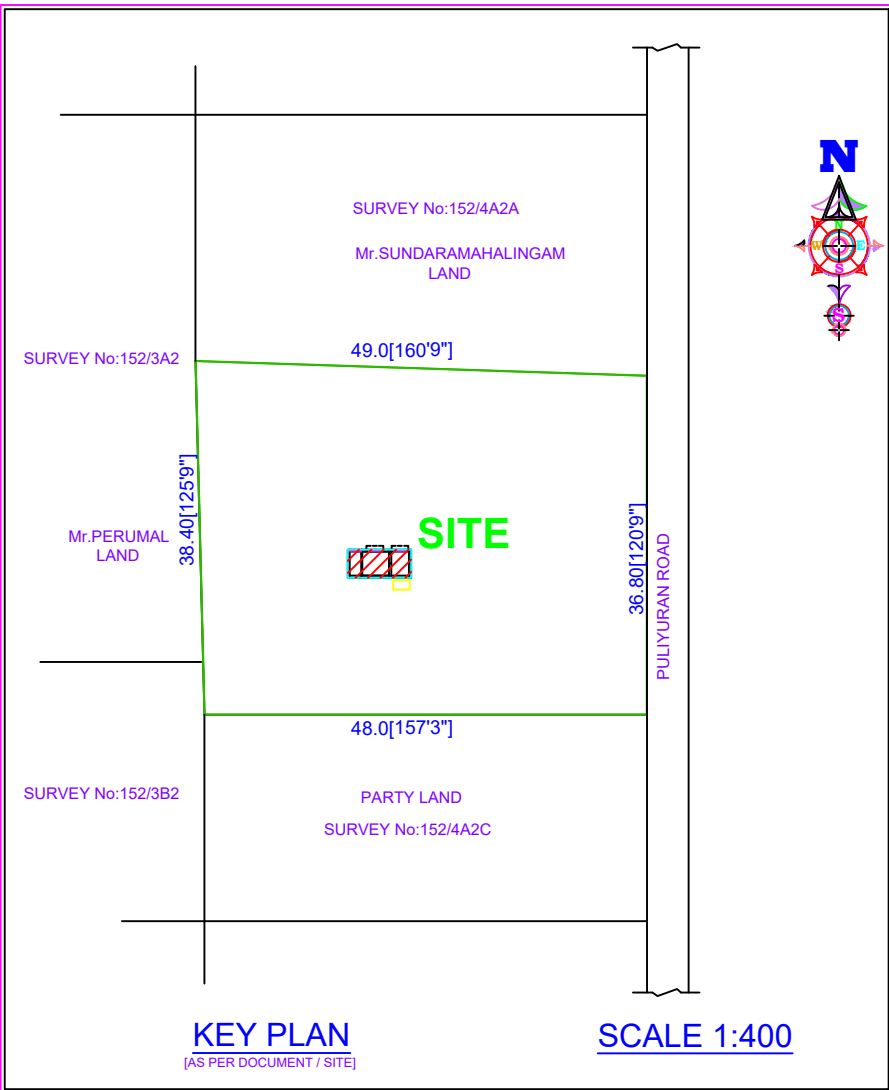
GROUND FLOOR PLAN



SITE PLAN  
(SCALE 1:100)

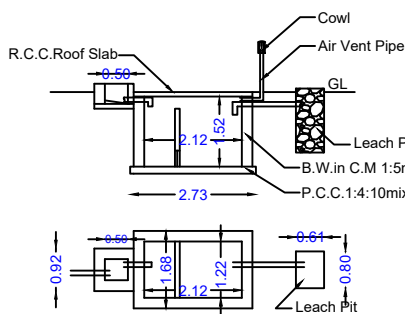


DETAILS OF RAIN WATER PERCOLATION PIT  
(SCALE 1:100)



KEY PLAN  
(AS PER DOCUMENT / SITE)

SCALE 1:400



DETAILS OF SEPTIC TANK

| PARTICULARS                            | IN SFT   | IN SQM  |
|----------------------------------------|----------|---------|
| AREA OF SITE [AS PER DOCUMENT]         | 22435.46 | 2085.07 |
| AREA OF SITE [AS PER PATTa]            | 23779.60 | 2210.00 |
| AREA OF PROPOSED GROUND FLOOR BUILDING | 225.63   | 20.97   |
| AREA OF PROPOSED PARKING               | 19.37    | 1.80    |
| AREA OF OPEN SPACE                     | 22209.83 | 2064.10 |

|                         |                                    |
|-------------------------|------------------------------------|
| TOTAL FSI AREA          | ~ 225.63Sq.Ft (OR) 20.97Sq.Mt.     |
| FLOOR SPACE INDEX [FSI] | ~ 20.97 / 2085.07 = 0.01 < 2.00    |
| PLOT COVERAGE [PC]      | ~ [20.97 / 2085.07] X 100 = 1.005% |
| PARKING AREA            | ~ 19.37Sq.Ft (OR) 1.80Sq.Mt.       |

#### REFERENCE

|                |                       |
|----------------|-----------------------|
| MD MAIN DOOR   | 1.07X2.13(3'6"X7'0")  |
| D DOOR         | 1.00X2.13(3'3"X7'0")  |
| D1 DOOR        | 0.76X2.13(2'6"X7'0")  |
| W WINDOW       | 1.52X1.22(6'0"X4'0")  |
| W1 WINDOW      | 1.22X1.22(4'0"X4'0")  |
| V VENTILATOR   | 1.22X0.76(4'0"X2'6")  |
| FG FIXED GLASS | 1.22X1.22(4'0"X4'0")  |
| GG GRILL GATE  | 3.35X1.82(11'0"X6'0") |

Er. A. SUNDAR, B.E.  
ENGINEERS - GRADE II - RE  
Reg No. 126 / LS / 2024 / 00012  
SVARAM PLANNERS & BUILDERS  
75A, 1st Floor, Big Street, (Near) Thevar Statue  
ARUPPUKOTTAI. @93645 31093

OWNER

ENGINEER

Scale 1:100 Date 27-08-2024 Residential  
File name:d:\swsp2024\mr.balasubramaniyan.avl

Er.A.SUNDAR, B.E.  
Registered Engineer (RE), Grade-II

Aruppukottai Municipality -Reg No:126/LS/2024/00012  
Aruppukottai Panchayat Union -Reg No:16/2024-2025  
Thiruchuli Panchayat Union -Reg No:01/2024-2025  
Marikudi Panchayat Union -Reg No:02/2024-2025

SVARAM PLANNERS & BUILDERS  
75A, 1st FLOOR 976 STREET,  
NEAR THEVAR STATUE,  
ARUPPUKOTTAI.  
Cell:-9364531093;

#### PLAN INFO

PLOT\_AREA\_M2=2210.00  
AS\_AT\_SITE=1822.43  
FMB\_OR\_PLR=2210.00  
AS\_PER\_DOCUMENT=2085.46  
DISTRICT=VIRUDHUNAGAR  
TALUK=ARUPPUKOTTAI  
SURVEY\_NO=OLD SURVEY NO:152/4A, NEW SURVEY NO:152/4A2B  
PATTa\_NO=OLD PATTa NO:201, NEW PATTa NO:3676  
IS\_SWIMMING\_POOL\_EXISTS=NO  
IS\_APPROVED\_LAYOUT=YES  
SINGLE\_FAMILY\_BLDG=YES  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M=7.00  
ROAD\_WIDTH=3.05  
ROAD\_LENGTH=20.00  
AVG\_PLOT\_DEPTH=48.50  
AVG\_PLOT\_WIDTH=37.60  
LAND\_USE\_ZONE=RESIDENTIAL  
PLOT\_NO=NIL, DOOR NO:NIL  
RWH\_DECLARED=YES  
OSR\_APPLICABLE=NO  
OSR\_SURR\_BUYBACK\_RETAIN=NO  
PREMIUM\_FSI\_REQUIRED=NO  
BUILDING\_NEAR\_TO\_RIVER=NO  
AREA\_TYPE=OTHERS  
BUILDING\_NEAR\_MONUMENT=NO  
BUILDING\_NEAR\_GOV\_BLDG=NO  
PROVISION\_FOR\_GREEN\_BUILDINGS\_AND\_SUSTAINABILITY=YES  
FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=YES  
JURISDICTION\_TYPE=PANCHAYAT  
IF\_HERITAGE\_TOWN\_LESSTHAN\_1KM\_RADIUS=NO

# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
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+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.

