Verified RealEstate™

REFERENCE
14/2025-26

ISSUED
19 April 2025

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.

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

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

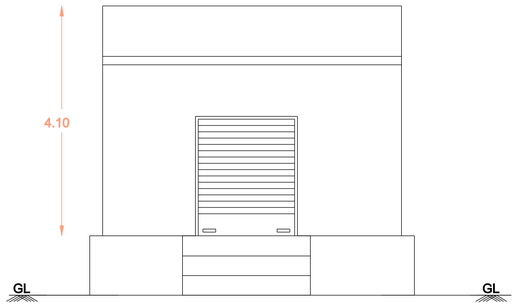
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C TERRACED SHOP (FIREWORKS RETAIL SALES DEPOT) BUILDING IN GROUND FLOOR SITUATED AT S.NO - 233/18 & 277/1A2, PATTA NO - 8491 IN VISWANATHAM VILLAGE AND PANCHAYAT, SIVAKASI UNION & TALUK, VIRUDHUNAGAR DISTRICT.

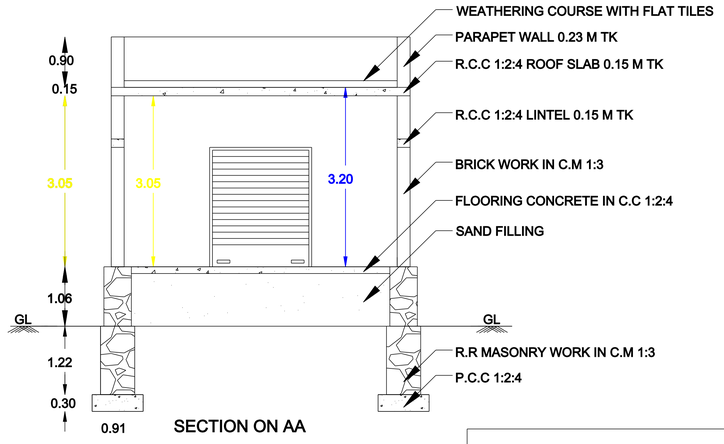
NAME OF THE APPLICANT's: 1) Mr.GOPINATH S/o RAMAR.

2) Mrs.NITHYA W/o GOPINATH.

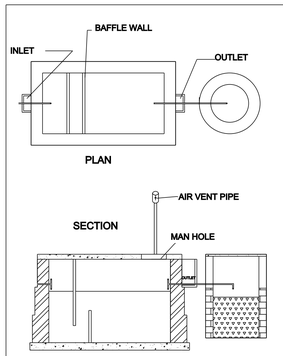
N



FRONT ELEVATION

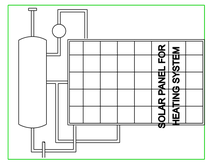


SECTION ON AA

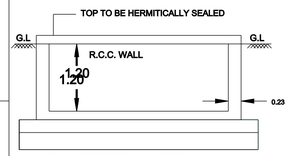


PLAN

SEPTIC TANK DETAILS



SOLAR PLAN



RWH_CAPACITY_L = 2000

RWH SECTION

COLOUR INDEX:

BOUNDARY SHOWN IN GREEN -

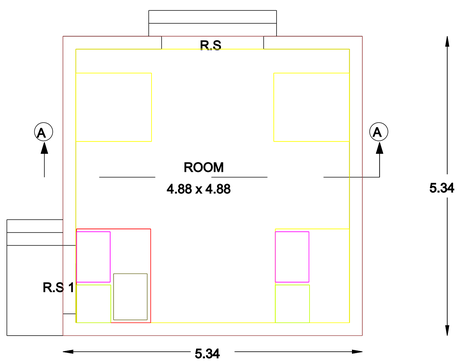
PROPOSED BUILDING IN RED -

AREA DETAILS

DESCRIPTION		SQ.M
PLOT AREA (as per Document)		642.82
PLOT AREA (as per FMB)		641.00
SUPER IMPOSED PLOT AREA		640.68
DESCRIPTION	F.S.I AREA (in SQ.M)	NON F.S.I AREA (in SQ.M)
PROPOSED BUILDING PLINTH AREA		
GROUND FLOOR AREA	28.52	-
FIRST FLOOR AREA	-	-
HEAD ROOM AREA	-	-
TOTAL AREA	28.52	-
OPEN SPACE AREA	191.01	

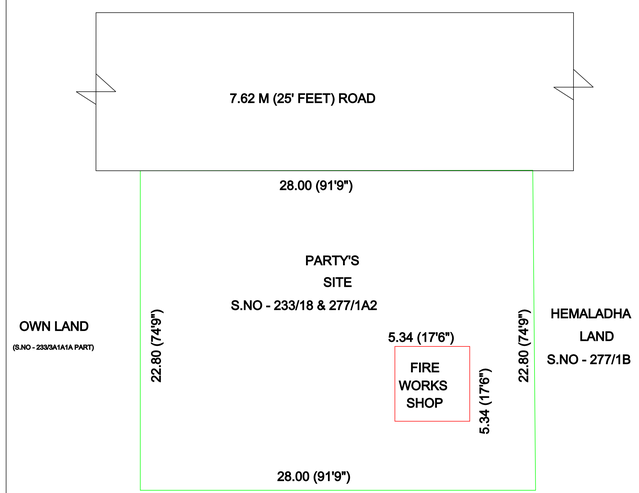
PLOT COVERAGE = 28.52 / 640.68 X 100 = 4.45%

F.S.I = 28.52 / 640.68 = 0.04



GROUND FLOOR PLAN

REFERENCE
1.R.S - ROLLING SHUTTER : 1.80MX2.14M
2.R.S1-ROLLING SHUTTER1: 1.2MX2.14M
3.W - WINDOW : 1.2MX1.21M
4.V - VENTILATOR : 0.92MX0.46M
ALL DIMENSIONS ARE IN METRE
SCALE - 1CM =1M



OWN LAND (S.NO - 233/3A1A1A PART)

SITE PLAN

SCALE - 1CM = 4M

OFFICE USE

FOR " HARIRAM SPARKLERS "

PARTNER :-

1) Mr.GOPINATH

2) Mrs.NITHYA

APPLICANT's

Er.P.VISHNUKUMAR B.Tech
LICENSED SURVEYOR
REGISTRATION NO: 129/LS/2022/00012
1/985/10-E,KJ COMPLEX,VISWANATHAM
SIVAKASI - 626 123
MOBILE NO: 97870 43835
vizhnu96@gmail.com

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.