Verified RealEstate™

REFERENCE
04/2025-26

ISSUED
22 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.

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

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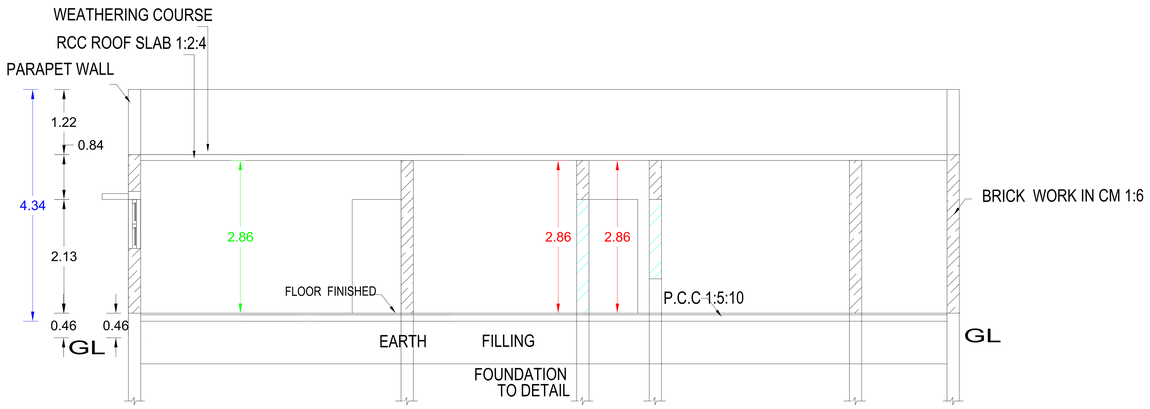
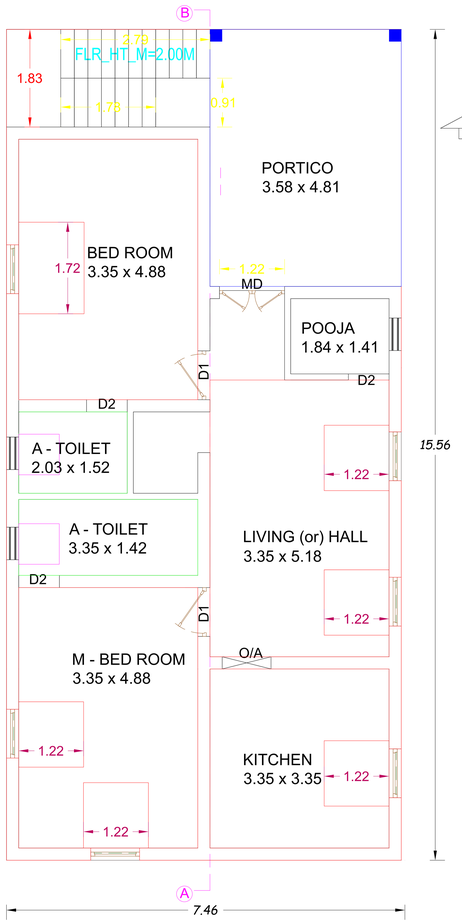
DIGITALLY VERIFIED RECORD

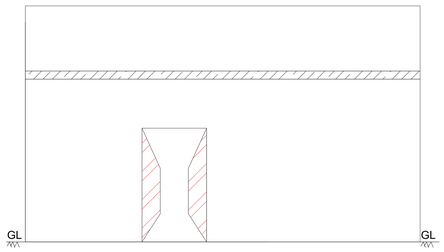



SECTION "A-B"

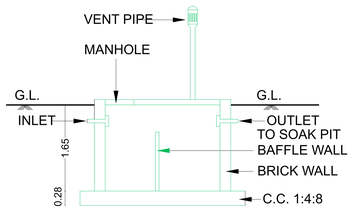



PRO. GROUND FLOOR PLAN.

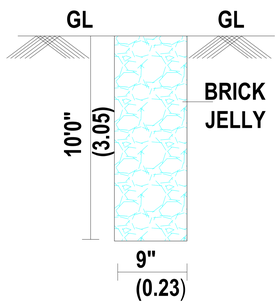
N



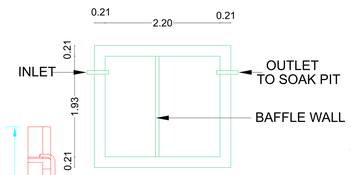

FRONT ELEVATION



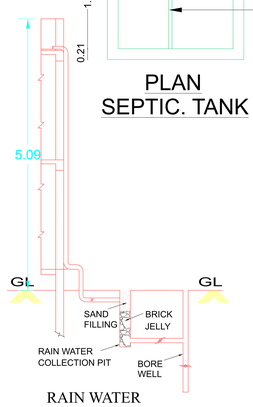

SECTION OF SEP.TANK



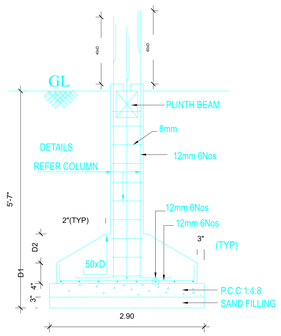

PERCULATION PIT



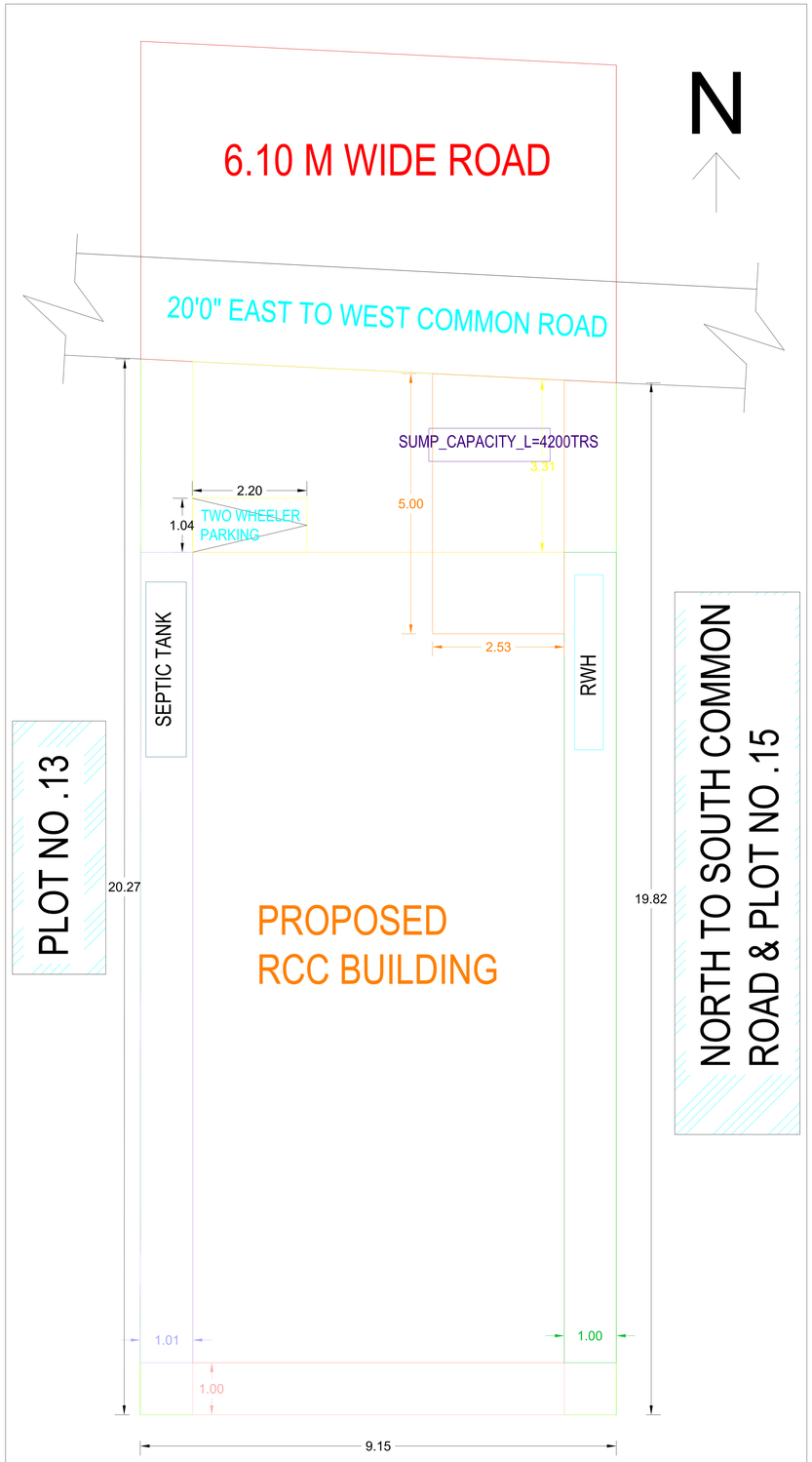

PLAN
SEPTIC. TANK




RAIN WATER
HARVESTING SYSTEM
RWH_CAPACITY_L=1000LTRS




FOUNDATION DETAILS
SCALE : 1:50.




LAND BELONGS TO
MR.KARUPPASAMY

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND RESIDENTIAL BUILDING IN PLOT NO.14, SURVEY NO.61, SUKKIRAVARPATTI PANCHAYATH, THIRUTHANGAL VILLAGE, SIVAKASI TALUK PANCHAYAT UNION, SIVAKASI TALUK, VIRUDHUNAGAR DISTRICT.

| AREA STATEMENT | SQ.FT | SQ.MT |
|---|---|---|
| PLOT AREA (AS PER DOCUMENT) | 1972.50 | 183.32 |
| PLOT AREA (AS PER PATTA) | 1969.79 | 183.00 |
| PLOT AREA ( AS PER SITE ) | 1972.50 | 183.32 |
| FSI AREA<br>PRO. GROUND FLOOR AREA | 1238.18 | 115.03 |
| TOTAL FSI AREA | 1238.18 | 115.03 |

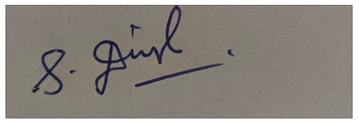
PLOT COVERAGE : 62.77 %
FLOOR SPACE INDEX : 0.62

JOINERY DETAILS:

| | DESCRIPTION | IN METER |
|---|---|---|
| MD | MAIN DOOR | 1.22X2.13 |
| D1 | DOOR | 0.91X2.13 |
| D2 | TOILET DOOR | 0.76X2.13 |
| O | OPENING | 0.91X2.13 |
| W | WINDOW | 0.91X1.22 |
| V | VENTILATOR | 0.91X0.61 |

COLOUR INDEX:

PROPOSED BUILDING
EXISTING ROAD
BOUNDARY LINE
DEMOLITION



APLICANT : MR.S.DINESH

Er. R. MANIKANDAN, BE.,
CONSULTING ENGINEER, LICENSED SURVEYOR.
REGISTERED ENGINEER IN SIVAKASI CORPORATION
REG.No: 129/LS/2022/00019
CONTACT NO: 96009 95600.

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**



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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

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# 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

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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.