

PP

APPROVAL RECORD

# Planning Permission

Virudhunagar district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

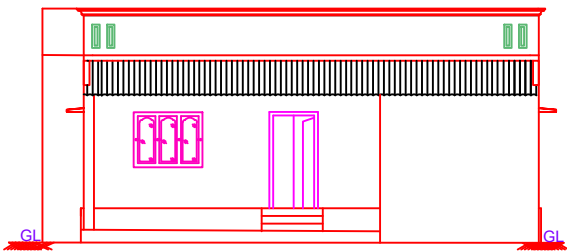
**Rural Panchayat**

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

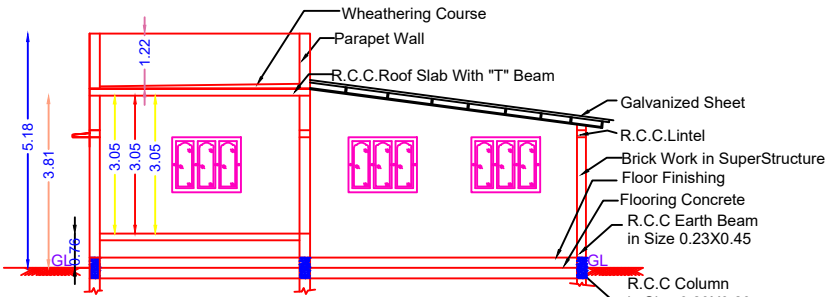
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C TERRACED GROUND BUILDING & GALVANIZED SHEET ROOF COMMERCIAL BUILDING IN OLD PATTA No:766, 690, 736, 735, 751 & 509, NEW PATTA No:874, NEW SURVEY No:110/1, 110/3, 110/4A, 110/4B, 110/5 & 110/2, AT KONGANAKURICHI VILLAGE (MEENAKSHIPURAM VILLAGE), ALADIPATTI PANCHAYAT, THIRUCHULI PANCHAYAT UNION, ARUPPUKOTTAI TALUK, VIRUDHUNAGAR DISTRICT.

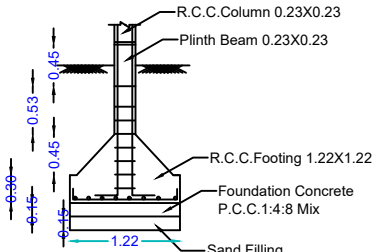
NAME OF THE OWNER:Mr.K.BHARATHIRAJA, S/o. Mr.KRISHNAN,



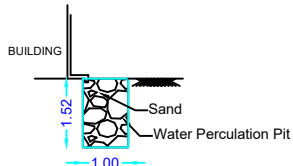
FRONT ELEVATION



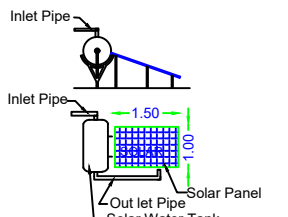
SECTION ON "PQ"  
SCALE 1:100



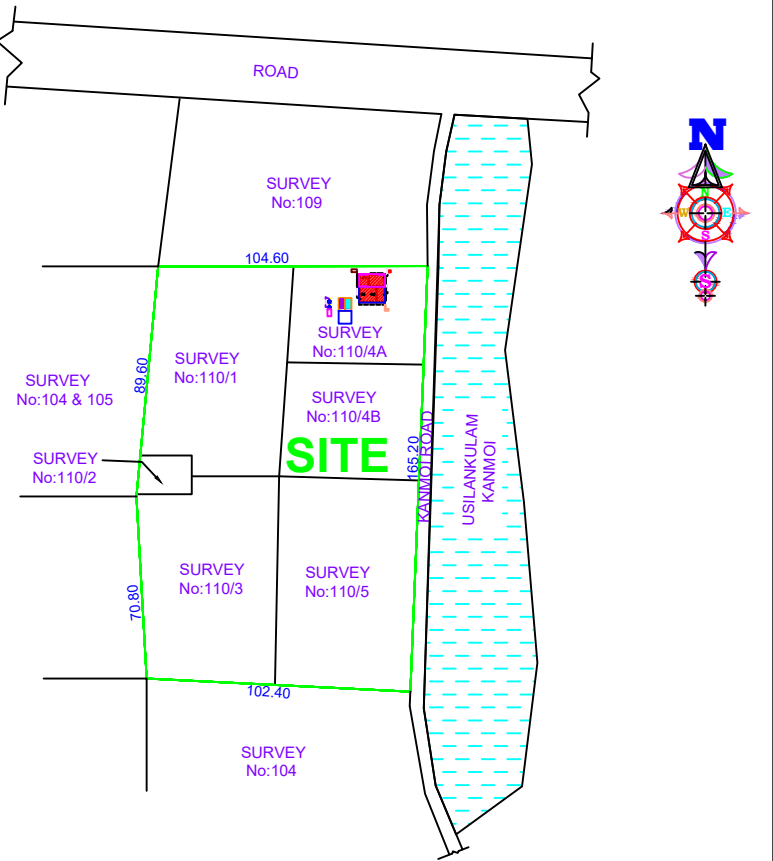
DETAILS OF COLUMN FOOTING  
(SCALE 1:50)



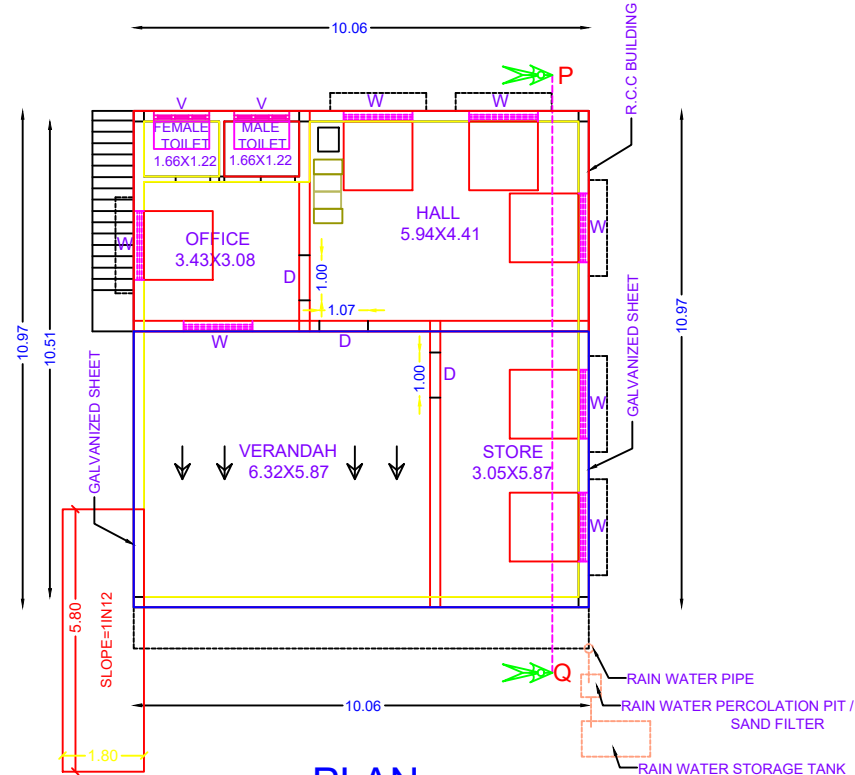
DETAILS OF RAIN WATER PERCOLATION PIT  
(SCALE 1:100)



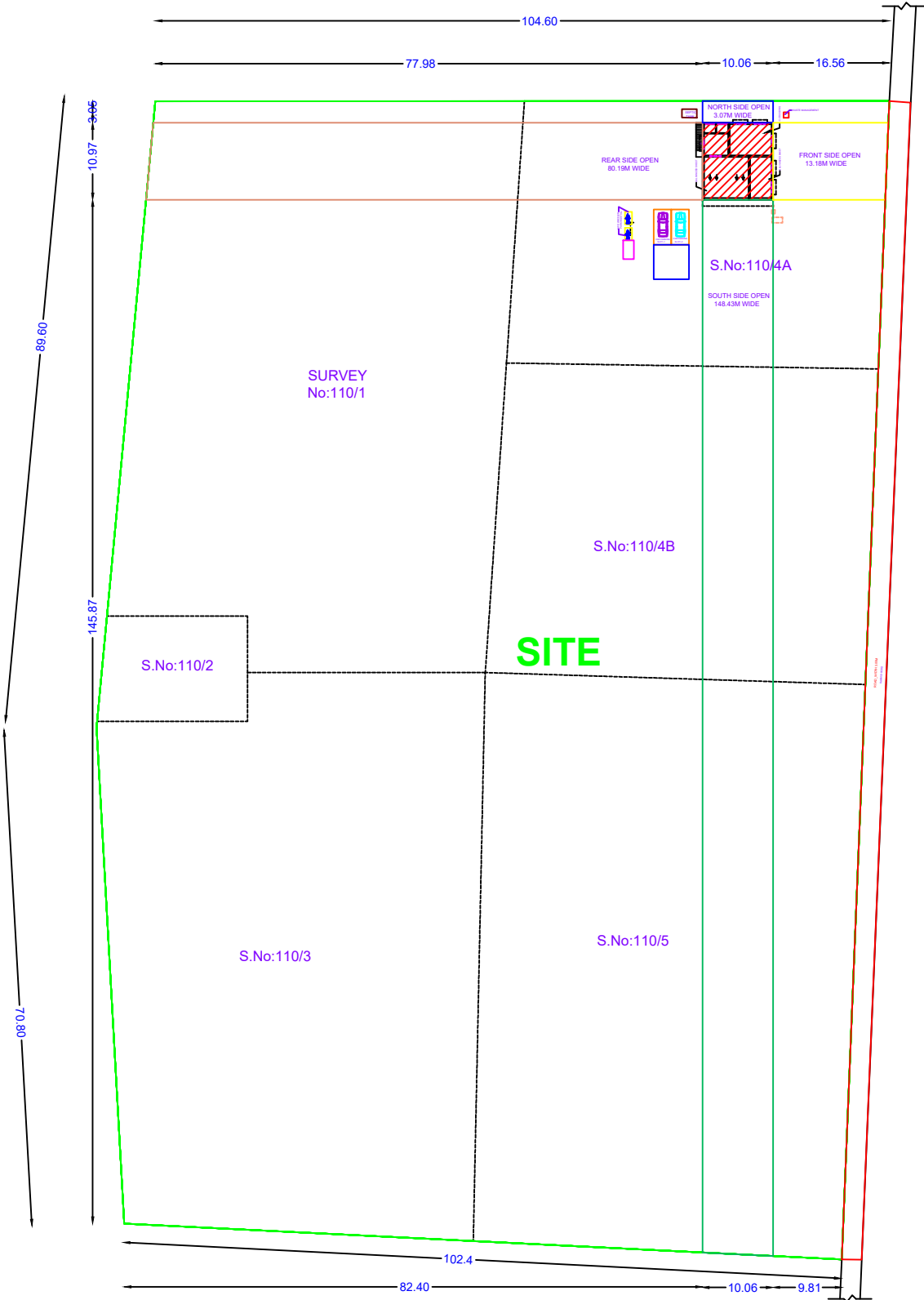
DETAILS OF SOLAR WATER HEATER



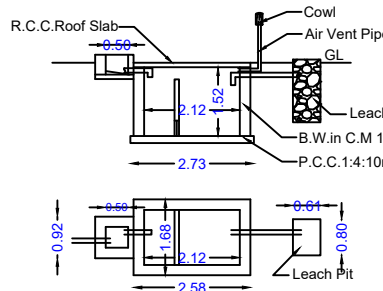
KEY PLAN  
(AS PER DOCUMENT / SITE)  
SCALE 1:400



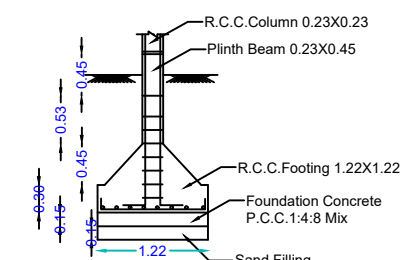
PLAN



SITE PLAN  
SCALE 1:100



DETAILS OF SEPTIC TANK



DETAILS OF COLUMN FOOTING

| PARTICULARS                                              | IN SFT    | IN SQM   |
|----------------------------------------------------------|-----------|----------|
| AREA OF SITE [AS PER DOCUMENT]                           | 185138.74 | 17200.00 |
| AREA OF SITE [AS PER PATTA]                              | 185138.74 | 17200.00 |
| AREA OF PROPOSED GROUND FLOOR<br>R.C.C TERRACED BUILDING | 527.32    | 48.99    |
| AREA OF PROPOSED GALVANIZED SHEET<br>ROOF BUILDING       | 660.57    | 61.37    |
| AREA OF OPEN SPACE                                       | 183950.85 | 17089.64 |

|                         |                                      |
|-------------------------|--------------------------------------|
| TOTAL FSI AREA          | ~ 1187.89Sq.Ft (OR) 110.36Sq.Mt.     |
| FLOOR SPACE INDEX [FSI] | ~ 110.36 / 17200.00 = 0.006 < 2.00   |
| PLOT COVERAGE [PC]      | ~ [110.36 / 17200.00] X 100 = 0.641% |

|              |                                |
|--------------|--------------------------------|
| PARKING AREA | ~ 307.84Sq.Ft (OR) 28.60Sq.Mt. |
|--------------|--------------------------------|

| REFERENCE |            |                      |
|-----------|------------|----------------------|
| D         | DOOR       | 1.22X2.13(4'0"X7'0") |
| D1        | DOOR       | 0.76X2.13(2'6"X7'0") |
| W         | WINDOW     | 1.52X1.52(5'0"X5'0") |
| W1        | WINDOW     | 1.22X1.22(4'0"X4'0") |
| V         | VENTILATOR | 1.22X0.61(4'0"X2'0") |
| Op        | OPEN       | 2.51X2.13(8'3"X7'0") |

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

**Er. A. SUNDAR, B.E.,**  
Registered Engineer (RE) Grade-II  
Thiruchuli Panchayat Union -Reg No:01/2024-2025  
Nankudi Panchayat Union -Reg No:02/2024-2025  
AruppuKottai Panchayat Union -Reg No:16/2024-2025  
AruppuKottai Municipality -Reg No:126/LS/2024/00012

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

PLAN INFO  
PLOT\_AREA\_M2=17200.00  
AS\_AT\_SITE=17294.74  
FMS\_OR\_PLR=17200.00  
AS\_PER\_DOCUMENT=17200.00  
DISTRICT=VIRUDHUNAGAR  
TALUK=ARUPPUKOTTAI  
SURVEY\_NO=NEW SURVEY No:110/1, 110/2, 110/3, 110/4A, 110/4B & 110/5  
PATTA\_NO=NEW PATTA No:874  
IS\_SWIMMING\_POOL\_EXISTS=NO  
IS\_APPROVED\_LAYOUT=YES  
SINGLE\_FAMILY\_BLDG=YES  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M=3.75  
ROAD\_WIDTH=3.05  
ROAD\_LENGTH=200  
AVG\_PLOT\_DEPTH=162.80  
AVG\_PLOT\_WIDTH=103.50  
LAND\_USE\_ZONE = COMMERCIAL  
PLOT\_NO=SUB DIVISION LAND,  
RWH\_DECLARED=YES  
OSR\_APPLICABLE=NO  
OSR\_SURRENDBUYBACK\_RETAIN=NO  
PREMIUM\_FSI\_REQUIRED=NO  
BUILDING\_NEAR\_TO\_RIVER=NO  
AREA\_TYPE=OTHERS  
BUILDING\_NEAR\_MONUMENT=NO  
BUILDING\_NEAR\_GOVT\_BLDG=NO  
PROVISION\_FOR\_GREEN\_BUILDINGS\_AND\_SUSTAINABILITY=YES  
FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=YES  
JURISDICTION\_TYPE=PANCHAYAT  
IF\_HERITAGE\_TOWN\_LESS THAN\_1KM\_RADIUS=NO  
BLOCK\_L\_B-SHOP\_MEMBER\_COUNT=3

# 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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+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.

