Verified RealEstate™

REFERENCE
01/2025-26

ISSUED
22 October 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

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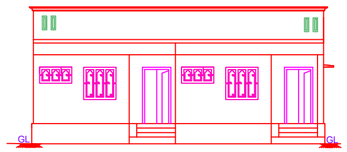
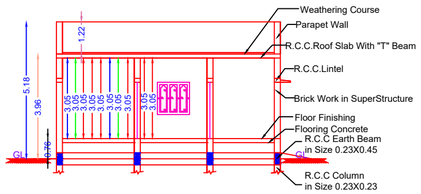
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.TERRACED GROUND FLOOR RESIDENTIAL BUILDING IN OLD PATTA No:405, OLD SURVEY No:38/3B1, NEW PATTA No:640, NEW SURVEY No:38/3B1B, SETHUPURAM GROUP, RENGAIYANPATTI VILLAGE, SETHUPURAM PANCHAYAT, NARIKUDI PANCHAYAT UNION, THIRUCHULI TALUK, VIRUDHUNAGAR DISTRICT.

NAME OF THE OWNER:Mr.R.CHINNAPANDI, S/o. Mr.RAMASAMY,

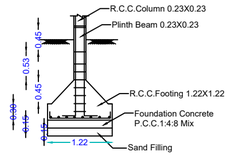


FRONT ELEVATION



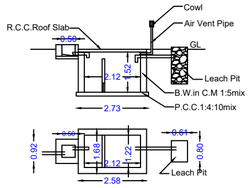
SECTION ON "PQ"

(SCALE 1:100)

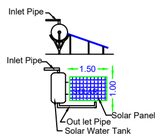


DETAILS OF COLUMN FOOTING

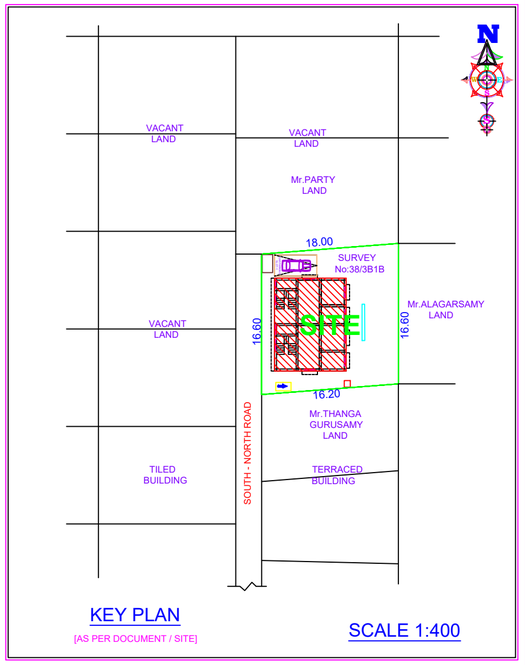
(SCALE 1:50)



DETAILS OF SEPTIC TANK



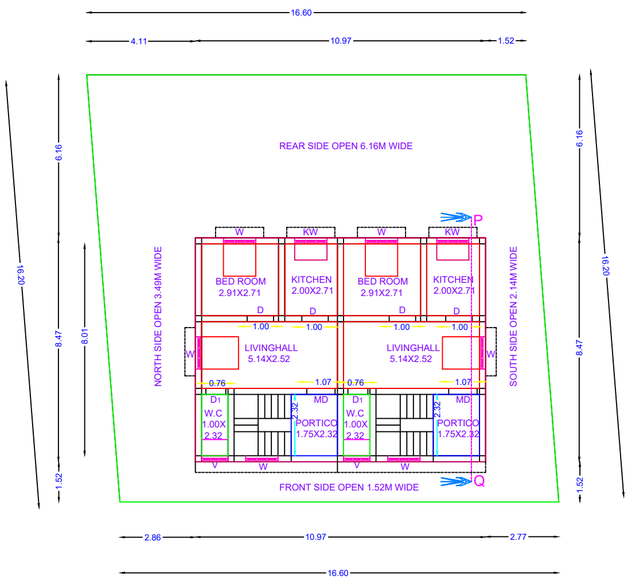
DETAILS OF SOLAR WATER HEATER



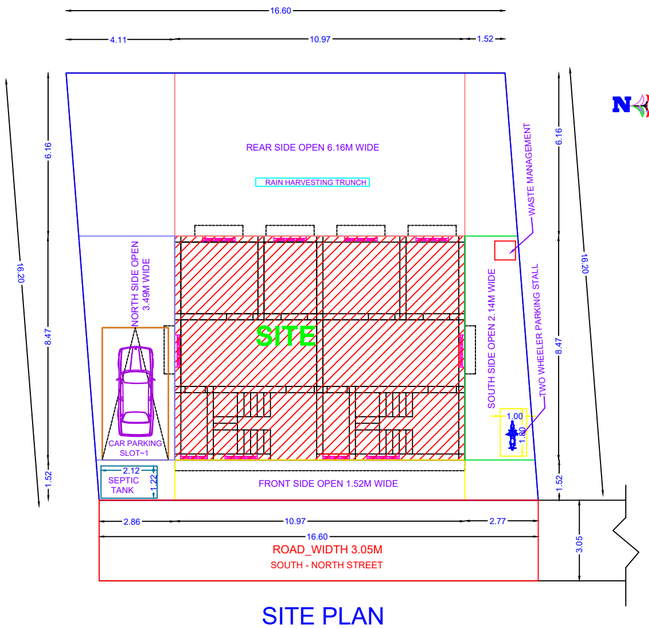
KEY PLAN

[AS PER DOCUMENT / SITE]

SCALE 1:400

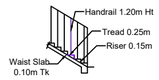


GROUND FLOOR PLAN



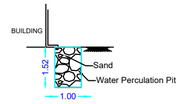
SITE PLAN

(SCALE 1:100)



DETAILS OF STAIR CASE

(SCALE 1:100)



DETAILS OF RAIN WATER PERCOLATION PIT

(SCALE 1:100)

PLAN INFO

PLOT_AREA_M2=283.30
AS_AT_SITE=268.11
FMB_OR_PLR=283.30
AS_PER_DOCUMENT=283.30
DISTRICT=VIRUDHUNAGAR
TALUK=THIRUCHULI
SURVEY_NO=OLD SURVEY NO:38/3B1,NEW SURVEY No:38/3B1B,
PATTA_NO= OLD PATTA NO:405, NEW PATTA NO:640
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=16.20
AVG_PLOT_WIDTH=16.60
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=SUB DIVISION LAND
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_GOVT_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

PARTICULARS	IN SFT	IN SQM
AREA OF SITE [AS PER DOCUMENT]	3049.48	283.30
AREA OF SITE [AS PER TSLR/PATTA]	3121.52	290.00
AREA OF PROPOSED GROUND FLOOR BUILDING	1000.07	92.91
AREA OF OPEN SPACE	2049.41	190.39

TOTAL FSI AREA ~ 1000.07 Sq.Ft (OR) 92.91 Sq.Mt.

FLOOR SPACE INDEX [FSI] ~ 92.91 / 283.30 = 0.327 < 2.00

PLOT COVERAGE [PC] ~ [92.91 / 283.30] X 100 = 32.79 %

AREA OF PROPOSED PARKING ~ 153.92 Sq Ft (OR) 14.30 Sq Mt

REFERENCE

MD	MAIN DOOR	1.07X2.13(3'6"X7'0")
D	DOOR	0.91X2.13(3'0"X7'0")
D1	DOOR	0.76X2.13(2'6"X7'0")
W	WINDOW	1.22X1.22(4'0"X4'0")
KW	WINDOW	1.22X0.91(4'0"X3'0")
V	VENTILATOR	1.22X0.61(4'0"X2'0")

சி.ராஜப்பாண்டி

OWNER

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

ENGINEER

Scale 1:100 date 08-09-2025 residential
File name:d:/swsp2025/mr.chinnapandi avl

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

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

SIVARAM PLANNERS & BUILDERS
75A, Ist FLOOR BIG STREET,
NEAR THEVAR STATUE,
ARUPPUKOTTAI.
Cell:9364531093;

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

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

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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.