

PP

APPROVAL RECORD

Planning Permission

Virudhunagar district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

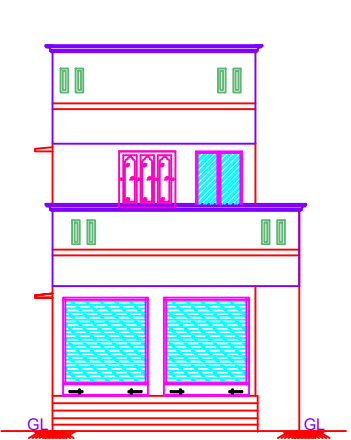
Rural Panchayat

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

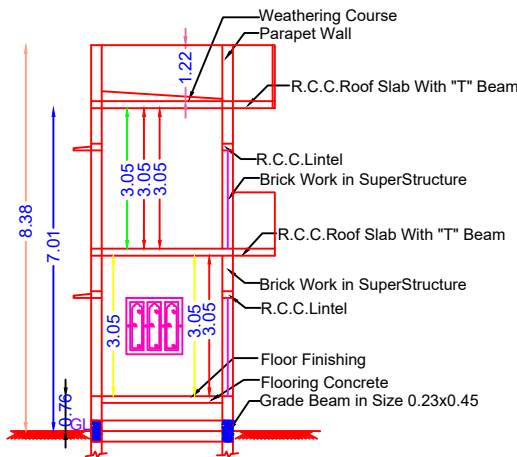
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED RECONSTRUCTION OF R.C.C.TERRACED GROUND FLOOR RETAIL SHOP & FIRST FLOOR RESIDENTIAL BUILDING, IN PATTa No:1043, SURVEY No:44/1B1B, DOOR No:2/107/1 AT ARUPPUKOTTAI TO VALINOKKAM ROAD, MUTHURAMALINGAPURAM VILLAGE, MUTHURAMALINGAPURAM PANCHAYAT, THIRUCHULI PANCHAYAT UNION, ARUPPUKOTTAI TALUK, VIRUDHUNAGAR DISTRICT.

NAME OF THE OWNER:Mr.R.JEGARATCHAGAN (a)is) JEYARATCHAGAN, S/o. Mr.RAMACHANDRAN,

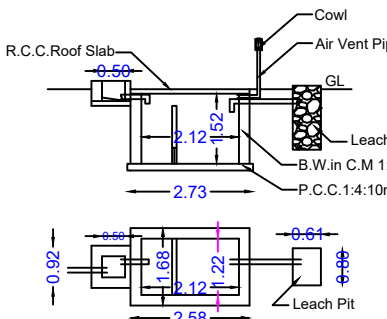


FRONT ELEVATION

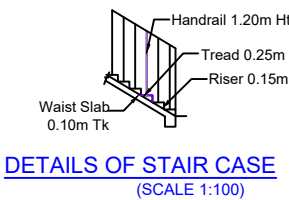


SECTION ON "PQ"

SCALE 1:100

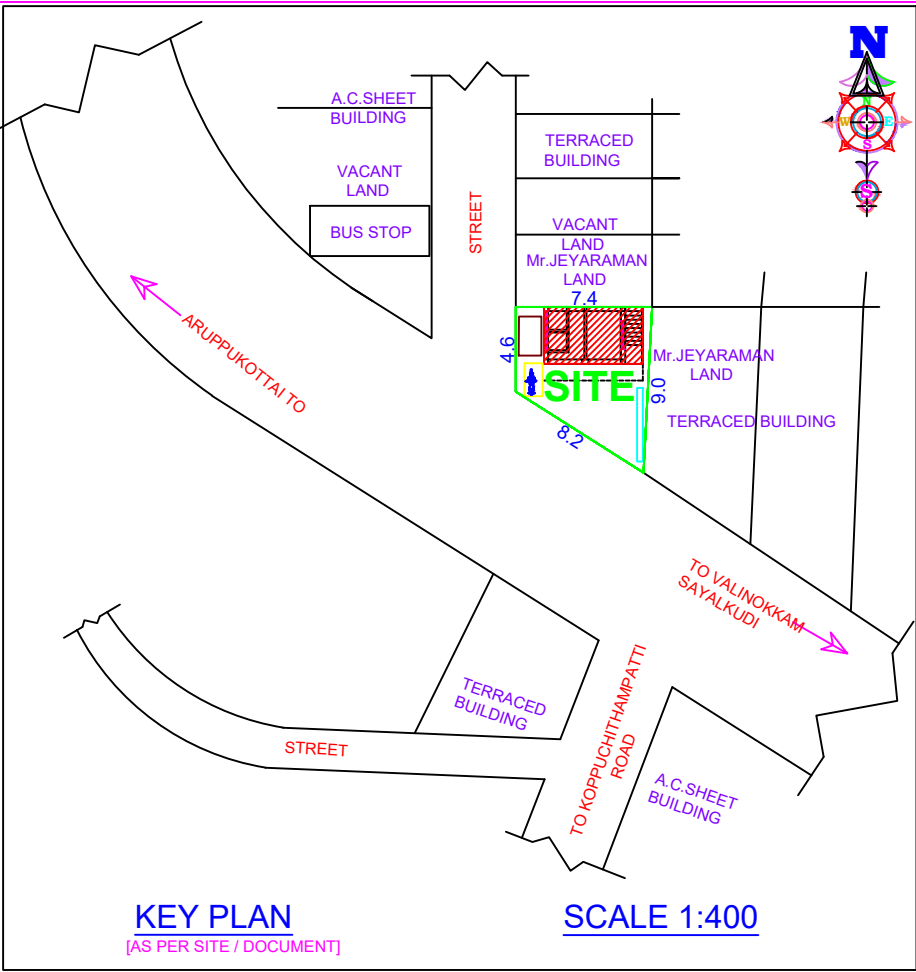


DETAILS OF SEPTIC TANK



DETAILS OF STAIR CASE

(SCALE 1:100)



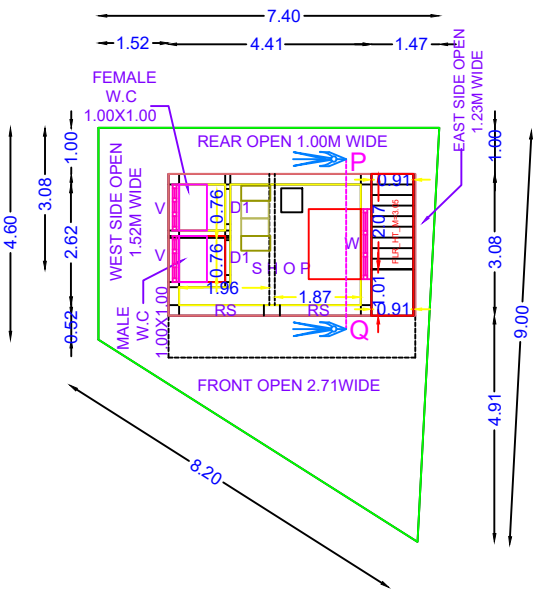
KEY PLAN

(AS PER SITE / DOCUMENT)

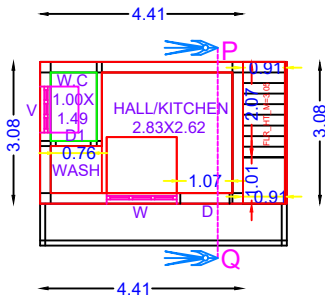
SCALE 1:400

PLAN INFO

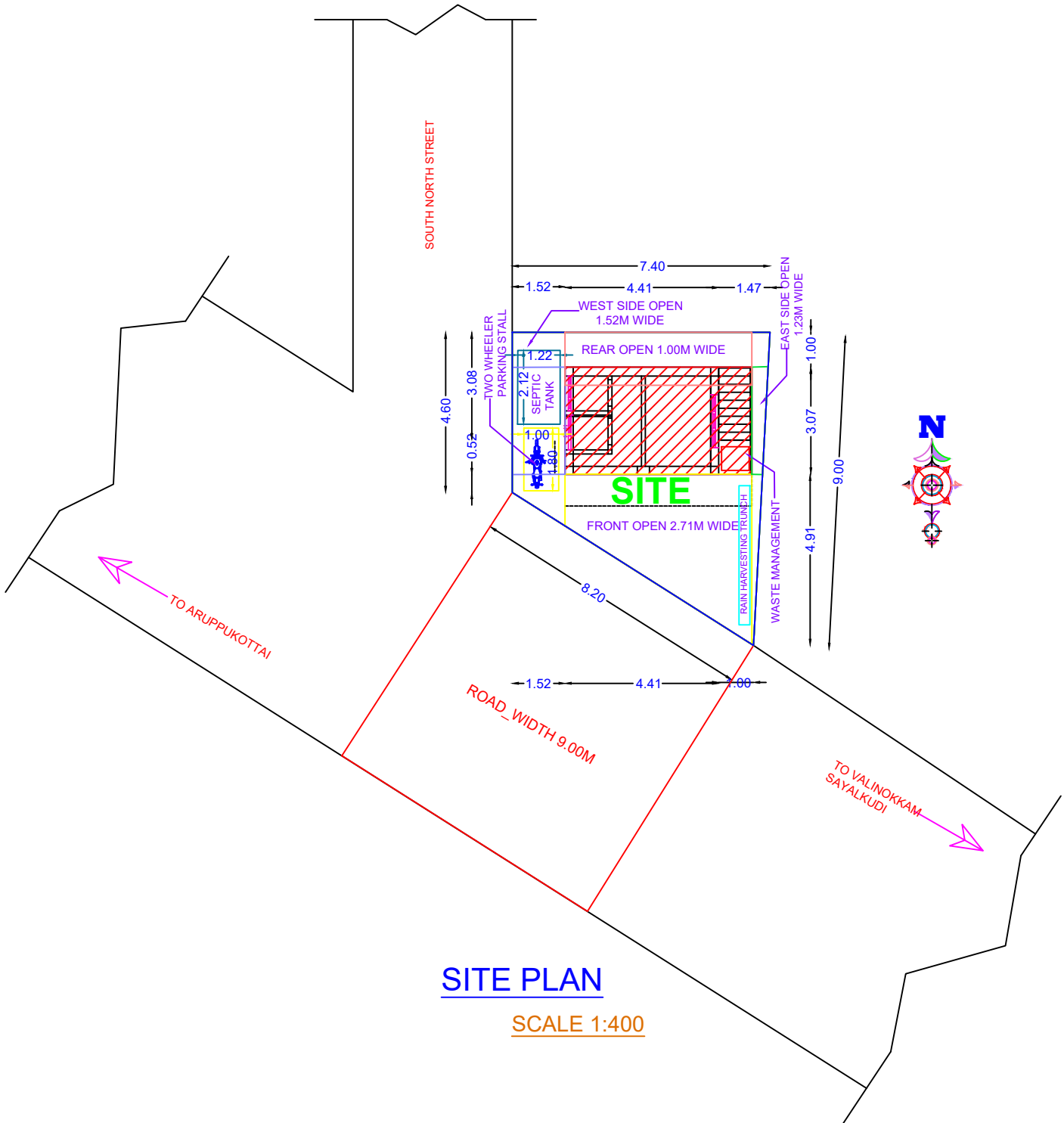
PLOT AREA M2=50.00
AS AT SITE=49.19
FMB OR PLR=50.00
AS PER DOCUMENT=50.00
DISTRICT=VIRUDHUNAGAR
TALUK=ARUPPUKOTTAI
SURVEY NO=NEW SURVEY No:44/1B1B,
PATTa NO=NEW PATTa No:1043
IS SWIMMING POOL EXISTS=NO
IS APPROVED LAYOUT=YES
SINGLE FAMILY BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3.75
ROAD_WIDTH=9.00
ROAD_LENGTH=50.00
AVG_PLOT_DEPTH=6.80
AVG_PLOT_WIDTH=7.80
LAND_USE_ZONE = COMMERCIAL & 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_GOV_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_1_B-SHOP_MEMBER_COUNT=2



GROUND FLOOR PLAN

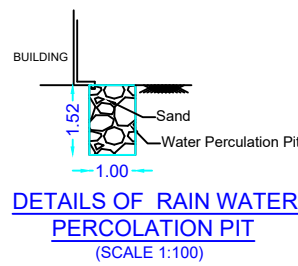


FIRST FLOOR PLAN



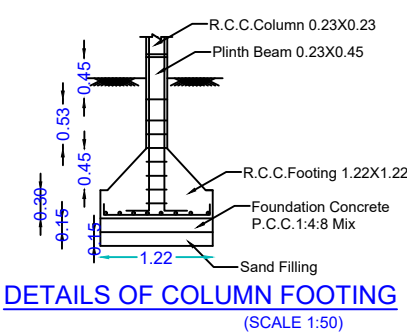
SITE PLAN

SCALE 1:400



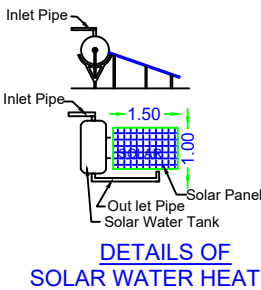
DETAILS OF RAIN WATER PERCOLATION PIT

(SCALE 1:100)



DETAILS OF COLUMN FOOTING

(SCALE 1:50)



DETAILS OF SOLAR WATER HEATER

PARTICULARS	IN SFT	IN SQM
AREA OF SITE [AS PER DOCUMENT]	-	-
AREA OF SITE [AS PER PATTa]	538.19	50.00
AREA OF PROPOSED GROUND FLOOR		
RETAIL SHOP BUILDING	177.71	16.51
AREA OF PROPOSED FIRST FLOOR		
RESIDENTIAL BUILDING	177.71	16.51
AREA OF OPEN SPACE	360.48	33.49

TOTAL FSI AREA	~ 355.42Sq.Ft (OR) 33.02Sq.Mt.
FLOOR SPACE INDEX [FSI]	~ 33.02 / 50.00 = 0.660 < 2.00
PLOT COVERAGE [PC]	~ [16.51 / 50.00] X 100 = 33.02%
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	0.90X2.13(3'0"X7'0")	
D2 DOOR	0.76X2.13(2'6"X7'0")	
W WINDOW	1.82X1.22(6'0"X4'0")	
W1 WINDOW	1.22X1.22(4'0"X4'0")	
V VENTILATOR	1.22X0.76(4'0"X2'6")	
Op OPEN	2.51X2.13(8'3"X7'0")	
GD GRILL DOOR	1.07X2.13(3'6"X7'0")	
RS ROLLING SHUTTER	1.87X2.13(6'1.5"X7'0")	



Reg. No. 126 / LS / 2024 / 00012

Er. A. SUNDAR, B.E.,
ENGINEERS - GRADE II - RE
SIVARAM PLANNERS & BUILDERS
75-A, 1st Floor, Big Street, (Near) Thevar Statue
ARUPPUKOTTAI. ☎93645 31093

OWNER

Scale 1:100 date 04-12-2025 commercial & residential
File name:d:\swsp2025\mr.jegaratchagan avi

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:18/2024-2025
AruppuKottai Municipality -Reg No:126/LS/2024/00012

ENGINEER

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

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

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

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

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.

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.

