

PP

APPROVAL RECORD

Planning Permission

Virudhunagar district, Tamil Nadu

APPROVAL TYPE
Building Plan

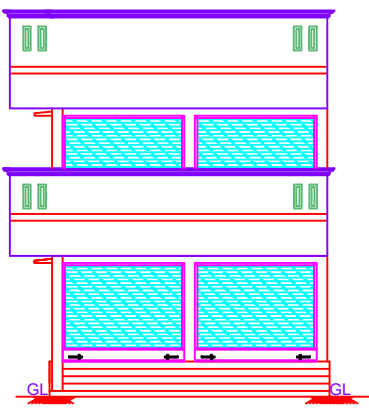
ISSUING AUTHORITY
Rural Panchayat

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

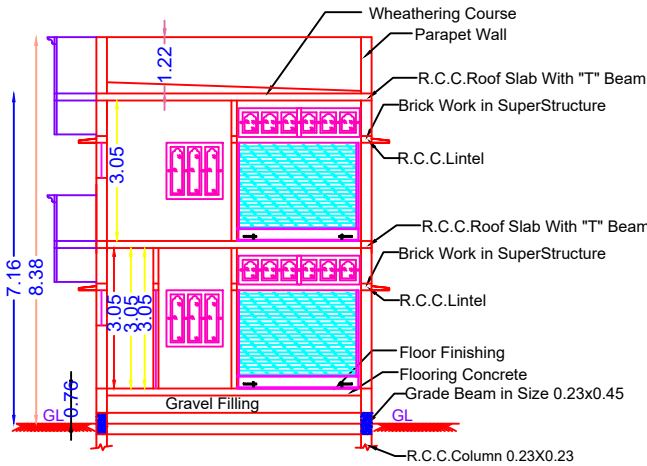
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED RECONSTRUCTION OF R.C.C.TERRACED GROUND FLOOR & FIRST FLOOR RETAIL SHOP BUILDING IN OLD PATTa No:1204, OLD SURVEY No:40/12A1B1, NEW PATTa No:1502 & 1845 NEW SURVEY No:40/14 & 40/19, DOOR No:4/9D, AT M.REDDIAPATTI VILLAGE, MANDAPASALAI REVENUE VILLAGE, MANDAPASALAI PANCHAYAT, THIRUCHULI PANCHAYAT UNION, ARUPPUKOTTAI TALUK, VIRUDHUNAGAR DISTRICT.

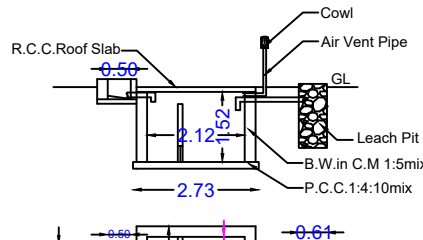
NAME OF THE OWNER:Mr.A.JAYAPAL, S/o. Mr.ALAGARSAMY,



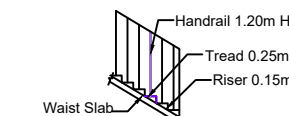
FRONT ELEVATION



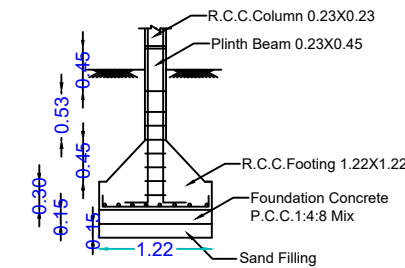
SECTION ON "PQ"
SCALE 1:100



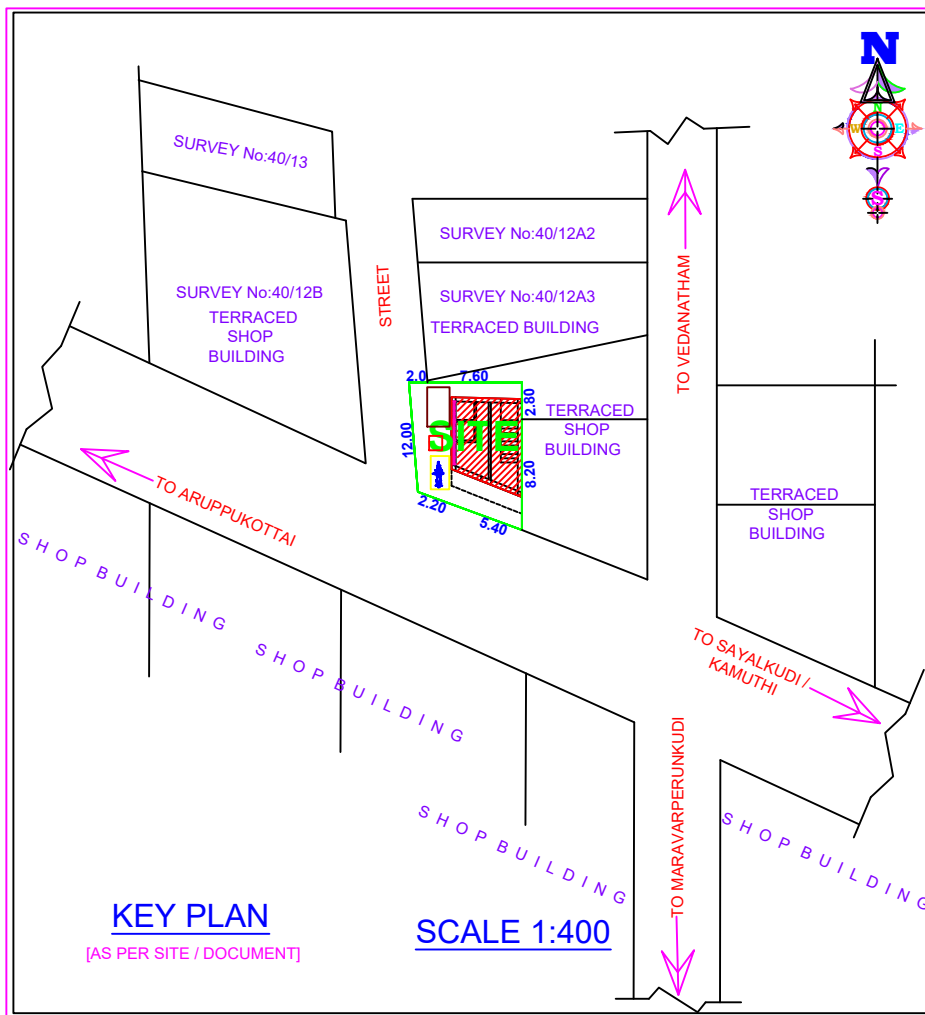
DETAILS OF SEPTIC TANK



DETAILS OF STAIR CASE
(SCALE 1:100)



DETAILS OF COLUMN FOOTING
(SCALE 1:50)

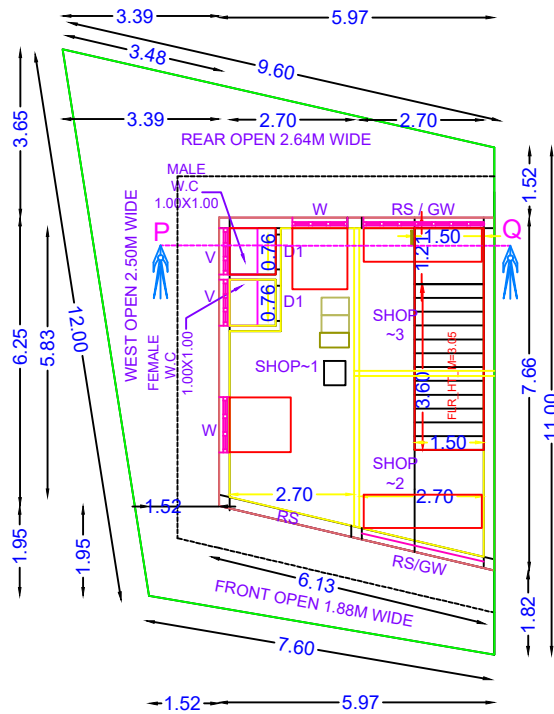


KEY PLAN
(AS PER SITE / DOCUMENT)

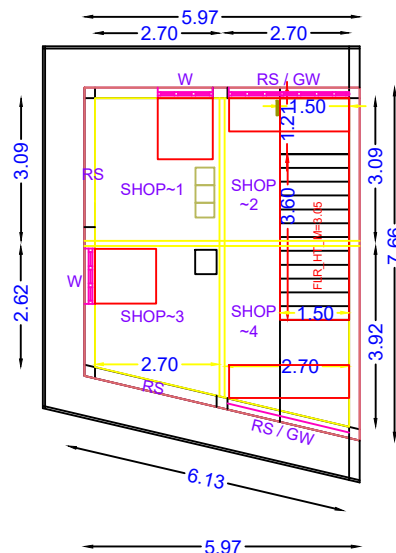
SCALE 1:400

PLAN INFO

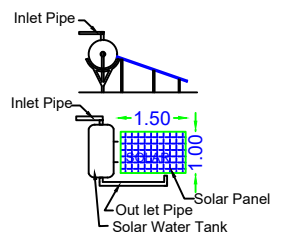
PLOT_AREA_M2=114.00
AS_ATT_SITE=94.69
FMB_OR_PLR=114.00
AS_PER_DOCUMENT=114.00
DISTRICT=VIRUDHUNAGAR
TALUK=ARUPPUKOTTAI
SURVEY_NO=NEW SURVEY NO:40/14 & 40/19
PATTa_NO=NEW PATTa NO:1502 & 1845
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3.75
ROAD_WIDTH=7.00
ROAD_LENGTH=50.00
AVG_PLOT_DEPTH=11.50
AVG_PLOT_WIDTH=8.60
LAND_USE_ZONE=COMMERCIAL
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=5



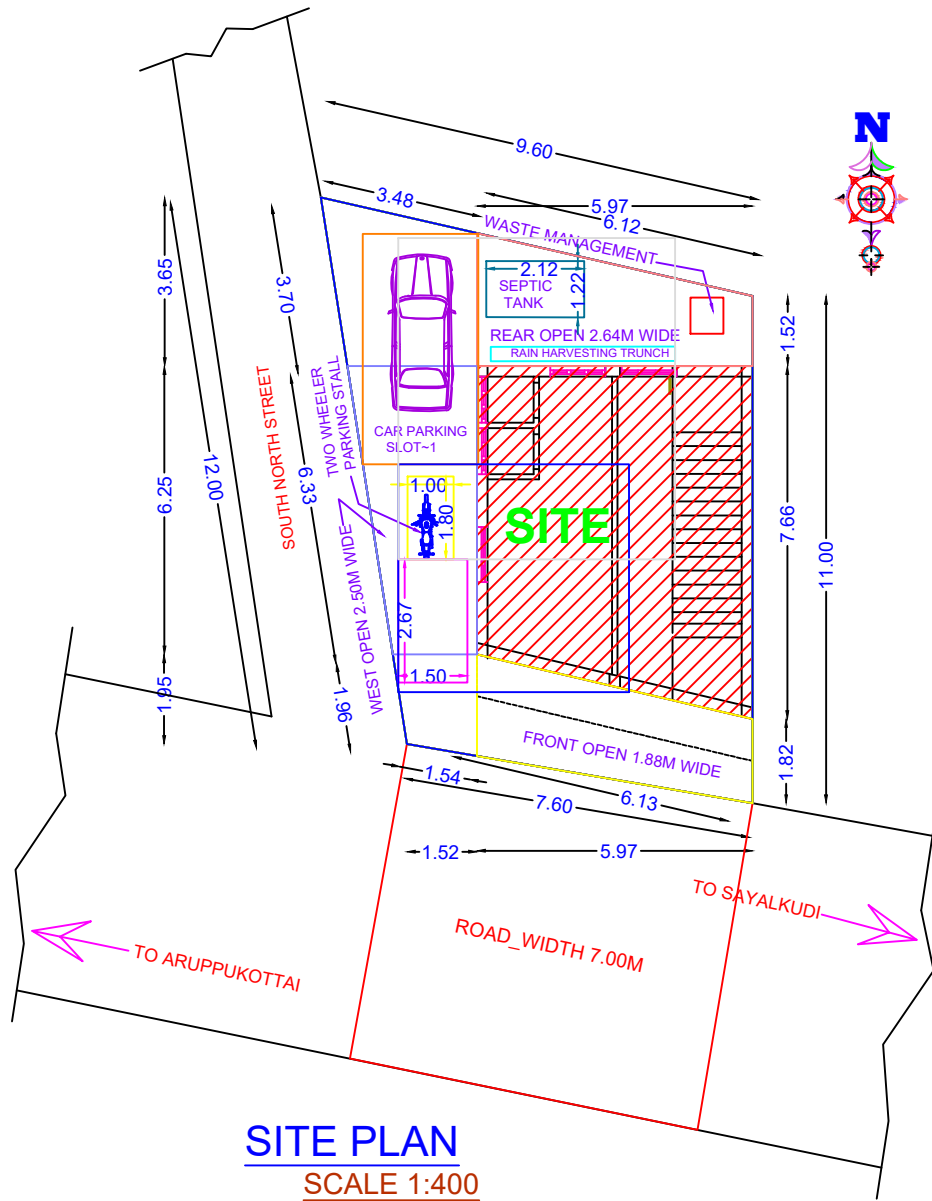
GROUND FLOOR PLAN



FIRST FLOOR PLAN



DETAILS OF SOLAR WATER HEATER



SITE PLAN
SCALE 1:400

PARTICULARS	IN SFT	IN SQM
AREA OF SITE [AS PER DOCUMENT]	1232.78	114.53
AREA OF SITE [AS PER PATTa]	1227.08	114.00
AREA OF PROPOSED GROUND FLOOR	447.02	41.53
AREA OF PROPOSED FIRST FLOOR RETAIL SHOP BUILDING	447.02	41.53
AREA OF OPEN SPACE	780.06	72.47

TOTAL FSI AREA	~ 894.04Sq.Ft (OR) 83.06Sq.Mt.
FLOOR SPACE INDEX [FSI]	~ 83.06 / 114.00 = 0.7286 < 2.00
PLOT COVERAGE [PC]	~ [41.53 / 114.00] X 100 = 36.42%
PARKING AREA	~ 153.92Sq.Ft (OR) 14.30Sq.Mt.

REFERENCE		
MD MAIN DOOR	1.07X2.13(3'6"X7'0")	
D DOOR	1.00X2.13(3'3"X7'0")	
D1 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")	
RS ROLLING SHUTTER	2.51X2.13(8'3"X7'0")	



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

OWNER
Mr. A. Jayapal

ENGINEER
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

Scale 1:100 date 31-08-2025 commercial
File name:d:\ewsp2025\mr.jayapal avi

IVARAM PLANNERS & BUILDERS
75A, 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

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.

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.

