Verified RealEstate™

REFERENCE
166/2026

ISSUED
03 July 2026

PP APPROVAL RECORD

Planning Permission

Virudhunagar district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

PLAN SHOWING THE EXISTING R.C.C ROOF GROUND FLOOR RESIDENTIAL CUM PROPOSED CONSTRUCTION OF R.C.C ROOF FIRST FLOOR RESIDENTIAL BUILDING IN OLD S.F.NO.:31/7B1 & 31/7A (AS PER PATTA NEW S.F.NO.:31/7B1B,PATTA NO.:2748) DOOR NO.:268 ST-2- AT KATTUKUTHAKAI KARISALKULAM ULKADAI SEVALPATTI VILLAGE,NEW WARD NO.:10, GOVT STAFFS QUARTERS, KARIYAPATTI TOWN PANCHAYAT, VIRUDHUNAGAR DISTRICT.

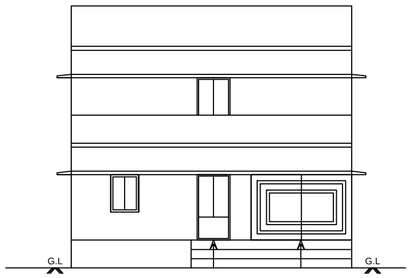
APPLICANT: Mr.R.K.PONRAMU S/O Mr.KAMATCHI THEVAR

EXISTING GROUND FLOOR

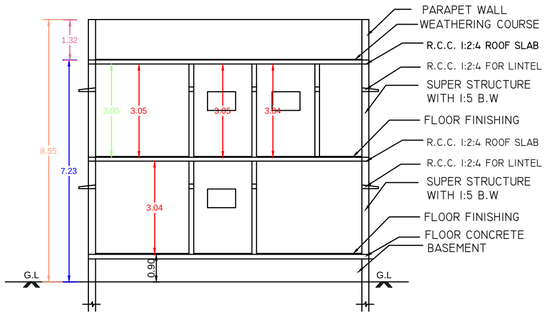
1. APPROVAL NO.:112/2012-2015
2. DOOR NO.:268 ST-2
3. ASSESSMENT NO.:4754

REFERENCE:

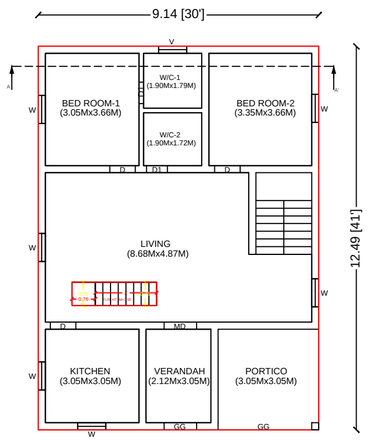
SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING



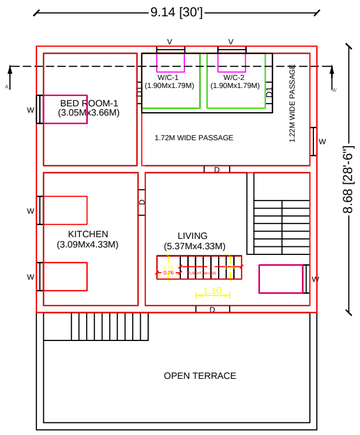
FRONT ELEVATION



SECTION ON AA'



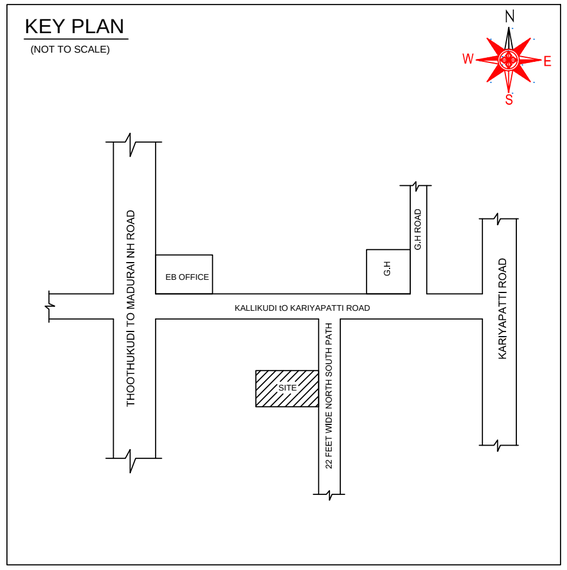
EXISTING GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

PLAN_INFO
PLOT_NO=NIL
PLOT_AREA_M2=205.39
AS_PER_DOCUMENT=205.39
AS_AT_SITE=203.64
FMB_OR_PLR=205.39
IS_APPROVED_LAYOUT=YES
SURVEY_NO=31/7B1B
PATTA_NO=2748
LAND_USE_ZONE = RESIDENTIAL
BUILDING_NEAR_TO_RIVER=NO
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=YES
ACCESS_WIDTH_M=6.70M
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=6.70M
ROAD_LENGTH=10.36M
AVG_PLOT_DEPTH=10.36M
AVG_PLOT_WIDTH=19.80M
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NIL
PREMIUM_FSI_REQUIRED=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
AREA_TYPE=CBA
RWH_DECLARED=YES
TALUK=KARIYAPATTI
JURISDICTION_TYPE=PANCHAYAT
DISTRICT=VIRUDHUNAGAR

KEY PLAN
(NOT TO SCALE)



ALL DIMENSIONS ARE IN "METER"	SCALE 1:140
	SHEET NO-1/1

Schedule of Joineries

S.D	Sliding Door	0.91 X 2.13	W	Window	2.44 X 1.52
S.D1	Steel Door	0.91 X 2.13	J	Jolly	2.44 X 1.52
D	Door	1.20 X 2.13	J1	Jolly	5.34 X 1.52
D1	Door	0.75 X 2.13	V	Ventilator	2.44 X 0.80

AREA STATEMENT

DESCRIPTION	FSI AREA		NON-FSI AREA		TOTAL FSI AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
AREA OF SITE	---	---	---	---	205.39	2210.00
EXISTING GROUND FLOOR	114.31	1230.00	---	---	114.31	1230.00
PROPOSED FIRST FLOOR	79.46	855.00	---	---	79.46	855.00
OPEN SPACE IN G.FLOOR	---	---	---	---	91.08	980.00

PARKING DETAILS

PARTICULARS	Provided In Nos.
Car Parking (Including P.H Parking - 0)	1
Two Wheeler Parking	1
Cycle Parking	0

FSI DETAILS:-

$$\frac{\text{Total ALL Floor Area}}{\text{Total Land Area}} = \frac{193.77}{205.39} = \boxed{\text{FSI} = 0.943}$$

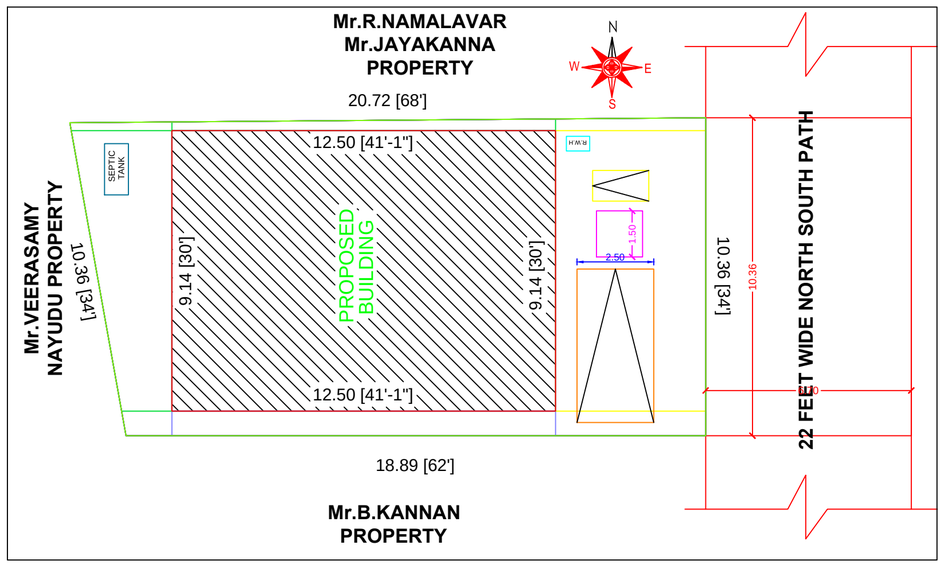
OSR:-

OPEN SPACE RESERVATION - 0.000 Sq.Mt (10.01%)

APPLICANT:-

ENGINEER:-

STAIR CASE DETAILS



Er.S.SIVAKUMAR ME,MLM;
Structural & Chartered Engineer
Approval valuer and Licensed Building Surveyor
MUM Complex,
Mukkulathor Uravinmurai Complex,
North side of Bus Strand
Kariapatti-626106.
Ph:7010559529
Email ID-sivaconstruction72@gmail.com
Registered Engineer RE-126/LS/2024/00037(Grade II)

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

hello@verified.realestate · +91 9996 12 9996

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

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.