Verified RealEstate™

REFERENCE
285/2026-27

ISSUED
18 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 31

Kariapatti

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

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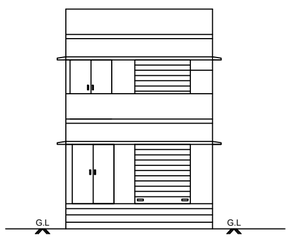
DIGITALLY VERIFIED RECORD

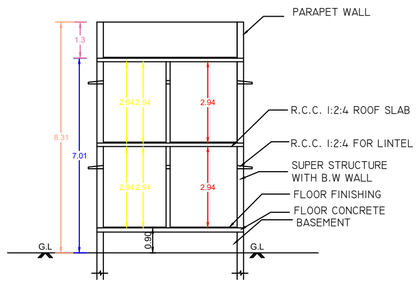
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND & FIRST FLOOR COMMERCIAL BUILDING IN S.F.NO.:31/76C2C,PATTA NO.:5992 AT KATTUKUTHAGAI KARISALKULAM ULKADAI SEVALPATTI VILLAGE,NEW WARD NO.:11 THIRUCHULI to KALLIKUDI ROAD ZONE, KARIYAPATTI TOWN PANCHAYAT, VIRUDHUNAGAR DISTRICT.

APPLICANT: Mrs.C.KUTTIPONNU W/O Mr.THANGARAJ

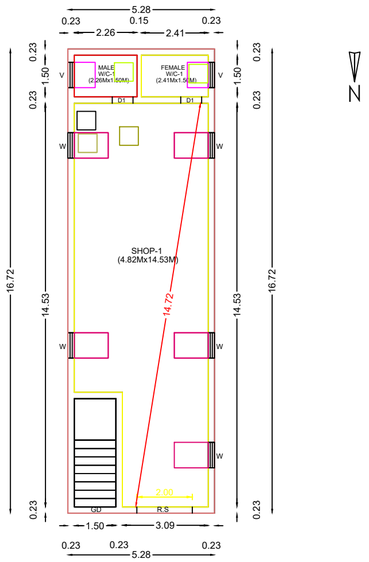
PLAN_INFO
PLOT_NO=NIL
BLOCK_1_B-SHOP_MEMBER_COUNT=2
PLOT_AREA_M2=141.17
AS_PER_DOCUMENT=141.17
AS_AT_SITE=135.42
FMB_OR_PLR=141.00
IS_APPROVED_LAYOUT=YES
SURVEY_NO=31/76C2C
PATTA_NO=5992
LAND_USE_ZONE =COMMERCIAL
BUILDING_NEAR_TO_RIVER=NO
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=YES
ACCESS_WIDTH_M=7.00M
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.00M
ROAD_LENGTH=6.85M
AVG_PLOT_DEPTH=6.85M
AVG_PLOT_WIDTH=20.57M
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



FRONT ELEVATION

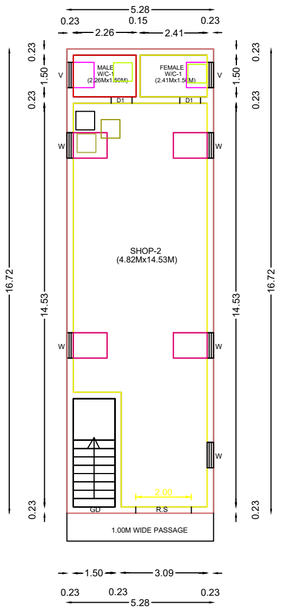


SECTION ON AA'

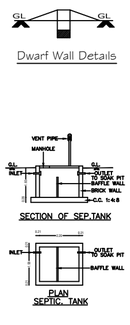


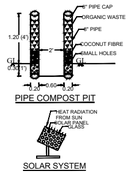
PROPOSED GROUND FLOOR PLAN

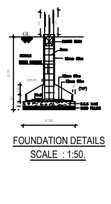
N

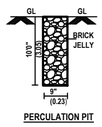


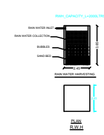
PROPOSED FIRST FLOOR PLAN

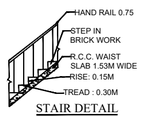






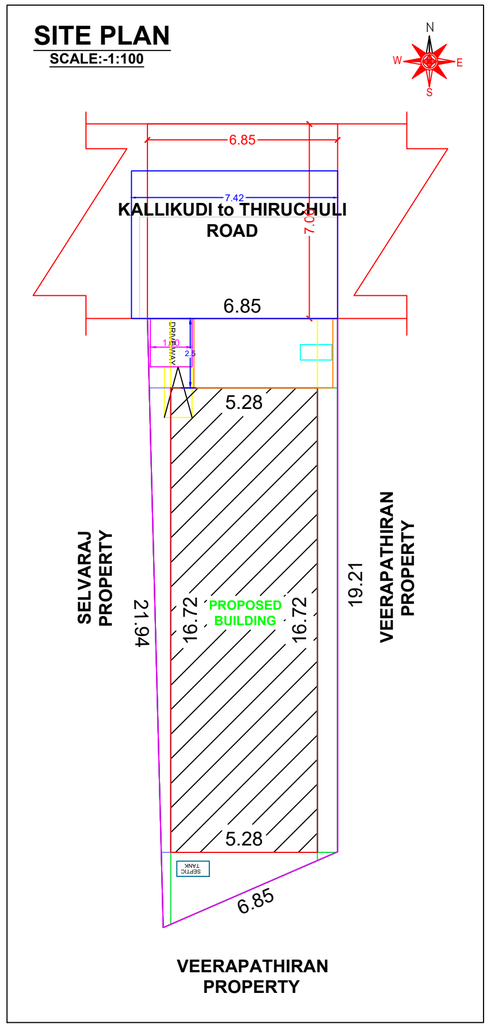






SITE PLAN

SCALE:-1:100



FSI DETAILS:-

Total ALL Floor Area / Total Land Area = 176.56 / 141.17 = FSI =1.250

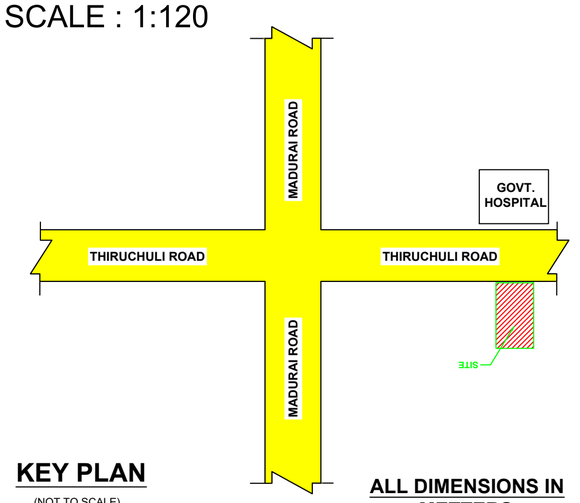
OSR:-

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

JOINERY DETAILS:

	DESCRIPTION	IN METER
MD	MAIN DOOR	1.20X2.13
D1	DOOR	0.91X2.13
D2	TOILET DOOR	0.76X2.13
O	OPENING	0.91X2.13
W	WINDOW	1.83X1.22
W1	WINDOW	1.83X0.91
W2	WINDOW	1.22X1.22
V	VENTILATOR	0.91X0.61

SCALE : 1:120



KEY PLAN

(NOT TO SCALE)

ALL DIMENSIONS IN METTERS

AREA OF THE SITE =3.48 CENT 141.17SQ.MT 1519.00SQ.FT

AREA STATEMENT

DESCRIPTION	FSI AREA	
	SQ.M	SQ.FT
AREA OF SITE	141.17	1519.00
PROPOSED GROUND FLOOR	88.28	949.90
PROPOSED FIRST FLOOR	88.28	949.90
AREA OF PARKING	14.33	154.19
OPEN SPACE IN G.FLOOR	52.89	569.10

PARKING DETAILS

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

APPLICANT SIGNATURE

Er. K.PERIYASAMY,D.C.E.,B.E.,LBS.,
Registered Engineer - Grade II
Regd. No : 126/LS/2024/00022
KPJ CONSTRUCTION
KARIYAPATTI, Virudhunagar (Dt.)
PH: 97893 12383, 96291 33421

REGISTERED ENGINEER.

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

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.