Verified RealEstate™

REFERENCE
01/2026-2027

ISSUED
20 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 136

Kovilangulam

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

THE PLAN SHOWING THE PROPOSED CONSTRUCTION OF STEEL FABRICATION INDUSTRY BUILDING (WHITE INDUSTRY) IN SF.NO:136/2 AT KOVILANGULAM VILLAGE & PANCHAYAT, ARUPPUKOTTAI UNION & TALUK, VIRUDHUNAGAR DISTRICT.

APPLICANT NAME:M/S THE DIRECTOR, SRI RAMJI INFRA PRIVATE LIMITED

N W E S

SCALE 1:200

SHEET NO.:1/2

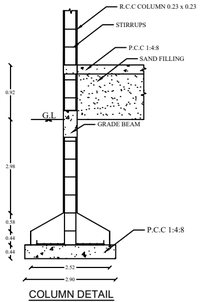
AREA DETAILS

AS PER PATTA AREA - 4600.00SQ.M

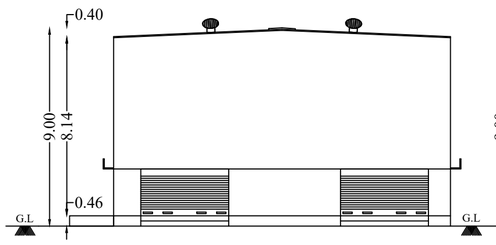
AS PER FMB AREA - 4600.00SQ.M

AS PER DOCUMENT AREA - 4600.00SQ.M

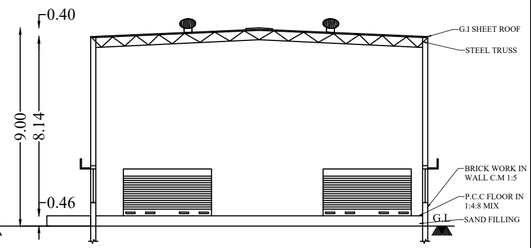
BLOCK-01 (MAIN BUILDING)



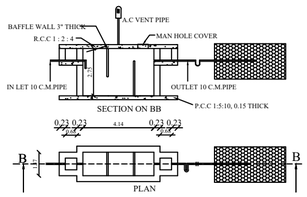
COLUMN DETAIL
(SCALE 1:50)



ELEVATION

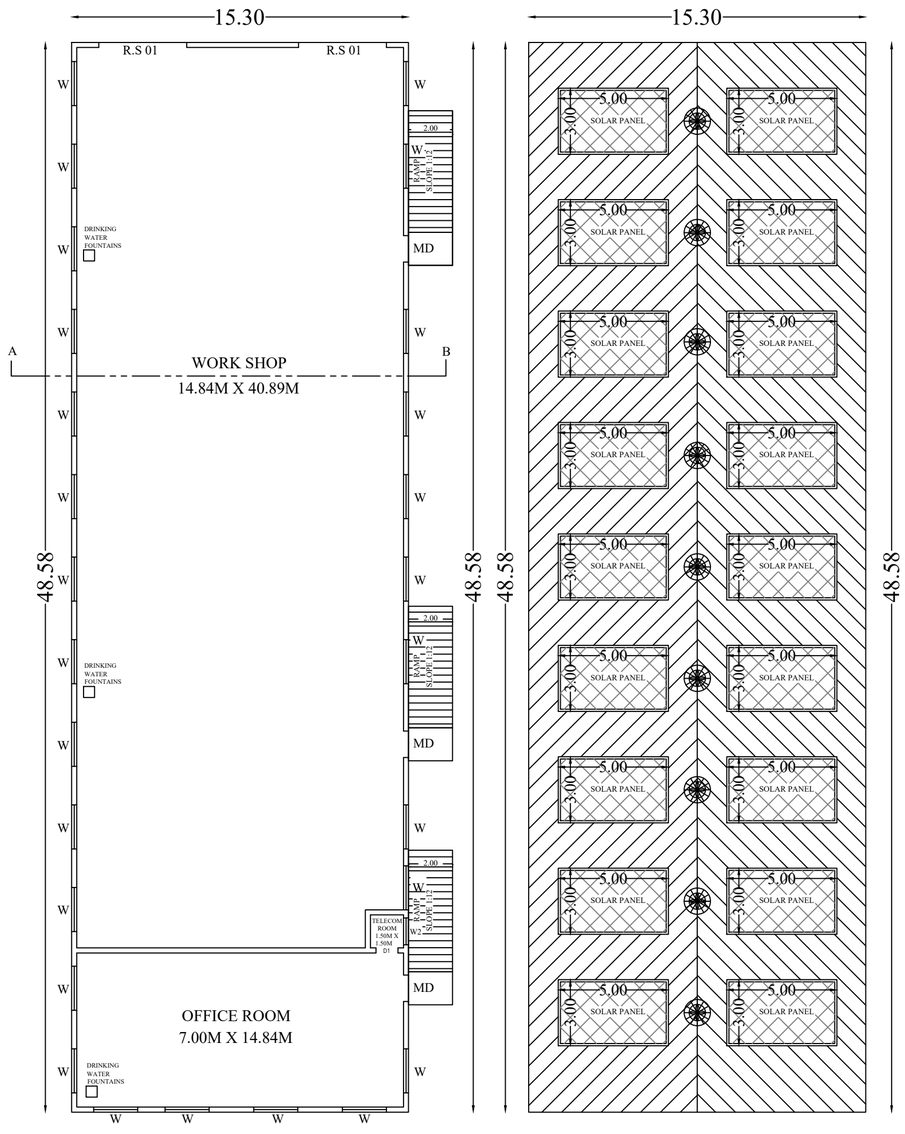


SECTION AB



SEPTIC TANK AND TRENCH & U TRAP ADOPTED

JOINERY DETAILS		
MD	MAIN DOOR	1.20 x 2.10
D	DOOR	1.00 x 2.10
SD	SLIDING DOOR	1.00 x 2.10
D1	DOOR	0.76 x 2.10
W	WINDOW	2.00 x 1.50
V	VENTILATOR	1.00 x 0.50



GROUND FLOOR PLAN

ROOF PLAN

Planning Permission Number :SWP/BP/DTCP (VNR)NO. 44/2026

Application Number: SWP/BPA/907807/2026

SRI RAMJI INFRA PRIVATE LIMITED
KOVILANGULAM, VIRUDHUNAGAR (D.T) 626107
(Engineering and Fabrication unit)

AS PER G.O.(Ms).NO. 154 DATED:07.10.2025

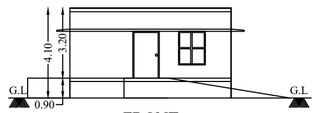
HOUSING AND URBAN DEVELOPMENT [UD4(1)] DEPARTMENT

CATEGORY OF THE INDUSTRY - WHITE

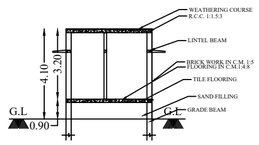
Engineering and Fabrication units (dry process without any heat treatment /metal surface finishing operations / painting)

THE MAXIMUM QUANTITY OF THE PROPOSED MACHINERY- 57HP

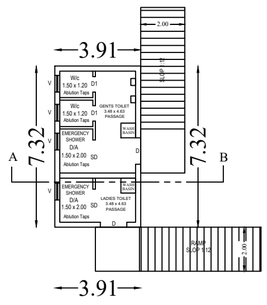
BLOCK-02 (TOILED BUILDING)



FRONT ELEVATION

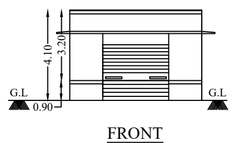


SECTION AB

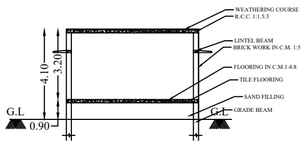


GROUND FLOOR PLAN

BLOCK-03 (EB ROOM)



FRONT ELEVATION



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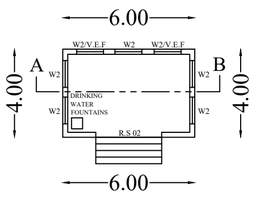

GROUND FLOOR PLAN

PROPOSED BUILDING AREA DETAILS (FOR APPROVAL)

DESCRIPTIONS	H.T OF BUILDING (M)	F.S.I AREA (SQM)	NON-F.S.I AREA (SQM)	TOTAL AREA (SQM)	TOTAL AREA (SQFT)
AREA OF THE GROUND FLOOR BLOCK - 01 (MAIN BUILDING)	9.00	743.27	0.00	743.27	8000.56
AREA OF THE GROUND FLOOR BLOCK - 02 (TOILET BUILDING)	4.10	28.62	0.00	28.62	308.07
AREA OF THE GROUND FLOOR BLOCK - 03 (EB ROOM)	4.10	24.00	0.00	24.00	258.34
TOTAL AREA		795.89	0.00	795.89	8566.97

PLOT COVERAGE = $\frac{795.89}{4600.00}$ X100 = 17.30%

FLOOR SPACE INDEX = $\frac{795.89}{4600.00}$ =0.17 < 2.00

PARKING AREA DETAILS

DESCRIPTION	REQUIRED	PROVIDED
01 CAR SPACE FOR EVERY 150SQ.M OF OFFICE FLOOR AREA	01 NOS	03 NOS
01 TWO-WHEELER SPACE FOR EVERY 75SQ.M OF WORKSHOP FLOOR AREA	09 NOS	10 NOS
01 CYCLE SPACE FOR EVERY 75SQ.M. OF WORKSHOP FLOOR AREA	09 NOS	10 NOS
01 LORRY SPACE FOR EVERY 750SQ.M. OF WORKSHOP FLOOR AREA	01 NOS	02 NOS

OSR AREA DETAILS

REQUIRED OSR AREA = 460.00 SQ.M (10%)

PROVIDED OSR AREA= 460.80 SQ.M (10.02%)

NOTE

1. ALL DIMENSIONS ARE IN M
2. RAINWATER COLLECTION WELLS WILL BE PROVIDED
3. FIRE FIGHTING ARRANGEMENTS WILL BE PROVIDED
4. EMERGENCY ALARMS WILL BE PROVIDED
5. DRINKING WATER WILL BE PROVIDED
6. GROUND WATER SUMPS WILL BE RPOVIDED
7. FILTERED RAIN WATER SUMPS WILL BE PROVIDED
8. EXHAUST FAN PROVISION IS MADE AT TOILET & WASH
9. SOLAR WATER HEATING SYSTEM PROVIDED
10. RAINWATER HARVESTING FACILITIES PROVIDED
11. WASTE WATER RECYCLING TRENCH AND TANK PROVIDED
12. SEWAGE TREATMENT PLANT PROVIDED
13. FA-FIRE ALARM PROVIDED
14. FE-FIRE SAFETY MEASURES PROVIDED

APPLICANT SIGNATURE:

Er. M. RANJITHKUMAR, M.E.,(STRUCT)
REGISTERED ENGINEER GRADE-II
(Reg. No. RE 01/2026 - VNR DTCP)
RK BUILDERS & LAND DEVELOPERS
ARUPPUKOTTAI - 626 101
Mob: 70103 66343, 84389 96343

REGISTERED ENGINEER

Er. M. RANJITHKUMAR, M.E. (STRUCT)
STRUCTURAL ENGINEER GRADE-I
(Reg. No. RSE 01/2026 - VNR DTCP)
RK BUILDERS & LAND DEVELOPERS.
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STRUCTURAL ENGINEER

MEASUREMENT IN METER

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF STEEL FABRICATION INDUSTRY BUILDING (WHITE INDUSTRY) IN SF.NO:136/2 AT KOVILANGULAM VILLAGE & PANCHAYAT, ARUPPUKOTTAI UNION & TALUK, VIRUDHUNAGAR DISTRICT.

APPLICANT NAME:M/S THE DIRECTOR, SRI RAMJI INFRA PRIVATE LIMITED

N
W E
S

SCALE 1:600

SHEET NO.:2/2

AREA DETAILS

AS PER PATTA AREA - 4600.00SQ.M

AS PER FMB AREA - 4600.00SQ.M

AS PER DOCUMENT AREA - 4600.00SQ.M

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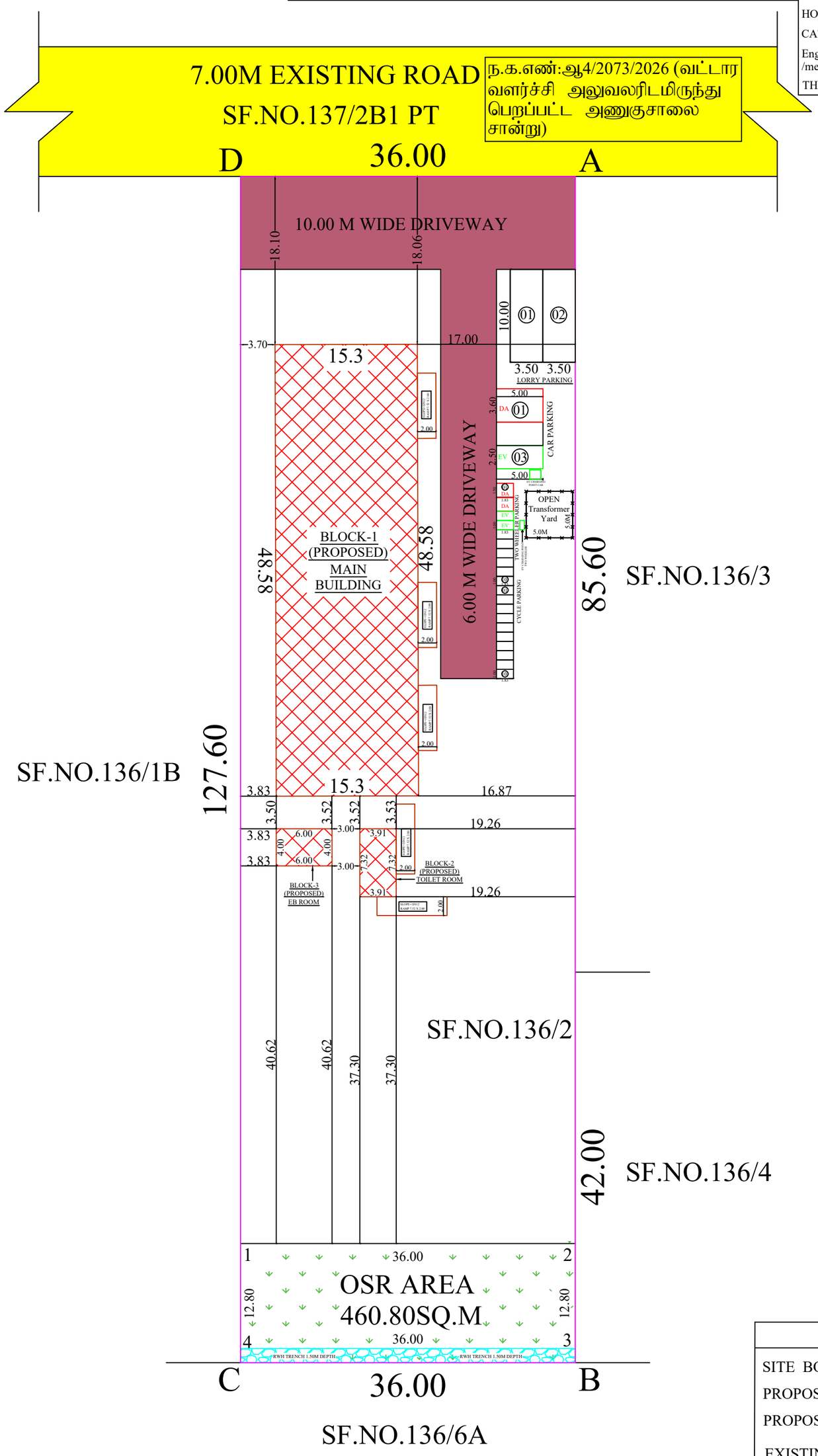

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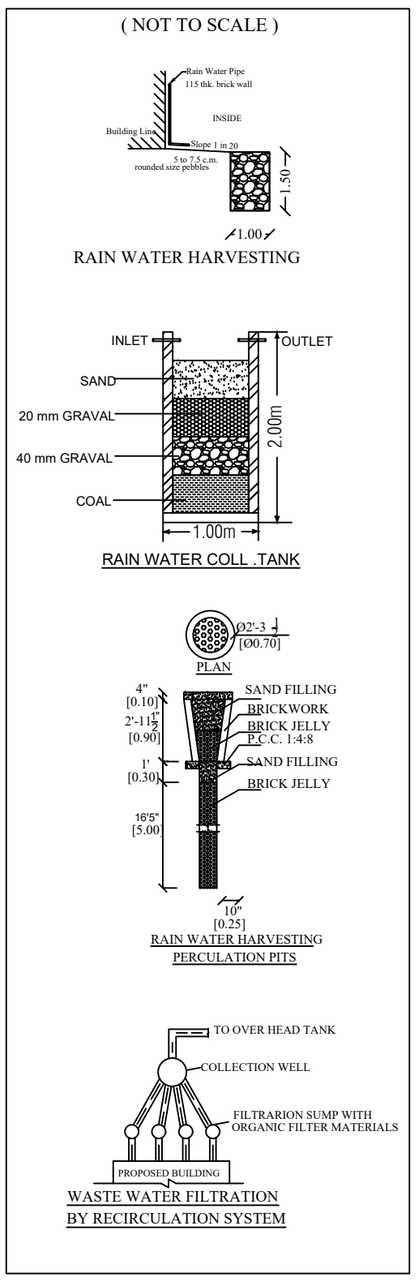
(NOT TO SCALE)



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ARUPPUKOTTAI - 626 101
Mob: 70103 66343, 84389 96343

REGISTERED ENGINEER

LAND DETAILS

SF.NO	AREA(HECT.)
136/2	0.46.00

Er. M. RANJITHKUMAR, M.E. (STRUCT)
STRUCTURAL ENGINEER GRADE-I
(Reg. No. RSE 01/2026 - VNR DTCP)
RK BUILDERS & LAND DEVELOPERS.
ARUPPUKOTTTAI - 626 101
Mob: 70103 66343, 84389 96343

STRUCTURAL ENGINEER

SITE PLAN COLOUR LEGENDS

SITE BOUNDARY	-	
PROPOSED BUILDING BOUNDARY	-	
PROPOSED BUILDING	-	
EXISTING ROAD	-	

MEASUREMENT IN METER

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

Verified RealEstate
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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.