Verified RealEstate™

REFERENCE
2026-2027

ISSUED
21 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 434

Appayanaickenpatti

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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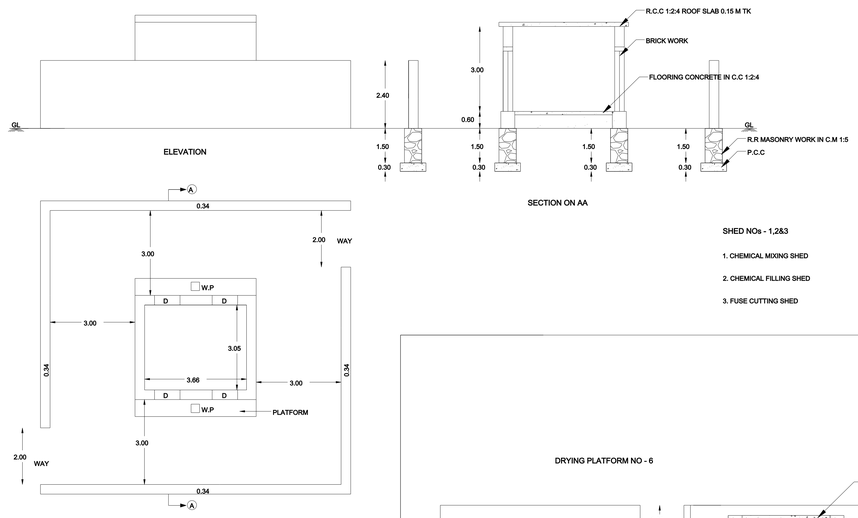
DIGITALLY VERIFIED RECORD

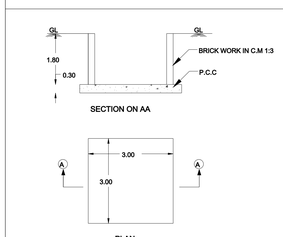


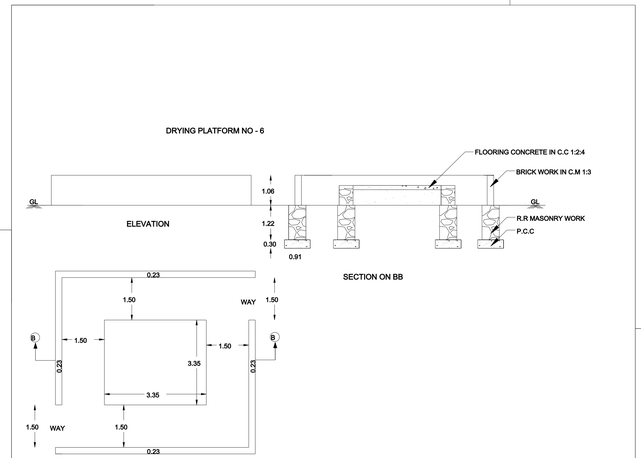
SHED NOs - 1,2&3

1. CHEMICAL MIXING SHED

2. CHEMICAL FILLING SHED

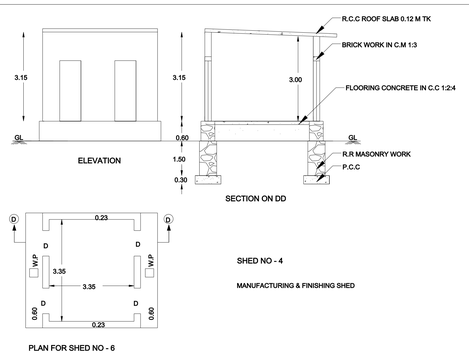
3. FUSE CUTTING SHED





SHED NO - 5

MANUFACTURING & FINISHING SHED

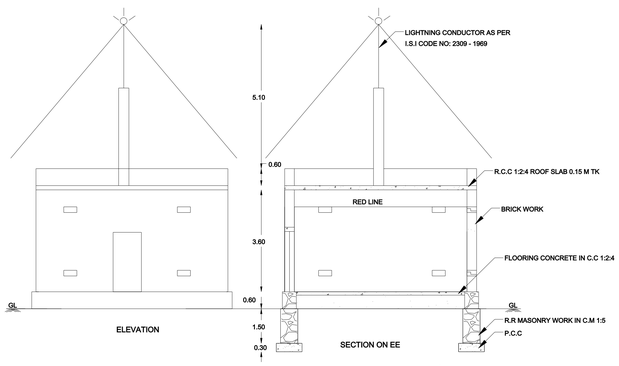


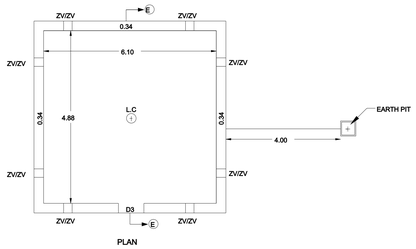
SHED NO - 4

MANUFACTURING & FINISHING SHED

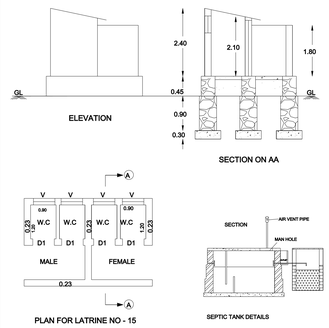
SHED NO - 8

STORE ROOM (50 K.G.S)





LATRINE NO - 15



REFERENCE

D - DOOR : 1.00MX2.14M

D1 - DOOR : 0.76MX2.14M

W - WINDOW : 0.90MX1.35M

V - VENTILATOR : 0.45MX0.60M

W.P - WATER PIT : 0.30MX0.30M

ZV - Z TYPED VENTILATOR 22.50 x 11.25CM SIZE FITTED WITH A FRAME OF IRON BARS SET FIRMLY IN THE WALL ON THE OUTER FACE. THE INNER OPEINING TOBE PROTECTED WITH BRASS WIRE GAUGE OF 3 MESH.

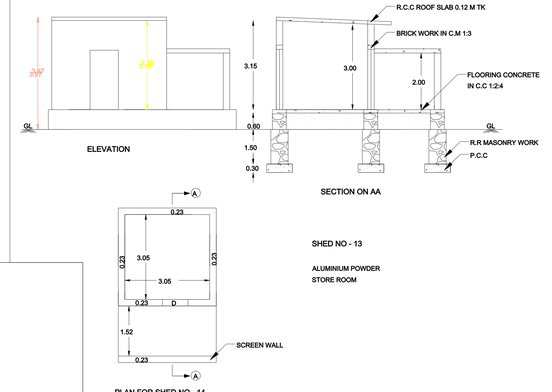
L.C - LIGHTNING CONDUCTOR AS PER ISI CODE NO : 2309 - 1969

RED LINE - 12MM TH. RED LINE MARKED IN THE INNER WALL 3M. HT. FROM THE FLOOR OF THE STORE ROOM.

ALL DOORS & WINDOWS ARE OPENING OUTWARDS

ALL DIMENSIONS ARE IN METRES.

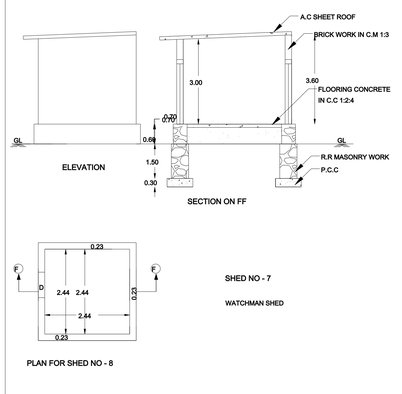
SCALE - 1 : 100



SHED NO - 13

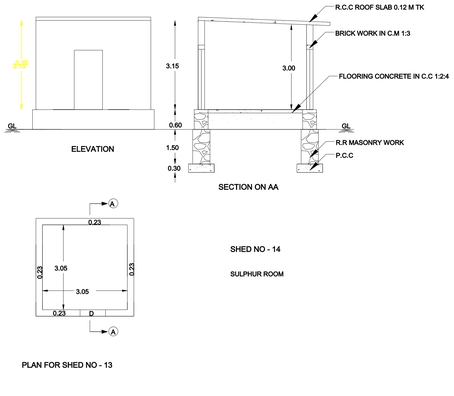
ALUMINIUM POWDER

STORE ROOM



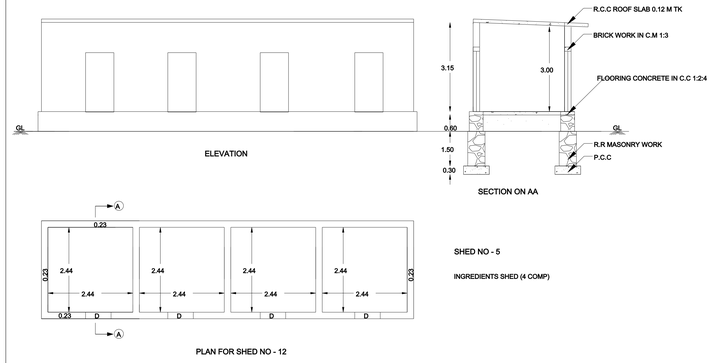
SHED NO - 7

WATCHMAN SHED



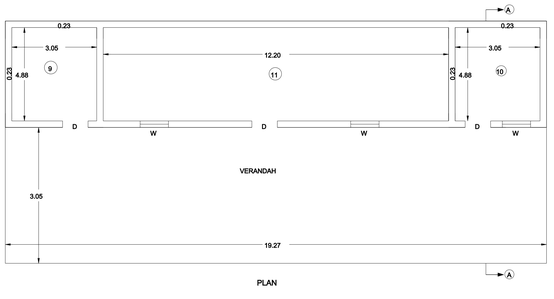
SHED NO - 14

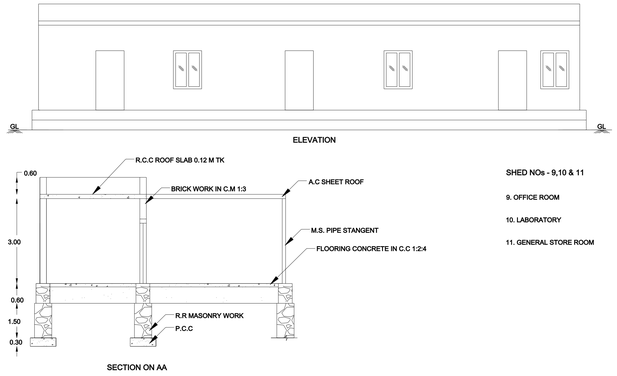
SULPHUR ROOM



SHED NO - 5

INGREDIENTS SHED (4 COMP)





SHED NOs - 9,10 & 11

9. OFFICE ROOM

10. LABORATORY

11. GENERAL STORE ROOM

CONSTRUCTION PLAN SHOWING THE PROPOSED CONSTRUCTION FIREWORKS FACTORY BUILDING SITUATED AT SURVEY NOS. 434/1A,434/1B,434/1C AND 435/3 OF APPANAIKANPATTI VILLAGE AND PANCHAYAT, VEMBAKOTTAI UNION, VEMBAKOTTAI TALUK, VIRUDHUNAGAR DISTRICT, TAMILNADU.

LICENSE :- SRI KAVIDEVI FIREWORKS FACTORY.

NO. OF PARTNERS - 2

NAME OF PARTNERS:-

1. M.PANDARASAMY, S/O. M.MARIAPPAN.
2. M.MUNIYASAMY, S/O. M.MARIAPPAN.

For SRI KAVIDEVI FIREWORKS FACTORY,

(M.PANDARASAMY.)

AUTHORIZED PERSON & PARTNER.

SRI UTM CONSTRUCTION

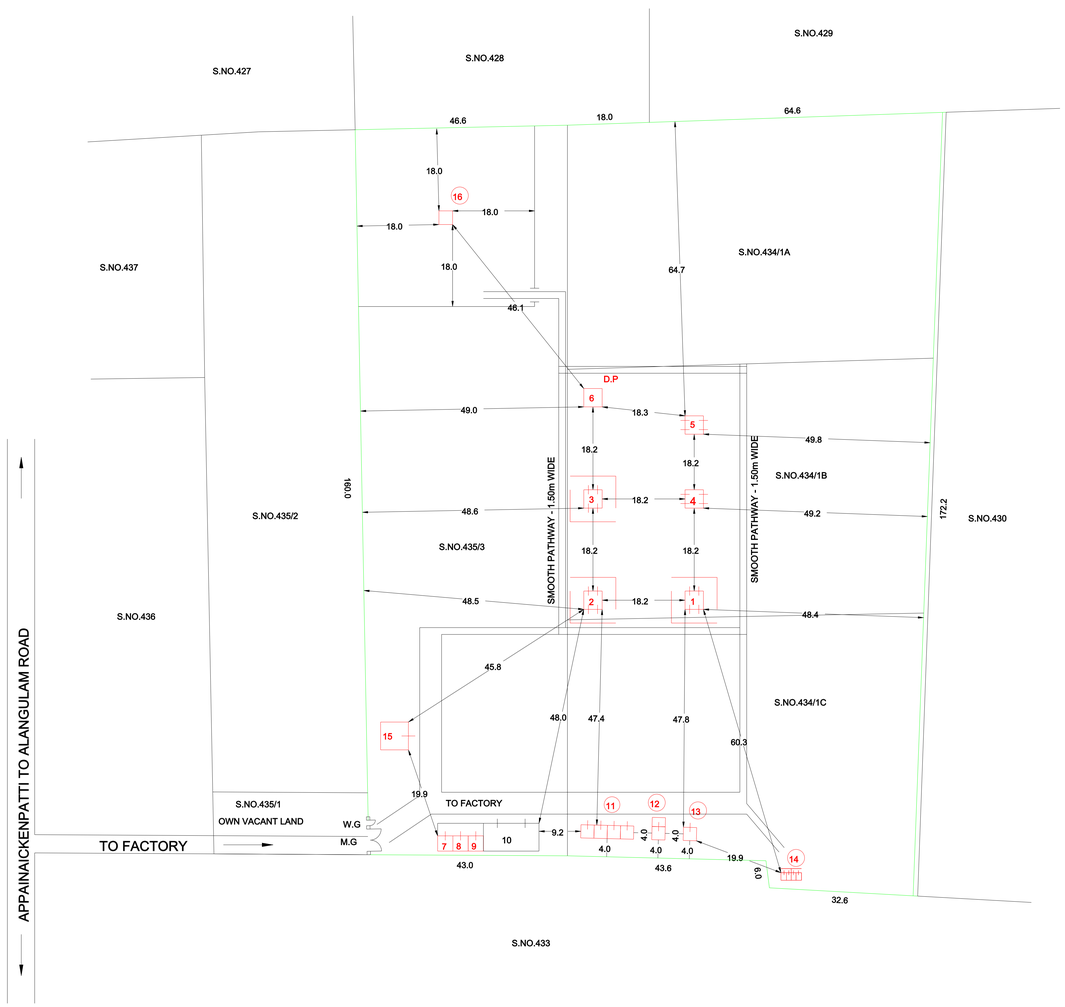
S.SATHEESHKUMAR.DCE.,
SRI UTM CONTRUCTION
REG NO.129/LS/2023/00019
1/624-4, ROSE COMPEX,
SIVAKASI MAIN ROAD,
VEMBAKOTTAI - 626131.
CELL - 8072224867
E-MAIL - sutmc155@gmil.com

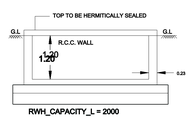
ENGINEER

SHED Nos.	DESCRIPTION	NO. OF SHED	INNER DIMENSIONS IN METERS	QUANTITY AT A TIME IN KGS.		NO. OF WORKERS	
				EACH	TOTAL	EACH	TOTAL
1	CHEMICAL MIXING	1	3.66 X 3.05	2.5 2.5 2 2			
2	CHEMICAL FILLING	1	3.66 X 3.05	2.5 2.5 2 2			
3	FUSE CUTTING	1	3.66 X 3.05	2.5 2.5 2 2			
4,5	MANUFACTURING AND FINISHING	2	3.35 X 3.35	2.5 5.0 4 8			
6	DRYING PLATFORM	1	3.35 X 3.35	2.5 2.5 --- ---			
7	WATCHMEN SHED	1	2.44 X 2.44	--- --- --- ---			
8	STORE ROOM (50 Kgs.)	1	6.10 X 6.10	--- --- --- ---			
9	OFFICE	1	3.35 X 4.88	--- --- --- ---			
10	LABORATORY	1	3.35 X 4.88	--- --- --- ---			
11	GENERAL STORE ROOM	1	12.20 X 3.35	--- --- --- ---			
12	INGREDIENT SHED (4 COMP.)	1	2.44 X 2.44	--- --- --- ---			
13	ALUMINIUM POWDER ROOM	1	3.05 X 3.05	--- --- --- ---			
14	SULPHUR ROOM	1	3.05 X 3.05	--- --- --- ---			
16	MALE & FEMALE LATRINE	1	2X1.80X1.20	--- --- --- ---			
17	WASTE BURNING PIT (5 Kgs.)	1	3.00 X 3.00	--- --- --- ---			

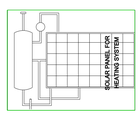
GUN POWDER - 7.50 Kgs.
FIREWORKS - 7.50 Kgs.
TOTAL - 15.0 Kgs.

TOTAL AREA OF LAND - 20487.00 SM
TOTAL AREA OF BUILDING - 176.53 SM





RWH SECTION



SOLAR PLAN

NO. OF PARTNERS - 2
NAME OF PARTNERS:-

1. M.PANDARASAMY, S/O. M.MARIAPPAN.
2. M.MUNIYASAMY, S/O. M.MARIAPPAN.

REFERENCE

- SITE BOUNDARY
- FACTORY BUILDING
- SMOOTH PATHWAY - 1.50m WIDE
- BARBED WIRE FENCE-2m HEIGHT.
- M.G - MAIN GATE
- ALL DIMENSIONS ARE IN METERS

SCALE:- 1:800

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION FIREWORKS FACTORY BUILDING SITUATED AT SURVEY NOS. 434/1A,434/1B,434/1C AND 435/3 OF APPANAIKANPATTI VILLAGE AND PANCHAYAT, VEMBAKOTTAI UNION, VEMBAKOTTAI TALUK, VIRUDHUNAGAR DISTRICT, TAMILNADU.

LICENSE :- SRI KAVIDEVI FIREWORKS FACTORY.

For SRI KAVIDEVI FIREWORKS FACTORY,

(M.PANDARASAMY.)
AUTHORIZED PERSON & PARTNER.

APPLCANT

S.SATHEESHKUMAR.DCE.,
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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

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.