

PP

APPROVAL RECORD

# Planning Permission

Madurai district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

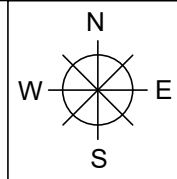
**Rural Panchayat**

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.

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி  
மதுரை உள்ளூர் திட்ட குழுமம்  
மதுரை-625017  
ந.க.எண்: **SWP/BPA/769576/2026**  
உத்தரவில் கண்டுள்ளவாறு  
நிபந்தனைகளுக்குட்பட்டு "A" TO "J" வரை என  
எல்லையிட்டு திருத்திய மனையிட ஒப்புதலும்,  
கட்டிடத்திற்கு திருத்திய திட்ட அனுமதியும்  
அளிக்கப்படுகிறது  
ம.வ/ம.உ.தி.கு எண்: 119/2026  
திட்ட அனுமதி எண்: 126A/2026



THE SITE PLAN SHOWING THE REVISED AND ADDITIONAL  
EXISTING CONSTRUCTION OF A GODOWN BUILDING IN  
R.S NO: 81/18, 82/1B1, 2B1,3A,4, AT VIRAHANUR VILLAGE AND  
VIRAHANUR PANCHAYAT, THIRUPPARANKUNDAM UNION,  
MADURAI SOUTH TALUK, MADURAI DISTRICT.

SHEET NO: 1/2

EARLY APPROVAL DETAIL

FILE NUMBER : SWP/BPA/313501/2024  
LP/MLPA No : 252/2024 DATE:14/8/2024  
Planning Permission No : 280A/2024 to 280B/2024

AREA STATEMENT

SCALE:1:300

SITE AREA DETAIL:-

| SL.NO | R.S.NO                 | AREA<br>Sqm<br>(AS PER PATTI) | AREA<br>Sqm<br>(AS PER DOC) | AREA<br>Sqm<br>(AS PER SITE) |
|-------|------------------------|-------------------------------|-----------------------------|------------------------------|
| 1     | 81/18, 82/1B1,2B1,3A,4 | 3295.00 sqm                   | 3290.00 sqm                 | 3280.00 sqm                  |

BUILDING AREA DETAIL:-

| BLOCK DETAILS | S.NO | FLOOR DETAILS | FSI<br>(Sqm) | NON-FSI<br>(Sqm) | TOTAL<br>(Sqm) |
|---------------|------|---------------|--------------|------------------|----------------|
| BLOCK - 1     | 1    | GROUND FLOOR  | 1644.88 sqm  | -                | 1644.88 sqm    |
|               | 2    | FIRST FLOOR   | 101.52 sqm   | -                | 101.52 sqm     |
|               | 3    | SECOND FLOOR  | 58.50 sqm    | -                | 58.50 sqm      |
| TOTAL AREA    |      |               | 1804.90 sqm  | -                | 1804.90 sqm    |

FSI =  $\frac{\text{TOTAL BUILD UP AREA AS PER FSI RULE}}{\text{SITE AREA}} = \frac{1804.90 \text{ SQ.M}}{3280.00 \text{ SQ.M}} = 0.55 < 2.0$

GODOWN AREA - 1543.36 sqm

OFFICE AREA - 260.02 sqm

PARKING DETAIL

LORRY PARKING REQUIRED = 5 NOS. LORRY PARKING PROVIDED = 5 NOS  
CAR WHEELER PARKING REQUIRED = 3 NOS. CAR WHEELER PARKING PROVIDED = 4 NOS.  
TWO WHEELER PARKING REQUIRED = 11 NOS. TWO WHEELER PARKING PROVIDED = 11 NOS.

SCHEDULE OF JOINERIES

| TYPE | DESCRIPTION       | METRE       | FIRE SAFETY        | MAN POWER      |
|------|-------------------|-------------|--------------------|----------------|
| RS   | ROLLING SHUTTER   | 6.33 X 4.57 | FIRE EXTINGUISHERS | MEN - 10 NOS   |
| RS-1 | ROLLING SHUTTER-1 | 5.75 X 4.57 |                    |                |
| O    | OPEN              | 1.52 X 2.13 | FIRE ALARM         | WOMEN - 10 NOS |
| D    | DOOR              | 0.91 X 2.13 |                    |                |
| D1   | DOOR              | 0.76 X 2.13 |                    |                |
| W    | WINDOW            | 1.82 X 1.33 |                    |                |
| V    | VENTILATOR        | 3.04 X 1.21 | FIRE ALARM         |                |
| V1   | VENTILATOR-1      | 0.91 X 0.60 |                    |                |

NOTE

1. FIRE EXTINGUISHER WILL BE PROVIDED.
2. EMERGENCY ALARM WILL BE PROVIDED.
3. LIGHTNING CONDUCTOR WILL BE PROVIDED.
4. SOLAR SYSTEM WILL BE PROVIDED.
5. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED.
6. FIRST AID BOX AND EXHAUSTEDFAN WILL BE PROVIDED.
7. ALL DOORS AND WINDOWS ARE OPEN OUT WARDS.
8. WASTE WATER RECYCLED &USED FOR GARDEN PURPOSED.

COLOUR INDEX

SITE AREA  
DRIVEWAY  
ROAD  
PRO.,

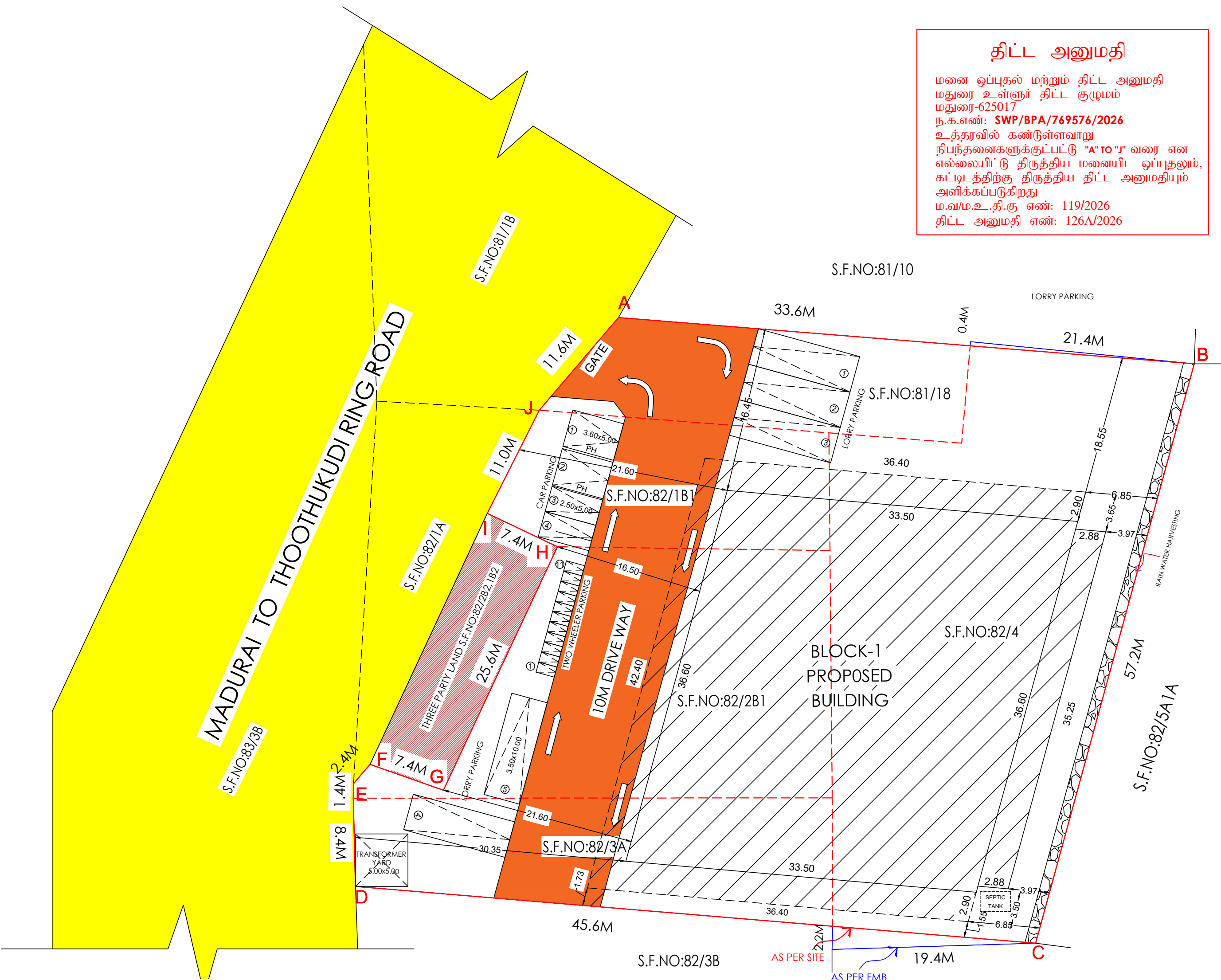
APPLICANT

Er. J. JAYAPANDI, M.E.,(Struct)  
Chartered Engineer & Structural Consultant  
JAY STRUCTURES  
Plot No 4, Jayam Complex  
Annamalaiyar Nagar  
Kulamangalam Main Road  
Keela Panangadi, Madurai-17  
Cell: 96267 06387, 81240 41222

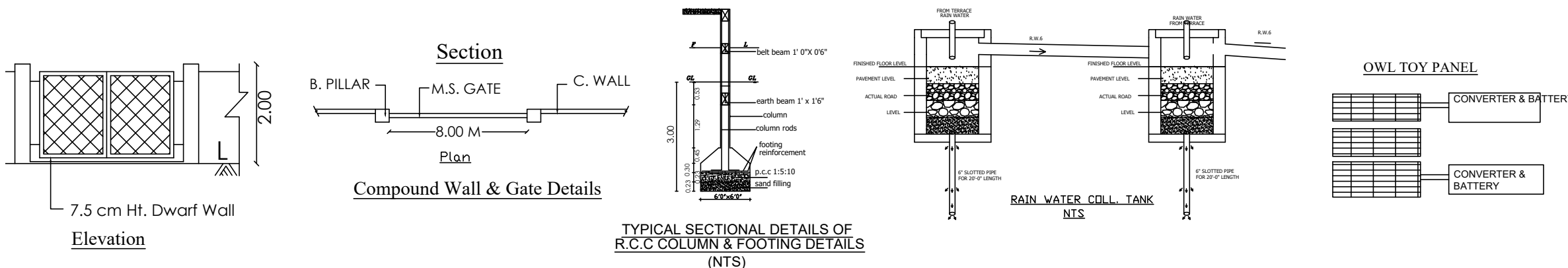
REGISTERED ENGINEER

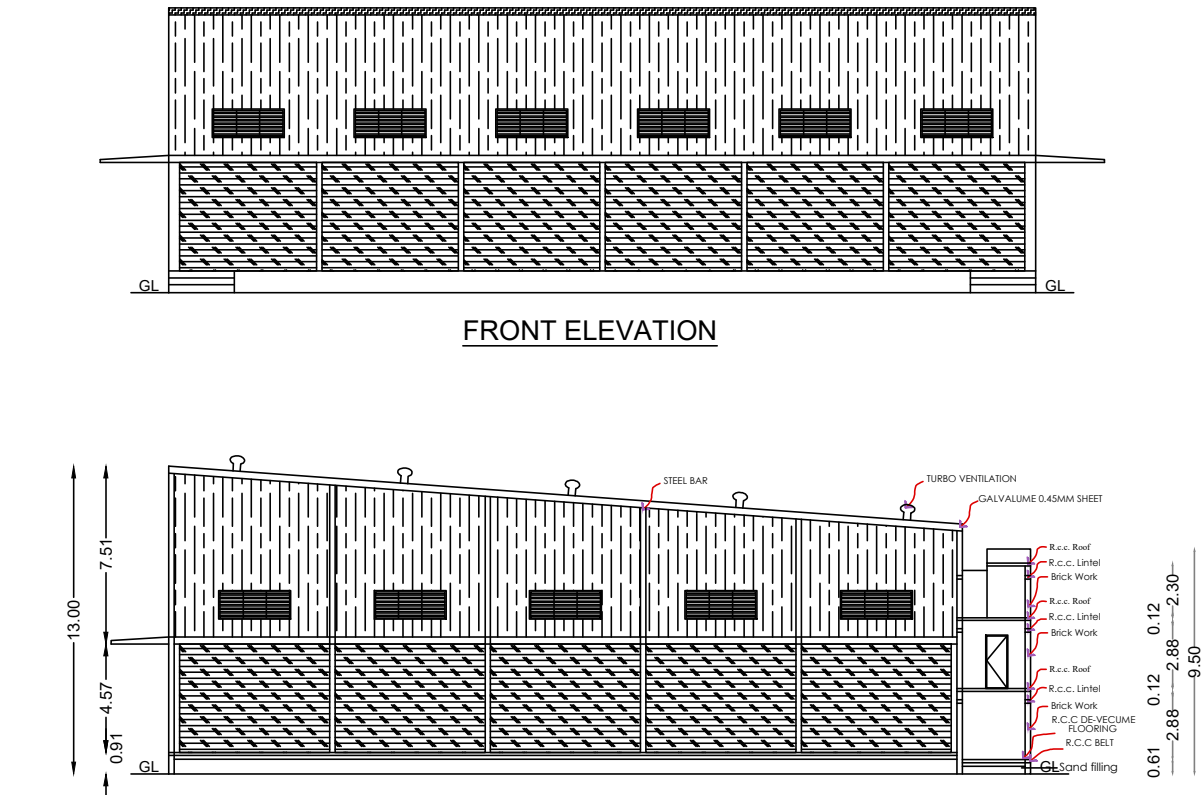
H.PANNEER SELVAM (E.E.# Softer),A.M.I.E  
Civil & Structural Consultant  
A.M.I.E. Reg.No - AM184463-9  
Registered Structural Engineer  
Reg.No: SE/GR-41/42/2024  
3/299, Santhi Plaza, Indian Bank Colony,  
Marayanasapuram, Madurai - 14,  
Mobile: 9994322756

STRUCTURAL ENGINEER



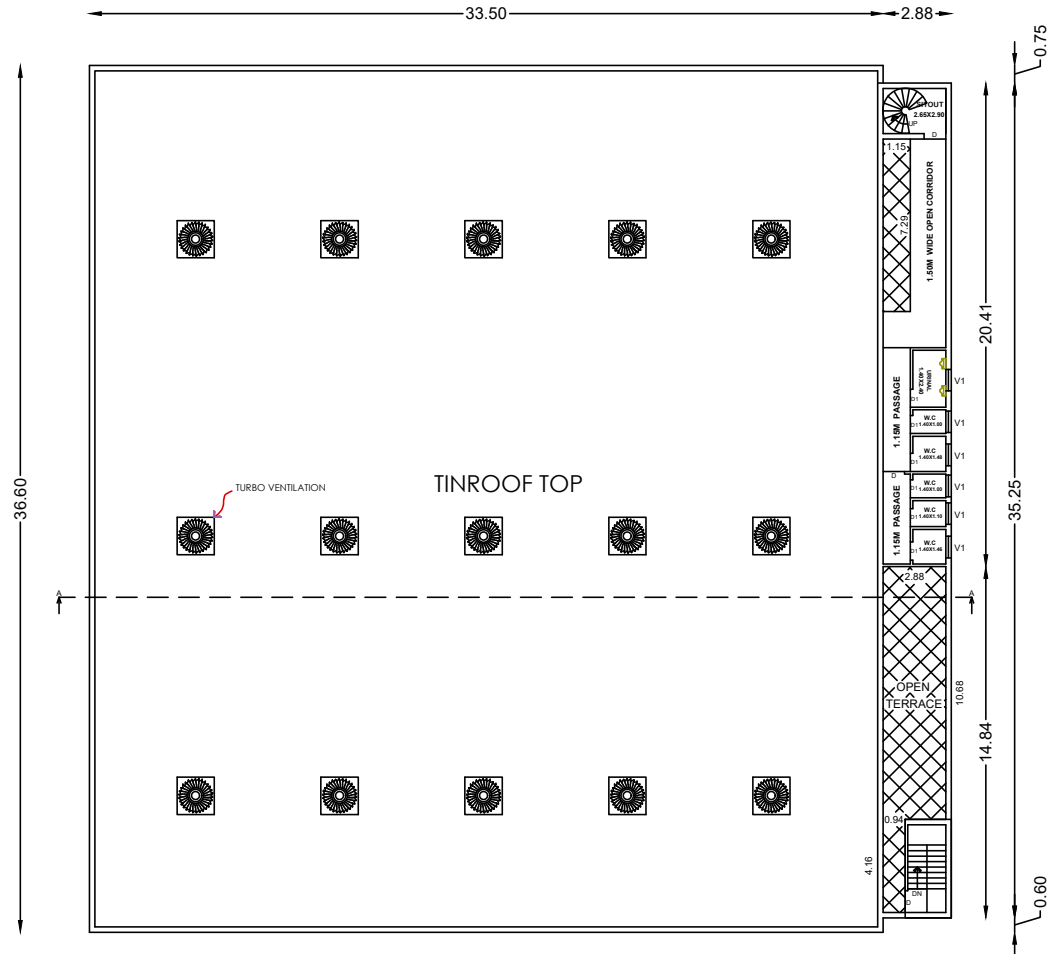
SITE PLAN





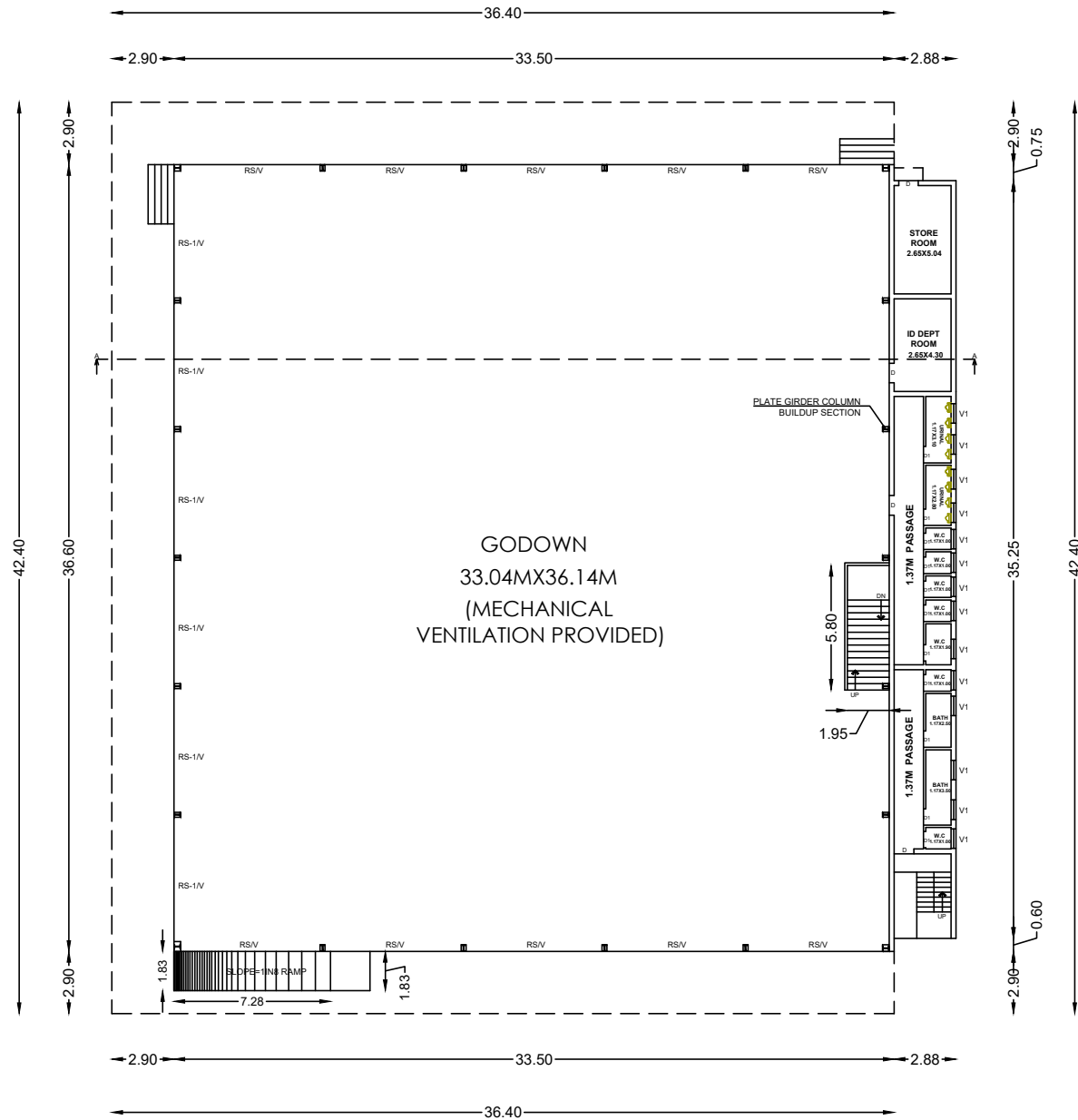
FRONT ELEVATION

SECTION A-A



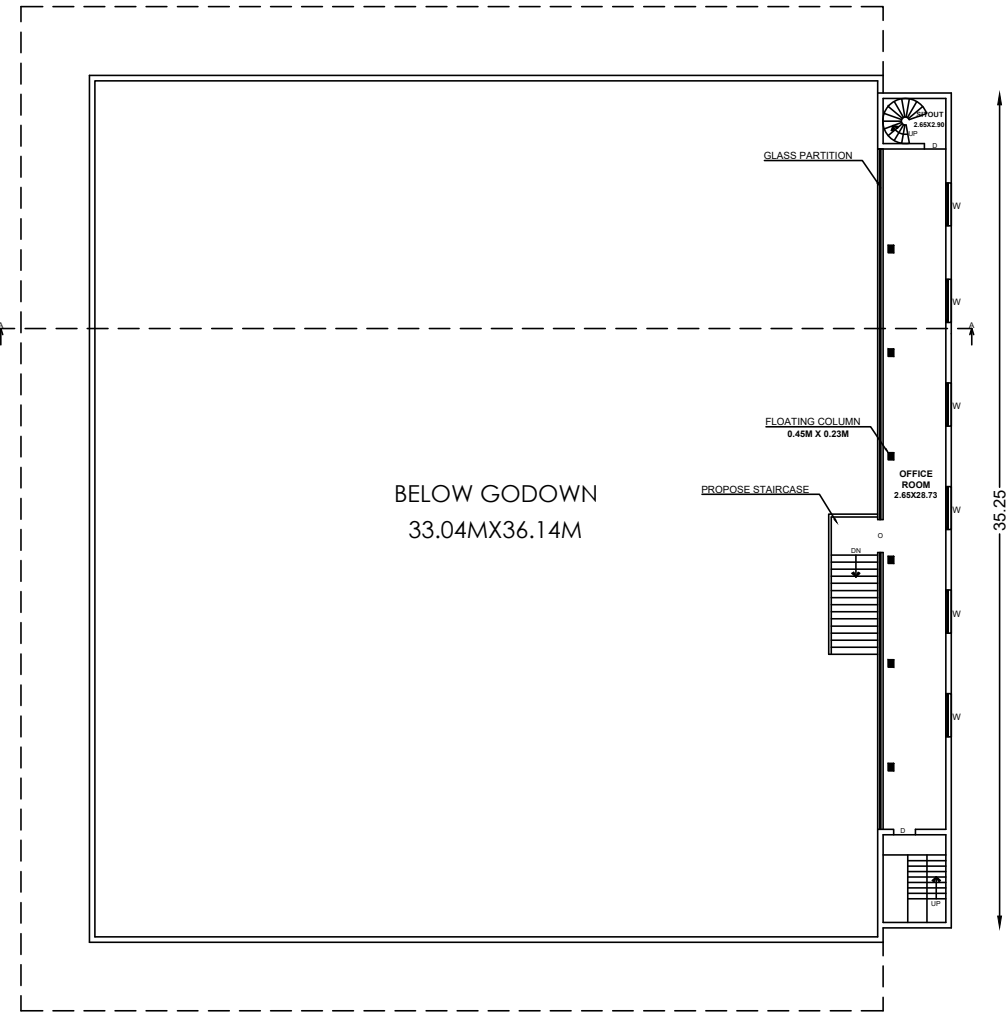
TINROOF TOP

SECOND FLOOR PLAN  
BLOCK-1

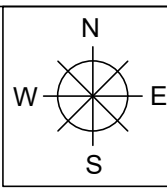
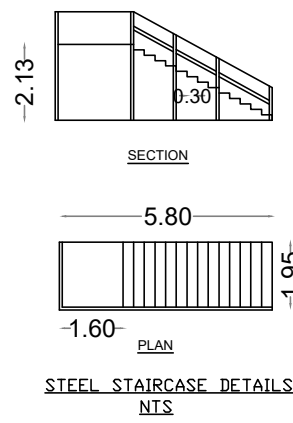
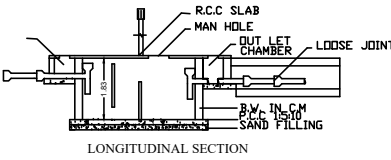
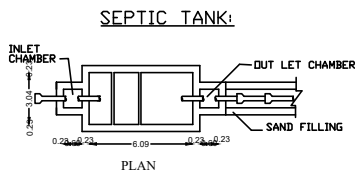
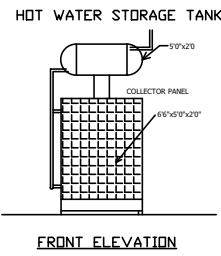
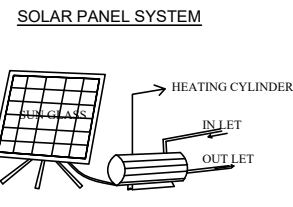
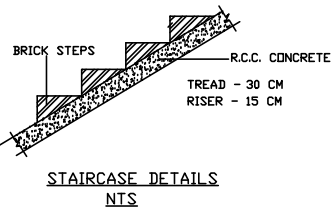


GROUND FLOOR PLAN

BLOCK-1



FIRST FLOOR PLAN



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Cell: 96267 06997, 81240 41222

REGISTERED ENGINEER

N.PANNEER SELVAM M.E., M.Sc(Rev), A.M.I.E  
Civil & Structural Consultant  
A.M.I.E., Reg.No - AM184463-9  
Registered Structural Engineer  
Reg.No: SEGR-4/142/2024  
3/290, Senthil Plaza, Indian Bank Colony,  
Marayanaur-m, Madurai - 14,  
Mobile: 9994322756

STRUCTURAL ENGINEER

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

