Verified RealEstate™

REFERENCE
01/2026-27

ISSUED
18 September 2026

PP APPROVAL RECORD

Planning Permission

Survey 29/11 and 2 more

Virusangkulam

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

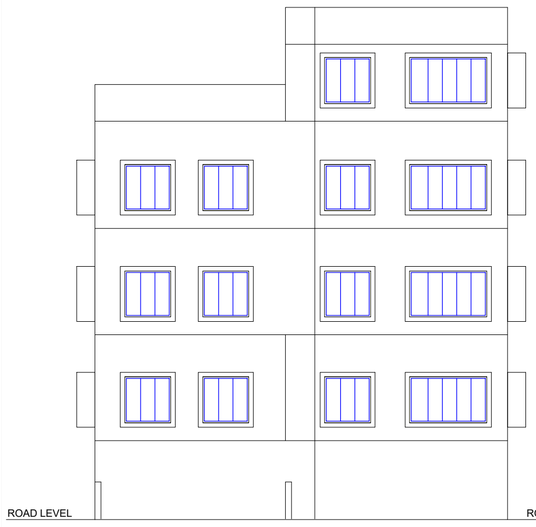
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

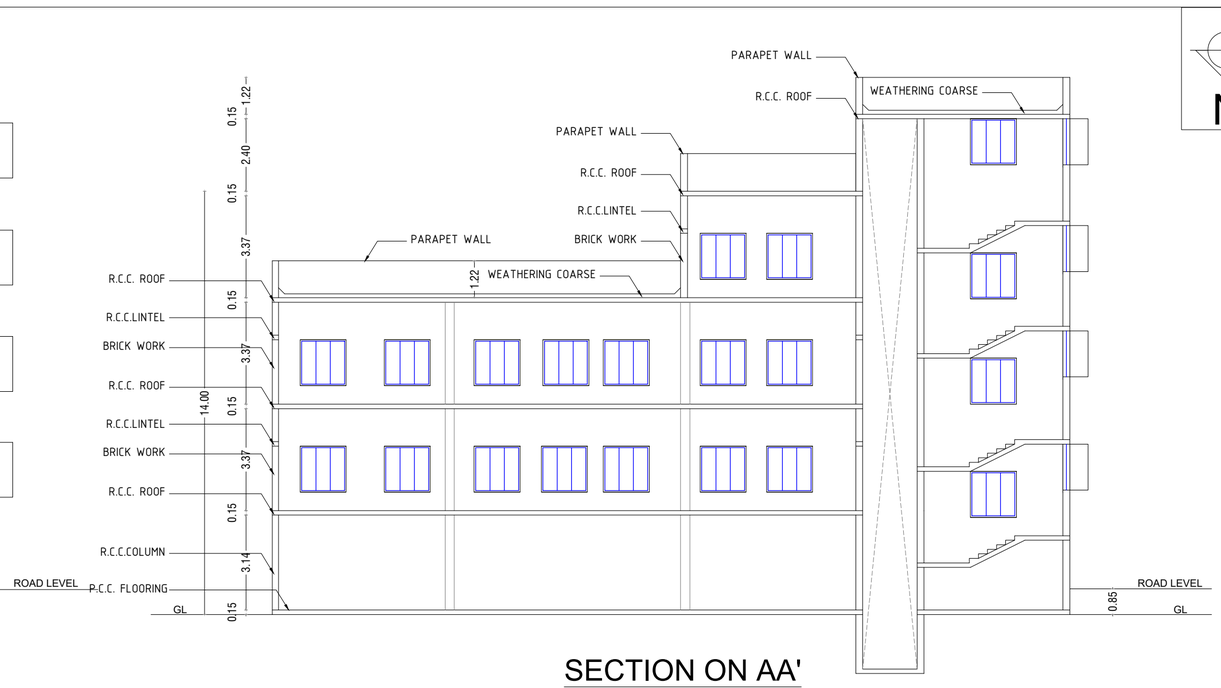
SHEET NO - 2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL (SHOP) BUILDING IN S.NO:29/11B1B, S.PULIYANKULAM VILLAGE ,VIRUSANKULAM VILLAGE PANCHAYAT,THIRUMANGALAM TALUK & PANCHAYAT UNION,MADURAI DISTRICT.

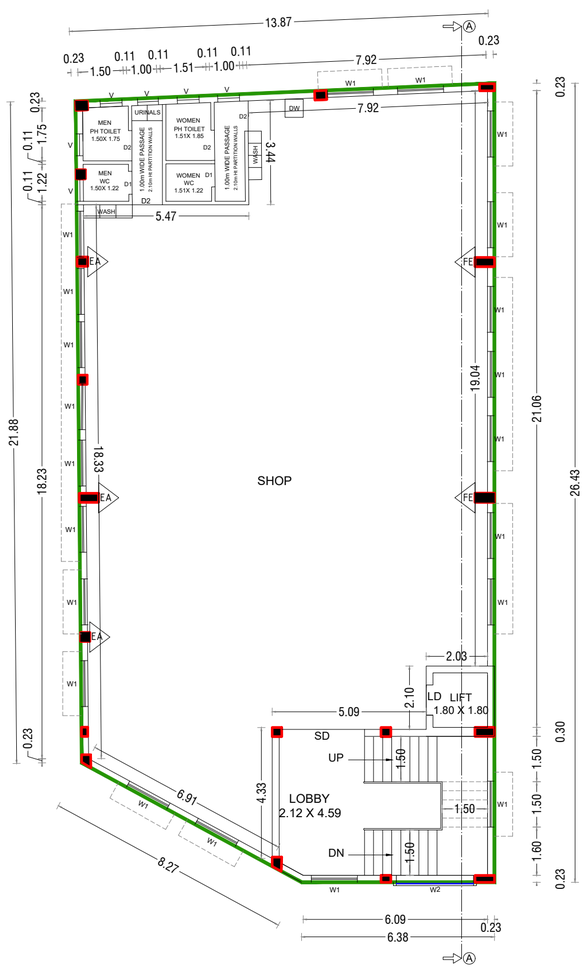
SCALE 1:100



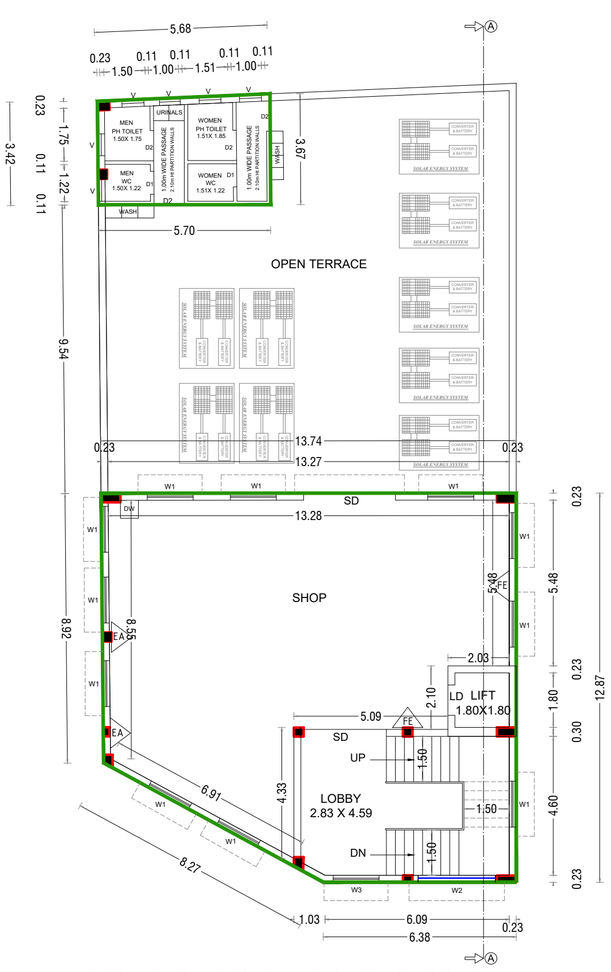
FRONT ELEVATION



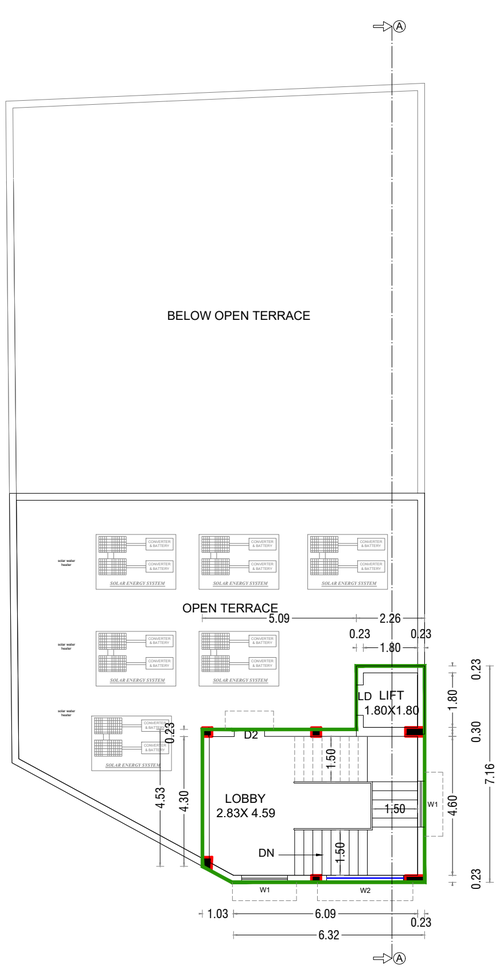
SECTION ON AA'



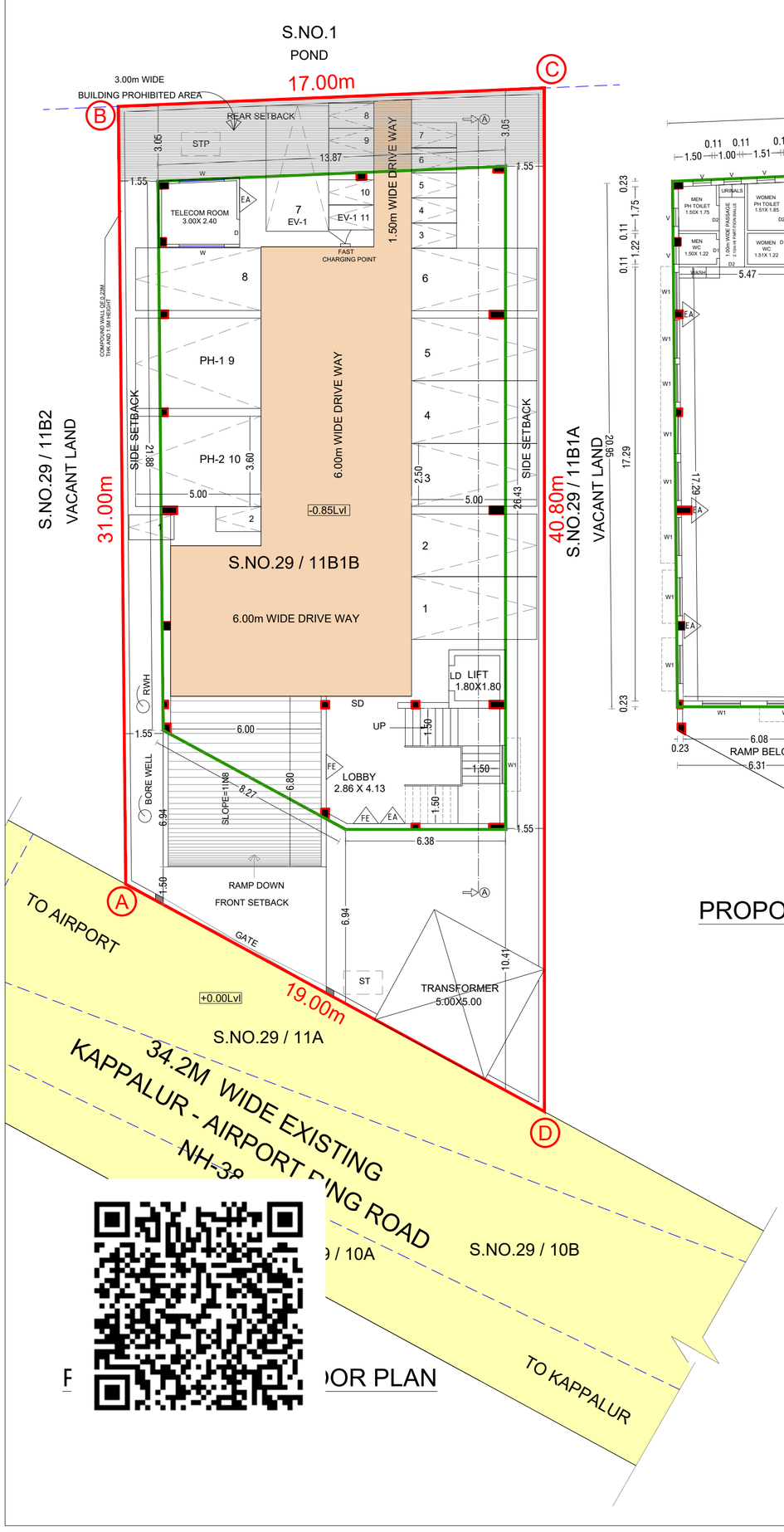
PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



PROPOSED TERRACE FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

AREA DETAILS

AREA OF THE SITE (AS PER DOCUMENT)	606.95Sqm
AREA OF THE SITE (AS PER PATTA)	607.00Sqm

AREA DETAILS

FLOOR DETAILS	FSI AREA Sqm	NON FSI AREA Sqm	TOTAL AREA Sqm
STILT FLOOR AREA	8.49	336.20	344.69
FIRST FLOOR AREA	327.99	-	327.99
SECOND FLOOR AREA	344.69	-	344.69
THIRD FLOOR AREA	181.93	-	181.93
HEAD ROOM AREA	-	41.49	41.49
TOTAL AREA	863.10	377.69	1240.79

FLOOR SPACE INDEX (F.S.I)	863.10 / 606.95	1.42 > 2.00
PLOT COVERAGE (PC)	863.10 / 606.95 X 100	142.20%

PARKING DETAILS FOR SHOP BUILDING

Annexure – IV PART-1 2(B) (SHOP BUILDING)

AREA = 863.10 Sq.m

VEHICLE	DESCRIPTION	AREA IN Sq.m	REQUIRED IN Nos	PROVIDED IN Nos
CAR	1 CAR SPACE FOR EVERY 75 Sq.m	647.33	09	09
TWO WHEELER	1 TWO WHEELER SPACE FOR EVERY 75 Sq.m	647.33	09	08
EV CAR	VISITORS CAR PARKING 10% PARKING EV CAR PARKING	09/100 X10 =0.9	01	01
EV TWO WHEELER	VISITORS TWO WHEELER PARKING 10% PARKING EV CAR PARKING	09/100 X10 =0.9	01	01

TOTAL REQUIRED CAR PARKING = 10Nos

TOTAL PROVIDED CAR PARKING = 10Nos

TOTAL REQUIRED TWO WHEELER PARKING = 10Nos

TOTAL PROVIDED TWO WHEELER PARKING = 10Nos

LABOUR DETAILS

NO OF MEN-30 Nos NO OF WOMEN-20 Nos

SANITARY DETAILS

NOTE

i) 1 WC for 15 Men ii) 1 WC for 10 Women iii) 2 Urinals for 21-45 men

iv) 1 Wash Basin for 25 Person v) 1 Drinking Water for 100 Person

WC REQUIRED	WC PROVIDED	URINALS REQUIRED	URINALS PROVIDED	WASH BASIN REQUIRED	WASH BASIN PROVIDED	D.WATER REQUIRED	D.WATER PROVIDED
04	12	02	06	02	12	01	03

COLOR INDEX

SITE EXISTING ROAD PROPOSED

DRIVE WAY CONSTRUCTION PROHIBIT AREA

JOINERY DETAILS

SD	DOOR	2.74 X 2.10
D1	DOOR	0.90 X 2.10
D	DOOR	0.76 X 2.10
LD	LIFT DOOR	1.00 X 2.10
D2	DOOR	1.00 X 2.10
W1	WINDOW	1.52 X 1.52
W2	WINDOW	2.44 X 1.52
W3	WINDOW	2.44 X 2.13
V	VENTILATOR	0.72 X 0.88

NOTE:

1. FIRE EXTINGUISHER WILL BE PROVIDED - FE
2. FIRE ALARM TO BE PROVIDED -FA
3. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED.
4. SOLAR SYSTEM TO BE PROVIDED.
5. STRUCTURE IS DESIGNED SAFELY FOR EARTH QUAKE RESISTANCE.
6. WASTE WATER TO BE CONNECTED TO UNDER GROUND SEWAGE SYSTEM
7. MECHANICAL VENTILATION TO BE PROVIDED

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர் திட்டகுழுமம் மதுரை-17 ந.க.எண்: SWP/BPA/917049/2026 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குப்பட்டு "A" முதல் "D" வரை எல்லையிடப்பட்டு மனையிடஒப்புதலும் கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.

ம.வ/ம.உ.தி.கு எண் :414/2026
திட்ட/அனுமதி எண் :438/2026

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APPLICANT

Er. V.SELVAKUMAR, M.E.
(Structural Engineer)
Consulting Engineer / Valuer
Registered Structural Engineer Grade-II
Reg.No. RE. 11/2021
Madurai Local Planning Authority
Mobile:9976764007 9578752288

REGISTER ENGINEER

Er. V.SELVAKUMAR, M.E.,
(Structural Engineer)
Consulting Engineer / Valuer
Registered Structural Engineer Grade-I(SE)
Reg.No. SE. 03/2021 (Gr.I)
Madurai Local Planning Authority
Mobile:9976764007, 9578752288

REGISTER
STRUCTURAL ENGINEER

K.T.S SENTHILRAAJA
SRI MEENAKSHI ASSOCIATES
DTCP Reg.No: CE 25/2025
M168, 40 House Street, Sector-6,
TNHB Colony, Koodalpudur, Madurai -17.

REGISTER
CONSTRUCTION ENGINEER

SHEET NO - 1

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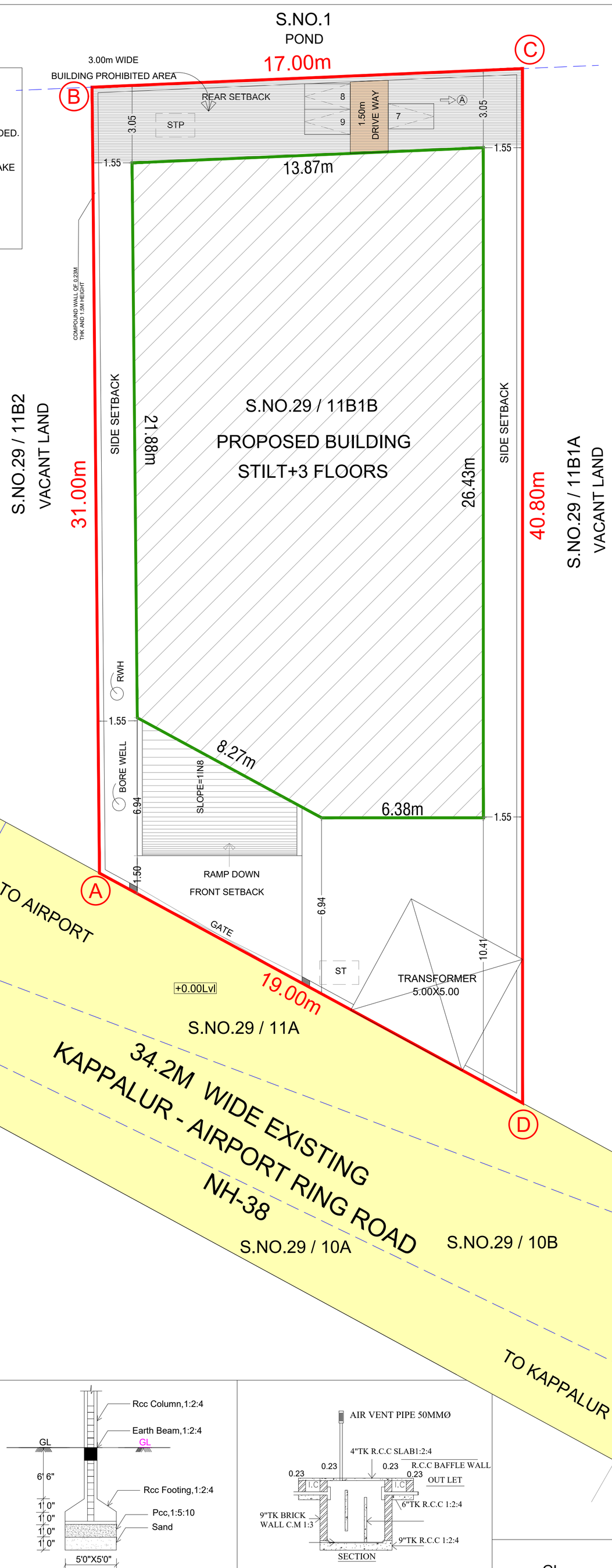

N

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COLOR INDEX

SITE | EXISTING ROAD | PROPOSED

DRIVE WAY | CONSTRUCTION PROHIBIT AREA

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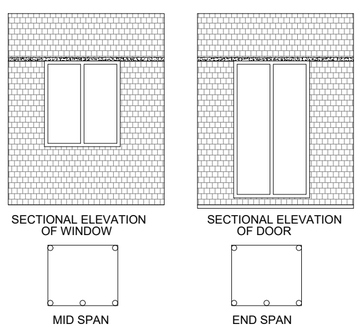
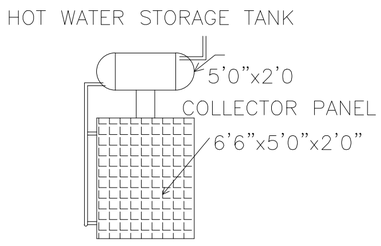




FRONT ELEVATION

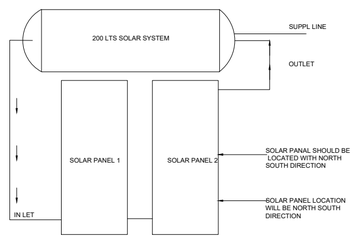
RCC COLUMN DETAILS

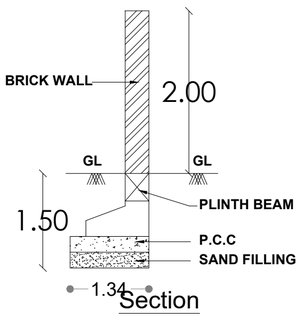
PLAN

SEPTIC TANK DETAILS

SCALE 1"=8'0"

TRIAL PIT





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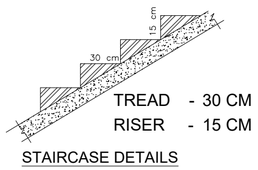
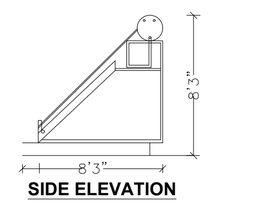
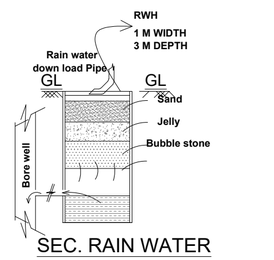


STAIRCASE DETAILS

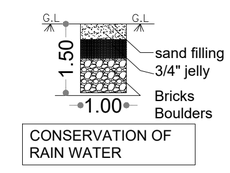


SOLAR WATER HEATING SYSTEM

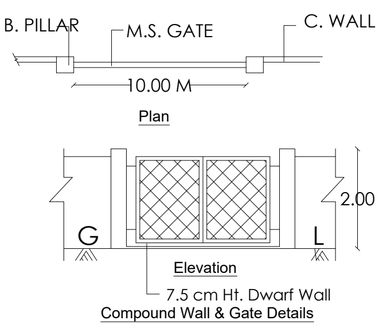
SCALE 1" = 8'0"



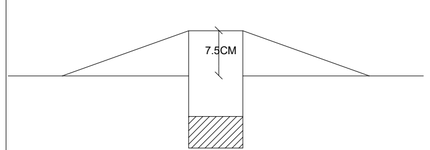
SEC. RAIN WATER HARVEST PIT



CONSERVATION OF RAIN WATER



Compound Wall & Gate Details



Dwarf Wall Details

APPLICANT

Er. V.SELVAKUMAR, M.E.
(Structural Engineer)
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REGISTER
STRUCTURAL ENGINEER

K.T.S SENTHILRAAJA
SRI MEENAKSHI ASSOCIATES
DTCP Reg.No: CE 25/2025
M168, 40 House Street, Sector-6,
TNHB Colony, Koodalpudur, Madurai -17.

REGISTER
CONSTRUCTION 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
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.