Verified RealEstate™

REFERENCE
31/2026-2027

ISSUED
05 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 49/2C1B and 1 more

Viralimalai

Pudukkottai 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.

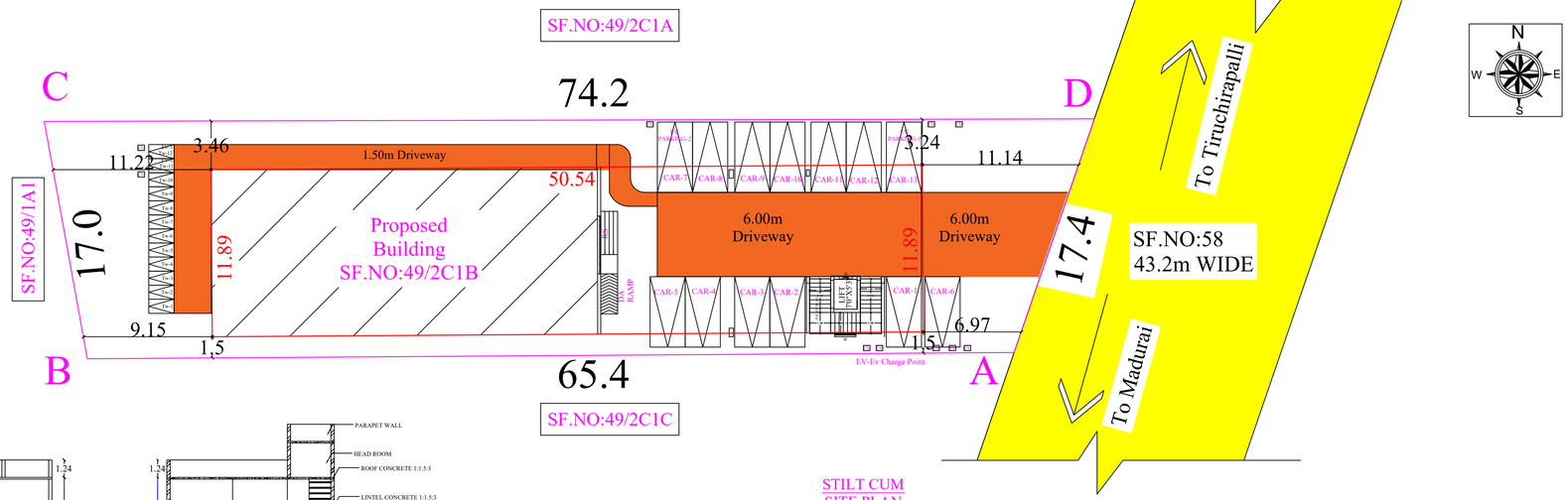
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

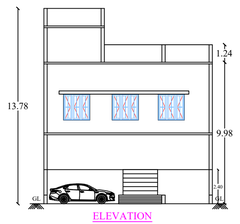
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

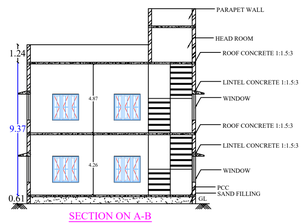
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF COMMERCIAL BUILDING IN SF.NO:49/2C1B,PATTA NO:4598 AT VIRALIMALAI VILLAGE AND RURUAL PANCHAYAT,VIRALIMALAI TALUK AND PUDUKKOTTAI DISTRICT.



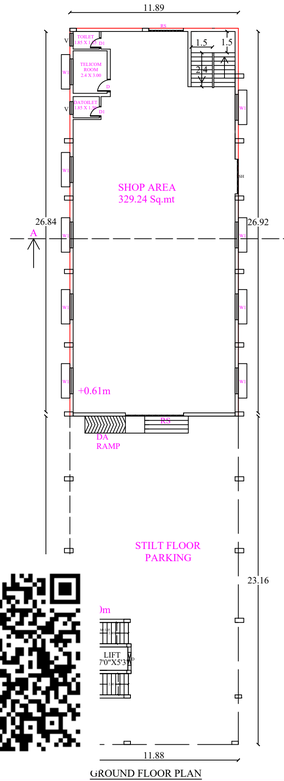
STILT CUM SITE PLAN
1:100



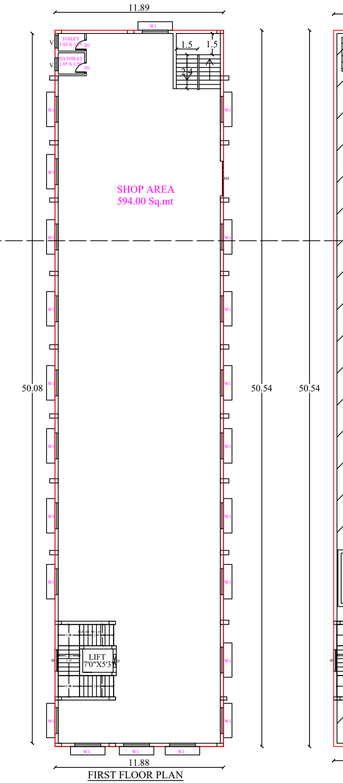
ELEVATION



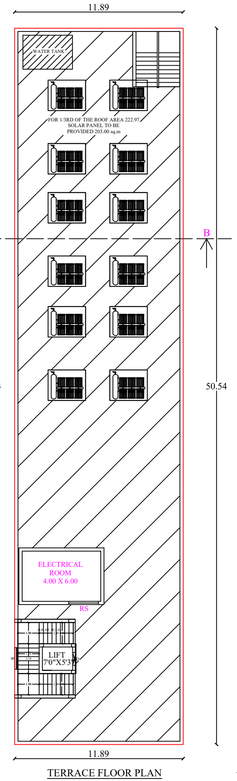
SECTION ON A-B



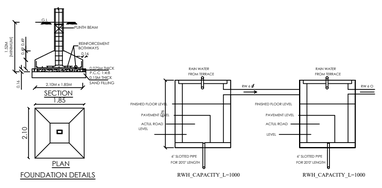
GROUND FLOOR PLAN



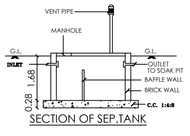
FIRST FLOOR PLAN



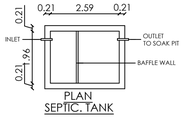
TERRACE FLOOR PLAN



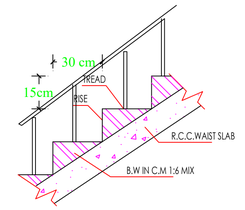
FOUNDATION DETAILS



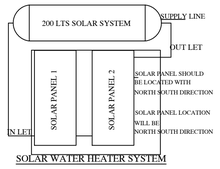
SECTION OF SEP.TANK



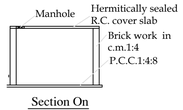
SEPTIC. TANK



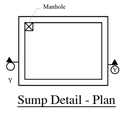
SECTION OF STAIRCASE



SOLAR WATER HEATER SYSTEM

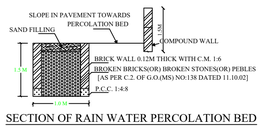


Section On 'X' - 'X'

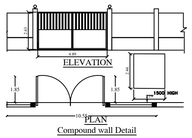


Sump Detail - Plan

SUMP_CAPACITY_L=1000LTRS



SECTION OF RAIN WATER PERCOLATION BED



Composand wall Detail

NOTE:
OPEN SPACE RESERVATION (OSR)
AMOUNT PAID Rs=5,25,583.00
Challan Number = 20261024003892

PARKING CALCULATION

As Per TNCDBR-2019 Rule Annexure - IV

Part - 2

Shops/Shopping Centres/Departmental Stores/Super Markets (B) Panchayat Areas

1 car space = 75 sq.m and

1 Two wheeler = 75 sq.m

space for every 75 sq.m

PARKING REQUIREMENTS

As Per TNCDBR -2019 Rule Car Parking & Two Wheeler Parking

Provided 75% of FSI Area

945.00 x 0.75 = 748.55 / 75
(13 Car & Two Wheeler Parking Required)

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PUDUKKOTTAI DISTRICT
VIRALIMALAI TALUK

Online Application no : SWP/BPA/0939860/2026

Scrutiny Reference no : 05WPCCNG

SL.NO	DESCRIPTION	Sq.ft	Sq.mt
Site Area as per Documet		13080.00	1215.16
Site Area as per Patta		12916.80	1200.00
Site Area as per Site Condition		12656.63	1175.83

AREA DETAILS PROPOSED BLOCK-1

SL.No	DESCRIPTION	FSI AREA Sq.mt	Non FSI AREA Sq.mt	TOTAL Sq.mt
1	STILT FLOOR AREA	-	248.40	248.40
2	GROUND FLOOR AREA	352.37	-	352.37
3	FIRST FLOOR AREA	600.77	-	600.77
4	HEAD ROOM AREA	-	35.41	35.41
5	TOTAL AREA	953.14	283.81	1236.95

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING SPACE(Including PCP)	12	13
TWO WHEELER PARKING SPACE	12	12

F.S.I = 953.14 / 1200.00 = 0.794 <2.0

OWNER NAME :Mr.CHINNAKANNU M
S/o MUTHUKUMAR

Dr.S.Victor Jebaraj., ME(Stru).,MBA(PM).,Ph.D
Contact : 73737 16167 Email : vjbuilders2012@gmail.com
DTCP Approved Structural Engineer Grade - 1 (RSE)
Licence No. : SE/GR-1/20/10/002
DTCP Approved Construction Engineer (CE)
Licence No. : DTCP/CE/21/12/005
Reg. Structural Engineer Licence No. : 109/LS/2019/00034
VJ BUILDERS Reg. Engineer Licence No. : 109/LS/2019/00005
Registered Engineer / Structural Engineer

SWP/DTCP(PD) BP NO-43/2026

Color Index:

- Site Boundary
- Existing Road
- Proposed Building
- Drive Way

/e.signed /

Deputy DirectorDistrict Town and country Planning office
Pudukkottai District.

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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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.