

PP

APPROVAL RECORD

Planning Permission

Kooraikundu
Virudhunagar district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Residential

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING OF STILT FLOOR + 5 FLOORS AT SURVEY NO:376/4, 378/3, AFTER MUTATION OF OLD SURVEY NO: 376/2A, 378, PLOT NO: 36,36A, MADURAI TO KANNIYAKUMARI BYPASS ROAD, KOTAI PATTI VILLAGE, KOORAIKUNDU PANCHAYAT, VIRUDHUNAGAR TALUK, VIRUDHUNAGAR DISTRICT.

NAME OF THE OWNERS : Mr B.VIJAYAKUMAR & Mrs V.VANAJA

SPECIFICATION
FOUNDATION : RCC COLUMN FOOTING GRADE OF CONCERTE M-25
RCC WORK : FOR LINTEL,BEAM,SUNSHADE,FLOOR, etc WITH REQUIRED CEMENT CONCERTE USED M-20 GRADE
SUPER STRUCTURE : B.W IN CM 1:5
FLOORING : VETRIFIED TILES
JOINERY : BEST INDIAN COUNTRY WOOD
FINISHING : EXTERIOR & INTERIOR PAINTED
WEATHERING COARSE : BRICK JELLY LIME CONC, BELOW THE WEATHERING TILES.

SCALE 1:100 ALL DIMENSIONS ARE IN METER

FLOOR AREA DETAIL

S.NO	DESCRIPTION	DWELLING UNITS	TOTAL AREA IN SQM	DEDUCTION AREA IN SQM	FSI AREA IN SQM	NON FSI AREA IN SQM
1	STILT FLOOR	-	268.58		11.10	257.48
2	FIRST FLOOR	3	268.58	5.54	263.04	-
3	SECOND FLOOR	3	268.58	5.54	263.04	-
4	THIRD FLOOR	3	268.58	5.54	263.04	-
5	FOURTH FLOOR	3	268.58	5.54	263.04	-
6	FIFTH FLOOR	3	268.58	5.54	263.04	-
7	TERRACE FLOOR	-	15.28		-	15.28
	TOTAL	15	1626.76	27.7	1326.30	272.76

$$\text{FSI} = \frac{1326.30 \text{ SQM}}{593.67 \text{ SQM}} = 2.23$$

$$\text{PREMIUM FSI REQUIRED} = 12\%$$

$$\text{PLOT COVERAGE} = \frac{268.58 \text{ SQM}}{593.67 \text{ SQM}} \times 100 = 45.24\%$$

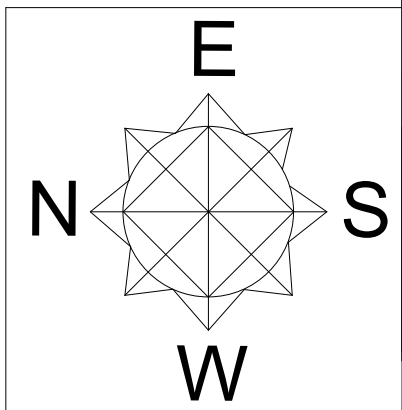
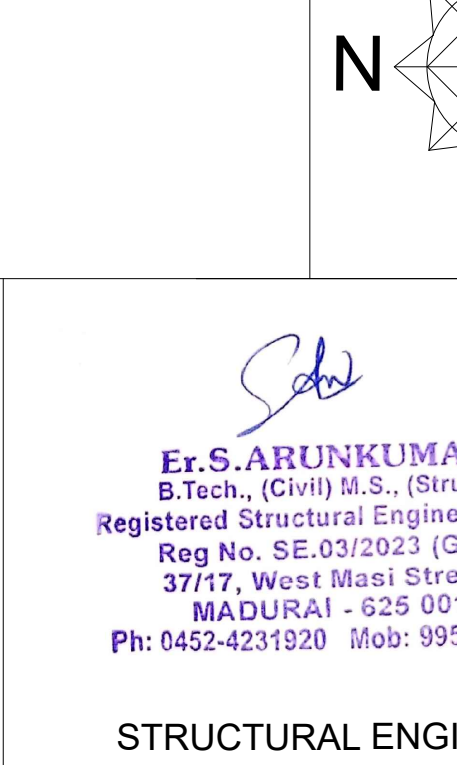
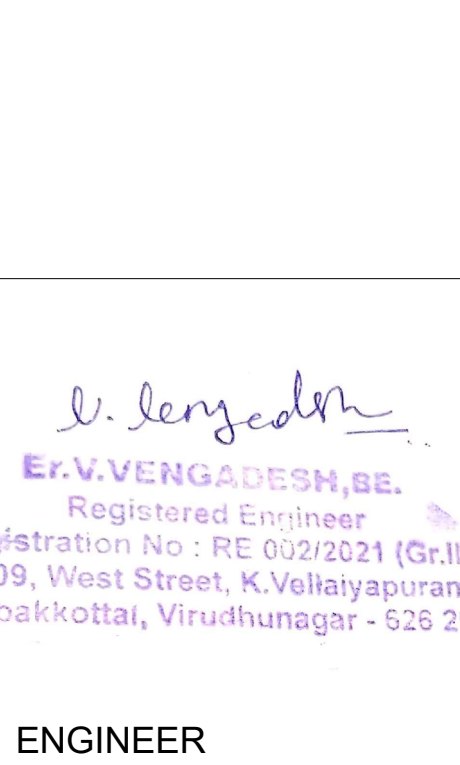
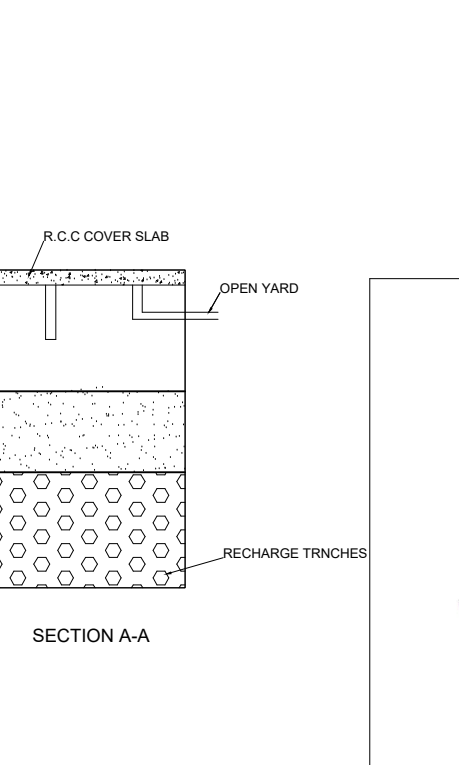
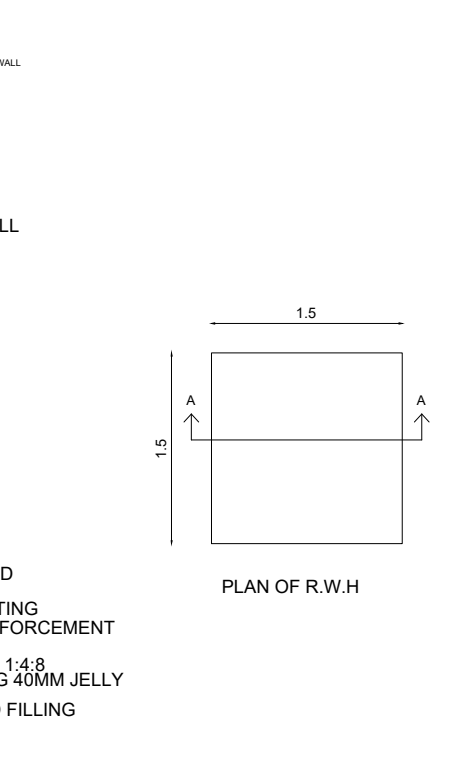
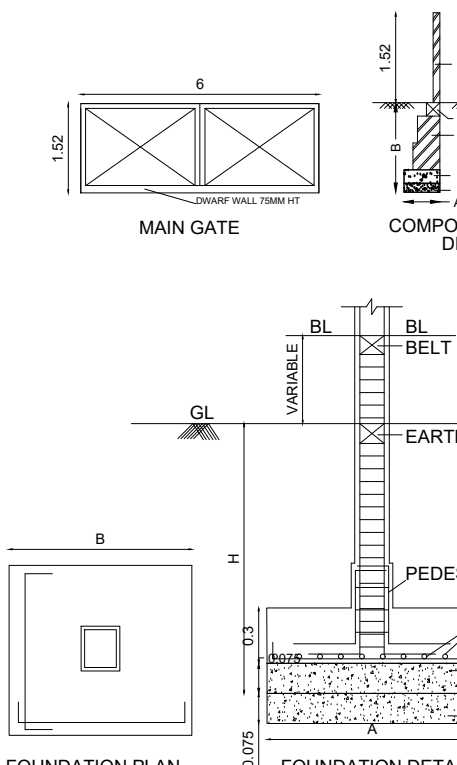
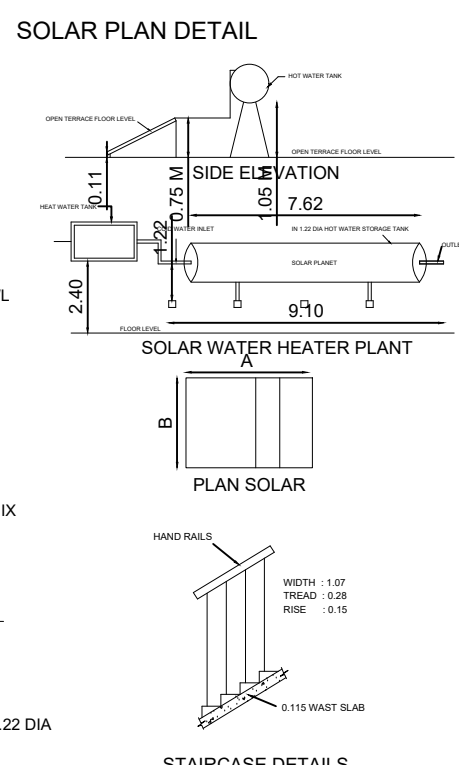
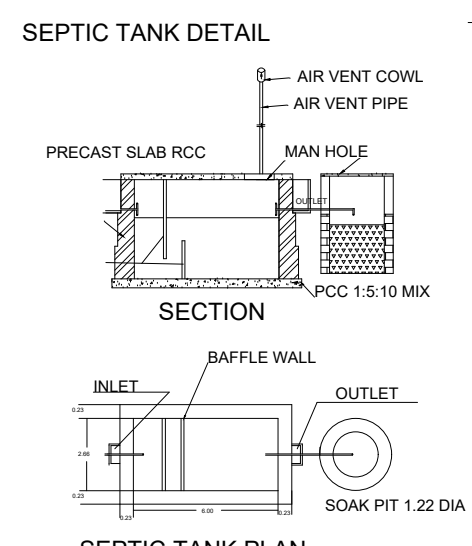
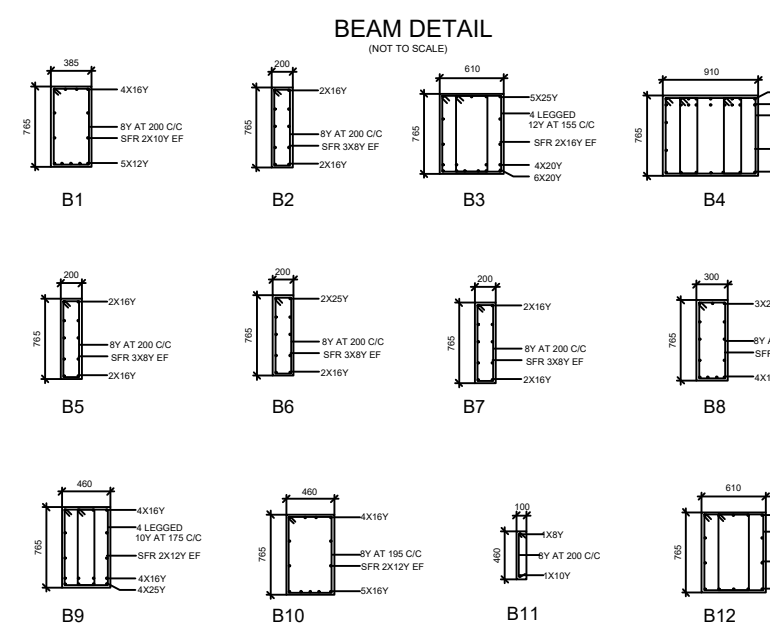
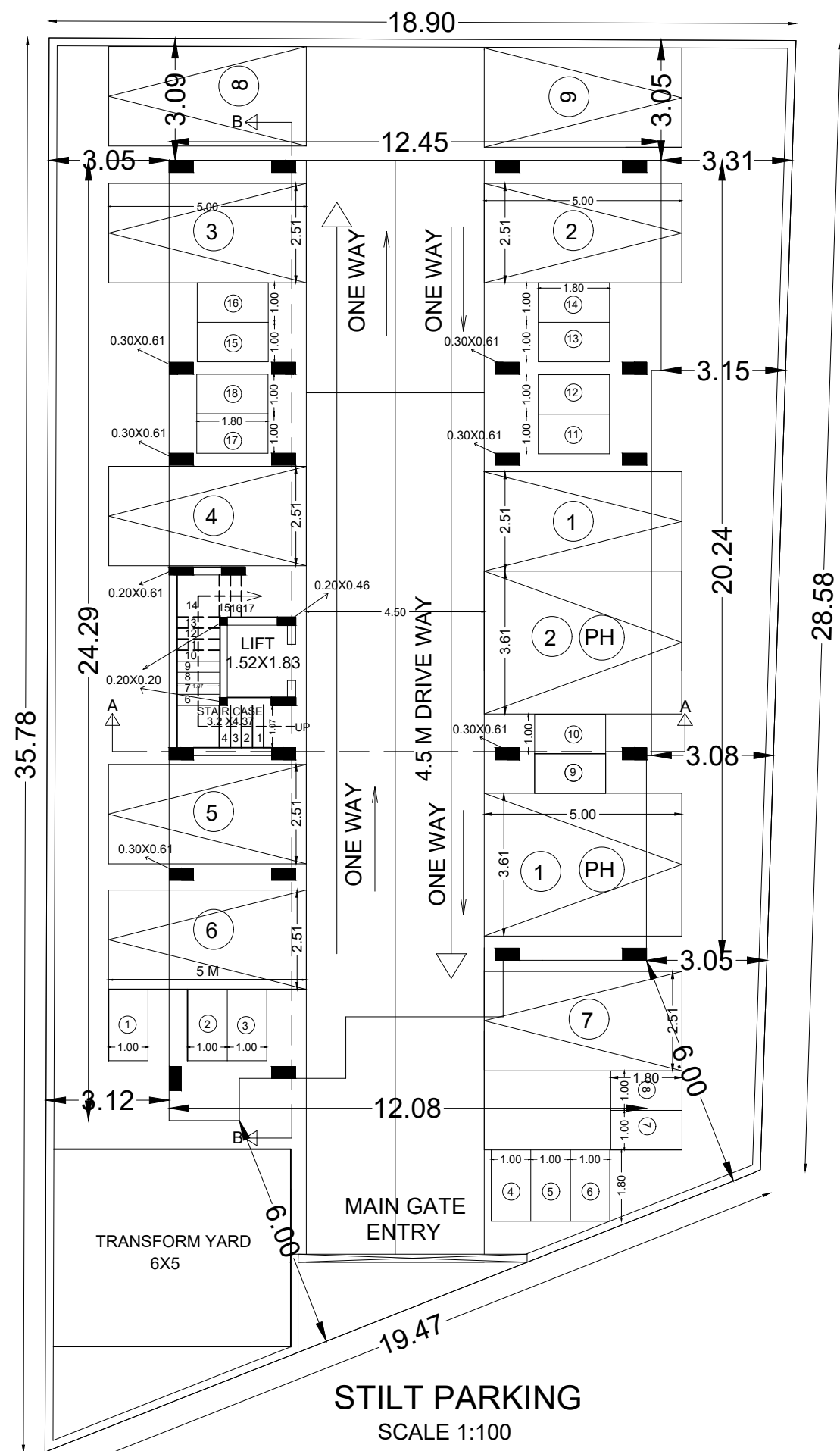
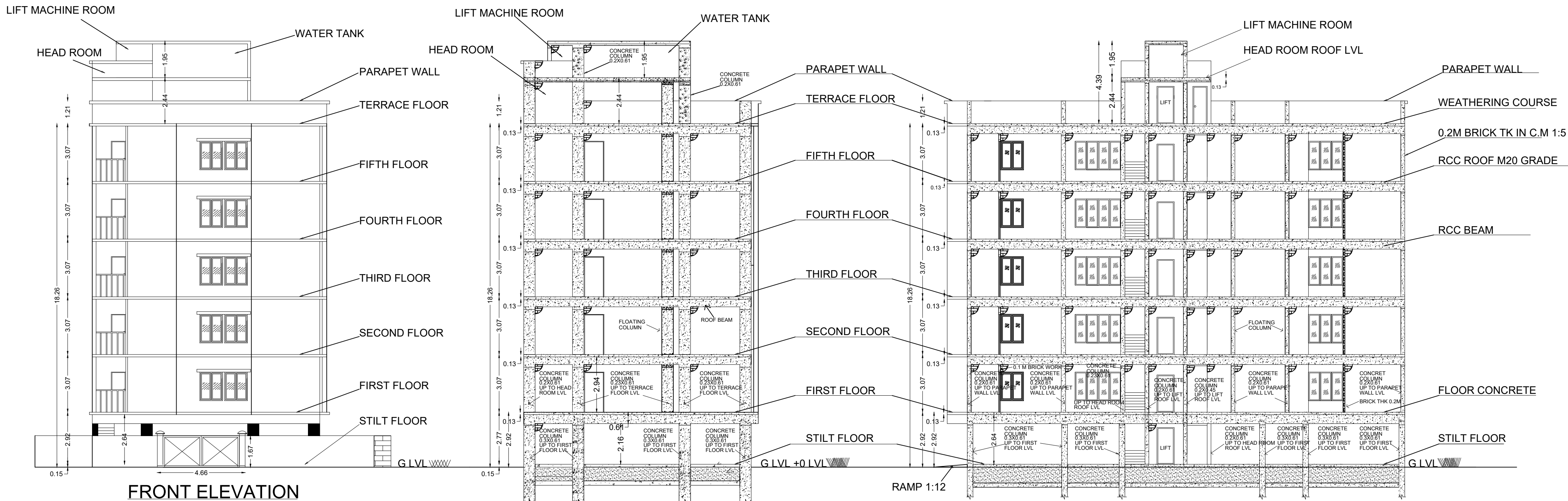
JOINERY DETAILS

S.NO	DESCRIPTION	IN METER
MD	MAIN DOOR	1.06X2.13
D1	DOOR	0.91X2.13
D2	TOILET & BALCONY DOOR	0.76X2.13
OP	OPENING	0.91X2.13
W	WINDOWS	2.44X1.52
W1	WINDOWS	1.83X1.52
W2	WINDOWS	1.22X1.52
W3	WINDOWS	0.69X1.52
W4	WINDOWS	1.22X0.91
W5	WINDOWS	0.69X0.91
V	VENTILATION	0.91X0.61

PARKING DETAILS

FLOOR NAME	PARKING AREA	REQUIRED		
ANNEXURE -IV PART-1	CAR REQUIRED DWELLING UNITS = $\frac{15 \text{ NOS}}{2} = 7.5$ PHYSICALLY CHALLENGED VISITORS PARKING = 1 NOS TOTAL PARKING = 11 NOS TWO WHEELER REQUIRED DWELLING UNITS X 1 TWO WHEELER REQUIRED = 2 NOS VISITORS PARKING = 17 NOS TOTAL TWO WHEELER PARKING = 17 NOS	CAR REQUIRED CAR PROVIDE = 8 NOS = 2 NOS = 1 NOS = 11 NOS TWO WHEELER REQUIRED PROVIDE = 15 NOS = 2 NOS = 17 NOS	9 NOS	11 NOS
TOTAL CAR PARKING	11 NOS	11 NOS	11 NOS	11 NOS
TOTAL TWO WHEELER PARKING	17 NOS	17 NOS	17 NOS	17 NOS

S.NO	DESCRIPTION	STILT FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL AREA	TOTAL DWELLING UNITS
1	DWELLING UNITS	-	3 NOS	3 NOS	3 NOS	3 NOS	3 NOS	-	15 NOS
2	UNIT-1 AREA	-	85.21 SQM	85.21 SQM	85.21 SQM	85.21 SQM	85.21 SQM	426.05 SQM	-
3	UNIT-2 AREA	-	81.26 SQM	81.26 SQM	81.26 SQM	81.26 SQM	81.26 SQM	406.30 SQM	-
4	UNIT-3 AREA	-	76.40 SQM	76.40 SQM	76.40 SQM	76.40 SQM	76.40 SQM	382 SQM	-
5	STAIRCASE & LIFT & CARIDOR	15.28	25.68 SQM	25.68 SQM	25.68 SQM	25.68 SQM	25.68 SQM	143.68 SQM	-



V. Vengadesh
Er.V.VENGADESH, B.E.
 Registered Engineer
 Registration No : RE 002/2021 (Gr.III)
 2/209, West Street, K.Velhaiyapuram,
 Vembakkottai, Virudhunagar - 626 203.

ENGINEER

S. Arunkumar
Er.S.ARUNKUMAR
 B.Tech., (Civil) M.S., (Struct)
 Registered Structural Engineer (LPA)
 Reg No. SE-03/2023 (Gr.I)
 37/17, West Masi Street,
 MADURAI - 625 001
 Ph: 0452-4231920 Mob: 99525 94499

STRUCTURAL ENGINEER

V. Vanaja
V. Vanaja

APPLICANT

N. Selvamohan
N. SELVAMOHAN, B.E., M.E., F.W.
 Reg. En. Grade - I (RE - I)
 Registration No: AE 001/2020 (Gr.I)
 25, Saranathan Pillayar Kovil Street,
 VIRUDHUNAGAR - 626 001.

ENGINEER / ARCHITECT

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

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

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

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.

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.

