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REFERENCE
23/2025-2026

ISSUED
07 October 2025

PP APPROVAL RECORD

# Planning Permission

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.

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

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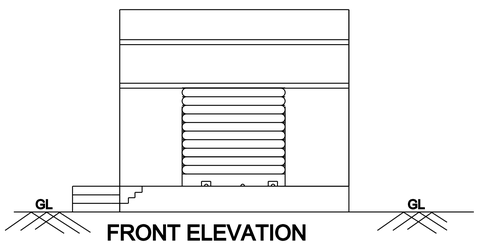
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. TERRACED ROOFING COMMERCIAL RETAIL FIREWORKS SHOP BUILDING IN GROUND FLOOR AT S.NO. 27/2B1A1A PART, SOORARPATTI VILLAGE & PANCHAYAT, VEMBAKOTTAI PANCHAYAT UNION & TALUK, VIRUDHUNAGAR DISTRICT .

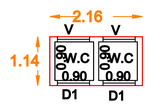
NAME OF THE APPLICANT : Mr. S. MANIKANDAN S/O. Mr. SETHUSAMY.

PLINTH AREA CALCULATION:

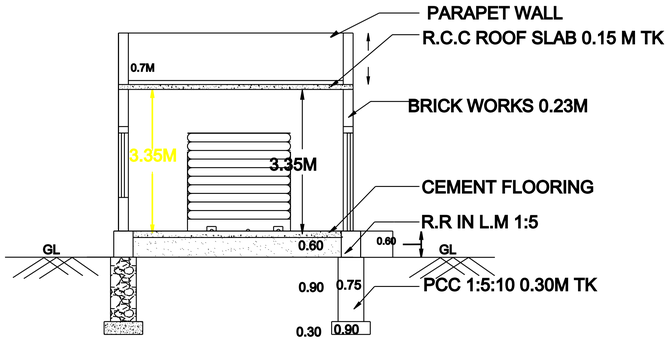
| | |
|---|---|
| AREA OF SITE ( AS PER DOCUMENT) | = 2044.00 SQ.M ( 22001.62 SQ.FT ) |
| PLINTH AREA OF PROPOSED FIREWORKS SHOP | = 28.52 SQ.M ( 306.99 SQ.FT ) |
| PLINTH AREA OF PROPOSED TOILET | = 2.46 SQ.M ( 26.48 SQ.FT ) |
| TOTAL BUILTUP AREA | = 30.98 SQ.M ( 333.47 SQ.FT ) |
| AREA OF OPEN SPACE | = 2013.02 SQ.M ( 21668.15 SQ.FT ) |



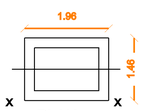

FRONT ELEVATION




TOILET PLAN

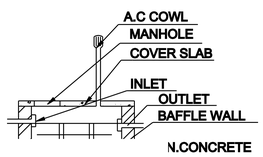



SECTION ON AB

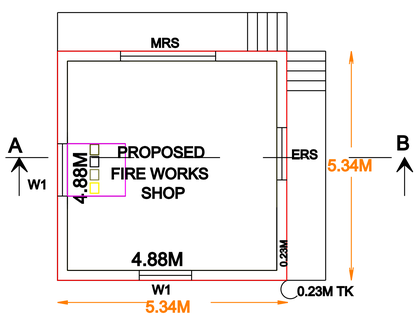



PLAN

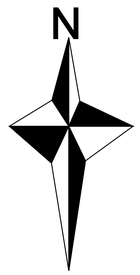
RWH

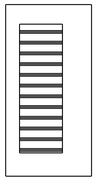



DET. ANK



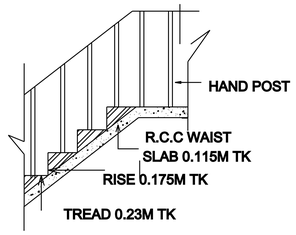

GROUND FLOOR PLAN



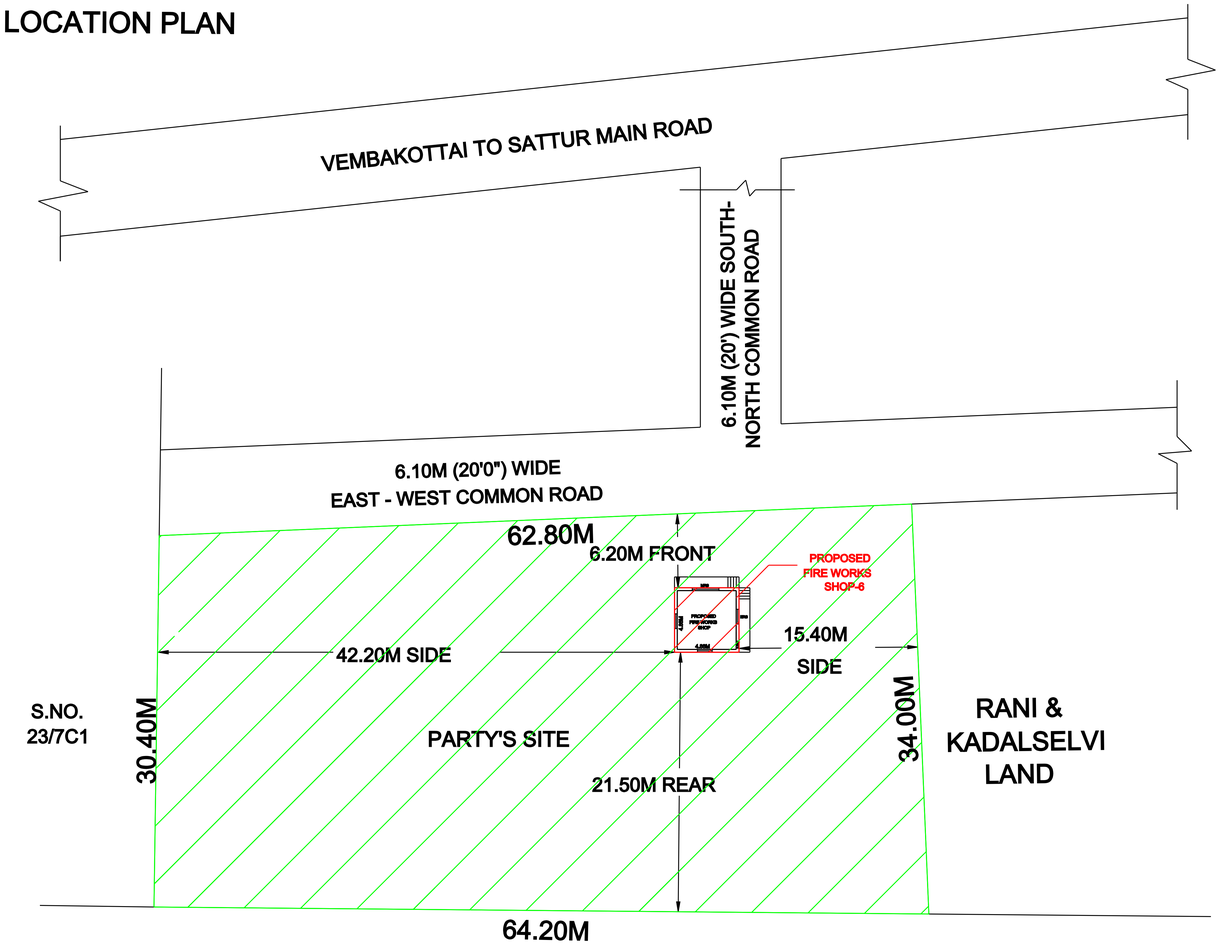
SOLAR ENERGY

CAPTURE




DETAILS OF STAIRCASE

LOCATION PLAN




SCHEDULE OF JOINERY

| SIGN | DESCRIPTION | SIZE |
|---|---|---|
| M.R.S. | MAIN ROLLING SHUTTER | 2.40 X 2.40 M |
| E.R.S | EXIT ROLLING SHUTTER | 1.20 X 2.40 M |

ROLLING SHUTTER OPEN OUTWARDS WITH UPPER LOCK.

NOTE :-

1 . THERE IS NO LITIGATION ON THE LAND WHERE THE FIREWORKS SHOP IS TO BE CONSTRUCTED

2 . THERE IS NO FIREWORKS SHOP / STOREHOUSE AND WITHIN 15M RADIUS OF THE FIREWORKS SHOP .

3 . ALL THE ELECTRICAL FITTINGS ARE CONCEALED .

4 . THERE IS NO FIRST FLOOR IN THE FIREWORKS SHOP.

5 . THERE IS NO STAIRCASE STEPS IN THE PREMISES.

6 . THERE IS NO RESIDENCE WITHIN 15 M RADIUS

7 . PROVISION OF 2 NOS. OF DCP FIRE EXTINGUISHERS, 2 NOS. WATER BUCKETS AND 2 NOS. OF SAND B BUCKETS WOULD BE ENSURED

8 . THE FLOOR AREA OF THE SHOP - 23.81 Sqm

9 . THE PLINTH AREA OF THE SHOP - 28.52 Sqm

10 . NO HT & LT ELECTRICAL LINE PASSING OVER THROUGH FIREWORKS BUILDING

SCALE 1:100

ALL DIMENSIONS ARE IN METER

BOUNDARY

PROPOSED CONSTRUCTION

APPLICANT SIGNATURE

Mr. S. MANIKANDAN.

ENGINEER


ER. P. PALANI DCE.,
REGISTERED ENGINEER - GRADE -III
VPM CONSTRUCTION
LICENSED NO:- 129/LS/2021/00019.
DOOR NO: 1/1065, SUNDARAM COMPLEX,
SATCHIYAPURAM, SIVAKASI - 626 124
CELL:- 9786469747


FOR OFFICE USE

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**



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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

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# 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

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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.