

PP

APPROVAL RECORD

# Planning Permission

Madurai

Madurai district, Tamil Nadu

APPROVAL TYPE

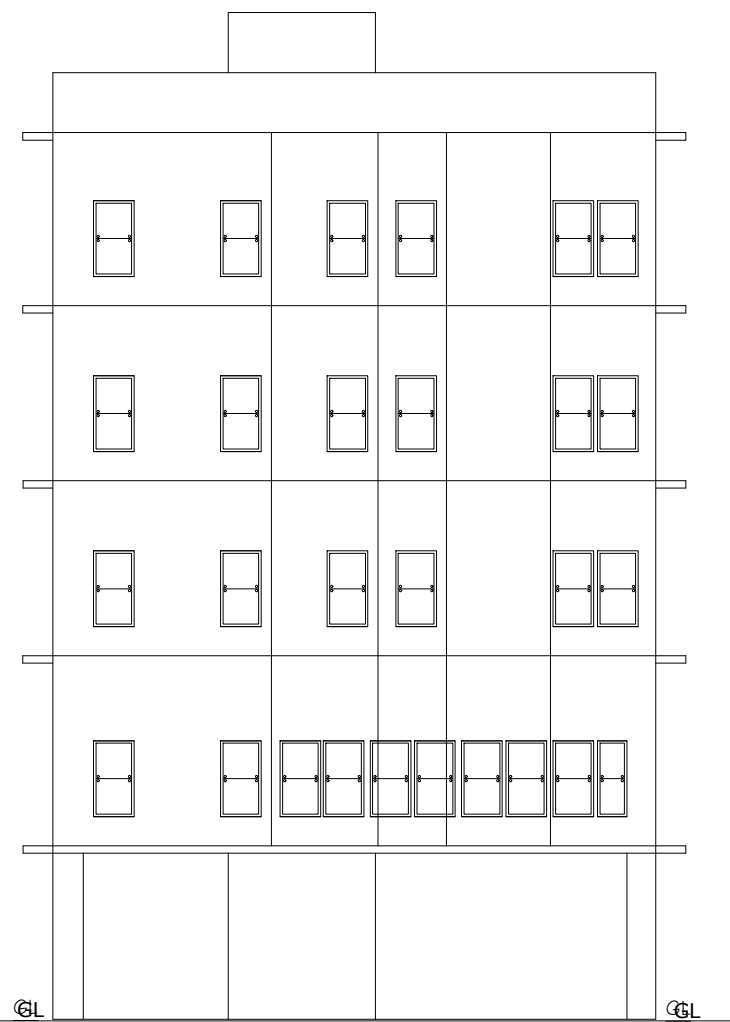
**Building Plan**

ISSUING AUTHORITY

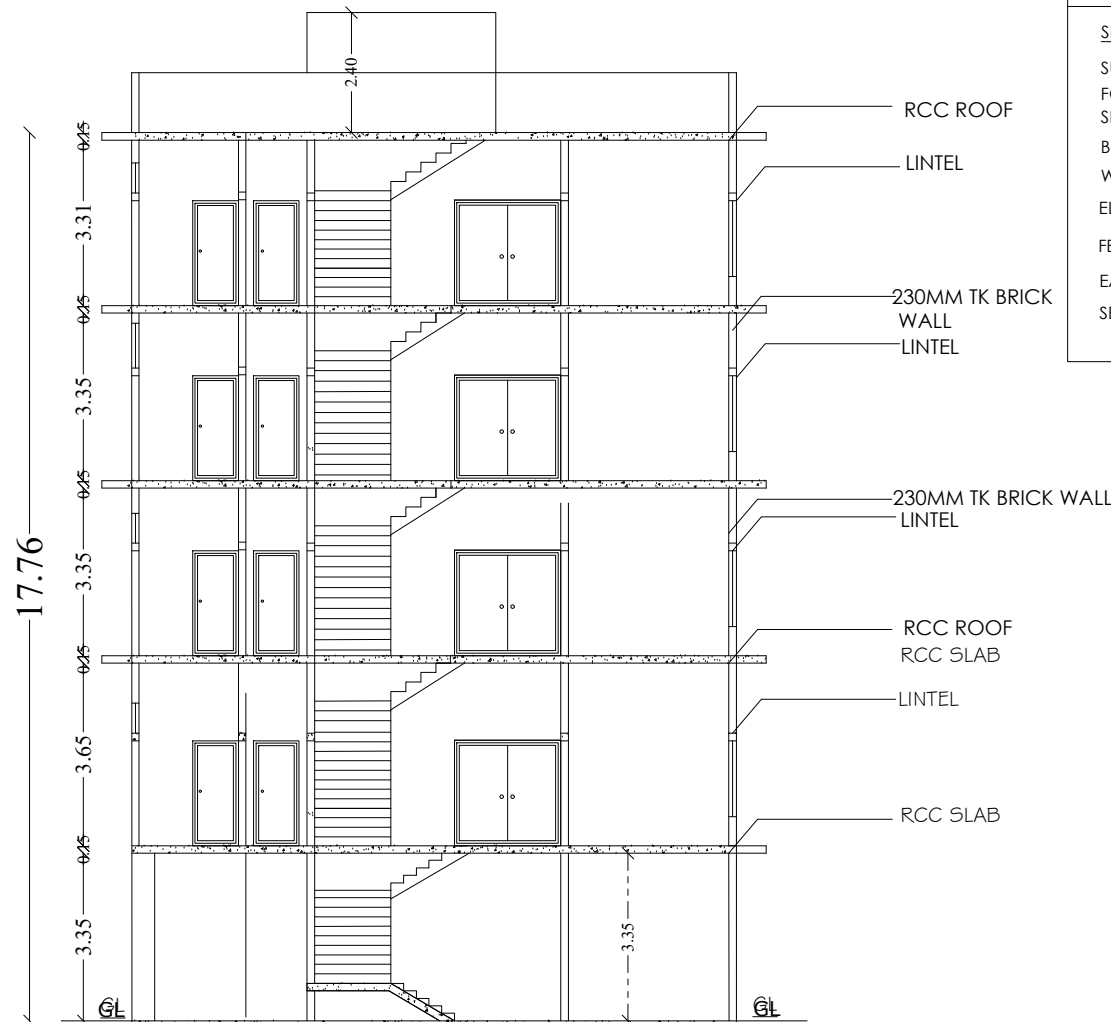
**DTCP**

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.



ELEVATION



SECTION ON 'AA'

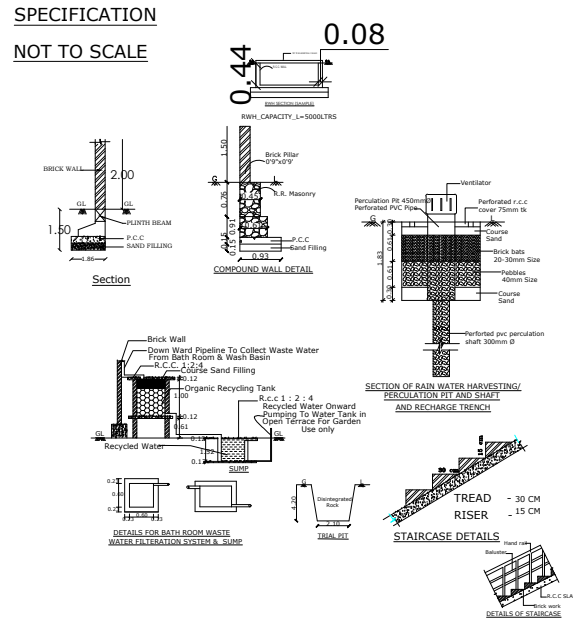
- NOTES:
1. FIRE EXTINGUISHER WILL BE PROVIDED.
  2. EMERGENCY ALARM WILL BE PROVIDED.
  3. LIGHTNING CONDUCTOR WILL BE PROVIDED.
  4. SOLAR SYSTEM WILL BE PROVIDED.
  5. WASTE WATER RECYCLED & USED FOR GARDEN PURPOSED.
  6. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED
  7. FIRST AID BOX AND EXHAUSTED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

SPECIFICATION :

SUPER STRUCTURE : R.C.C FRAMED STRUCTURE & FOUNDATION : R.C.C. COLUMN FOUNDATION  
SLAB : R.C.C. 1:2:4 4 1/2" TK  
BEAM UNTEL SUNSHADE: R.C.C. 1:2:4  
WEATHERING COURSE WITH PRESSED TILES.  
ELECTRIFICATION WORK CONCEALED WIRING.

FE - FIRE EXTINGUISHER  
EA - EMERGENCY ALARM  
SB - SAND BUCKET

SPECIFICATION  
NOT TO SCALE



திட்ட அனுமதி  
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை  
உள்ளூர் திட்டகுழுவும் மதுரை-17  
ந.க.எண்:SWP/BPA/403026/2024 உத்தரவில்  
கண்டுள்ளவாறு நிபந்தனைகளுக்குப்பட்டு  
'A'முதல் 'D' வரை எல்லையிடப்பட்டு மனையிட  
ஒப்புதலும் கட்டிடத்திற்கு திட்ட அனுமதியும்  
அளிக்கப்படுகிறது.  
ம.வ.ம.உ.தி.கு எண் : 33/2025  
திட்ட/அனுமதி எண் : 41B/2025

PLAN SHOWING THE PROPOSED  
CONSTRUCTION OF COMMERCIAL  
(PROFESIONAL CONSULTING OFFICE) CUM  
RESIDENTIAL (APARTMENT) AT REGULARIZED  
PLOT NoS 14 & 15 OF U.D.R.S No. 73/7 &  
73/15 OF VANDIYUR BIT 1 VILLAGE OF  
MADURAI CORPORATION, MADURAI.

SITE AREA

|                                                       |                  |                      |                   |
|-------------------------------------------------------|------------------|----------------------|-------------------|
| AS PER DOCUMENT                                       | = 652.17 Sqm.    |                      |                   |
| AS PER PATTa                                          | = 630.00 Sqm.    |                      |                   |
| AREA DETAILS                                          | FSI AREA<br>SQ.M | NON FSI AREA<br>SQ.M | TOTAL REA<br>SQ.M |
| STILT FLOOR AREA                                      | -                | 293.49               | 293.49            |
| FIRST FLOOR AREA                                      | 295.44           | -                    | 295.44            |
| SECOND FLOOR AREA<br>(professional consulting office) | 171.20           | -                    | 171.20            |
| SECOND FLOOR AREA<br>(apartment)                      | 126.36           | -                    | 126.36            |
| THIRD FLOOR AREA<br>(apartment)                       | 299.13           | -                    | 299.13            |
| FOURTH FLOOR AREA<br>(apartment)                      | 299.13           | -                    | 299.13            |
| HEAD ROOM AREA                                        | -                | 18.43                | 18.43             |
| TOTAL                                                 | 1191.26          | 311.92               | 1503.18           |
|                                                       | FSI ACHIEVED     |                      | 1.89              |
|                                                       | PLOT COVERAGE    |                      | 47.48%            |

TOTAL BUILTUP AERA AS PER FSI RULES  
SITE AREA = 1191.26 / 630.00 = 1.89<2.0  
% OF PLOT COVERAGE AREA = 299.13 / 630.00 x 100 = 47.48%

DWELLING DETAILS

|                   |         |        |
|-------------------|---------|--------|
| FLOOR DETAILS     | UNITS   | SQ.M   |
| SECOND FLOOR PLAN | UNIT-01 | 126.36 |
| THIRD FLOOR PLAN  | UNIT-02 | 129.48 |
|                   | UNIT-03 | 121.48 |
| FOURTH FLOOR PLAN | UNIT-04 | 129.48 |
|                   | UNIT-05 | 121.48 |

NO OF DWELLING UNITS = 05

|                                             |             |                  |                     |          |
|---------------------------------------------|-------------|------------------|---------------------|----------|
| PARKING DETAILS                             | CAR PARKING |                  | TWO WHEELER PARKING |          |
|                                             | REQUIRED    | PROVIDED         | REQUIRED            | PROVIDED |
| PROFESSIONAL CONSULTING OFFICE (COMMERCIAL) | 04          | 03+01 PH PARKING | 14                  | 22       |
| APARTMENT (RESIDENTIAL)                     | 05          | 05+01 PH PARKING | 0                   | 0        |
| TOTAL                                       | 09 NOS      | 10 NOS           | 14 NOS              | 22 NOS   |

JOINERY DETAILS

|    |            |             |
|----|------------|-------------|
| MD | MAIN DOOR  | 1.52 X 2.10 |
| D  | DOOR       | 1.52 X 2.10 |
| D1 | DOOR       | 0.76 X 2.10 |
| W  | WINDOW     | 0.81 X 1.50 |
| V  | VENTILATOR | 0.60 X 0.90 |

APPLICANT

STRUCTURAL ENGINEER

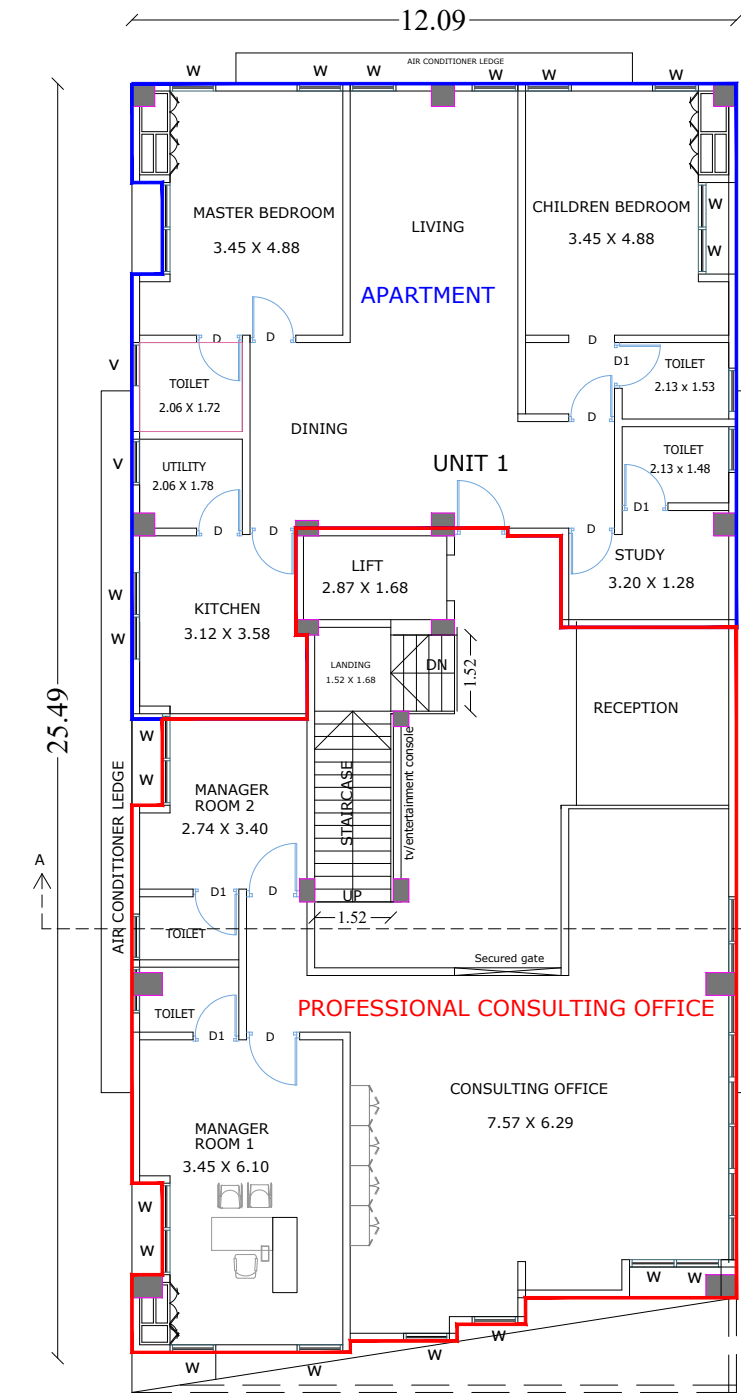
*[Signature]*  
D.EUGIN SYRIN DHAS, M.E. (Structure)  
Structural Engineer Grade - I  
DTCP Reg No: TVLR/RS/Gr-I/2021/003  
Dear No. 2, Shop No.12, P.K. Mitt Road,  
Lax Corner, Mysipore, Chennai - 600 007  
Mob: 98412 16851

*[Signature]*  
Er. K. PRASANNA, BE.,  
DTCP Registered Engineer  
RE. NO. 1022 (G+1)  
RENGA PLANNERS PVT. LTD.  
Shop No.1, Kalaiagar Complex  
Alagar Kovil Main Road, Talukulam  
Madurai-625002. Cell: 98949 84630

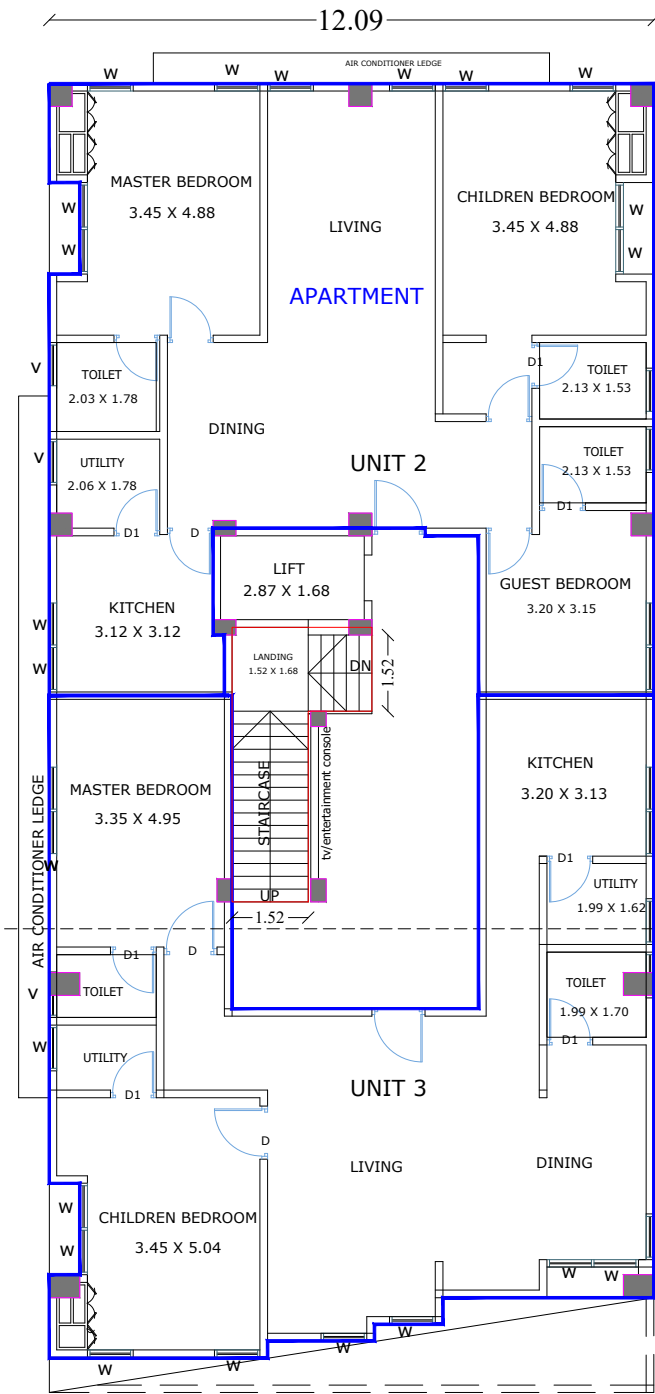
LICENSED BUILDER



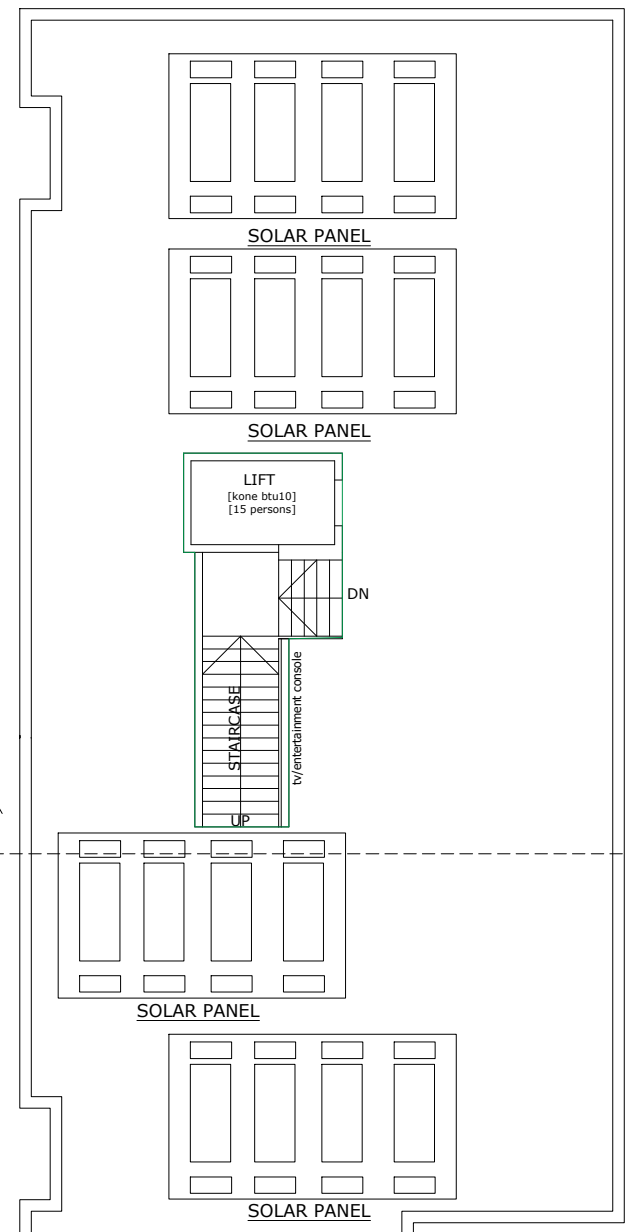
FLOOR PLAN



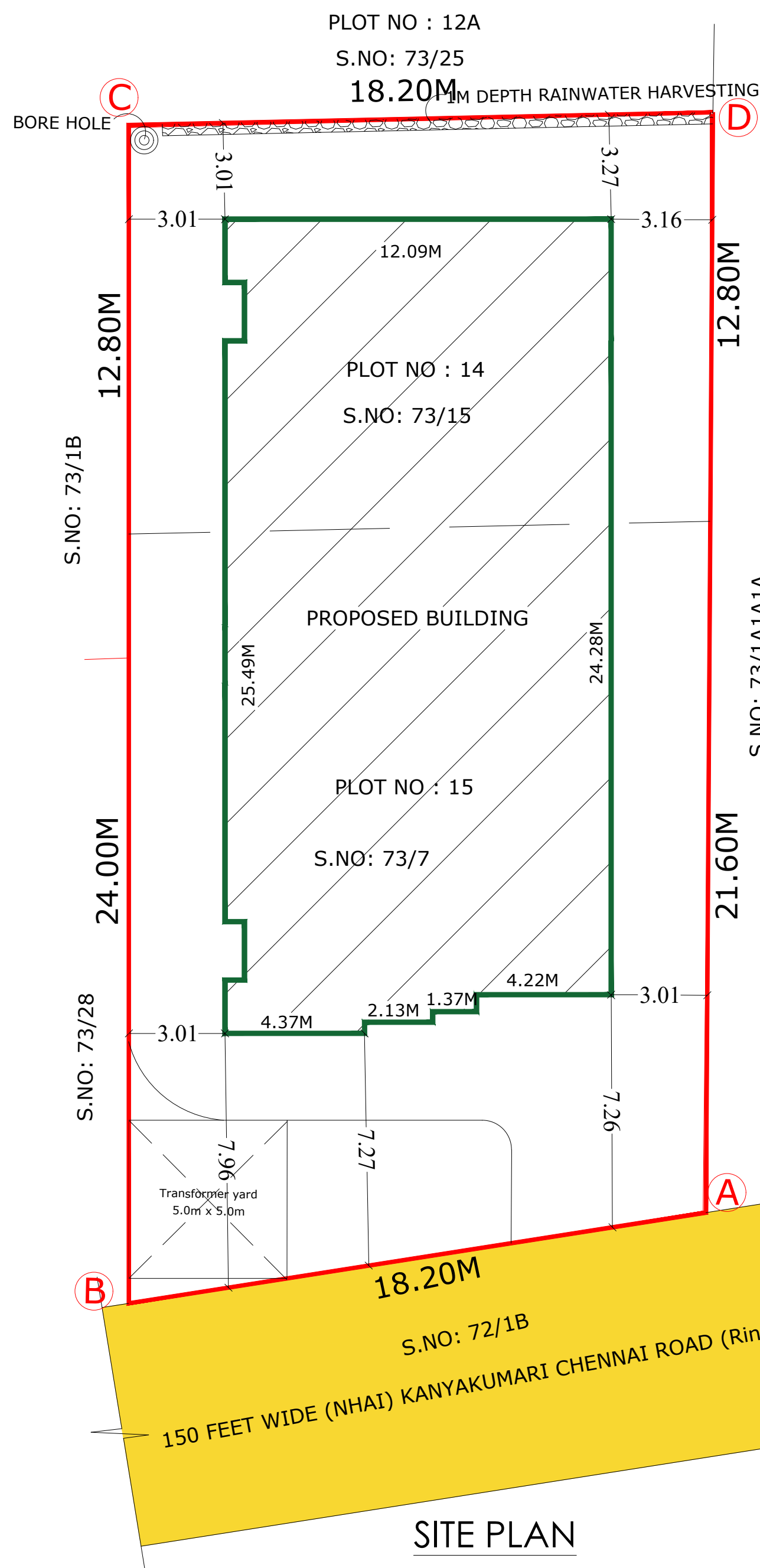
SECOND FLOOR PLAN



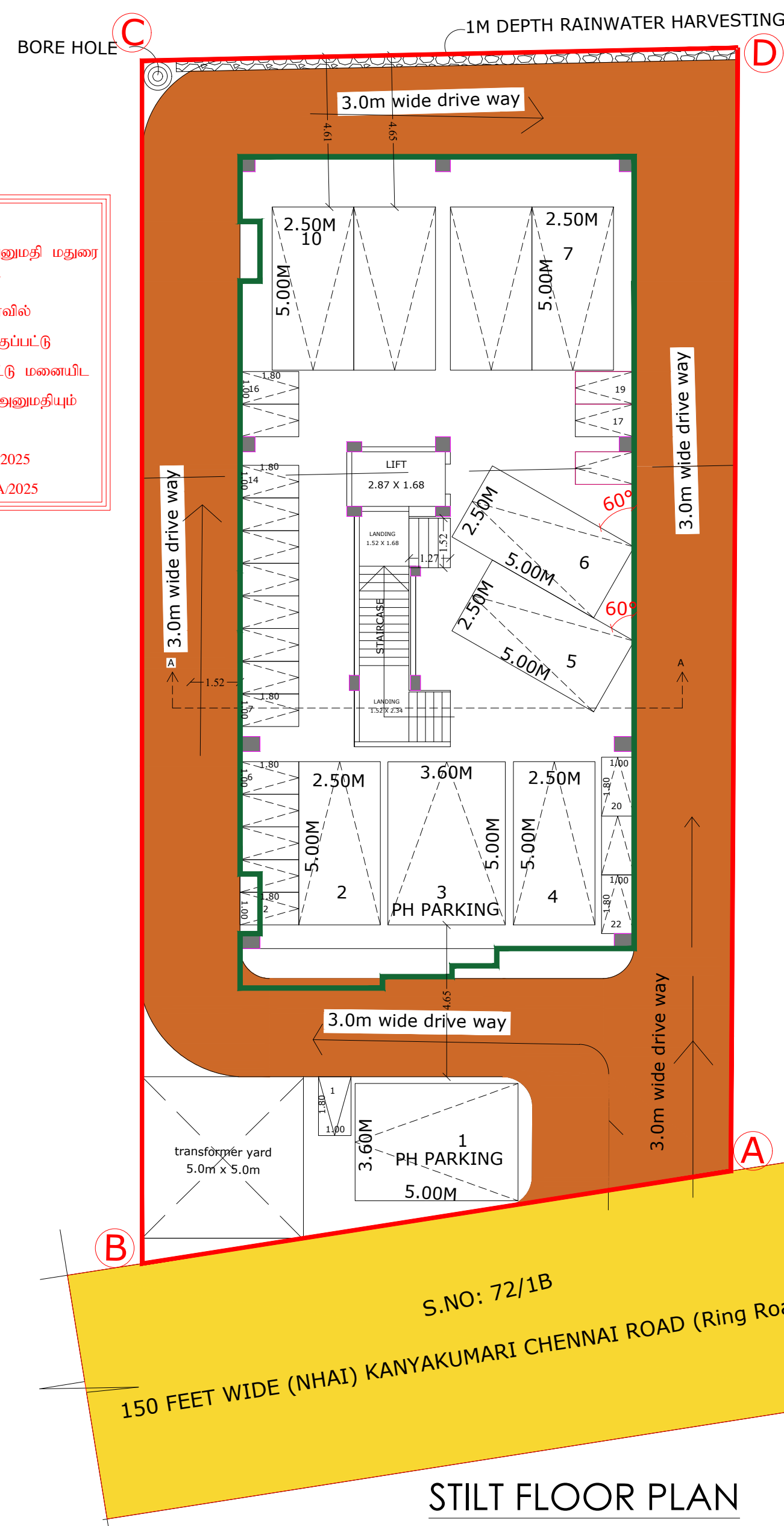
TYPICAL 3RD AND 4TH FLOOR PLAN



TERRACE FLOOR PLAN



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அளிக்கப்படுகிறது.  
ம.வா.ம.உ.தி.கு எண் : 33/2025  
திட்ட/அனுமதி எண் : 43A/2025

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OF COMMERCIAL (PROFESIONAL CONSULTING  
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$$\% \text{ OF PLOT COVERAGE AREA} = \frac{299.13}{630.00} \times 100 = 47.48\%$$

| PARKING DETAILS                                      |             |                        |                     |          |
|------------------------------------------------------|-------------|------------------------|---------------------|----------|
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|                                                      | REQUIRED    | PROVIDED               | REQUIRED            | PROVIDED |
|                                                      | 04          | 03+01<br>PH<br>PARKING | 14                  | 22       |
| APARTMENT<br>(RESIDENTIAL)                           | 05          | 05+01<br>PH<br>PARKING | 0                   | 0        |
| TOTAL                                                | 09 NOS      | 10 NOS                 | 14 NOS              | 22 NOS   |

|                   | STATION                                                                               | TO ROAD | TO ROAD | TO ROAD |
|-------------------|---------------------------------------------------------------------------------------|---------|---------|---------|
| <b>LEGEND</b>     |                                                                                       |         |         |         |
| SITE AREA         |  |         |         |         |
| PROPOSED BUILDING |  |         |         |         |
| EXISTING ROAD     |  |         |         |         |
| DRIVEWAY          |  |         |         |         |

APPLICANT

STRUCTURAL ENGINEER

LICENSED BUILDER

# 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.

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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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**Verified RealEstate**  
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OMR Thoraipakkam,  
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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.

