Verified RealEstate™

REFERENCE
SWP/BPA/448963/2025

ISSUED
20 February 2025

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.

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

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+91 9996 12 9996
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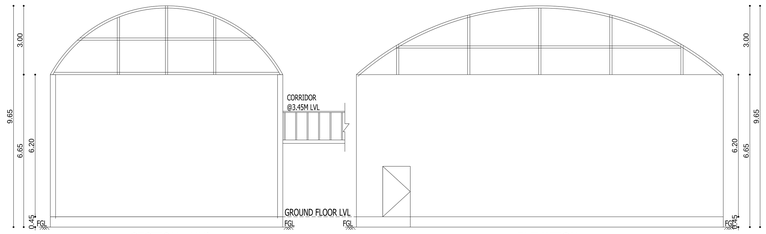
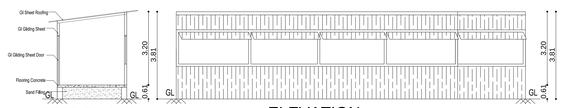
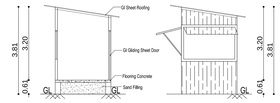
DIGITALLY VERIFIED RECORD



SECTION - HH' ELEVATION



SECTION A-A' ELEVATION



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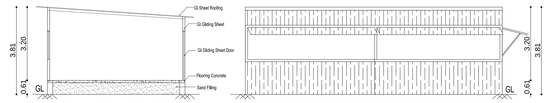

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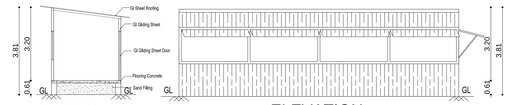
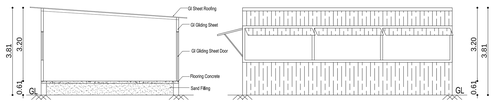
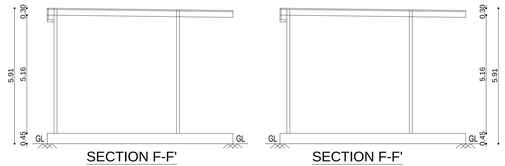


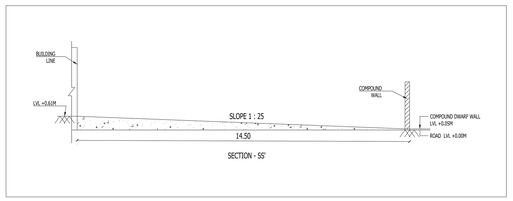
SECTION E-E' ELEVATION



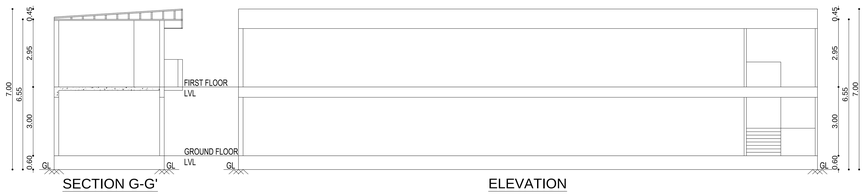
SECTION C-C' ELEVATION



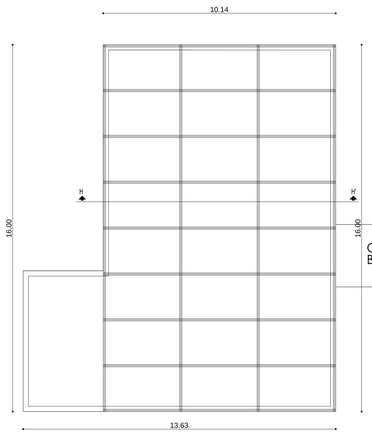
SECTION F-F' BLOCK -1 SECTION F-F'

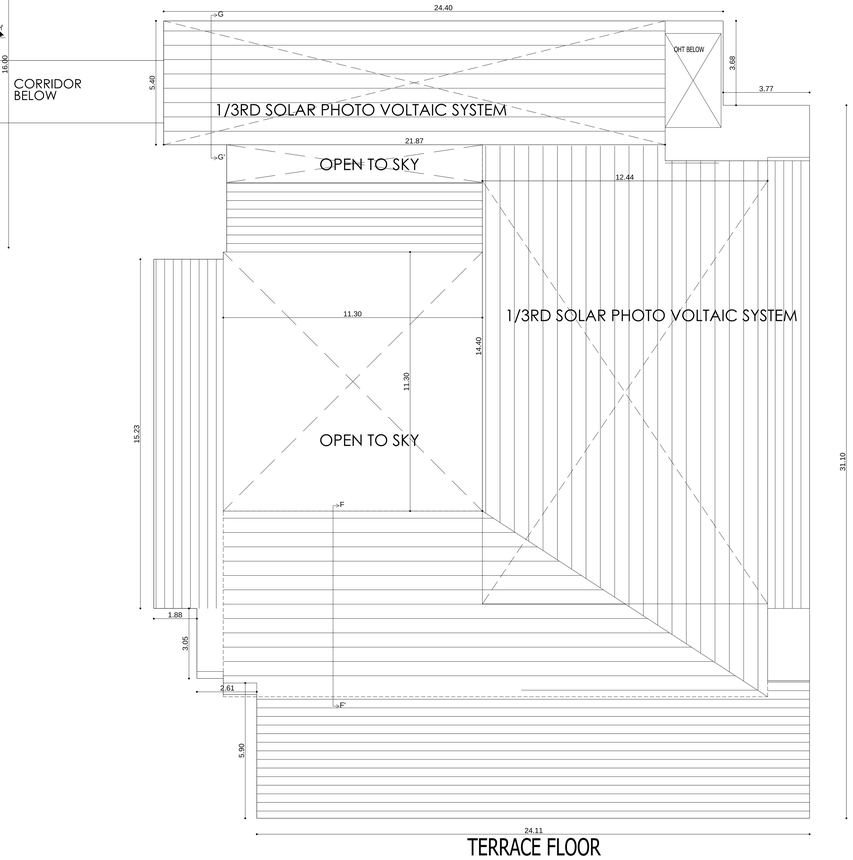


SECTION - SS'



SECTION G-G' ELEVATION





TERRACE FLOOR PLAN

PLAN SHOWING THE EXISTING & PROPOSED CONSTRUCTION COMMERCIAL RETAIL SHOP BUILDING AT OLD R.S.No.144/1E, T.S.No.5PT (SOUTH EAST), THIRUPARAKUNRAM MAIN ROAD, PALANGANTHAM, MADURAI, TAMILNADU 625003. COMPRISED IN OLD R.S.No.144/1E, NEW T.S.No.5PT (SOUTH EAST), WARD NO.22, BLOCK NO.63 of MADAKULAM VILLAGE, THIRUPARAKUNRAM TALUK, MADURAI DISTRICT WITH IN THE LIMITS OF MADURAI CORPORATION.

COLOR INDEX

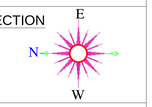
SITE BOUNDARY		EXISTING ROAD	
PRO., BUILDING		EXISTING BUILDING	
DRIVEWAY			

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	FEET	METRE
RS	ROLLING SHUTTER	6' 5" X16'0"	2.00 X 4.87
GD	GRILL DOOR	5' 0" X 7' 0"	1.52 X 2.13
D	DOOR	3' 0" X 7' 0"	0.91 X 2.13
D1	DOOR	2' 6" X 7' 0"	0.76 X 2.13
O	OPEN	3' 0" X 7' 0"	0.91 X 2.13
W1	WINDOW	5' 0" X 5' 0"	1.52 X 1.52
V	VENTILATOR	3' 0" X 2' 0"	0.91 X 0.60

SCALE 1: 100

DIRECTION



NOTE

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2. EMERGENCY ALARM WILL BE PROVIDED.
3. LIGHTNING CONDUCTOR WILL BE PROVIDED.
4. SOLOR SYSTEM WILL BE PROVIDED.
5. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED.
6. FIRST AID BOX AND EXHAUSTEDFAN WILL BE PROVIDED.
7. ALL DOORS AND WINDOWS ARE OPEN OUT WARDS.
8. WASTE WATER RECYCLED &USED FOR GARDEN PURPOSED.

FIRE SAFETY

FE — FIRE EXTINGUISERS

FA — FIRE ALARM

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம் மதுரை-17
ந.க.எண்: SWP/BPA/448963/2025 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குப்பட்டு 'A' முதல் 'H'
வரை எல்லையிடப்பட்டு மனையிட ஒப்புதலும்
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ம.வ/ ம.உ.தி.கு எண் :43/2025
திட்ட /அனுமதி எண் : 52C/2025

OWNER/APPLICANT

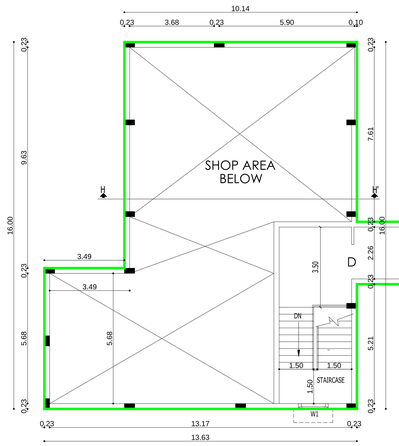
SUDHAKARAN P, B.E.,
CGLDIST/RE/Gr-II/2023/02/001 (DTCP)
"ALIYAH Multiventure" No.3/397, OMR,
Mettukuppam, Thuraipakkam, CH - 97,
aliyahmv7@gmail.com/Mob:+91 9600018936

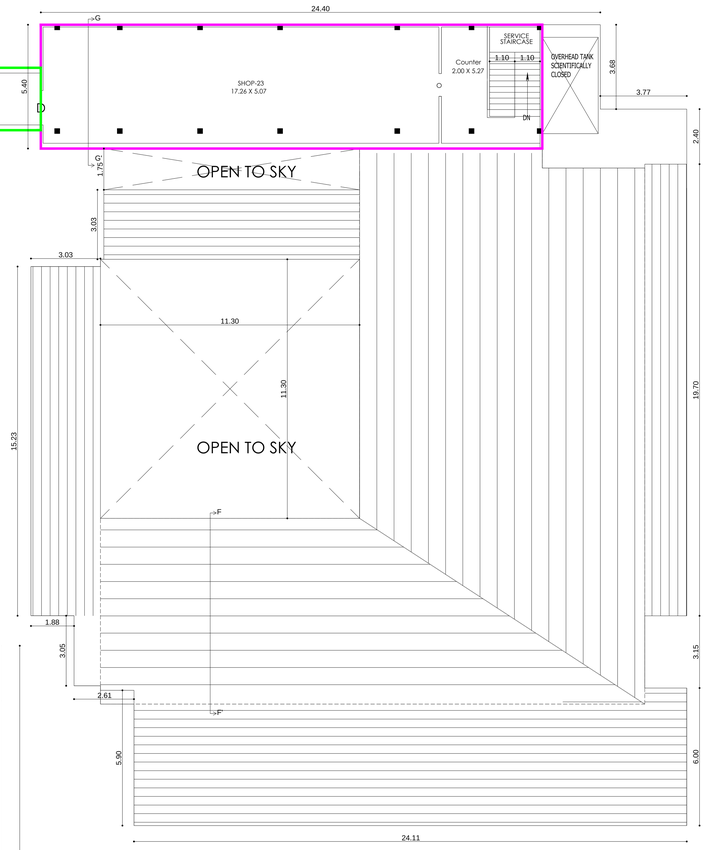
REGISTERED ENGINEER

M. BALAGANESH M.E.(Struct.), MIE, C.Eng (I),
CGLDIST/SE/Gr-I/2023/03/003
DTCP Registered Structural Engineer Grade-I,
No. 3/85, Dr.Radhakrishnan Street, Periyar Salai,
Palavakkam, Chennai 600 041.
Mob. No. +91-9840310479

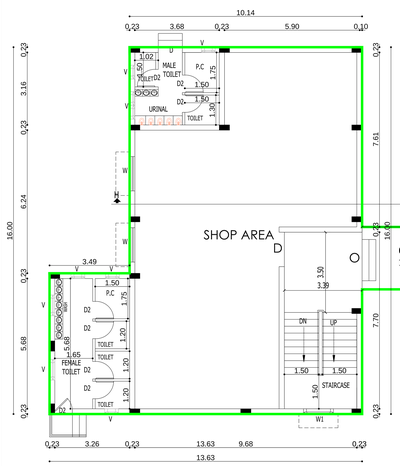
STRUCTURAL ENGINEER

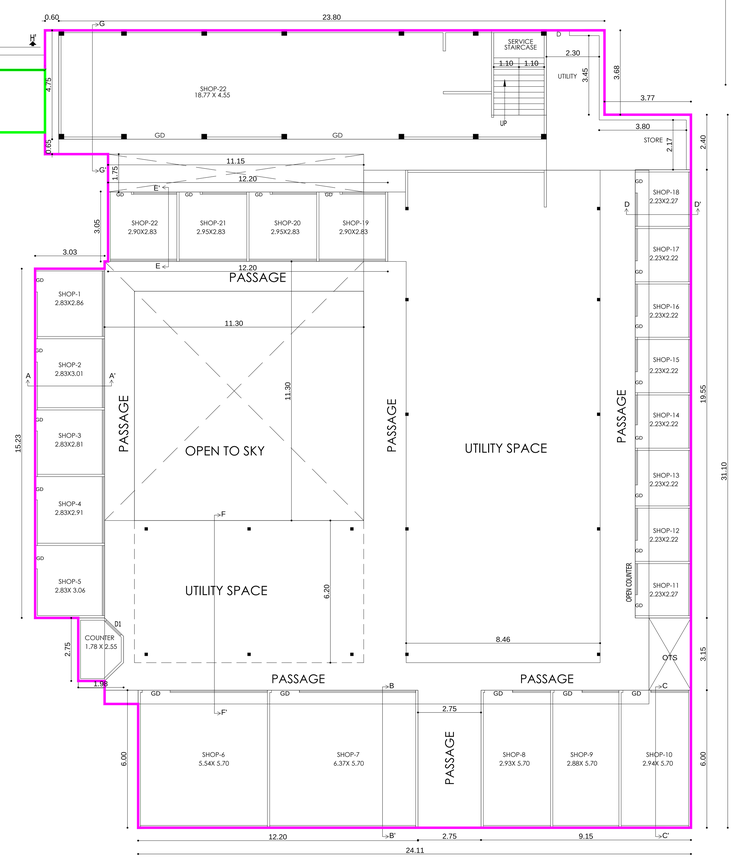
PLAN SHOWING THE EXISTING & PROPOSED CONSTRUCTION COMMERCIAL RETAIL SHOP BUILDING AT OLD R.S.No.144/1E, T.S.No.5PT (SOUTH EAST), THIRUPARAKUNRAM MAIN ROAD, PALANGANTHAM, MADURAI, TAMILNADU 625003. COMPRISED IN OLD R.S.No.144/1E, NEW T.S.No.5PT (SOUTH EAST), WARD NO.22, BLOCK NO.63 of MADAKULAM VILLAGE, THIRUPARAKUNRAM TALUK, MADURAI DISTRICT WITH IN THE LIMITS OF MADURAI CORPORATION.





FIRST FLOOR PLAN





GROUND FLOOR PLAN

COLOR INDEX

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PRO., BUILDING		EXISTING BUILDING	
DRIVEWAY			

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SCALE 1: 100

DIRECTION

E N W

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FA FIRE ALARM

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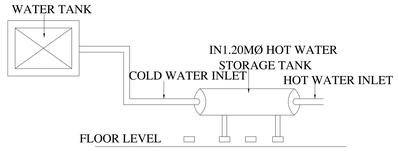
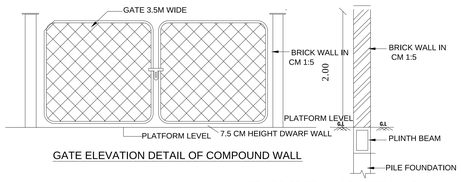
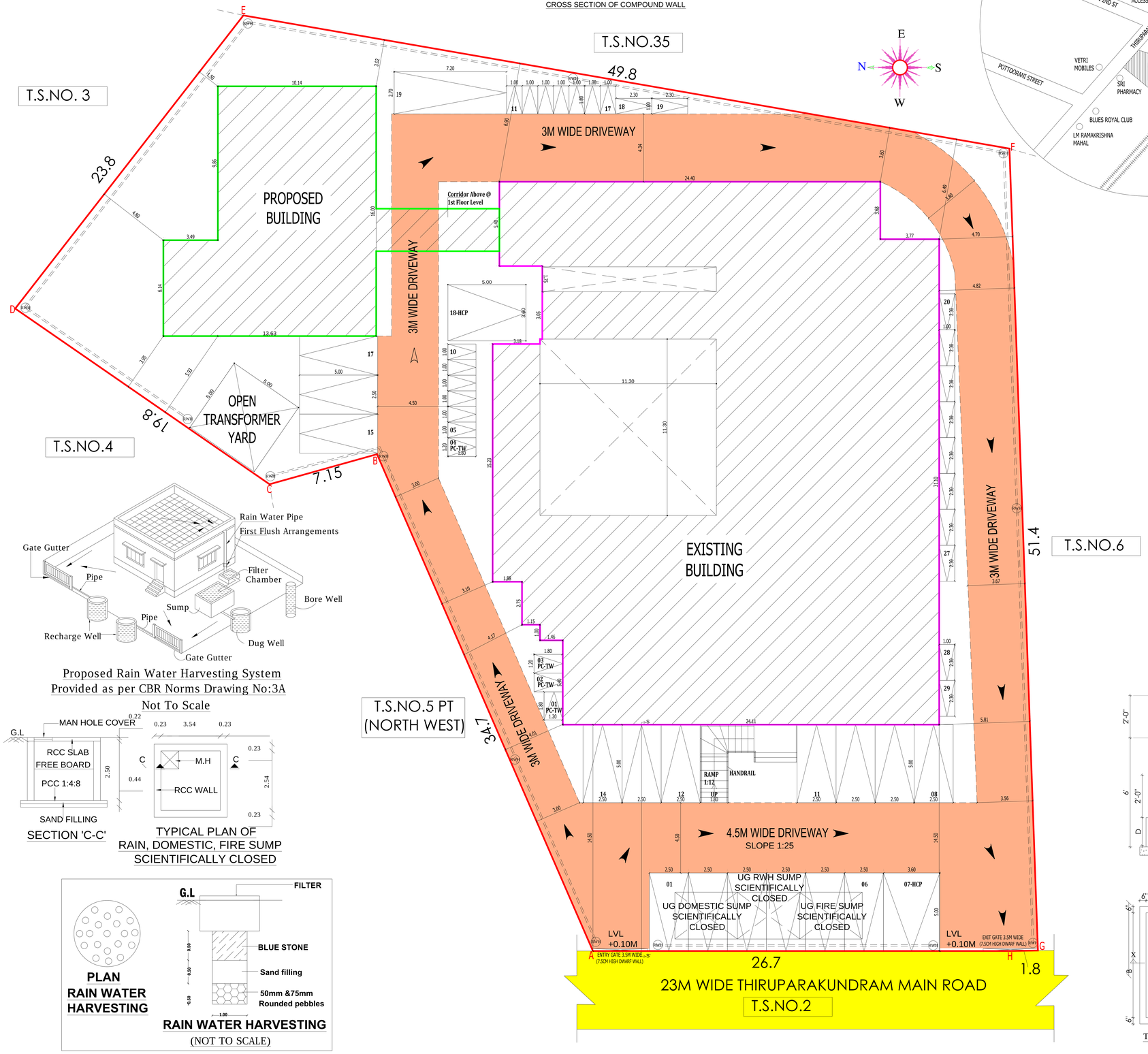


SOLAR HOT WATER SYSTEM DETAIL



GATE ELEVATION DETAIL OF COMPOUND WALL

CROSS SECTION OF COMPOUND WALL

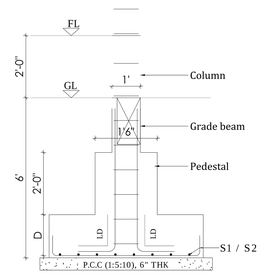


Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale

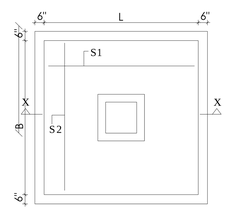
SECTION 'C-C'

TYPICAL PLAN OF RAIN, DOMESTIC, FIRE SUMP SCIENTIFICALLY CLOSED

RAIN WATER HARVESTING
(NOT TO SCALE)



SECTION X - X



TYPICAL FOOTING IN PLAN

SHEET 1/3

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AREA STATEMENT

	SQ.M.	SQ.FT.
AS PER DOCUMENT	2461.61	26496.55
AS PER PATTA	2461.61	26496.55

BLOCK NAME	FLOOR NAME	FSI AREA	NON FSI AREA	TOTAL AREA
		SQ.M.	SQ.M.	SQ.M.
SHOP BLOCK	GROUND EXISTING	802.78	24.73	827.51
	FIRST EXISTING	118.10	0.00	118.10
	GROUND PROPOSED	183.67	0.00	183.67
	FIRST PROPOSED	29.54	0.00	29.54
TOTAL		1134.09	24.73	1158.82

FSI = 1134.09 SQ.M / 2461.61 SQ.M

FSI = 0.461

PARKING DETAIL	REQUIRED	PROPOSED
CAR	17	19
TWO WHEELER	17	29
HCP RESERVATION	02	02
PC-TW RESERVATION	02	04

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Mob. No. +91-9840316479

STRUCTURAL 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

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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

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,
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