PP APPROVAL RECORD

Planning Permission

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.

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PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING

(PROFESSIONAL CONSULTING OFFICE) IN R.S.NO:16/39B (OLD R.S.NO:157/1A PART, UDR.S.NO:16/1A PART TIRUPPALAI GROUP)/ AMALGAMATION OF REGULARISED PLOT NO : 2N & 3 AT SIRUDHUR VILLAGE , NORTH TALUK , MADURAI CORPORATION , MADURAI DISTRICT

PLAN

SITE PLAN , FLOOR PLAN , ELEVATION & SECTION

(PLANNING AREA)

AREA STATEMENT

AREA OF THE SITE(AS PER DOCUMENT)			674.47 Sq.m
AREA OF THE SITE(AS PER PATTA)			674.00 Sq.m
AREA OF THE SITE(AS PER SITE)			674.47 Sq.m
FLOOR AREA	FSI	NON FSI	TOTAL
STILT FLOOR AREA	30.13	410.85	440.98
FIRST FLOOR AREA	440.98	---	440.98
SECOND FLOOR AREA	440.98	---	440.98
THIRD FLOOR AREA	431.60	---	431.60
TERRACE FLOOR AREA	---	30.13	30.13
TOTAL	1343.69	440.98	1784.67
FLOOR SPACE INDEX (F.S.I)	1343.69 / 674.00		1.99< 2
PLOT COVERAGE (PC)	440.98 / 674.00 X 100		65.42%

JOINERIES DETAILS

RS	ROLLING SHUTTER	2.43 X 2.13
D	DOOR	1.83 X 2.13
D1	DOOR	0.99 X 2.13
D2	DOOR	0.76 X 2.13
LD	LIFT DOOR	0.91 X 2.13
W	WINDOW	1.83 X 1.37
W1	WINDOW	1.22 X 1.37
V	VENTILATOR	0.61 X 0.76
EX	EXHAUST FAN	0.61 X 0.76

PARKING DETAILS

VEHICLE	PARKING AREA DESCRIPTION	AREA SQ.M	REQUIRED	PROVIDED
CAR	1 CAR SPACE FOR EVERY 100 SQ.M OF FLOOR AREA OR PART THERE OF (INCLUDING EV CHARGE PARKING SPACE)	1343.69 (75% AREA) 1007.76	11	13
	10% PH PARKING	100.77	2	
			13	
TWO WHEELER	TWO WHEELER SPACE FOR EVERY 25 SQ.M OF FLOOR AREA OR PART THERE OF (INCLUDING EV CHARGE PARKING SPACE)	1343.69 (75% AREA) 1007.76	41	46
	10% PH PARKING	100.77	5	
			46	

SANITATION REQUIREMENTS

SANITARY UNIT			NO OF STAFF	REQUIRED	PROVIDED
WATER CLOSET	MALE	25 NOS FOR EVERY 1 TOILET	30 NOS	2 NOS	3 NOS
	FEMALE				
DRINKING WATER FOUNTAIN	MALE	01 NOS	30 NOS	1 NOS	3 NOS
	FEMALE				
URINALS	MALE	20 NOS FOR EVERY 1 TOILET	30 NOS	2 NOS	3 NOS

NUMBER OF WORKERS - 30 NOS

NOTE:

1. ALL DIMENSIONS ARE IN METERS.
2. SOLAR WATER HEATING SYSTEM TO BE PROVIDED IN TERRACE FLOOR.
3. RAIN WATER HARVESTING TO BE PROVIDED IN SITE.
4. STP AND RECYCLING UNIT OF WASTE WATER TO BE PROVIDED IN THE SITE.
5. STRUCTURE IS SAFE FOR EARTHQUAKE.
6. FE:FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS.

SITE BOUNDARY -

EXISTING ROAD -

PROPOSED BUILDING -

RWH TRENCH -

DRIVE WAY -

APPLICANT

REGISTERED ARCHITECT

Dr.T.MAYILVAHANAN M.E(Struct)., A.I.I.Arch., Ph.D(Transp)
REGISTERED ARCHITECT / STRUCTURAL ENGINEER / CHARTERED ENGINEER / PA/2651, VALUER,
Registration(COA) No.CA/2001 / 28531,
Structural Engineer SE/015/2019(Grade-1)
6/13, Kamaraj Nagar 4th Street, Tallakulam, Madurai-625 002.

REGISTERED STRUCTURAL ENGINEER

Dr.T.MAYILVAHANAN M.E(Struct)., A.I.I.Arch., Ph.D(Transp)
REGISTERED ARCHITECT / STRUCTURAL ENGINEER / CHARTERED ENGINEER / PA/2651, VALUER,
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REGISTERED GEO TECH

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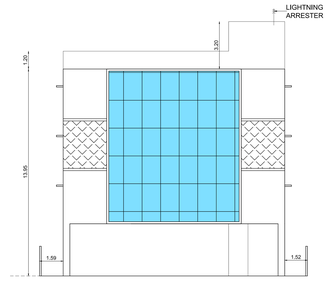
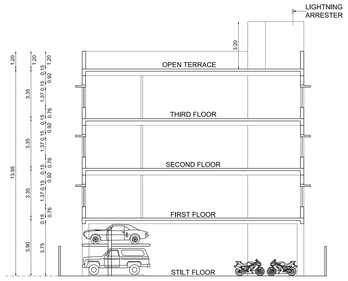
Reg. No. GTE/2015/0001(TCP)
CONSULTING NANCY SERVICES
Geo-Tech Engineering Division
6/13, Kamaraj Nagar 4th Street,
Tallakulam, Madurai-625002.

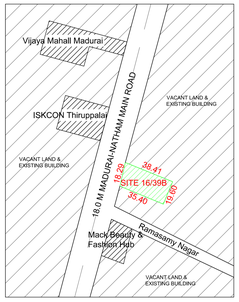
(ALL DIMENSIONS ARE IN METER)
(SCALE : 1: 100)



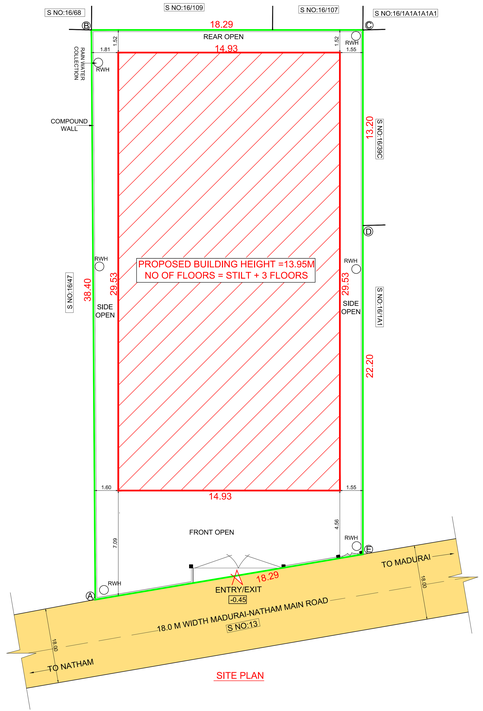
FRONT ELEVATION



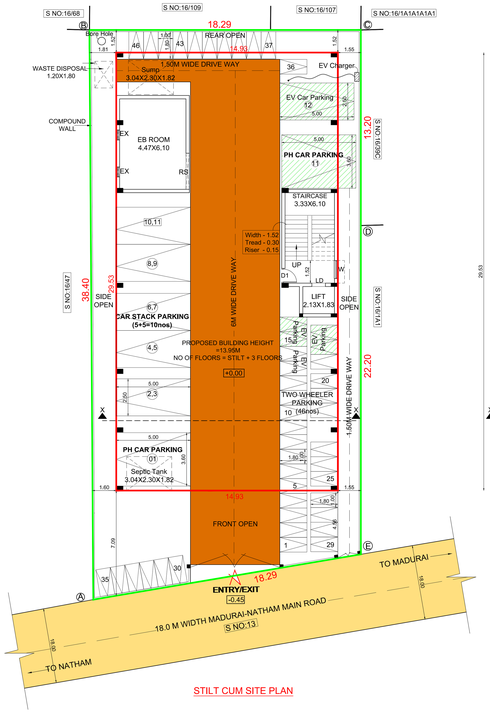
SECTION X-X



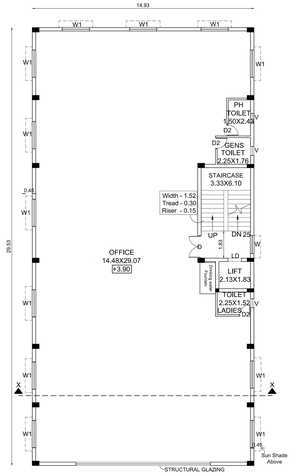
KEY PLAN
NOT TO SCALE



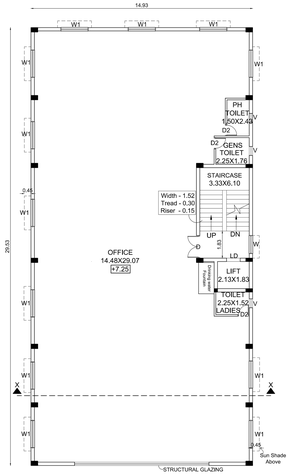
SITE PLAN



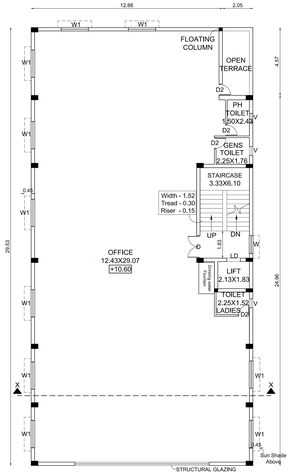
STILT CUM SITE PLAN



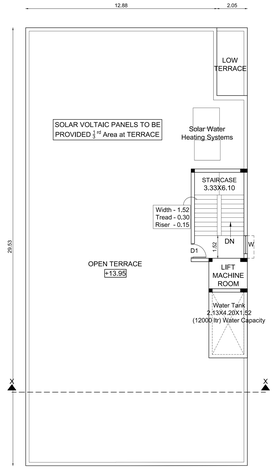
FIRST FLOOR PLAN



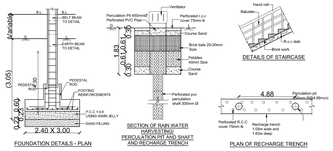
SECOND FLOOR PLAN

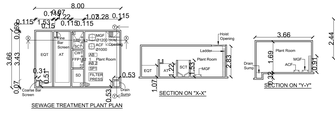


THIRD FLOOR PLAN



TERRACE FLOOR PLAN





இட அனுமதி

மனை ஒப்புதல் மற்றும் இட அனுமதி மதுரை உள்ளூர் திட்டமுமம், மதுரை-625017. ந.க.எண்:SWP/BPA/709140/2025 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு A (முதல் தளை வரை எல்லையிடப்பட்டு மனையிட ஒப்புதலும், கட்டட இடிக்க இட அனுமதியும் அளிக்கப்படுகிறது.

ம.வ.ம.ந. இ.க. எண் : 76/2026

இட அனுமதி எண் : 80/2026

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

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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.