

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF PROFESSIONAL CONSULTING OFFICE BUILDING (COMMERCIAL) IN PLOT NO:8, R.S.NO:20/45 AND 21/15,(OLD R.S.NO:20/1 AND 21/2),C.WARD NO:36,ZONE-1, AT MELAMADAI BIT -1 VILLAGEMADURAI EAST TALUK, MADURAI CORPORATION,MADURAI DISTRICT.

SCALE - 1:100

AREA OF SITE (Document)	600.26 SQM	Least Area To be taken
AREA OF SITE (As per TSLR)	600.00 SQM	

Least Area To be taken
AREA OF SITE 600.00 SQM

ONLINE APPLICATION NUMBER:SWP/BPA/721228/2025

AREA DETAILS:	FSI AREA IN SQM	NON-FSI AREA IN SQM	TOTAL IN SQM
AREA OF SEMI BASEMENT FLOOR	-----	255.04	255.04
AREA OF GROUND FLOOR	255.04	-----	255.04
AREA OF FIRST FLOOR	255.04	-----	255.04
AREA OF HEAD ROOM	-----	39.11	39.11
TOTAL AREA	510.08	294.15	804.23

TOTAL F.S.I AREA= 510.08 SQM F.S.I - 510.08/600.00 <u>0.85 < 2.0</u>		REFERENCE:  SITE  PRO.BUILDING  ROAD  DRIVE WAY
Plot Coverage=	$\frac{\text{Max.One Floor Area}}{\text{Site Extent}} \times 100$ $= \frac{255.04}{600.00} \times 100$	
Plot Coverage=42.50%		

PARKING CALCULATION

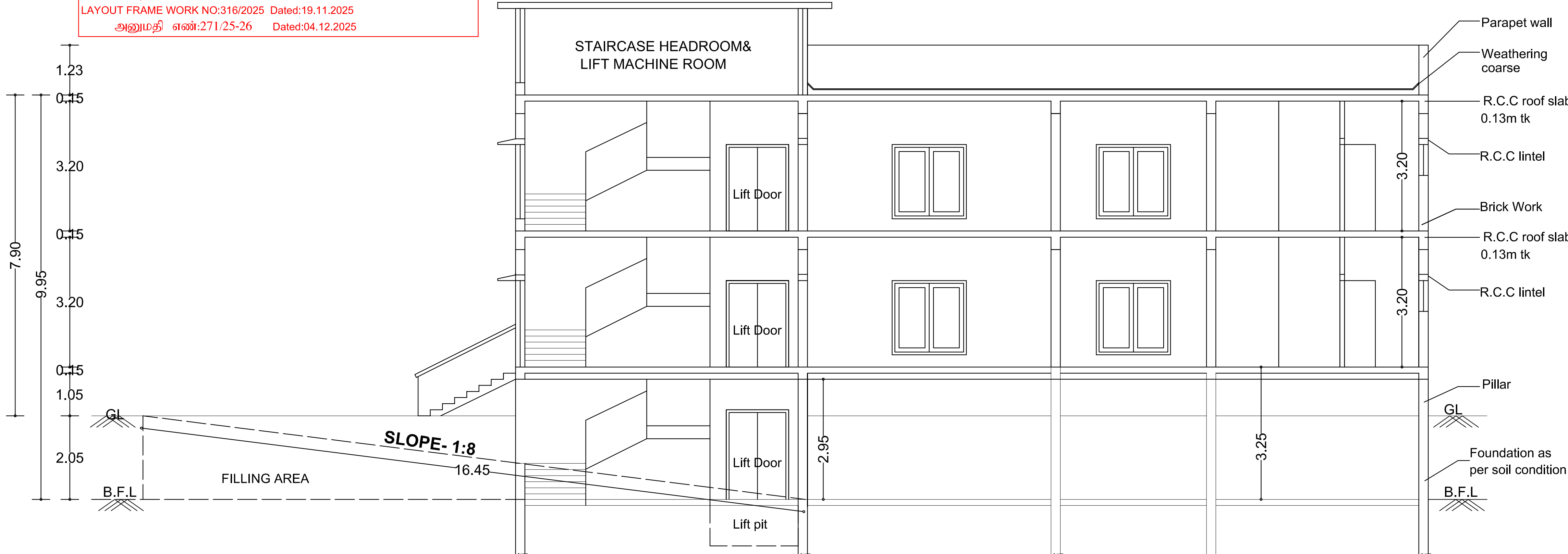
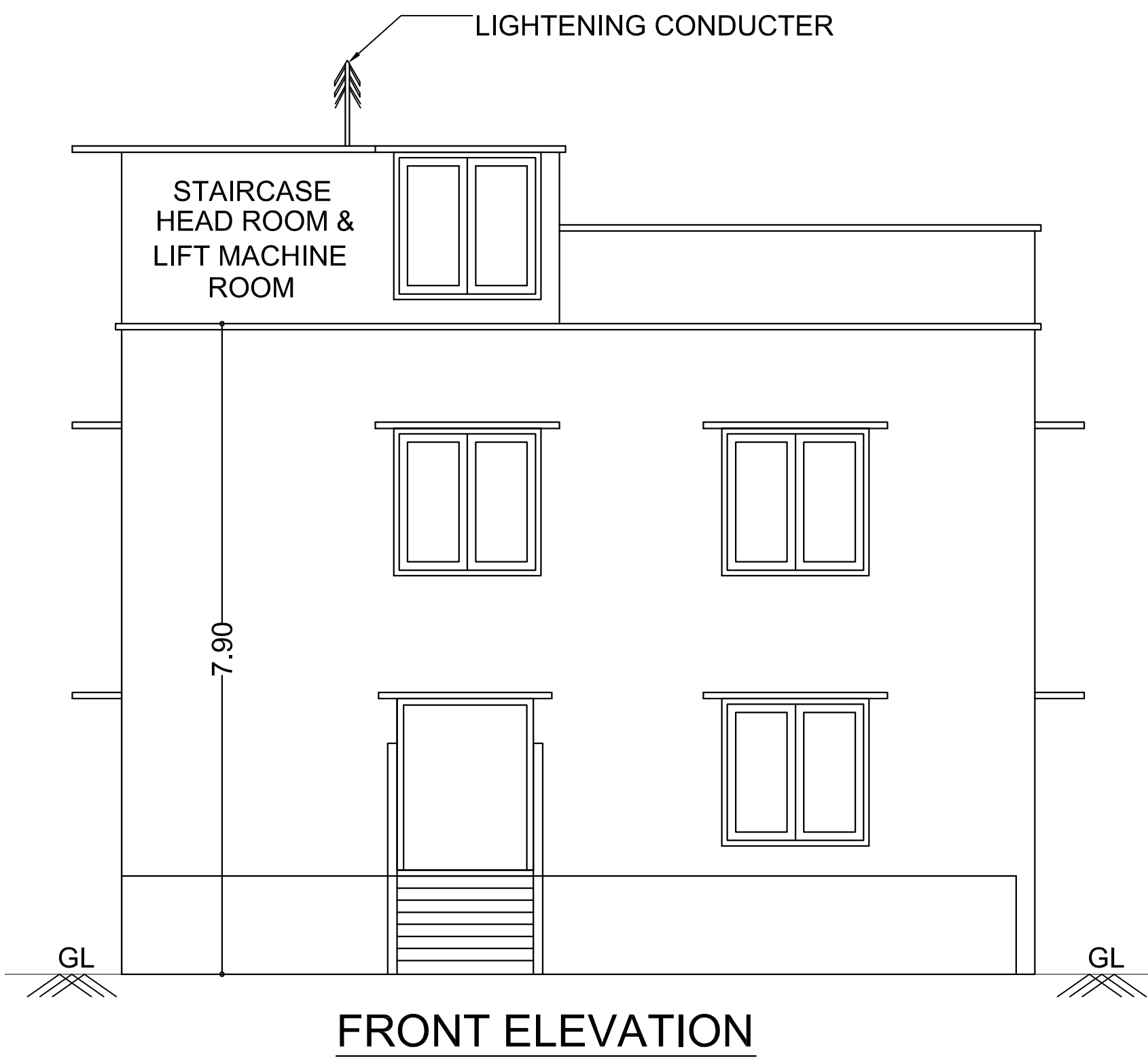
VEHICLE	PARKING AREA DESCRIPTION	AREA IN SQ.M	REQUIRED (NO'S)	PROVIDED (NO'S)
CAR	1car for Every 100sq.m of Floor Area or part There of	510.08 (75%Area) 382.56	4	6
	10% of Visitor cum Ev Parking	38.25	1	
	10% of PH Parking	38.25	1 6	
TWO WHEELER	1two wheeler for Every 25sq.m of Floor Area or part There of	510.08 (75%Area) 382.56	16	21
	10% of Visitor cum Ev Parking	38.25	2	
	10% of PH Parking	38.25	1 19	

SANITARY DETAILS:		TOTAL NUMBER OF PERSONS - 50NoS	
		MALE-25	FEMALE-25
SANITARY UNIT	SANITATION REQUIREMENTS SHOPS AND COMMERCIAL OFFICES	REQUIRED	PROVIDED
PH/DA-WATER CLOSET	Minimum one is required	01	02
WATER CLOSET	Male (1 per 25 persons)	01	02
	Female (1 per 15 persons)	02	02
URINALS	Male (1 per 7-20 persons)	02	04
WASH BASINS	One for every 25 persons	02	02
CLEANER SINK	1 Per 1 Each Floor	02	02
DRINKING WATER	One for every 100 persons with a minimum of one on each floor.	01	02

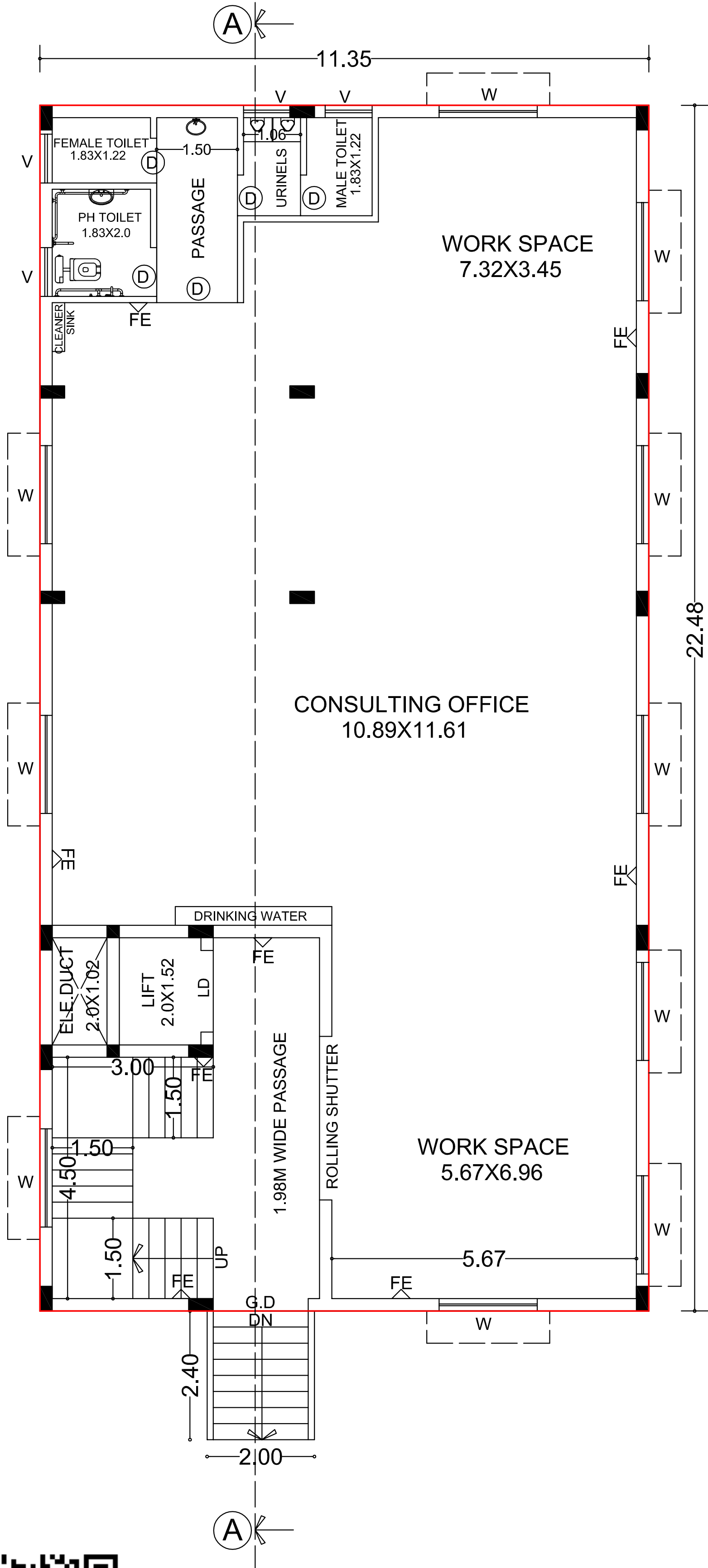
திட்ட அனுமதி
மனை ஒப்பதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர் திட்டக்குழுமம், மதுரை-625017, ந.க.எண்:SWP/BPA/721228/2025 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு A முதல் F வரை எல்லையிடப்பட்டு மனையிட ஒப்பதலும், கட்டடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது. ம.ஹ ம.உ.தி.கு. எண் : 270/2025 திட்ட அனுமதி எண் : 296/2025

Er. V.I.PRADHEEP, ME.(STRUCTURES) MDTCP/SE (Gr II) 04/2022 347, NR Towers, First Floor, Suguna Store Junction Madurai - 20. Cell: 99438 43331	APPLICANT
STRUCTURAL ENGINEER	
Er. KARTHIKAI KUMAR,B.E., TLP/ARCE 02/2021 89/2, V.R.S. Complex, Sivagangal Main Road, Near Anna Bus Stand, MADURAI-20. Cell: 98651 51000	S. Thirukkannan B.E., REGISTERED ENGINEER REG. NO : RE.03/2022 (Gr II) 85/1P, Sri Ananda Company Illam, North Gate, S.S.Colony, Madurai-10.
CONSTRUCTION ENGINEER	ARCHITECT/ENGINEER

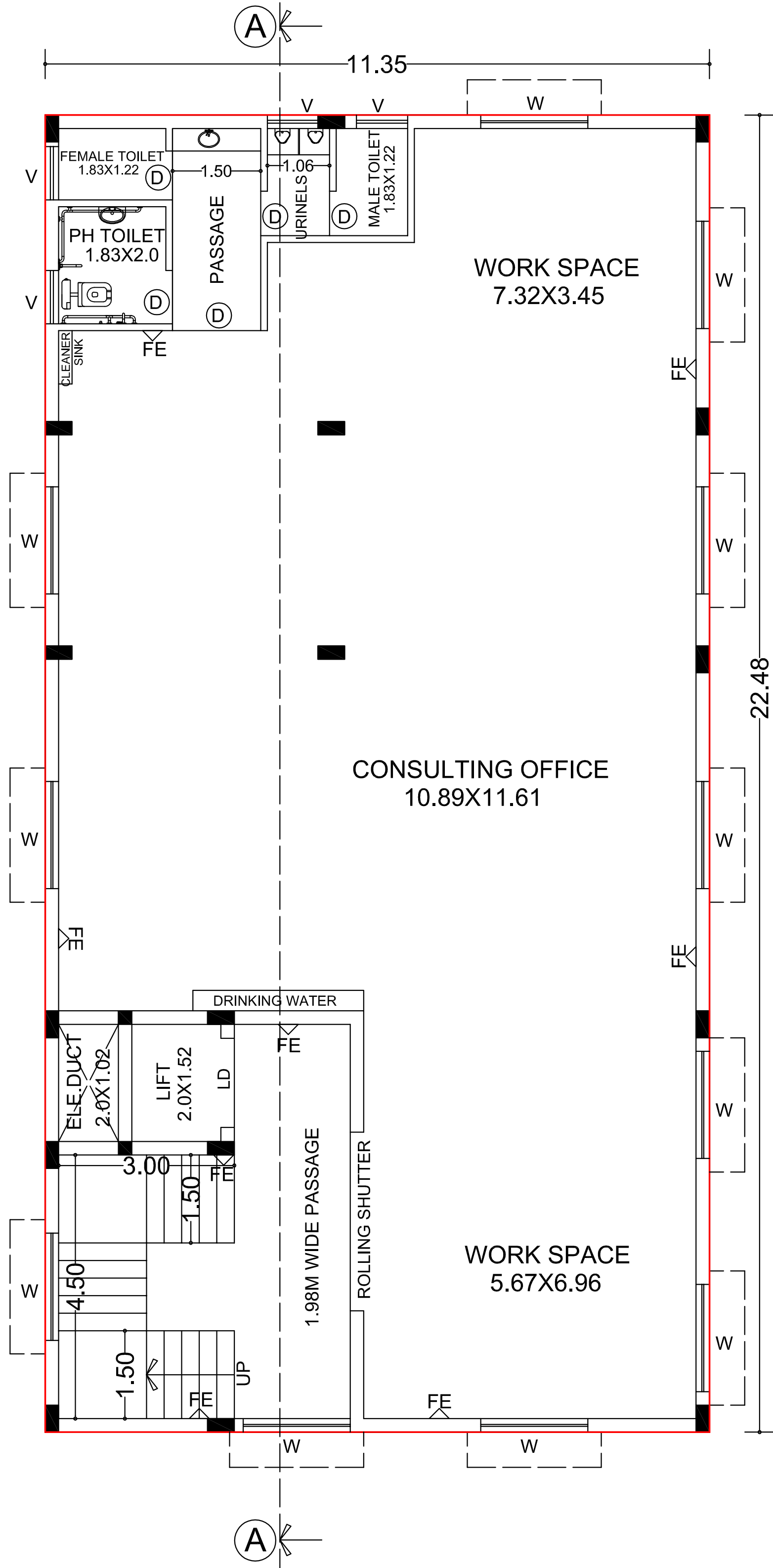
PLOT REGULARISED DETAILS
ID:வ.ந.அ.இ.எண்-DTCP/P/3H0R1227/2025/33028 DATED:06.11.2025
LAYOUT FRAME WORK NO:316/2025 Dated:19.11.2025
அனுமதி எண்:271/25-26 Dated:04.12.2025



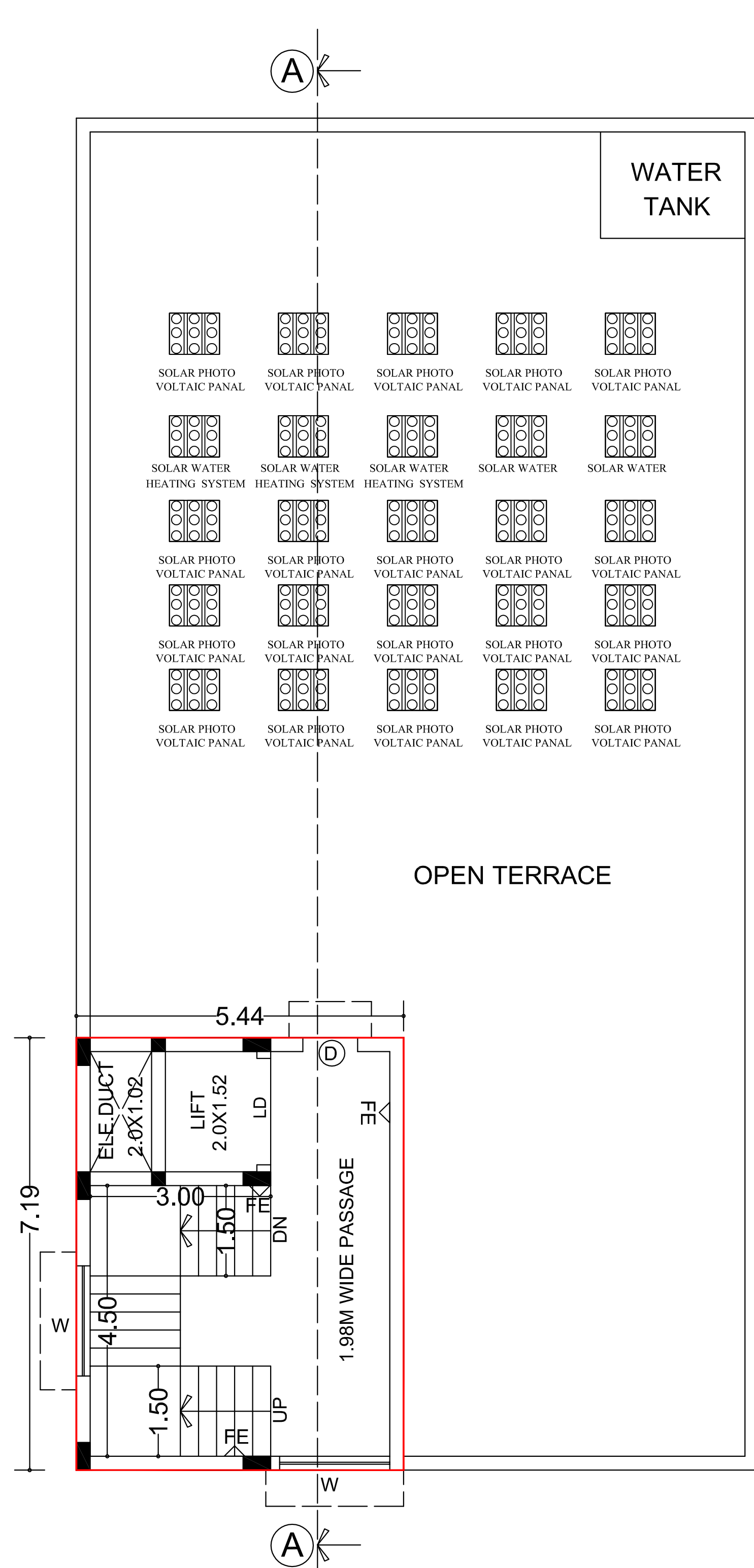
SECTION - AA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

NOTE:
1)DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION.
2)SOLAR WATER HEATING SYSTEM TO BE PROVIDED IN TERRACE FLOOR.
3)RAIN WATER HARVESTING SYSTEM TO BE PROVIDED.
4)STP AND RECYCLING UNIT OF WASTE WATER TO BE PROVIDED IN THE SITE.
5)STRUCTURE IS SAFE FOR EARTHQUAKE.
6)FE- FIRE EXTINGUISHER TO BE PROVIDED.
7)EA- EXTINGUISHING ALARM TO BE PROVIDED.
8)MV- MECHANICAL VENTILATION TO BE PROVIDED.
9)EV- 10% EV VEHICLE TO BE PROVIDED

JOINERY DETAILS
RS-3.05M X 2.13M
D-0.91M X 2.13M
G.D-1.83M X 2.13M
LD-1.52M X 2.13M
W-1.83M X 1.83M
V-0.91M X 0.76M



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○ SITE
○ PRO.BUILDING
○ ROAD
○ DRIVE WAY

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மனை ஒப்பந்தம் மற்றும் திட்ட அனுமதி மதுரை உ.என்.சி. திட்டகுழுமம், மதுரை-625017.
ந.க.எண்:SWP/BPA/721228/2025 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
A முதல் F வரை எல்லையிடப்பட்டு மனையிட ஒப்பந்தம், கட்டிடத்திற்கு
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ம.எ. ம.உ.தி.கு. எண் : 270/2025
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NOTOP/SE (R) 04/2022
567, KR Towers, First Floor,
Suguna Store Junction
Madurai - 20, Cell: 99438 43331

STRUCTURAL ENGINEER

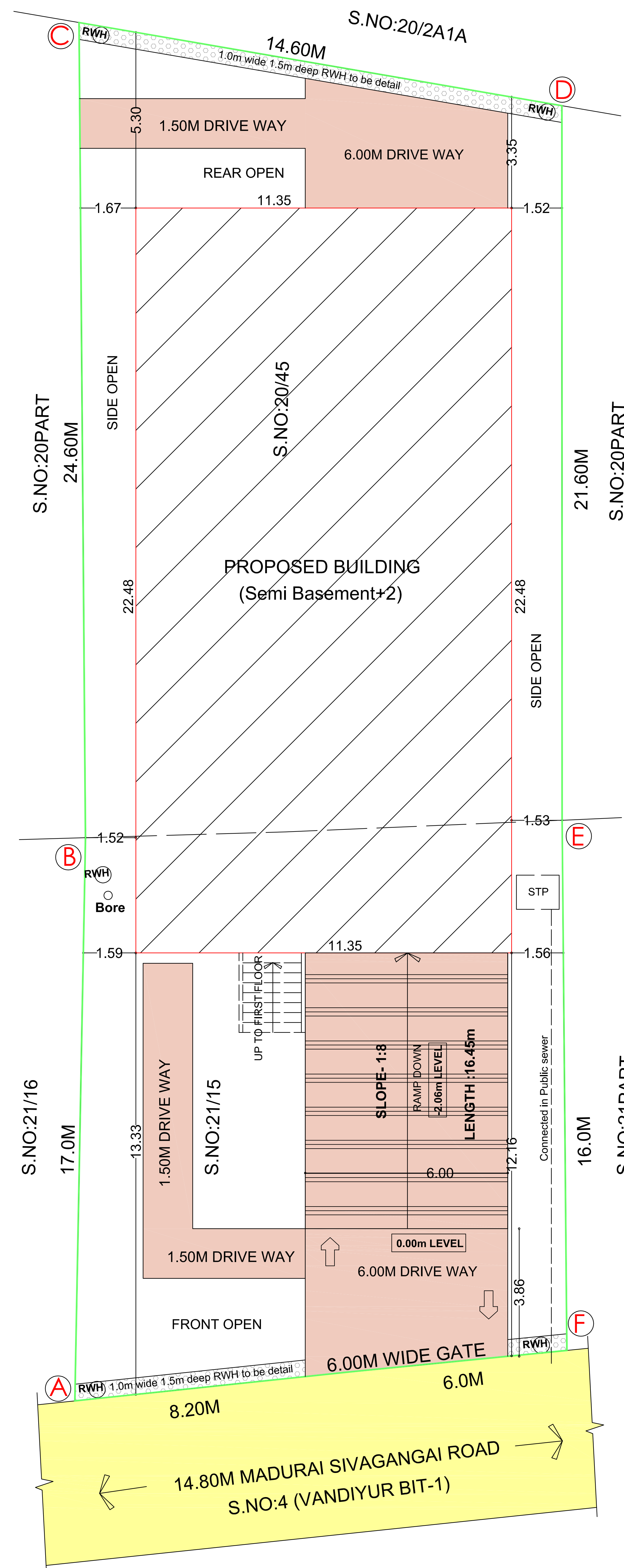
APPLICANT

Er. KARTHIKAI KUMAR, B.E.,
TLP/ARGE 02/2021
68/2, V.R.S. Complex,
Sivagangal Main Road,
Near Anna Bus Stand, MADURAI-20.
Cell: 98551 51000

CONSTRUCTION ENGINEER

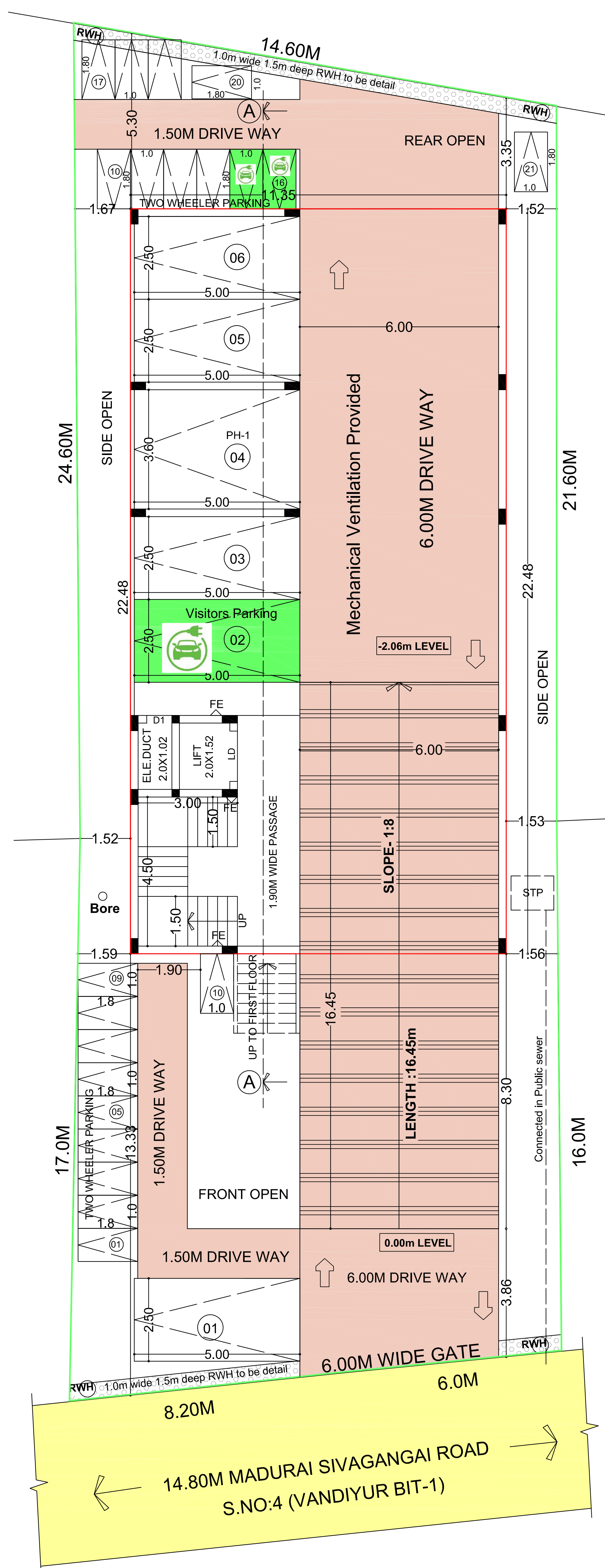
S. THIRUKKANNAN B.E.,
REGISTERED ENGINEER
REG. NO : RE.03/2022 (Gr. II)
85/1P, Sri Ananda Ganapathy Illam,
North Gate, S.S.Colony, Madurai-10.

ARCHITECT/ENGINEER

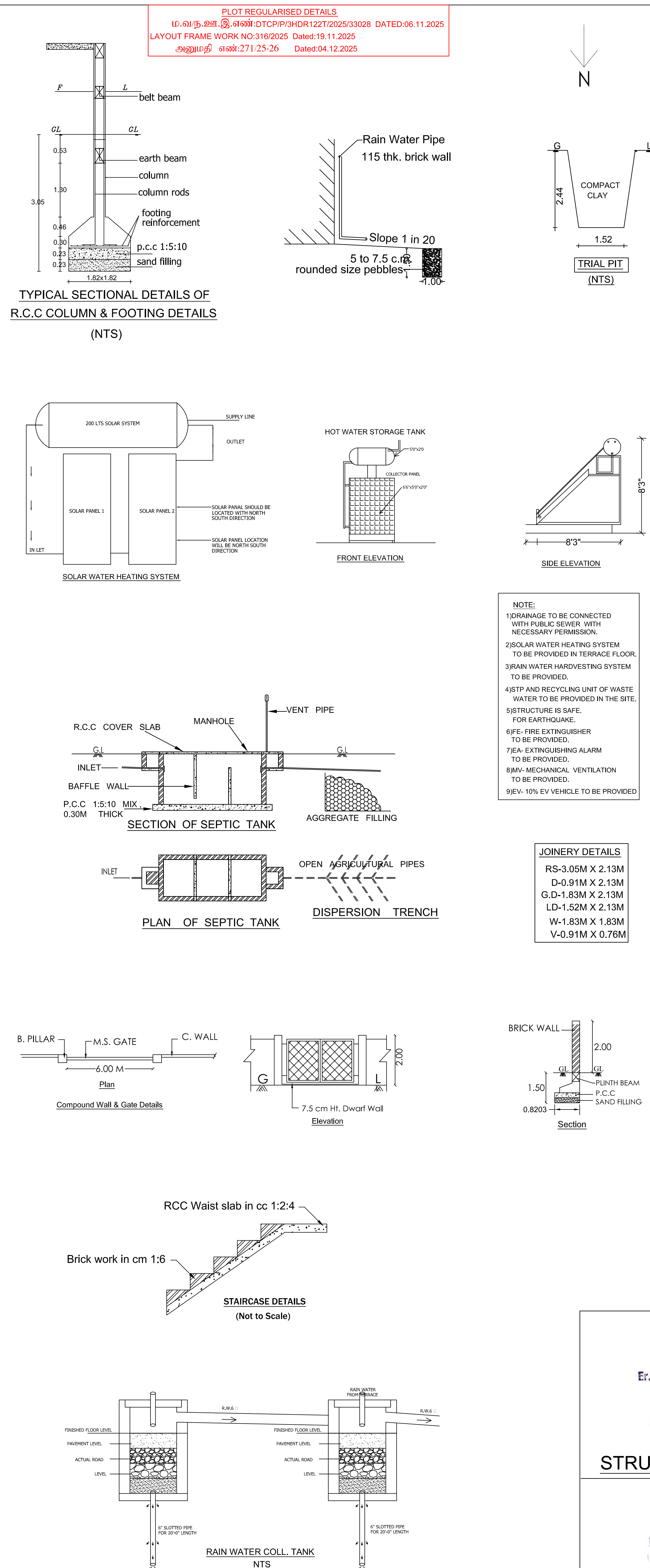


SITE PLAN

SCALE - 1:100



SITE/SEMI BASEMENT FLOOR PLAN



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.

