PP APPROVAL RECORD

# Planning Permission

Madurai district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

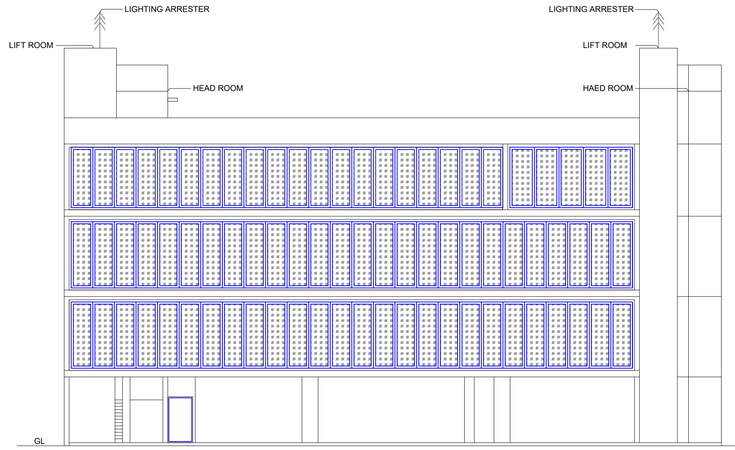
ISSUING AUTHORITY
**DTCP**

The approval as the planning authority issued it, reproduced in full behind this page.

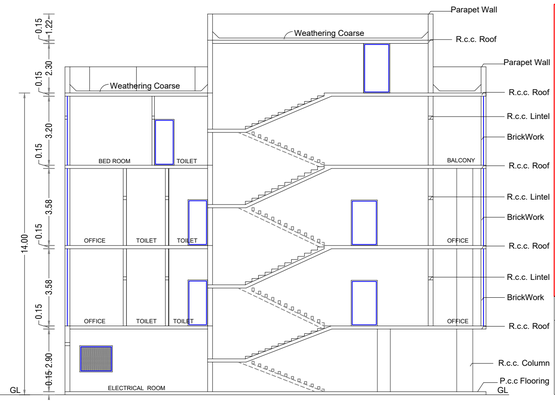
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
verified.realestate




FRONT ELEVATION




SECTION ON 'AA'

NORTH

## திருத்திய திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளுர் திட்டகுழுமம் மதுரை-17
ந.க.எண்: SWP/BPA/725288/2025 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குப்பட்டு
'A' முதல் 'D' வரை ஏற்கனவே எல்லையிடப்பட்டு
மனையிட ஒப்புதல் அளிக்கப்பட்டு கட்டிடத்திற்கு
திருத்திய திட்ட அனுமதியும் அளிக்கப்படுகிறது.
ஏற்கனவே வழங்கப்பட்ட
ம.வ/ம.உ.தி.கு எண் :180/2025
திருத்திய திட்ட அனுமதி எண் :41/2026

### EXISTING APPROVAL DETAILS

APPLICATION NO:SWP/BPA/530356/2025
SITE APPROVAL NO:180/2025
PLANNING PERMISSION NO:198A&198B/2025

# REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL (PROFESSIONAL & CONSULTING OFFICE ) / RESIDENTIAL BUILDING IN TS.NO -2782/3,TS.WARD:10,BLOCK:98 AT BB KULAM VILLAGE,MADURAI NORTH TALUK,MADURAI CORPORATION,MADURAI DISTRICT.

SCALE 1:100

| | | |
|---|---|---|
| SITE AREA ( AS PER DOCUMENT ) | - | 771.94 Sq.m |
| SITE AREA ( AS PER TSLR ) | - | 767.00 Sq.m |

## AREA DETAILS

| FLOOR DETAILS | FSI AREA Sqm | NON FSI AREA Sqm | TOTAL AREA Sqm |
|---|---|---|---|
| STILT FLOOR AREA | - | 461.17 | 461.17 |
| FIRST FLOOR AREA | 461.17 | - | 461.17 |
| SECOND FLOOR AREA | 461.17 | - | 461.17 |
| THIRD FLOOR AREA | 463.82 | - | 463.82 |
| TERRACE HEAD ROOM | - | 63.92 | 63.92 |
| TOTAL AREA | 1386.16 | 525.09 | 1911.25 |

FSI $\frac{\text{TOTAL FSI AREA}}{\text{SITE AREA}} = <2$ $\frac{1386.16}{767.00} = 1.80 < 2$

### DWELLING UNIT AREA STATEMENT

| SL.NO | FLOOR DETAILS | NO OF UNIT | UNIT AREA |
|---|---|---|---|
| 1 | THIRD FLOOR | 1 | 402.51 Sq.m |

### PARKING DETAILS

Annexure – IV (5) A

NOTE:

1 CAR SPACE FOR EVERY 100Sq.m of FLOOR AREA
1 TWO WHEELER SPACE FOR EVERY 25Sq.m of FLOOR AREA

Where the prescriptions are based on the total Floor Space Index (FSI) area, the numberof car/two wheeler parking spaces required shall be calculated for 75% of the total plinth area in the buildings.

Annexure – IV (1) A

NOTE:

1 CAR SPACE FOR EVERY 75 Sq.m for FLOOR AREA

| TOTAL FSI AREA in Sq.m | CAR PARKING REQUIRED in Nos | CAR PARKING PROVIDED in Nos | TWO WHEELER PARKING REQUIRED in Nos | TWO WHEELER PARKING PROVIDED in Nos |
|---|---|---|---|---|
| 922.34 | 08 Nos | 08 Nos | 32 Nos | 33 Nos |
| 402.51 | 06 Nos | 06 Nos | - | - |

### JOINERY DETAILS

| | | |
|---|---|---|
| MD | MAIN DOOR | 1.37X2.13 |
| D | DOOR | 1.22X2.13 |
| D1 | DOOR | 0.76X2.13 |
| GW | GLASS WINDOW | 26.70X3.20 |
| GW1 | GLASS WINDOW | 8.35X3.20 |
| GW2 | GLASS WINDOW | 7.20X3.20 |
| GW3 | GLASS WINDOW | 7.40X3.20 |
| W | WINDOW | 2.45X1.52 |
| W1 | WINDOW | 1.75X1.52 |
| W2 | WINDOW | 0.66X1.52 |
| V | VENTILATOR | 0.91X0.60 |
| J | JALLY | 1.52X1.52 |
| LD | LIFT DOOR | 0.91X2.13 |

### LABOUR DETAILS

NO OF MEN-30Nos NO OF WOMEN-20 Nos

### SANITARY DETAILS

NOTE
i) 1 WC for 15 Men ii) 1 WC for 10 Women iii) 2 Urinals for 21-45 men
iv) 1 Wash Basin for 25 Person v) 1 Drinking Water for 100 Person

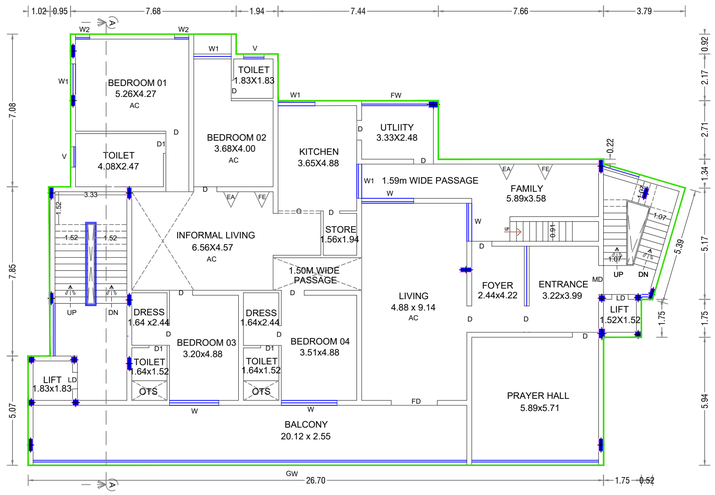
| WC REQUIRED | WC PROVIDED | URINALS REQUIRED | URINALS PROVIDED | WASH BASIN REQUIRED | WASH BASIN PROVIDED | D.WATER REQUIRED | D.WATER PROVIDED |
|---|---|---|---|---|---|---|---|
| 04 | 04 | 02 | 02 | 01 | 02 | 01 | 02 |

### COLOR INDEX

AS PER TSLR | AS PER SITE | DRIVE WAY
PRO., BUILDING | EXG ROAD

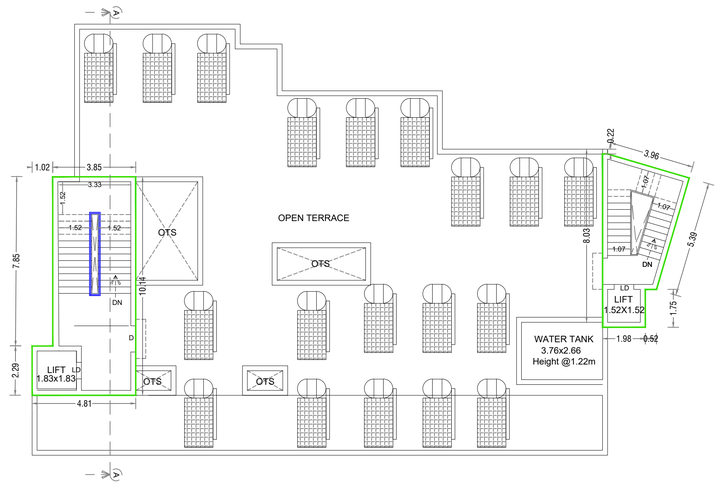
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7. MECHANICAL VENTILATION TO BE PROVIDED

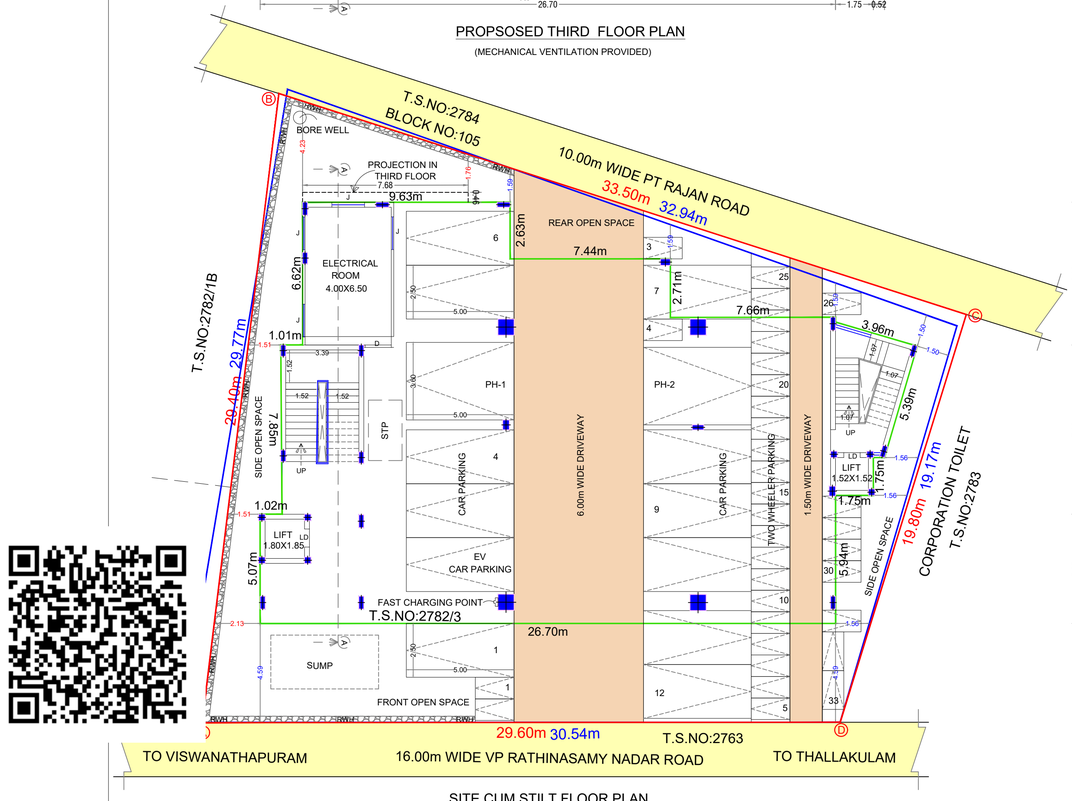



PROPSOSED THIRD FLOOR PLAN

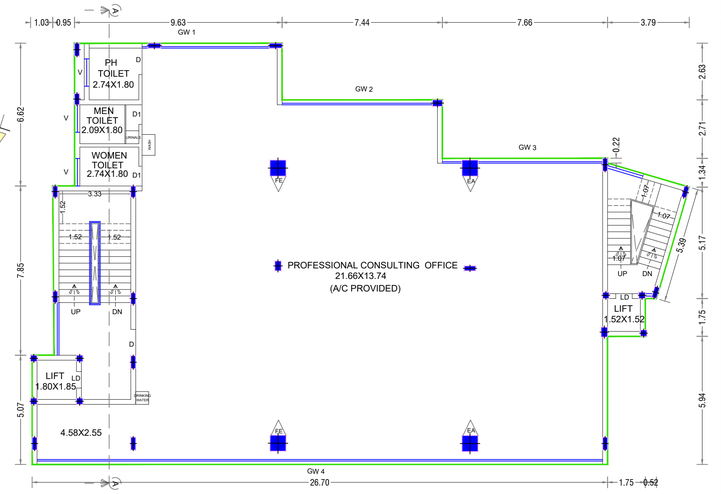
(MECHANICAL VENTILATION PROVIDED)




TERRACE FLOOR PLAN




SITE CUM STILT FLOOR PLAN




TYPICAL FIRST & SECOND FLOOR PLAN

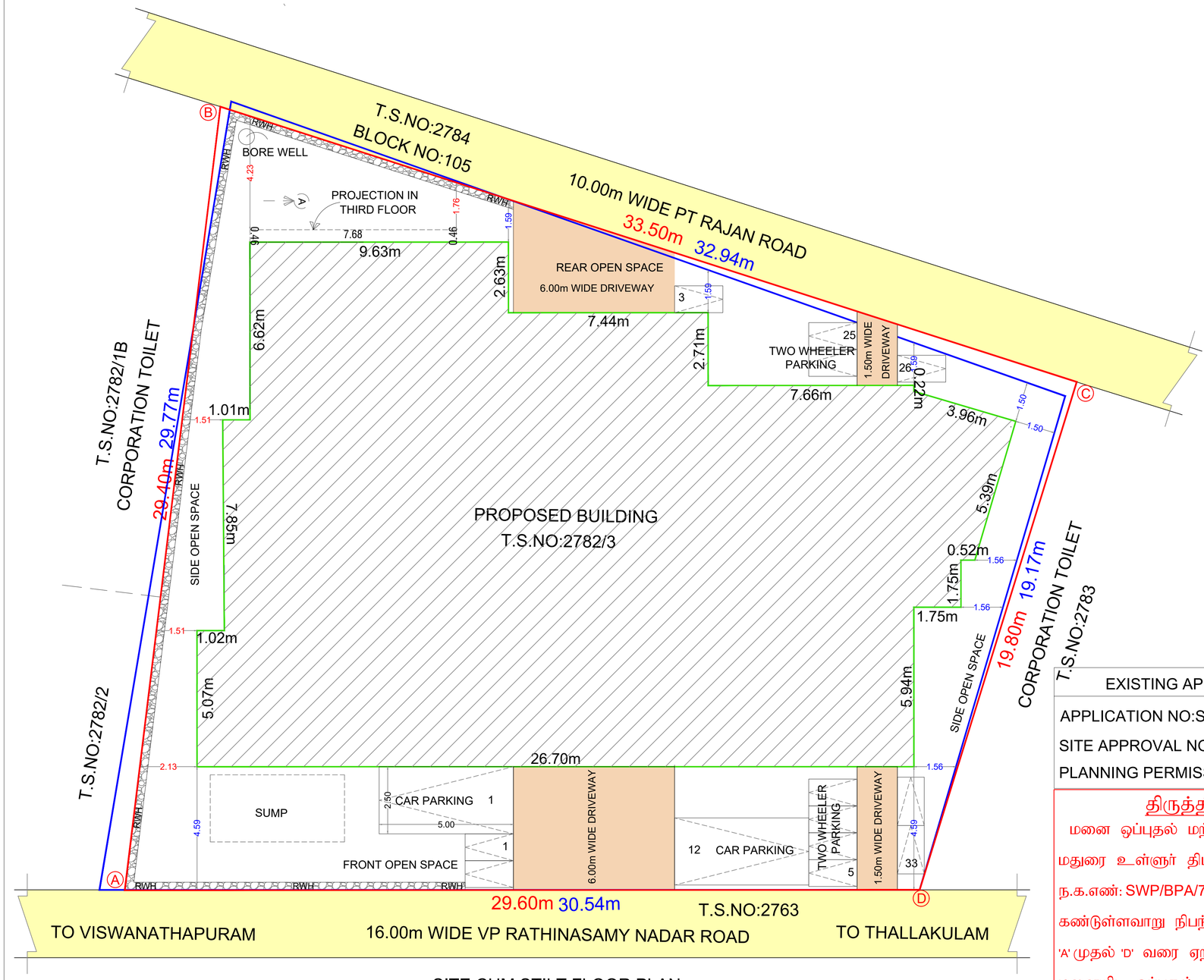
(MECHANICAL VENTILATION PROVIDED)

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Contact No: 80121 70678
CONSTRUCTION ENGINEER

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OA Reg. No : CA/2019/115504
Ph. No: 9655854388
REGISTERED ENGINEER

Ec. K. KIRUBAHAKAN M.E., A.M.I.E.,C.Engg.,
Registered Structural Engineer, Chartered Engineer
Registered Engineer
K³ Structural Consultant & Construction
Batlagundu, Dindigul Dist-624 202
Mobile No: 97154 36124
STRCTURAL ENGINEER




SITE CUM STILT FLOOR PLAN

REVISED SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL (PROFESSIONAL & CONSULTING OFFICE ) / RESIDENTIAL BUILDING IN TS.NO - 2782/3,TS.WARD:10,BLOCK:98 AT BB KULAM VILLAGE,MADURAI NORTH TALUK,MADURAI CORPORATION,MADURAI DISTRICT.

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FSI = TOTAL FSI AREA / SITE AREA =< 2 ; 1386.16 / 767.00 = 1.80 < 2

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| WC REQUIRED | WC PROVIDED | URINALS REQUIRED | URINALS PROVIDED | WASH BASIN REQUIRED | WASH BASIN PROVIDED | D.WATER REQUIRED | D.WATER PROVIDED |
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COLOR INDEX

AS PER TSLR — AS PER SITE — DRIVE WAY

PRO., BUILDING — EXG ROAD

EXISTING APPROVAL DETAILS

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SITE APPROVAL NO:180/2025

PLANNING PERMISSION NO:198A&198B/2025

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மனை ஒப்புதல் மற்றும் திட்ட அனுமதி

மதுரை உள்ளூர் திட்டகுழுமம் மதுரை-17

ந.க.எண்: SWP/BPA/725288/2025 உத்தரவில்

கண்டுள்ளவாறு நிபந்தனைகளுக்குப்பட்டு

'A' முதல் 'D' வரை ஏற்கனவே எல்லையிடப்பட்டு

மனையிட ஒப்புதல் அளிக்கப்பட்டு கட்டிடத்திற்கு

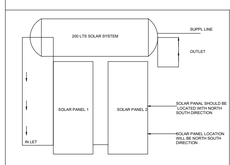
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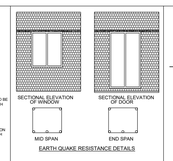
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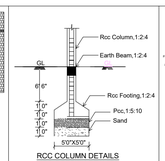
ம.வ/ம.உ.தி.கு எண் :180/2025

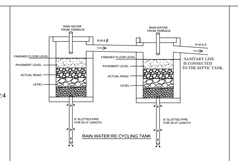
திருத்திய திட்ட அனுமதி எண் :41/2026

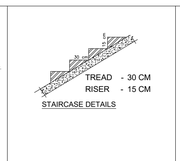
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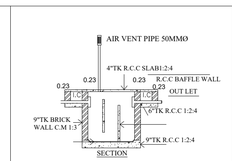


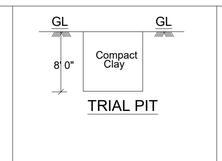



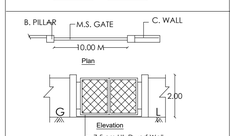



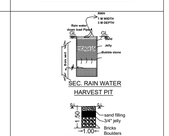



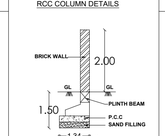



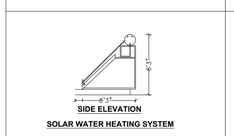










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Registered Structural Engineer, Chartered Engineer
Registered Engineer
K³ Structural Consultant & Construction
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Mobile No: 97154 36124
STRCTURAL ENGINEER

V. HARI PRASAD, B.Arch.,
COA Reg. No : CA/2019/115504
Ph. No: 9655854388
REGISTERED 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**

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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Chennai 600 097, India
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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.