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™
3/350/2 Mettukuppam,
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PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING - PROFESSIONAL CONSULTING OFFICE AT TS NO: 35, BLOCK - 4, WARD - 5A, PONMENI VILLAGE, MADURAI CORPORATION, MADURAI WEST TALUK, MADURAI DISTRICT.

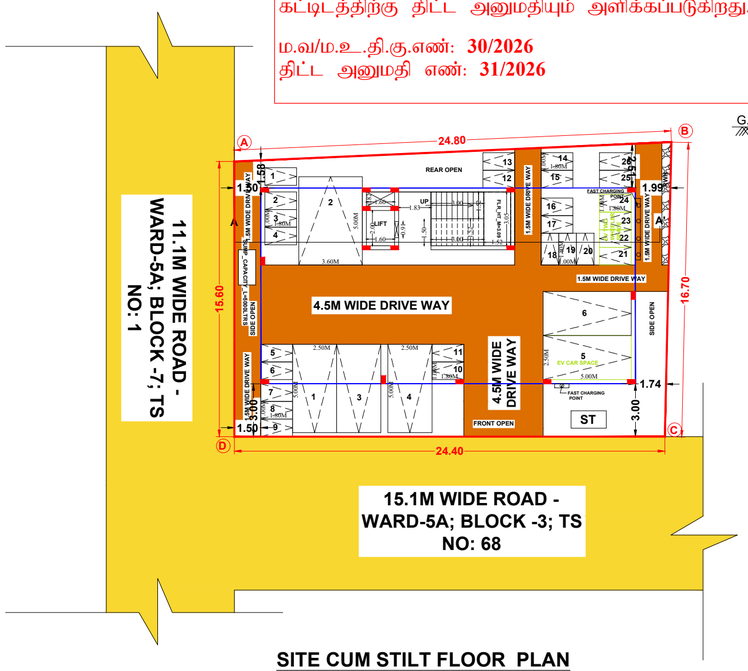
(ALL DIMENSIONS ARE IN METRE SCALE - 1:100) SHEET 1/1

LEGEND
- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- DRIVEWAY

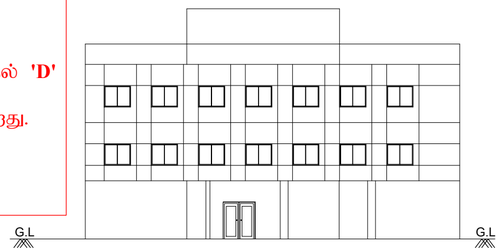
திட்ட அனுமதி

மதுரை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண். **SWP/BPA/728380/2025** உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு **'A'** முதல் **'D'**
வரை எல்லையிடப்பட்டு மனையிட ஒப்புதலும்,
கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.

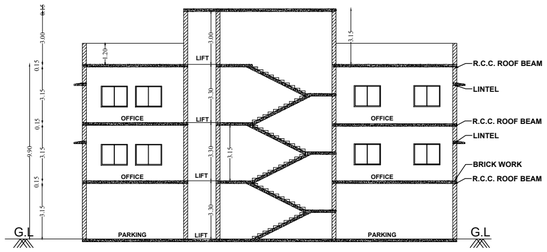
ம.வ/ம.உ.தி.கு.எண்: **30/2026**
திட்ட அனுமதி எண்: **31/2026**



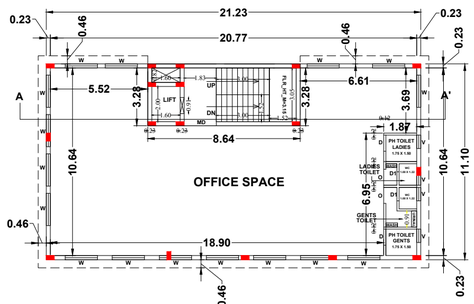
SITE CUM STILT FLOOR PLAN



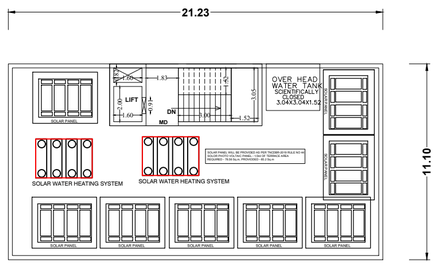
ELEVATION



SECTION A-A



TYPICAL 1,2 FLOOR PLAN



TERRACE FLOOR PLAN

SITE AREA

AS PER DOCUMWENT	= 394.18 SQ.M / 4243.00 SQ.FT
AS PER PATTA	= 398.00 SQ.M / 4284.07 SQ.FT
SUPER IMPOSED PLOT AREA	= 394.15 SQ.M / 4242.63 SQ.FT

AREA DETAILS	FSI AREA IN SQM	NON FSI AREA IN SQM	TOTAL AREA IN SQM
STILT FLOOR AREA	-	235.67	235.67
FIRST FLOOR AREA	235.67	-	235.67
SECOND FLOOR AREA	235.67	-	235.67
HEAD ROOM AREA	-	28.17	28.17
TOTAL	471.34	263.84	735.18
	FSI ACHIEVED		1.195
	PLOT COVERAGE		59.79%

TOTAL BUILTUP AERA AS PER FSI RULES / SITE AREA = 471.34 / 394.15 = 1.195<2.0

% OF PLOT COVERAGE AREA = 235.67 / 394.15 x 100 = 59.79%

PARKING DETAILS

NO.OF CAR PARKING REQUIRED - 5 NOS.
NO.OF CAR PARKING PROVIDED - 5 NOS+1 NO P.H PARKING.

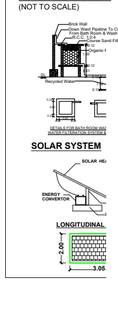
NO.OF TWO WHEELER PARKING REQUIRED - 19 NOS.
NO.OF TWO WHEELER PARKING PROVIDED - 26 NOS.

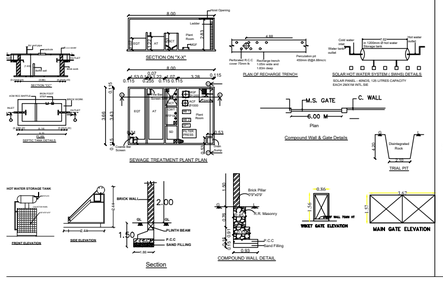
JOINERY DETAILS

MD	MAIN DOOR	1.83 x 2.10
D	DOOR	0.91 x 2.10
D1	DOOR	0.76 x 2.10
O	OPEN	1.00 x 2.10
W	WINDOW	1.52 x 1.52
V	VENTILATOR	0.91 x 0.91

TOILET WILL BE PROVIDED AS PER TNCDBR-2019 ANNUXURE-X
ONE W/C FOR EVERY 25 PERSONS (FOR MALE)
ONE URINAL FOR EVERY 7-20 PERSONS (FOR MALE)
ONE W/C FOR EVERY 15 PERSONS (FOR FEMALE)

SPECIFICATION DETAILS
(NOT TO SCALE)





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.
9. ALL ROOMS ARE CENTRALIZED AC PROVIDED

SPECIFICATION :
SUPER STRUCTURE : R.C.C FRAMED STRUCTURE &
FOUNDATION : R.C.C. COLUMN FOUNDATION
SLAB : R.C.C. 1:2:4 4½" TK
BEAM LINTEL 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

Er.C.SUNDARAPANDI, B.E.,PGDCE.,
Consulting Engineer& Registered Engineer
MDTCP Registration No.RE.10/2021
Shop No-1, Kallalagar Complex, Tallakulam,
Madurai -2 . Cell:9655307709

REGISTERED ENGINEER

Er.C.KARTHIK M Tech (Structure)..MIE..
REG. STRUCTURAL ENG. Gr(1) - SE.06/2022
PRO DESIGNA CONSULTANTS
TALLAKULAM MADURAI-2.

STRUCTURAL ENGINEER

Er.K.GANAPATHI,B.E.,M.E.(Soil Mech),F.I.E.,F.I.V., D.Lit.(USA)
REGISTERED Geo-Tech Engineer/Chartered Engineer
(CMDA Regn No:GTE/19/04/2022)
(DTCP Regn No:GTE/54/2024/DTCP/MADURAI/
DECEMBER/02.12.2024)
GEOMATRIX CONSULTANCY
No.22, Thomas Street, Narimedu,
Madurai-625002.Ph:7598031360,7708759598
Email:geomatrixconsulancy@gmail.com

GEO-TECH ENGINEER

S.V.S.Rajesh
S.Vinoth
V.C.Bharath
S Preetha

APPLICANT: S.V.S.RAJESH, S.VINOTH,
V.C.BHARATH SUBRAMANIAN, S.PREETHA

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.