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,
OMR Thoraipakkam,
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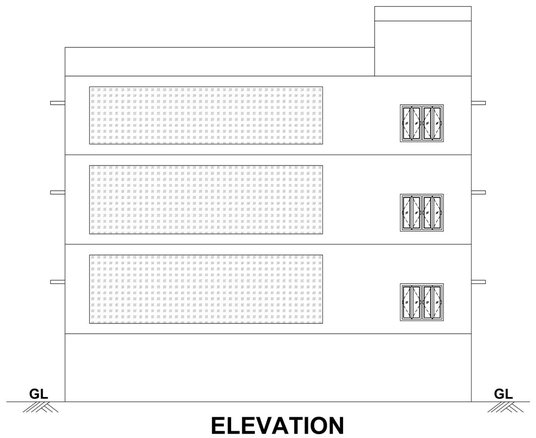
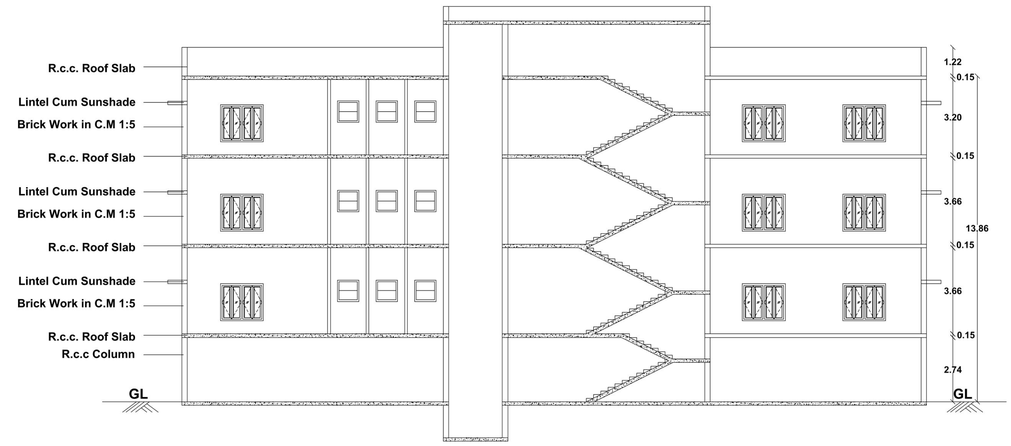
N

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING(PROFESSIONAL CONSULTING OFFICE) IN T.S.NO- 16, BLOCK NO:4, S.WARD : XVIII, OLD R.S.NO:5/2C&3A2, MANAGIRI I BIT VILLAGE, MADURAI NORTH TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

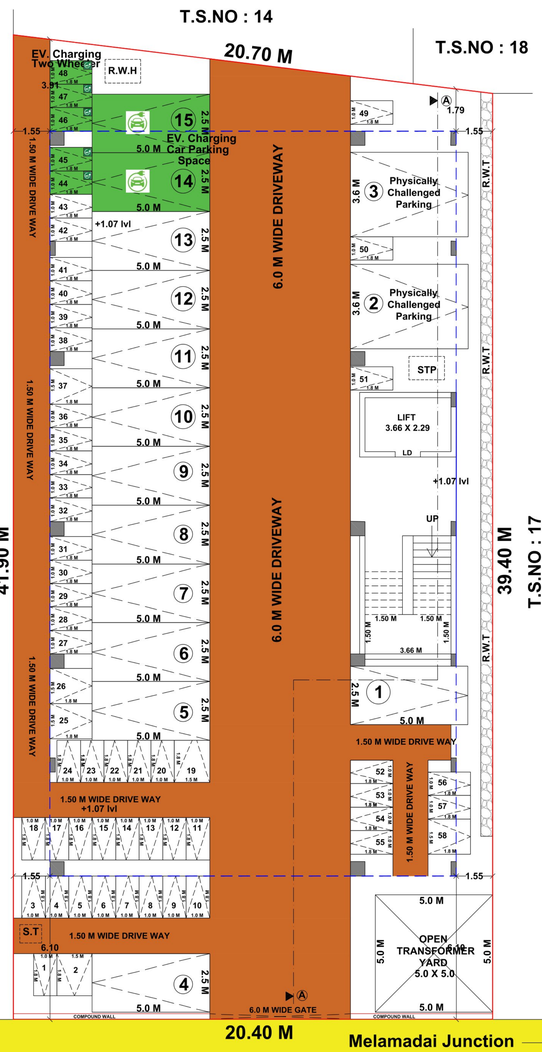
Scale:1"=8'0"(1:100)



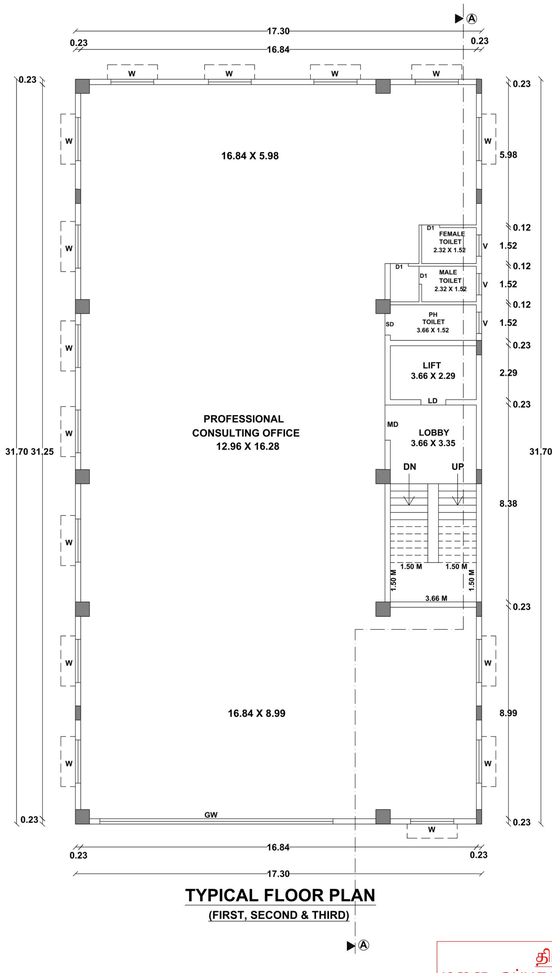
ELEVATION



SECTION A-A

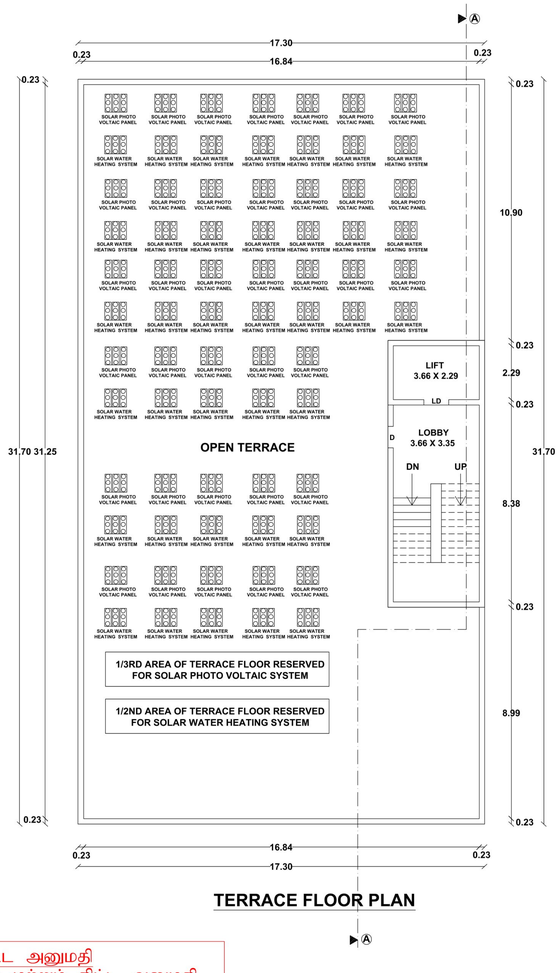


STILT FLOOR PLAN



TYPICAL FLOOR PLAN

(FIRST, SECOND & THIRD)



TERRACE FLOOR PLAN

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண்.SWP/BPA/728866/2025 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு 'A' முதல் 'D' வரை எல்லையிடப்பட்டு மனையிட ஒப்புதலும், கட்டடதிற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.
ம.வ/ம.உ.தி.கு. எண்: 52/2026
திட்ட அனுமதி எண்: 54/2026

AREA DETAILS

AREA OF THE SITE	SQ.MT
(AS PER DOCUMENT)	859.07
(AS PER PATTA)	829.50
(AS PER FMB)	829.26

AREA DETAILS	TOTAL FSI AREA SQ.M	NON F.S.I SQ.M	TOTAL BUILT UP AREA SQ.M
STILT FLOOR AREA	.....	548.48	548.48
FIRST FLOOR AREA	548.48	.....	548.48
SECOND FLOOR AREA	548.48	.....	548.48
THIRD FLOOR AREA	548.48	.....	548.48
HEAD ROOM AREA	.....	46.74	46.74
	1645.44	595.22	2240.66

MAXIMUM ONE FLOOR AREA = 548.48 Sq.M

F.S.I = TOTAL COVERED AREA ON ALL FLOORS / PLOT AREA = 1645.44 Sq.M / 829.26 Sq.M = 1.98 < 2

PLOT COVERAGE = MAX. ONE FLOOR AREA / SITE EXTENT X 100
= 548.48 Sq.M / 829.26 Sq.M X 100 = 66.14%

PARKING DETAILS

VEHICLE	PARKING AREA DESCRIPTION	AREA IN SQ.MT	REQUIRED	PROVIDED
CAR	1 Car Space For Every 100 Sq.m of Floor Area or Part There of (Including PH Parking & EV Parking)	1645.44 (75% Area) 1234.08	12 (8+2+2)	15
	10% of Visitor's Parking	123.41	2	
			14	
TWO WHEELER	1 Two Wheeler Space For Every 25 Sq.m of Floor Area or Part There of (Including PH Parking & EV Parking)	1645.44 (75% Area) 1234.08	50 (40+5+5)	55
	10% of Visitor's Parking	123.41	5	
			55	

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE IN M
MD	Main Door	1.50 X 2.13
D	Door	0.91 X 2.13
D1	Door	0.76 X 2.13
W	Window	1.83 X 1.53
V	Ventilator	0.91 X 0.91
GD	Glass Door	1.83 X 2.13
LD	Lift Door	1.22 X 2.44
SD	Sliding Door	0.91 X 2.13

REFERENCE

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- DRIVE WAY

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 HARDVESTING 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 EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS
7) EA: EXISTING ALARM PROVIDED IN ALL FLOORS

SANITARY DETAILS : 54 (2) (b)

TOTAL NUMBER OF PERSONS - 20Nos
GENTS - 15 Nos LADIES - 05 Nos

SL. NO	DESCRIPTION		REQUIRED	PROVIDED
1	WATER CLOSET	Male (1 Per 25 persons)	1	3
		Female (1 Per 15 persons)	1	3
2	URINALS	Male (1 Per 7-20 persons)	1	6
3	WASH BASINS	Male (1 Per 25 persons)	1	3
4	CLEANER'S SINK	1 Per 1 Each Floor	2	3
5	DRINKING WATER FOUNTEIN	1 For 100 Persons	1	4

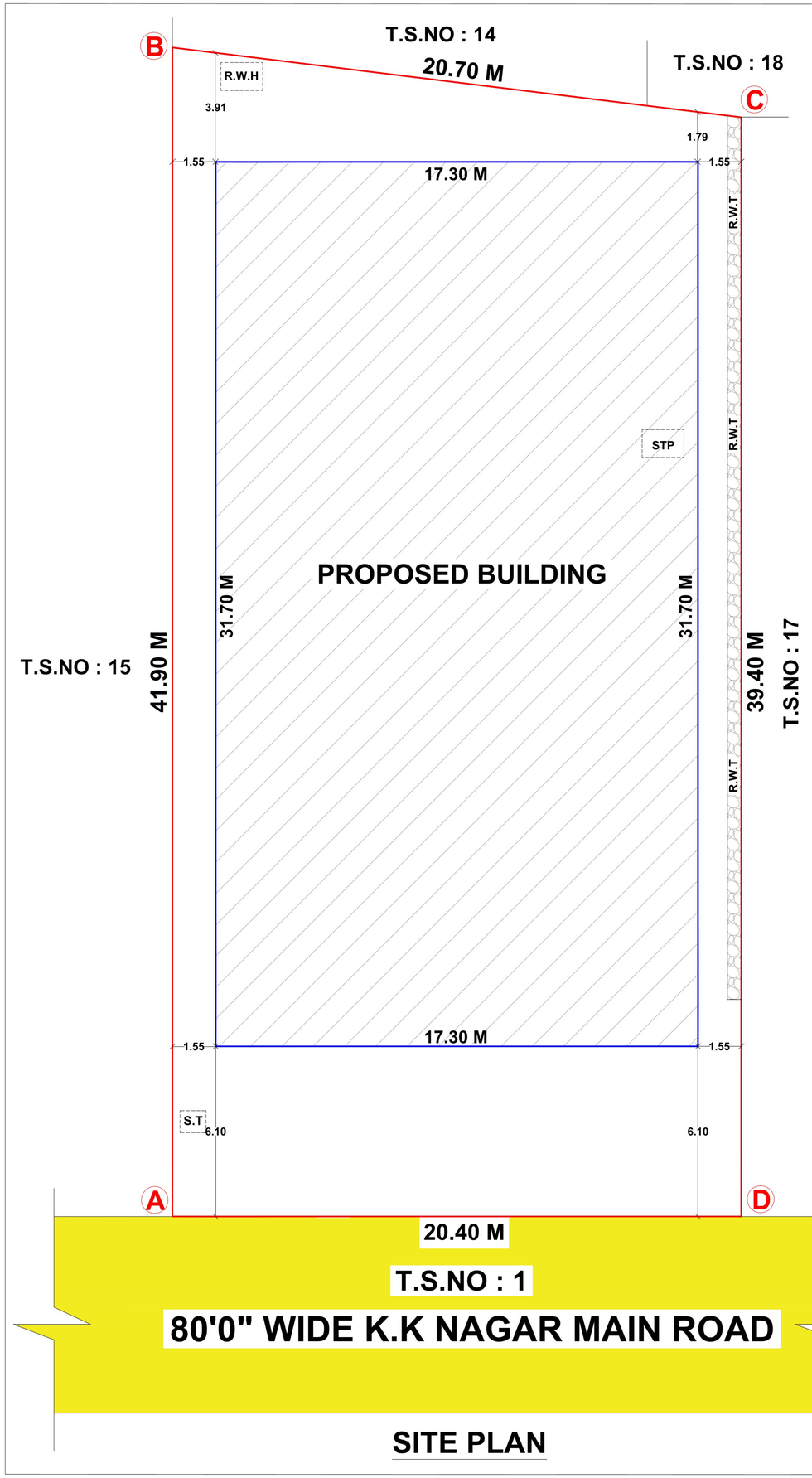
Er. S.KANNAN M.E.,MIE.,
STRUCTURAL ENGINEER GRADE - I (SE)
Reg No:- SE 011 / 2019 (Gr.I), MLPA
3/14 H, Manoranjitham Village, Thirumangalam, Madurai - 625 706 Cell : 97906 38759

STRUCTURAL ENGINEER

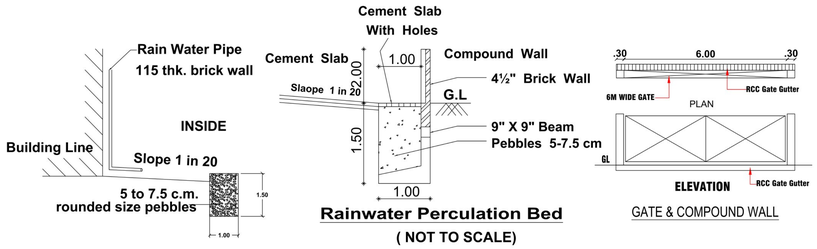
APPLICANT

Er.A.ARONE, B.E.,
Licensed Builder & Consulting Civil Engineer
RE. No: 08/2021 (Gr.II)
Cell: 9500443803
2/150, Kesava Samy St., Narayanapuram, Madurai-14.

ENGINEER



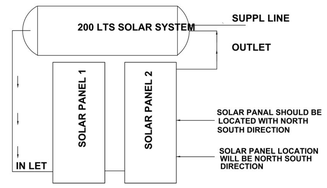
SITE PLAN



Rainwater Perculation Bed

(NOT TO SCALE)

GATE & COMPOUND WALL



P-01 — **200 LTS SOLAR SYSTEM (TYP) INDIVIDUAL HOUSES**

SCALE-1:50

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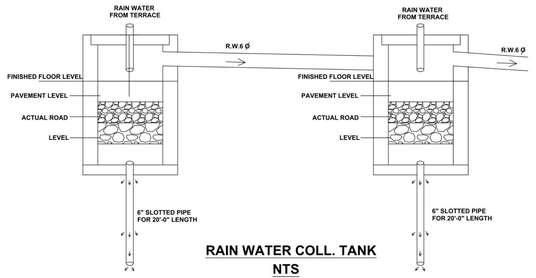
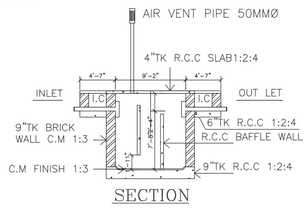


RAIN WATER COLL. TANK

NTS



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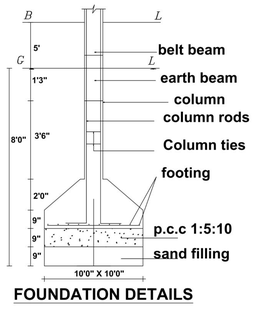
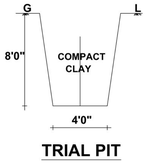
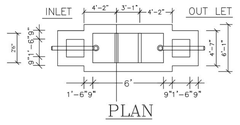


FOUNDATION DETAILS



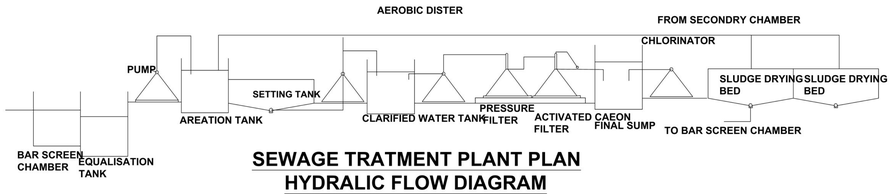
TRIAL PIT



PLAN

SEPTIC TANK DETAILS

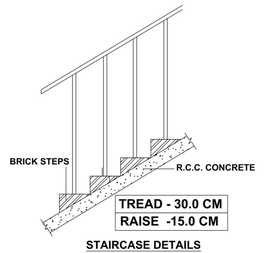
SCALE 1"=8'0"



SEWAGE TRATMENT PLANT PLAN

HYDRALIC FLOW DIAGRAM

NTS



STAIRCASE DETAILS

NTS

N

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Reg No:- SE 011 / 2019 (Gr.I), MUPA.
3/14 H, Manoranjitam Village,Thirumangalam,
Madurai - 625 706 Cell : 97906 39799

STRUCTURAL ENGINEER

APPLICANT

Cell: 9500443603
Er.A.ARONE, B.E.,
Licensed Builder & Consulting Civil Engineer
RE. No: 08/2021 (Gr.II)
2/100, Kesava Samy St.,
Narayanapuram, Madurai-14.

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

Verified RealEstate
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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.