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,
Chennai 600 097, India

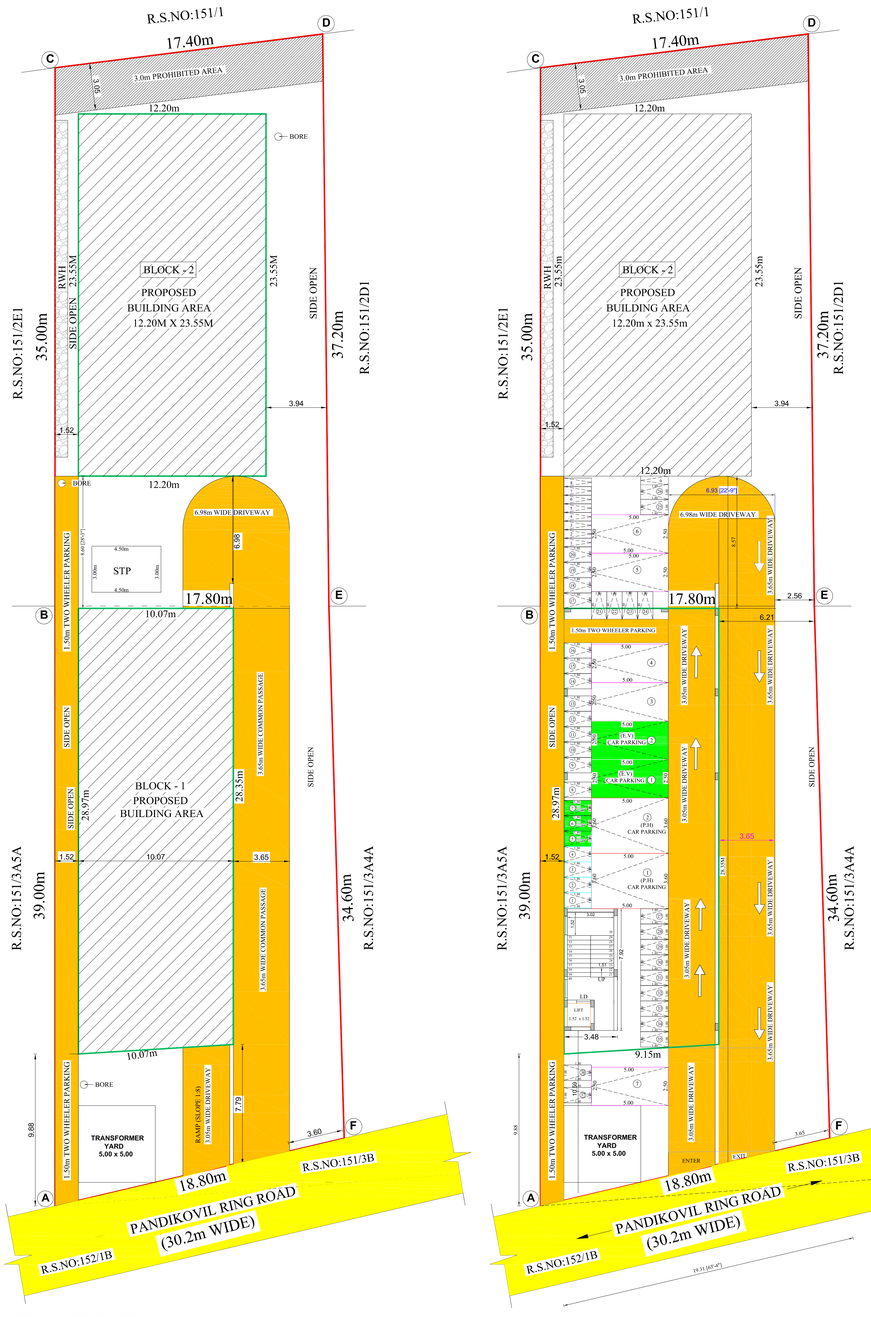
hello@verified.realestate
+91 9996 12 9996
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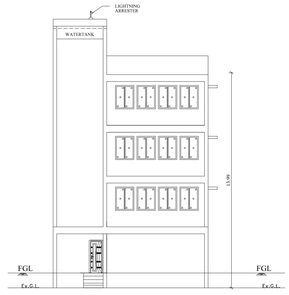
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (PROFESSIONAL CONSULTING OFFICE, BLOCK -1), COTTAGE INDUSTRY(CEMENT WARE WORKS, BLOCK-2) IN NEW S.NO: 151/2D2, 151/3A4B(OLD R.S.NO: 151/2PT, 151/3PT), PATTA NO:626 & 1844, C.WARD NO -09 AT PANDI KOVIL RING ROAD (S.K.S. NAGAR STREET),UTHANGUDI VILLAGE, MADURAI EAST TALUK, MADURAI EAST ZONE - 1, MADURAI CORPORATION, MADURAI DISTRICT

W / S / N / E

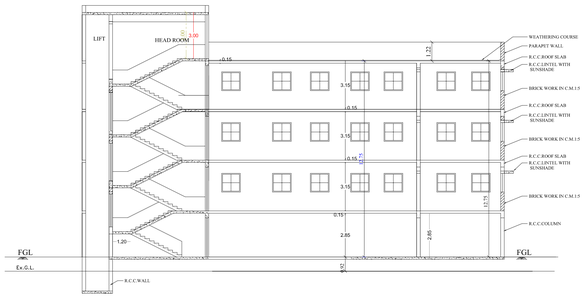
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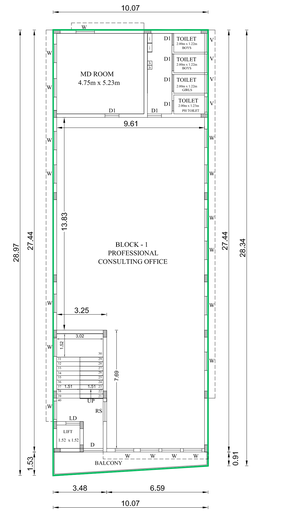
COMMERCIAL BUILDING (PROFESSIONAL CONSULTING OFFICE, BLOCK -1)





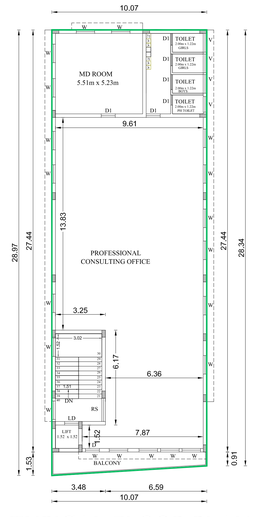
ELEVATION





PRO. FIRST FLOOR PLAN

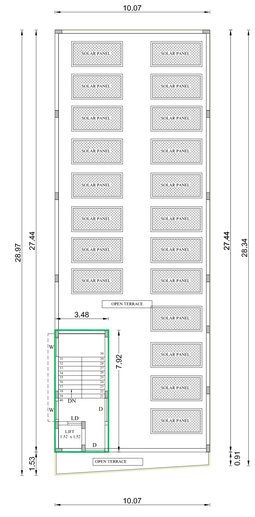
(BLOCK - 1)



TYPICAL FLOOR PLAN

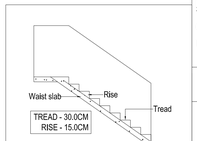
(SECOND FLOOR & THIRD FLOOR PLAN)

(BLOCK - 1)



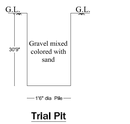
OPEN TERRACE PLAN

(BLOCK - 1)



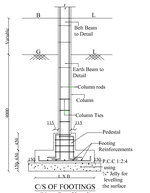
DETAILS OF STAIR CASE

(not to scale)

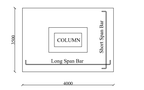


Trial Pit

(not to scale)



C/S OF FOOTINGS
(Upto Roof level)



TYPICAL FOOTING PLAN

Area Statement:

	Description	Sqm
Site Area	As per Patta	1296.00
	As per Document	1296.65

Build up Area:

Description	Total FSI Area Sqm	Non FSI Area Sqm	Total Build Up Area Sqm
COMMERCIAL BUILDING (PROFESSIONAL CONSULTING OFFICE, BLOCK -1)			
STILT FLOOR Area	-----	288.60	288.60
FIRST FLOOR Area	288.60	-----	288.60
SECOND FLOOR Area	288.60	-----	288.60
THIRD Floor	288.60	-----	288.60
Lift & Head Room	-----	27.56	27.56
COTTAGE INDUSTRY(CEMENT WARE WORKS, BLOCK-2)			
Ground Floor Area	287.20	-----	287.20
Total	1153.00	316.16	1469.16

MAXIMUM ONE FLOOR AREA - 575.80 Sq.m (288.60 + 287.20)

FSI details = TOTAL COVERED ON ALL FLOORS / PLOT AREA = 1153.00 / 1296.00 = 0.889 < 2.0

PLOT COVERAGE = MAX.ONE FLOOR AREA / SITE EXTENT X 100 = 575.80 / 1296.00 X 100 = 44.43%

COMMERCIAL BUILDING (PROFESSIONAL CONSULTING OFFICE, BLOCK -1)

HEIGHT OF BUILDING - 13.99 m

NUMBER OF LABOUR - 20 Nos

PARKING DETAILS:

COMMERCIAL BUILDING (PROFESSIONAL CONSULTING OFFICE, BLOCK -1)
BLOCK - 01 - FSI AREA - 865.80 Sq.m

VEHICLE	PARKING AREA DESCRIPTION	AREA IN Sqm	REQUIRED	PROVIDED
CAR	1 Car Space For Every 100 Sq.m or Part There of	865.80 (75% Area) 649.35	6	7
	10% of Visitor's Parking	64.93	1	
			7	
TWO WHEELER	1 Two Wheeler Space For Every 25 Sq.m or Part There of	865.80 (75% Area) 649.35	25	28
	10% of Visitor's Parking	64.93	3	
			28	

Joineries Details:

LD - Lift Door - 0.91 x 2.13
D - Door - 0.91 x 2.13
D1 - Door - 0.76 x 2.13
W - Window - 2.40 x 1.52
V - Ventilator - 0.91 x0.91

SITE BOUNDARY AS PER (DOCUMENT)
PRO.BUILDING
ROAD
DRIVEWAY
EXG.BUILDING

APPLICANT

Mr.M.A.MOHAMED ABDUL KHADER

REGISTERED CONSTRUCTION ENGINEER

Er. S. SARAVANA KUMAR, B.E.,M.Tech.,
SVS ASSOCIATES & PLANNERS
MLPA / C.E.16 / 2024
74, KAMATCHIPURAM, Near Minor Jail,
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Cell : 63833 32432, 75963 24995.

REGISTERED ENGINEER

Er. K. SHANMUGAPRIYA, B.E.,M.E(Struct)
MLPA / R.E. (Gr. II) / 66 / 2024
140, Lakshmi Studio Upstairs, 3rd Floor,
Jaihindpuram 2nd Main Road, Madurai - 625 011.
Cell : 90955 22392, 99441 46327.

STRUCTURAL ENGINEER

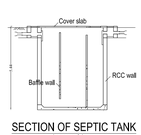
Er. K. SHANMUGAPRIYA, B.E.M.E(Struct.)
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140, Lakshmi Studio Upstairs
3rd Floor, Jaihindpuram 2nd Main Road
MADURAI-625 011
Cell: 90955 22392, 99441 46327

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண். SWP/BPA/729783/2025 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
'A' முதல் 'F' வரை எல்லையிடப்பட்டு
மனையிட ஒப்புதலும், கட்டடதிற்கு திட்ட
அனுமதியும் அளிக்கப்படுகிறது.
ம.வ ம.உ.தி.கு.எண் : 35/2026
திட்ட அனுமதி எண் : 36/2026

BLOCK - 01 - COMMERCIAL BUILDING (PROFESSIONAL CONSULTING OFFICE)

SANITARY : 54 (2) (B) - TABLE - 1
TOTAL NUMBER OF LABOUR - 20
BOYS - 10 Nos GIRLS - 10 Nos

Sl. No.	Description		Required	Provided
1.	Water Closet	Boys (1 Per 25 Persons) Girls (1 Per 15 Persons)	1	9
2.	Ablution Taps	Boys (1 Per 1 Each Floor) Girls(1 Per 1 Each floor)	1	2
3.	Urinals	Boys (7 to 20 Persons)	1	2
4.	Wash Basins	1 Per 25 Persons	1	6
5.	Drinking water	1 Per 100 Persons	1	3
6.	Cleaner's Sink	1 Per 1 Each Floor	3	2



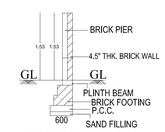
SECTION OF SEPTIC TANK

(not to scale)



PLAN OF SEPTIC TANK

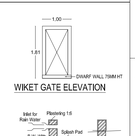
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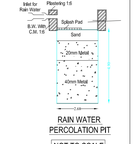
COMPOUND WALL DETAIL



MAIN GATE ELEVATION



WIKET GATE ELEVATION



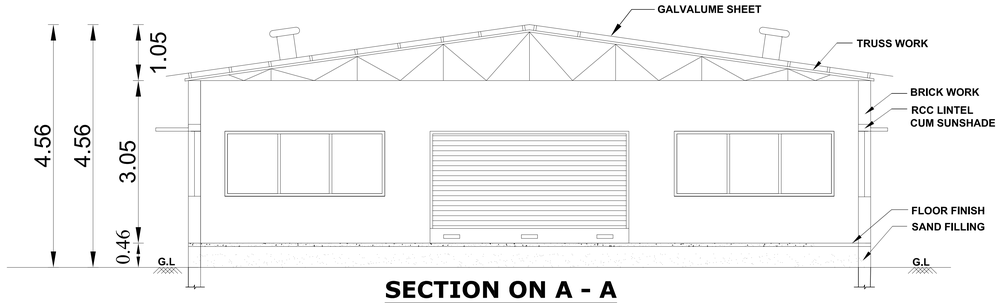
NOT TO SCALE

PROPOSED SITE CUM STILT FLOOR PLAN

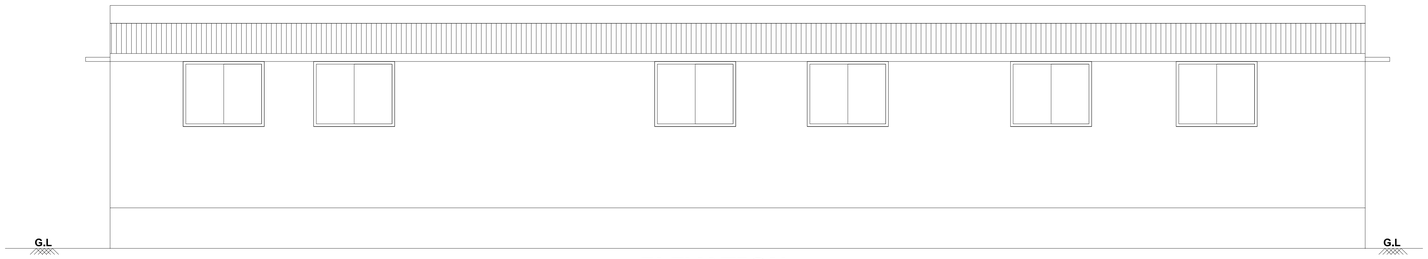
COMMERCIAL BUILDING (PROFESSIONAL CONSULTING OFFICE, BLOCK -1)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (PROFESSIONAL CONSULTING OFFICE, BLOCK -1), COTTAGE INDUSTRY(CEMENT WARE WORKS, BLOCK-2) IN NEW S.NO: 151/2D2, 151/3A4B(OLD R.S.NO: 151/2PT, 151/3PT),PATTA NO:626 & 1844, C.WARD NO -09 AT PANDI KOVIL RING ROAD (S.K.S. NAGAR STREET),UTHANGUDI VILLAGE, MADURAI EAST TALUK, MADURAI EAST ZONE - 1, MADURAI CORPORATION, MADURAI DISTRICT

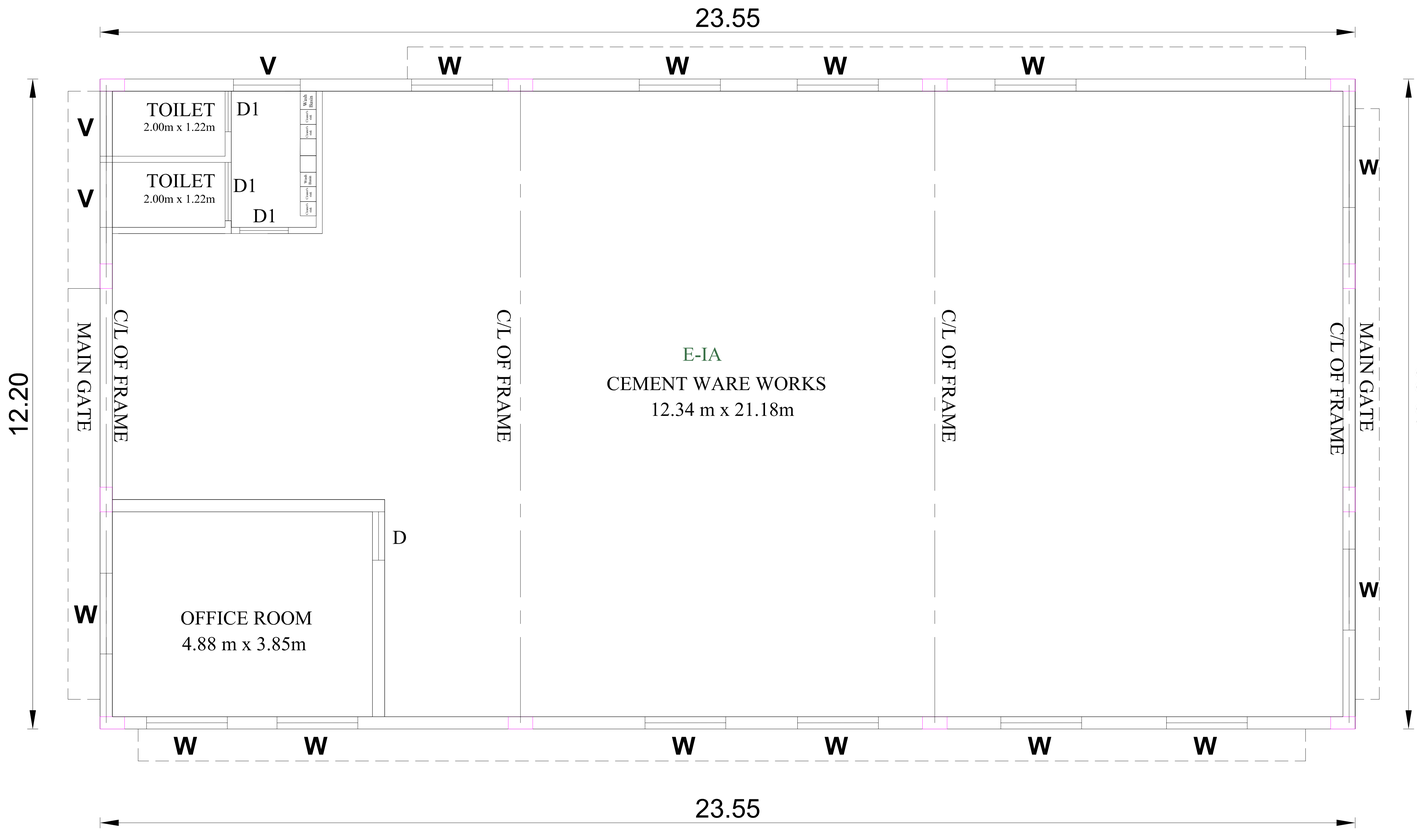
COTTAGE INDUSTRY(CEMENT WARE WORKS, BLOCK-2)



SECTION ON A - A



ELEVATION



PROPOSED GROUND FLOOR PLAN

COTTAGE INDUSTRY(CEMENT WARE WORKS, BLOCK-2)

N
W E
S

Scale1:100

Area Statement:

	Description	Sqm
Site Area	As per Patta	1296.00
	As per Document	1296.65

Build up Area:

Description	Total FSI Area Sqm	Non FSI Area Sqm	Total Build Up Area Sqm
COMMERCIAL BUILDING (PROFESSIONAL CONSULTING OFFICE, BLOCK -1)			
STILT FLOOR Area	-----	288.60	288.60
FIRST FLOOR Area	288.60	-----	288.60
SECOND FLOOR Area	288.60	-----	288.60
THIRD Floor	288.60	-----	288.60
Lift & Head Room	-----	27.56	27.56
COTTAGE INDUSTRY(CEMENT WARE WORKS, BLOCK-2)			
Ground Floor Area	287.20	-----	287.20
Total	1153.00	316.16	1469.16

MAXIMUM ONE FLOOR AREA - 575.80 Sq.m (288.60 + 287.20)

FSI details = TOTAL COVERED ON ALL FLOORS / PLOT AREA = 1153.00 / 1296.00 = 0.889 < 2.0

PLOT COVERAGE = MAX.ONE FLOOR AREA / SITE EXTENT X 100

= 575.80 / 1296.00 X 100 = 44.43%

COTTAGE INDUSTRY(CEMENT WARE WORKS, BLOCK-2)

OFFICE AREA	-	18.76 Sq.m
WORK SHOP AREA	-	287.20 Sq.m
HEIGHT OF BUILDING	-	4.56 m
NUMBER OF LABOUR	-	5 Nos
INDUSTRIAL USE MACHINERIES H.P	-	3 H.P

Joineries Details:

MD - Main Door - 3.10 x 2.13
D1 - Door - 0.76 x 2.13
W - Window - 2.40 x 1.52
V - Ventilator - 0.91 x0.91

PARKING DETAILS:

COTTAGE INDUSTRY(CEMENT WARE WORKS, BLOCK-2)
BLOCK - 2 - FSI AREA - 287.20 SQ.M

VEHICLE	PARKING AREA DESCRIPTION	AREA IN Sqm	REQUIRED	PROVIDED
CAR	1 Car Space For Every 100 Sq.m for OFFICE Room Area	21.00 (75% Area) 15.75	1	2
	10% of Visitor's Parking	1.57	1	
			2	
TWO WHEELER	1 Two Wheeler Space For Every 25 Sq.m	287.20 (75% Area) 215.40	8	9
	10% of Visitor's Parking	21.54	1	
			9	
CYCLE PARKING	1 Cycle Parking Space For Every 25 Sq.m	287.20 (75% Area) 215.40	8	9
	10% of Visitor's Parking	21.54	1	
			9	

APPLICANT

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Cell: 90955 22392, 99441 46327

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மதுரை உள்ளூர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண். SWP/BPA/729783/2025 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
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அனுமதியும் அளிக்கப்படுகிறது.
ம.வ ம.உ.தி.கு.எண் : 35/2026
திட்ட அனுமதி எண் : 36/2026

BLOCK - 2 - CEMENT WARE WORKS - COTTAGE INDUSTRIES

SANITARY : 54 (2) (B) - TABLE - 1

TOTAL NUMBER OF LABOUR - 20
BOYS - 10 Nos GIRLS - 10 Nos

SL.No.	Description		Required	Provided
1.	Water Closet	Boys (1 Per 25 Persons) Girls (1 Per 15 Persons)	1	1
2.	Ablution Taps	Boys (1 Per 1 Each Floor) Girls(1 Per 1 Each floor)	1	1
3.	Urinals	Boys (7 to 20 Persons)	1	1
4.	Wash Basins	1 Per 25 Persons	1	1
5.	Drinking water	1 Per 100 Persons	1	1
6.	Cleaner's Sink	1 Per 1 Each Floor	3	1

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.