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.

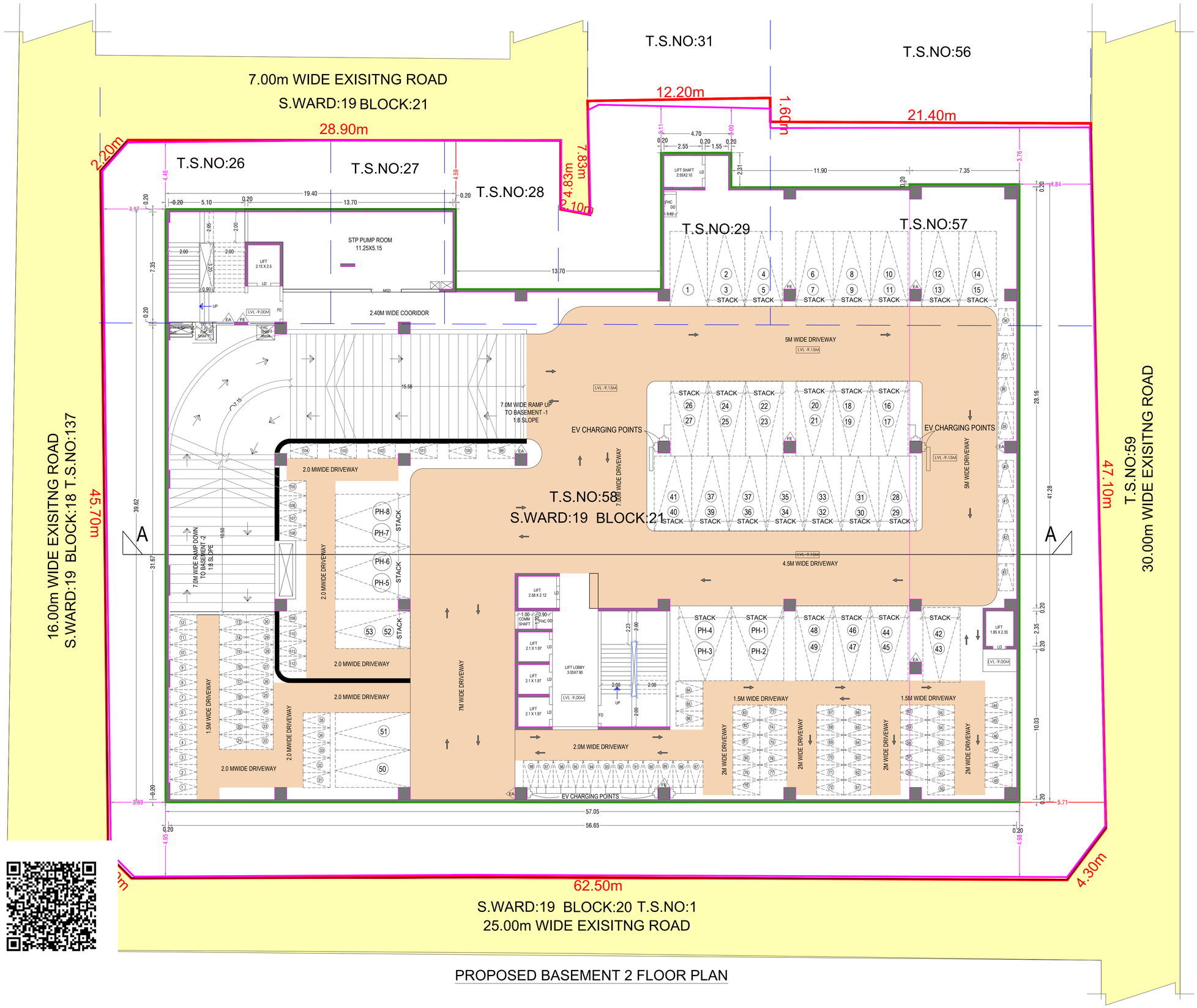
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING (SHOP AND PROFESSIONAL CONSULTING OFFICE) IN TS.NO - 25,26,27,28,29,30,57,58,,TS.WARD:19,BLOCK:21 AT SATHAMANGALAM VILLAGE,MADURAI NORTH TALUK,MADURAI CORPORATION MADURAI DISTRICT.

NORTH

SCALE 1:100



PROPOSED BASEMENT 2 FLOOR PLAN

AREA DETAILS

FLOOR DETAILS	FSI AREA Sqm	NON FSI AREA Sqm	TOTAL AREA Sqm
BASEMENT -2 FLOOR AREA	69.71	2178.87	2248.58

JOINERIES DETAILS

SCHEDULE OF OPENING		SWING DOORS		STAIRCASE WINDOWS	
DOOR NO.	SIZE	SWD	2.0X2.4	SW	1.5X1.8
DOORS		SWDa	2.0X2.1	V1	1.0X0.75
D1	1.2X2.4	SWD1	1.2X2.1	V2	0.6X0.75
D1a	1.2X2.1	SWD2	1.2X2.1		
D2	1.0X2.1	SERVICE ROOM DOORS			
D2a	1.2X2.4	MSD	2.0X2.4		
D2b	1.2X2.1	FD	1.2X2.4		
D3	0.9X2.4	FDa	1.2X2.1		
D3a	0.9X2.1	DD	1.2X1.5		
D4	0.75X2.4	DD1	0.60X1.5		
SLIDING DOORS		RS	3.0X2.4		
SD	3.0X2.4	WINDOWS			
SD1	1.2X2.4	W1	1.6X1.4		

APPLICANT

For The Madurai Cine Enterprises (P) Ltd,
Managing Director.

INDRAJIT KEMBHAVI
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Contact No: 80121 70678

CONSTRUCTION ENGINEER

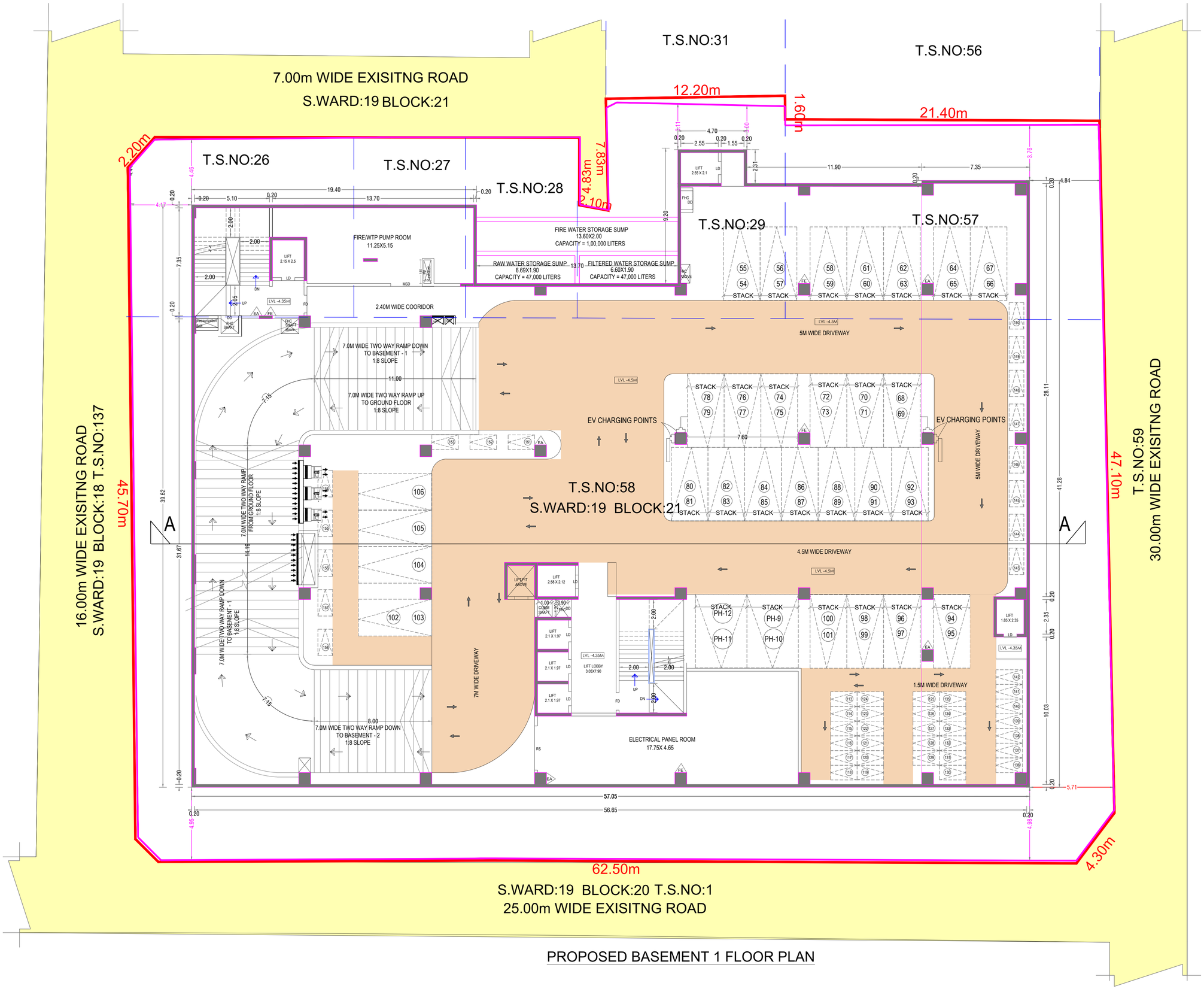
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STRCTURAL ENGINEER

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NORTH

SCALE 1:100



PROPOSED BASEMENT 1 FLOOR PLAN

AREA DETAILS

FLOOR DETAILS	FSI AREA Sqm	NON FSI AREA Sqm	TOTAL AREA Sqm
BASEMENT -1 FLOOR AREA	69.71	2178.87	2248.58

JOINERIES DETAILS

SCHEDULE OF OPENING		SWING DOORS		STAIRCASE WINDOWS	
DOOR NO.	SIZE	SWD	2.0X2.4	SW	1.5X1.8
DOORS		SWDa	2.0X2.1	V1	1.0X0.75
D1	1.2X2.4	SWD1	1.2X2.1	V2	0.6X0.75
D1a	1.2X2.1	SWD2	1.2X2.1		
D2	1.0X2.1	SERVICE ROOM DOORS			
D2a	1.2X2.4	MSD	2.0X2.4		
D2b	1.2X2.1	FD	1.2X2.4		
D3	0.9X2.4	FDa	1.2X2.1		
D3a	0.9X2.1	DD	1.2X1.5		
D4	0.75X2.4	DD1	0.60X1.5		
SLIDING DOORS		RS	3.0X2.4		
SD	3.0X2.4	WINDOWS			
SD1	1.2X2.4	W1	1.6X1.4		

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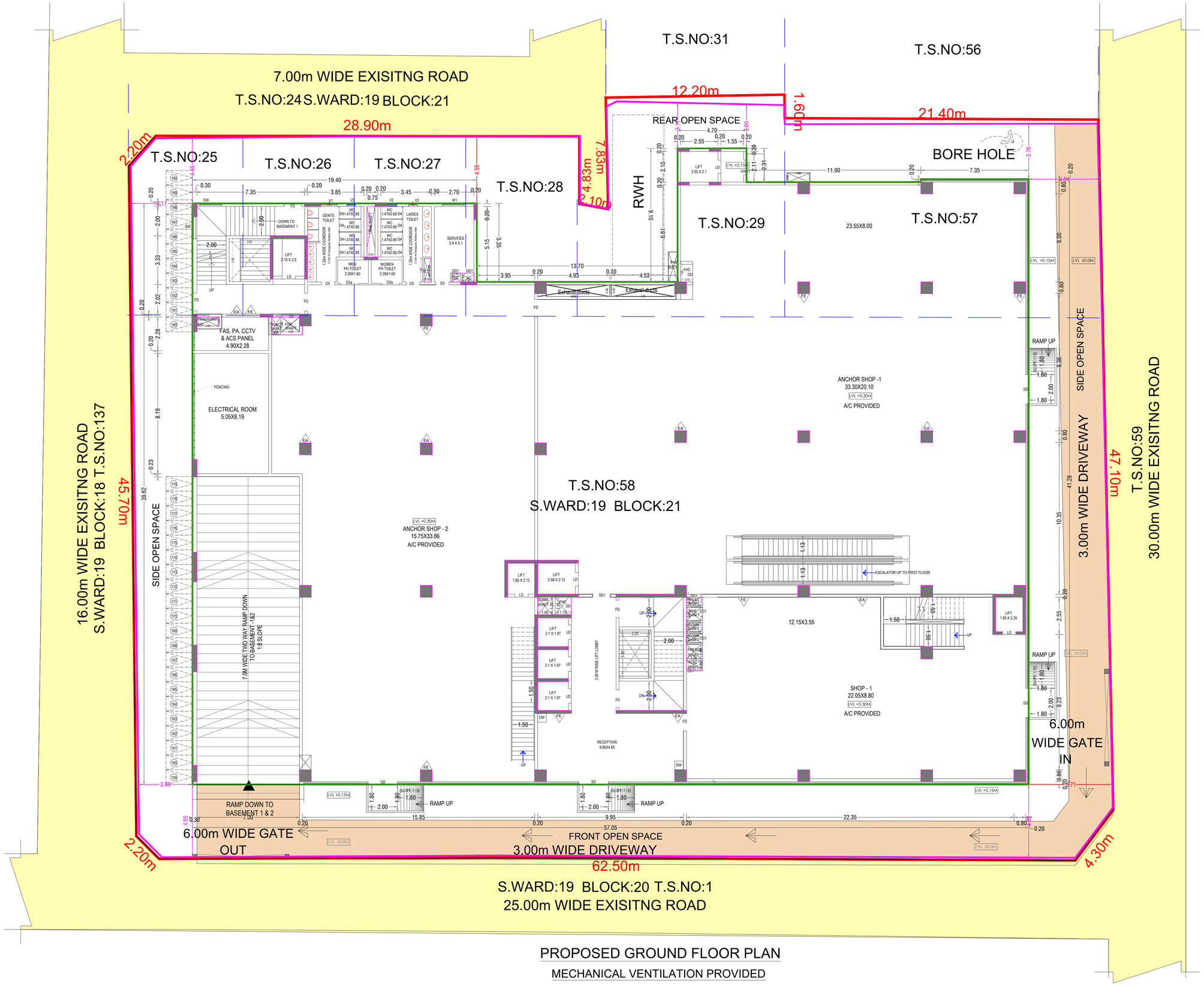
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NORTH

SCALE 1:100



PROPOSED GROUND FLOOR PLAN

MECHANICAL VENTILATION PROVIDED

AREA DETAILS

FLOOR DETAILS	FSI AREA Sqm	NON FSI AREA Sqm	TOTAL AREA Sqm
GROUND FLOOR AREA	2210.20	24.02	2234.22

JOINERIES DETAILS

SCHEDULE OF OPENING		SWING DOORS		STAIRCASE WINDOWS	
DOOR NO.	SIZE	SWD	2.0X2.4	SW	1.5X1.8
DOORS		SWDa	2.0X2.1	V1	1.0X0.75
D1	1.2X2.4	SWD1	1.2X2.1	V2	0.6X0.75
D1a	1.2X2.1	SWD2	1.2X2.1		
D2	1.0X2.1	SERVICE ROOM DOORS			
D2a	1.2X2.4	MSD	2.0X2.4		
D2b	1.2X2.1	FD	1.2X2.4		
D3	0.9X2.4	FDa	1.2X2.1		
D3a	0.9X2.1	DD	1.2X1.5		
D4	0.75X2.4	DD1	0.60X1.5		
SLIDING DOORS		RS	3.0X2.4		
SD	3.0X2.4	WINDOWS			
SD1	1.2X2.4	W1	1.6X1.4		

FLOOR WISE NUMBER OF LABOURS FOR SHOP

NUMBER OF MALE - 22Nos NUMBER OF FEMALE - 12 Nos TOTAL NUMBER OF LABOURS - 34Nos

NOTE SANITARY REQURIEMENTS Annexure – X Table-1

i) 1 WC for 25 Men ii) 1 WC for 15 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
02	10	02	03	02	09	01	02

APPLICANT

For The Madurai Cine Enterprises (P) Ltd,
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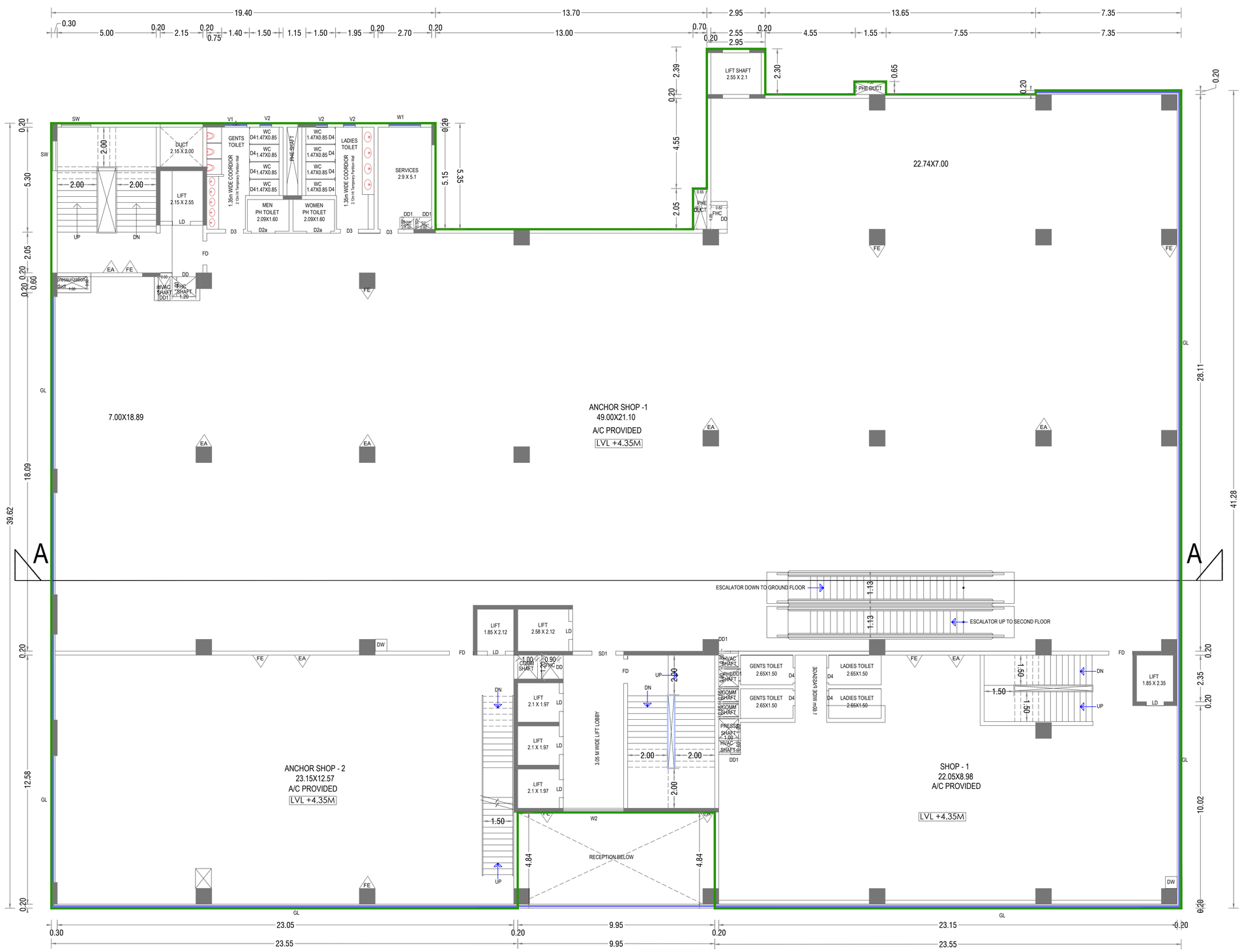
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PROPOSED FIRST FLOOR PLAN

MECHANICAL VENTILATION PROVIDED

NORTH

SCALE 1:100

AREA DETAILS

FLOOR DETAILS	FSI AREA Sqm	NON FSI AREA Sqm	TOTAL AREA Sqm
FIRST FLOOR AREA	2169.12	16.99	2186.11

JOINERIES DETAILS

SCHEDULE OF OPENING		SWING DOORS		STAIRCASE WINDOWS	
DOOR NO.	SIZE	SWD	2.0X2.4	SW	1.5X1.8
DOORS		SWDa	2.0X2.1	V1	1.0X0.75
D1	1.2X2.4	SWD1	1.2X2.1	V2	0.6X0.75
D1a	1.2X2.1	SWD2	1.2X2.1		
D2	1.0X2.1	SERVICE ROOM DOORS			
D2a	1.2X2.4	MSD	2.0X2.4		
D2b	1.2X2.1	FD	1.2X2.4		
D3	0.9X2.4	FDa	1.2X2.1		
D3a	0.9X2.1	DD	1.2X1.5		
D4	0.75X2.4	DD1	0.60X1.5		
SLIDING DOORS		RS	3.0X2.4		
	3.0X2.4	WINDOWS			
	1.2X2.4	W1	1.6X1.4		

FLOOR WISE NUMBER OF LABOURS FOR SHOP

NUMBER OF MALE - 22Nos NUMBER OF FEMALE - 12 Nos TOTAL NUMBER OF LABOURS - 34Nos

NOTE SANITARY REQURIEMENTS Annexure – X Table-1

i) 1 WC for 25 Men ii) 1 WC for 15 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
02	10	02	03	02	09	01	02

APPLICANT

For The Madurai Cine Enterprises (P) Ltd,

Managing Director.

INDRAJIT KEMBHAVI

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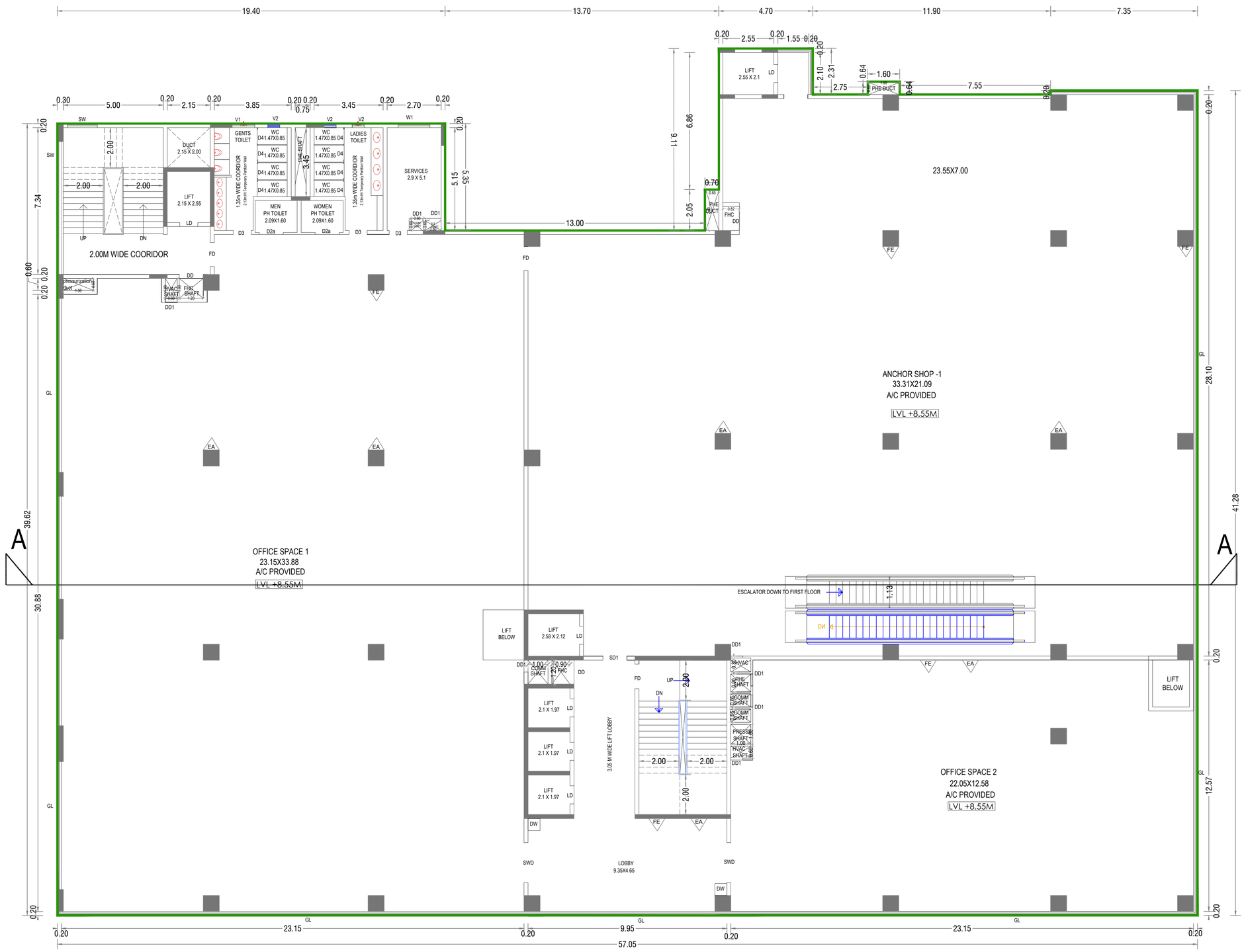
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PROPOSED SECOND FLOOR PLAN

MECHANICAL VENTILATION PROVIDED

NORTH

SCALE 1:100

AREA DETAILS

FLOOR DETAILS	FSI AREA Sqm	NON FSI AREA Sqm	TOTAL AREA Sqm
SECOND FLOOR AREA	2219.67	16.99	2236.66

JOINERIES DETAILS

SCHEDULE OF OPENING		SWING DOORS		STAIRCASE WINDOWS	
DOOR NO.	SIZE	SWD	2.0X2.4	SW	1.5X1.8
DOORS		SWDa	2.0X2.1	V1	1.0X0.75
D1	1.2X2.4	SWD1	1.2X2.1	V2	0.6X0.75
D1a	1.2X2.1	SWD2	1.2X2.1		
D2	1.0X2.1	SERVICE ROOM DOORS			
D2a	1.2X2.4	MSD	2.0X2.4		
D2b	1.2X2.1	FD	1.2X2.4		
D3	0.9X2.4	FDa	1.2X2.1		
D3a	0.9X2.1	DD	1.2X1.5		
D4	0.75X2.4	DD1	0.60X1.5		
SLIDING DOORS		RS	3.0X2.4		
	3.0X2.4	WINDOWS			
	1.2X2.4	W1	1.6X1.4		

FLOOR WISE NUMBER OF LABOURS FOR OFFICE AND SHOP

NUMBER OF MALE - 25Nos NUMBER OF FEMALE - 15 Nos TOTAL NUMBER OF LABOURS - 40Nos

NOTE — SANITARY REQURIEMENTS — Annexure – X Table-1

i) 1 WC for 25 Men ii) 1 WC for 15 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
02	10	02	03	02	09	01	02

APPLICANT

For The Madurai Cine Enterprises (P) Ltd,

Managing Director.

INDRAJIT KEMBHAVI

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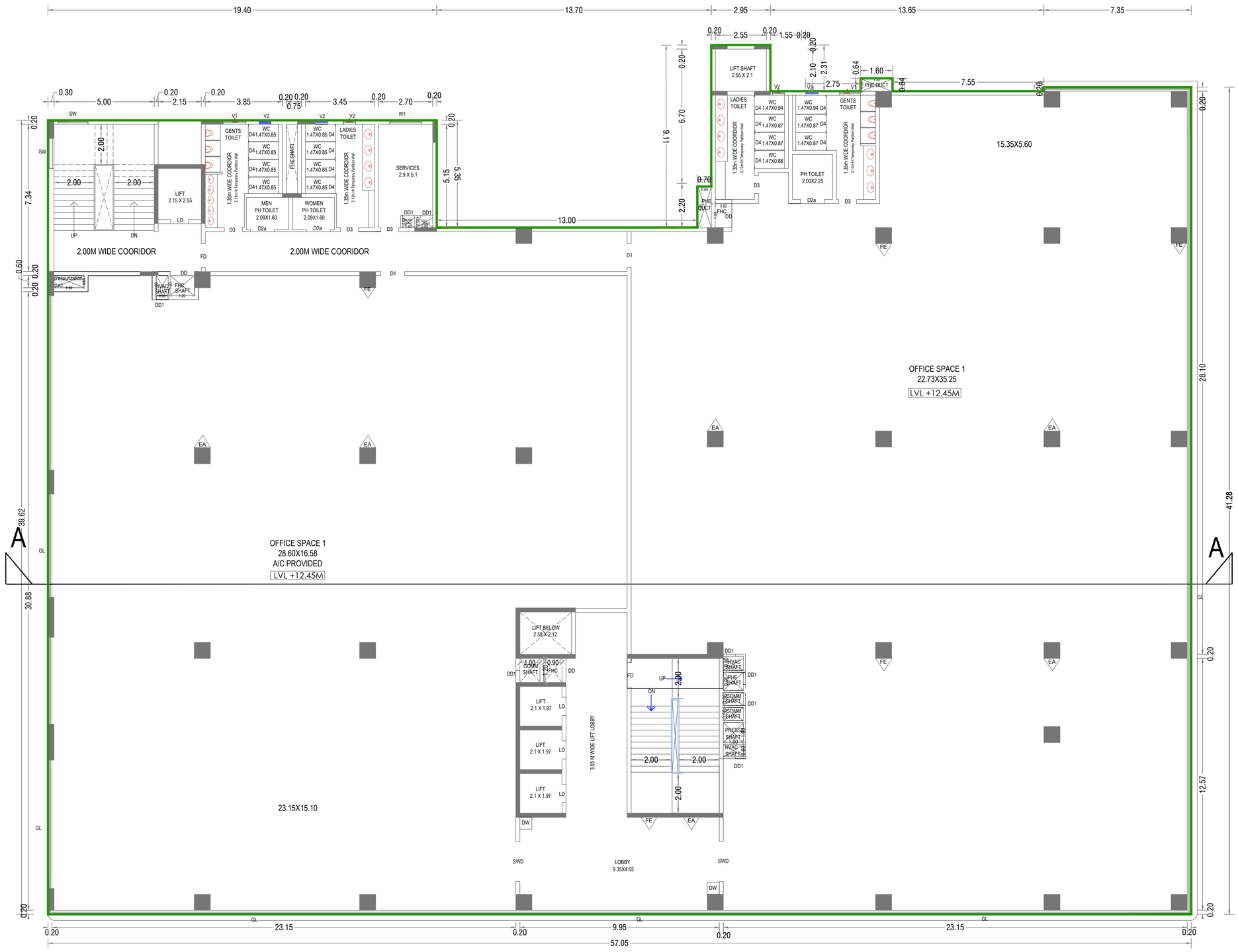
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STRCTURAL ENGINEER

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PROPOSED THIRD FLOOR PLAN

MECHANICAL VENTILATION PROVIDED

NORTH

SCALE 1:100

AREA DETAILS

FLOOR DETAILS	FSI AREA Sqm	NON FSI AREA Sqm	TOTAL AREA Sqm
THIRD FLOOR AREA	2217.48	16.99	2234.47

JOINERIES DETAILS

SCHEDULE OF OPENING	SWING DOORS		STAIRCASE WINDOWS	
SIZE	SWD	2.0X2.4	SW	1.5X1.8
	SWDa	2.0X2.1	V1	1.0X0.75
1.2X2.4	SWD1	1.2X2.1	V2	0.6X0.75
1.2X2.1	SWD2	1.2X2.1		
1.0X2.1	SERVICE ROOM DOORS			
1.2X2.4	MSD	2.0X2.4		
1.2X2.1	FD	1.2X2.4		
0.9X2.4	FDa	1.2X2.1		
0.9X2.1	DD	1.2X1.5		
0.75X2.4	DD1	0.60X1.5		
SLIDING DOORS	RS	3.0X2.4		
3.0X2.4	WINDOWS			
1.2X2.4	W1	1.6X1.4		

FLOOR WISE NUMBER OF LABOURS FOR OFFICE

NUMBER OF MALE - 25Nos NUMBER OF FEMALE - 15 Nos TOTAL NUMBER OF LABOURS - 40Nos

SANITARY REQURIEMENTS Annexure – X Table-1

NOTE

i) 1 WC for 25 Men ii) 1 WC for 15 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
02	10	02	03	02	09	01	02

APPLICANT

For The Madurai Cine Enterprises (P) Ltd,

Managing Director.

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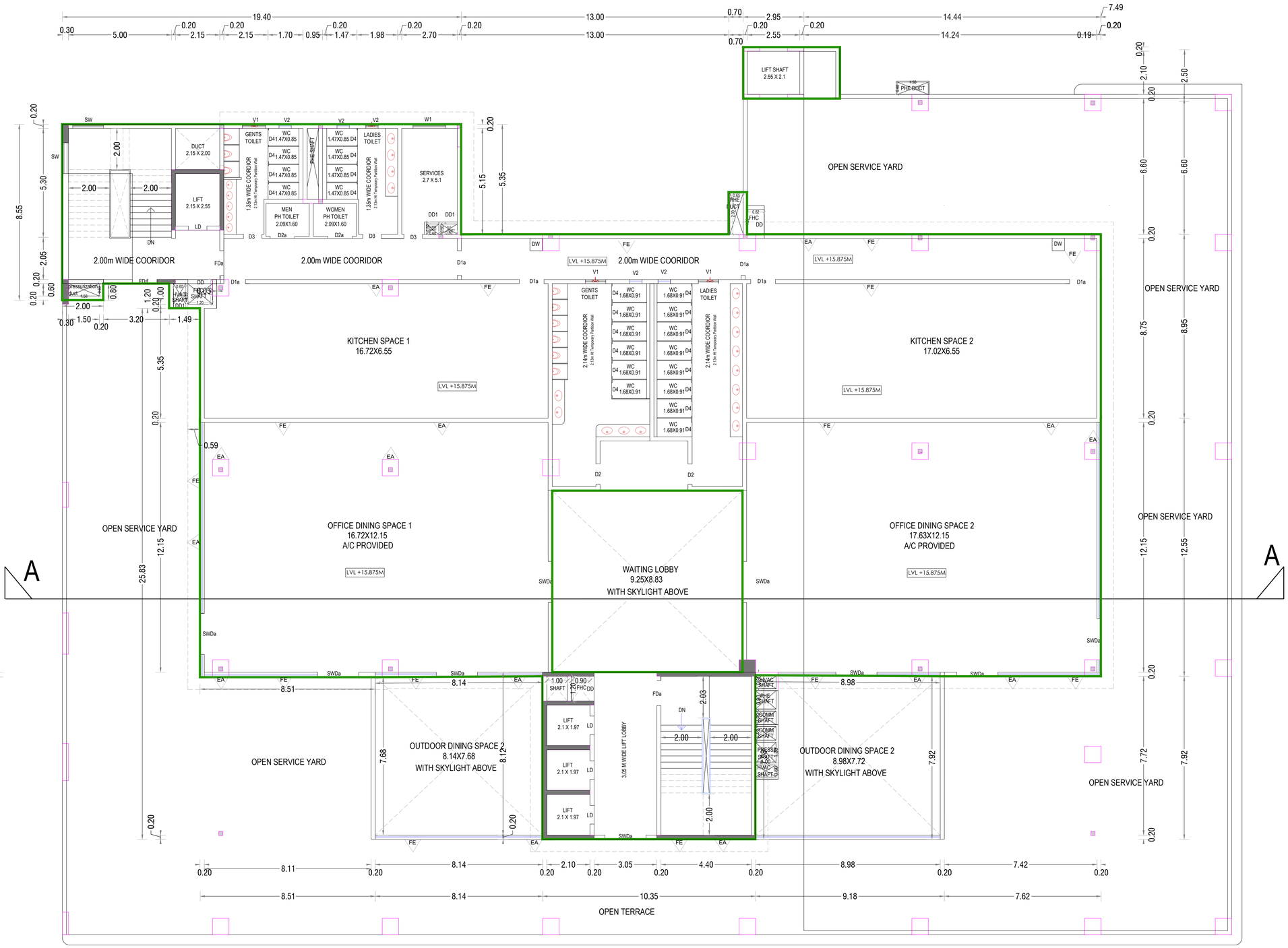
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PROPOSED FOURTH FLOOR PLAN

MECHANICAL VENTILATION PROVIDED

NORTH

SCALE 1:100

AREA DETAILS

FLOOR DETAILS	FSI AREA Sqm	NON FSI AREA Sqm	TOTAL AREA Sqm
FOURTH FLOOR AREA	907.09	164.93	1072.02

JOINERIES DETAILS

SCHEDULE OF OPENING	SWING DOORS		STAIRCASE WINDOWS	
SIZE	SWD	2.0X2.4	SW	1.5X1.8
	SWDa	2.0X2.1	V1	1.0X0.75
1.2X2.4	SWD1	1.2X2.1	V2	0.6X0.75
1.2X2.1	SWD2	1.2X2.1		
1.0X2.1	SERVICE ROOM DOORS			
1.2X2.4	MSD	2.0X2.4		
1.2X2.1	FD	1.2X2.4		
0.9X2.4	FDa	1.2X2.1		
0.9X2.1	DD	1.2X1.5		
0.75X2.4	DD1	0.60X1.5		
SLIDING DOORS	RS	3.0X2.4		
3.0X2.4	WINDOWS			
1.2X2.4	W1	1.6X1.4		

APPLICANT

For The Madurai Cine Enterprises (P) Ltd,
Managing Director.

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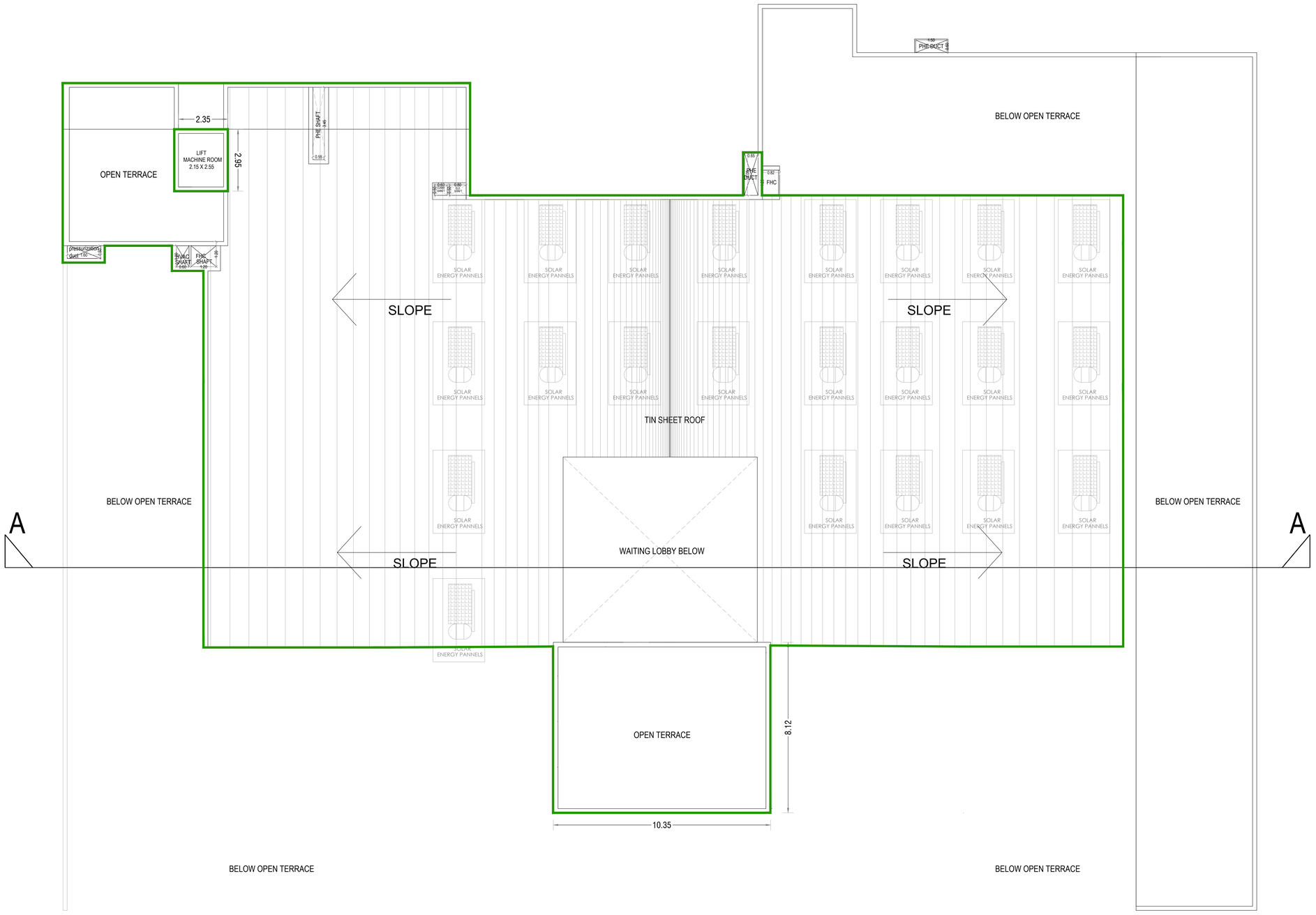
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PROPOSEDTERRACE FLOOR PLAN

MECHANICAL VENTILATION PROVIDED

NORTH

SCALE 1:100

AREA DETAILS

FLOOR DETAILS	FSI AREA Sqm	NON FSI AREA Sqm	TOTAL AREA Sqm
TERRACE FLOOR AREA	-	7.52	7.52

JOINERIES DETAILS

DOOR NO.	SIZE
FDa	1.2X2.1
LD	0.90X2.1

APPLICANT

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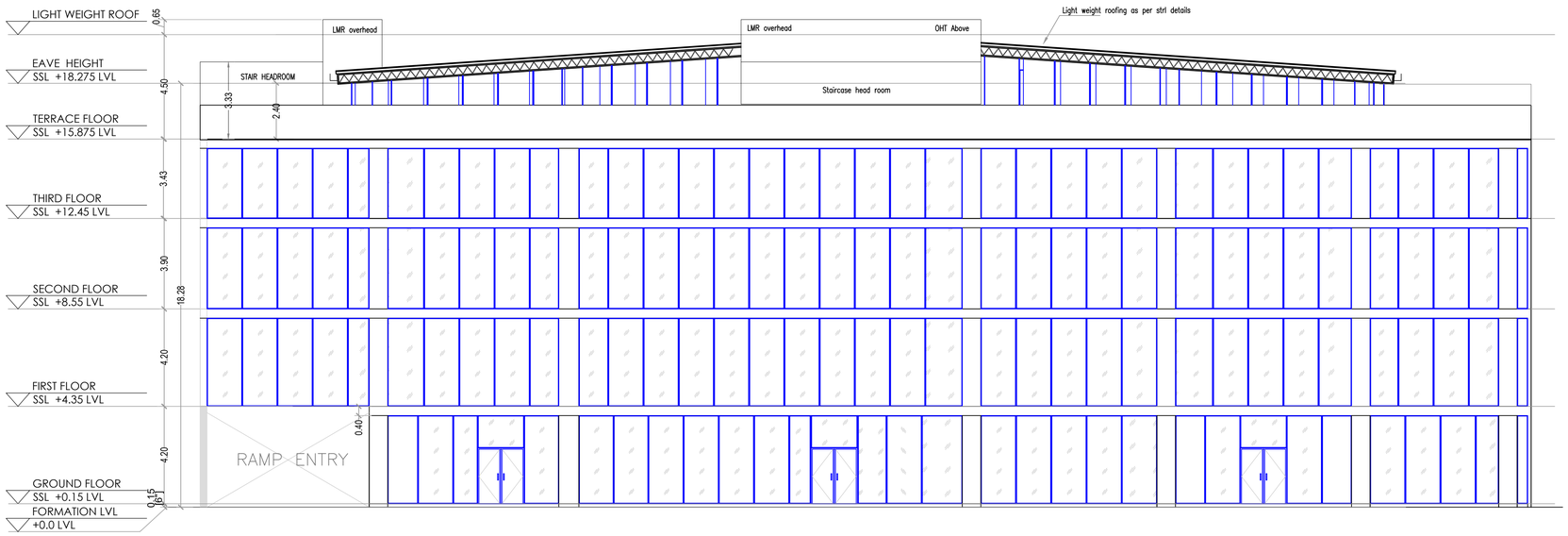
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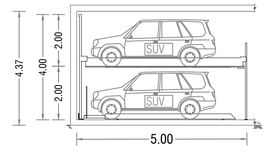
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LBS No: RE-GR-II/06/2025/DTCP/MADURAI
Madurai Corporation / DTCP
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Cell: 96907 25601
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STRCTURAL ENGINEER

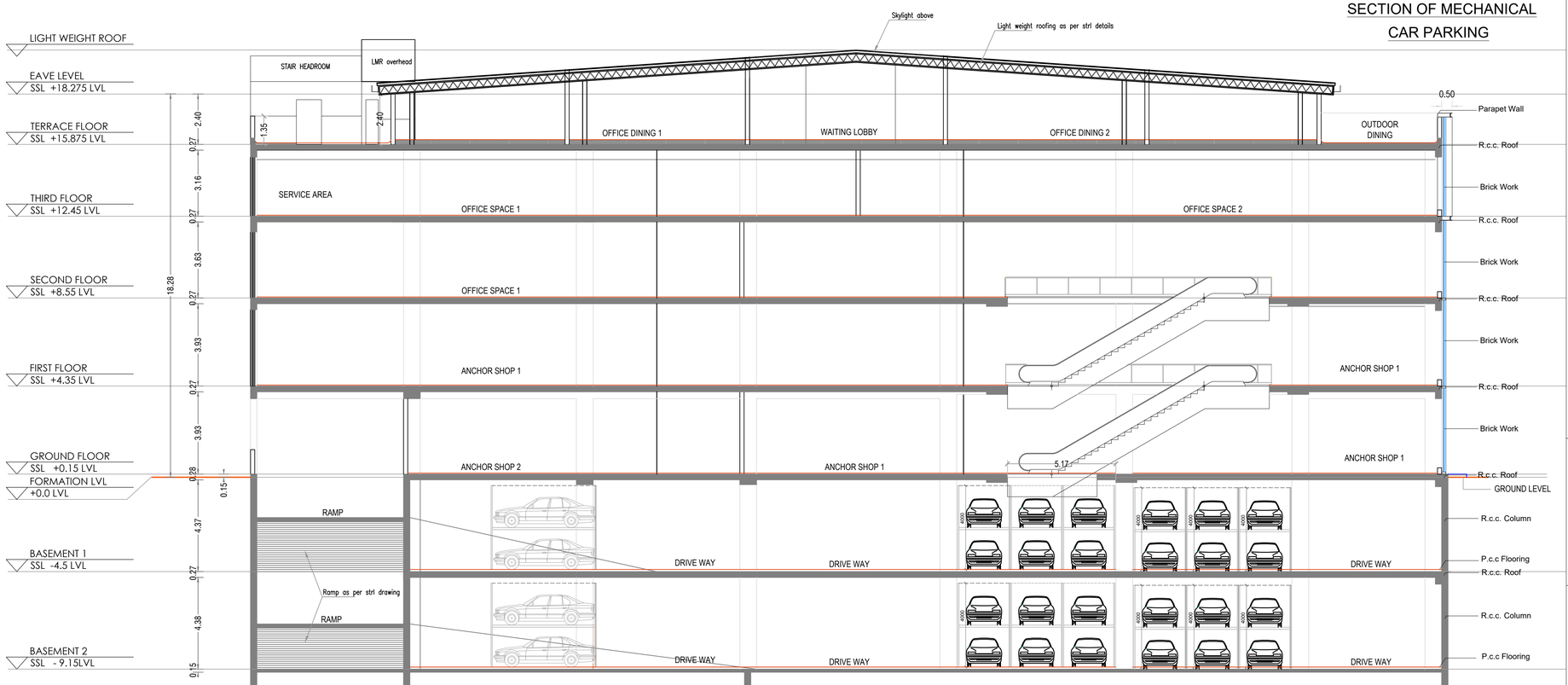
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING (SHOP AND PROFESSIONALCONSULTING OFFICE) IN TS.NO - 25,26,27,28,29,30,57,58,,TS.WARD:19,BLOCK:21 AT SATHAMANGALAM VILLAGE,MADURAI NORTH TALUK,MADURAI CORPORATION, MADURAI DISTRICT.



FRONT ELEVATION



SECTION OF MECHANICAL CAR PARKING



SECTION AA

NORTH

SCALE 1:100

AREA DETAILS

FLOOR DETAILS	FSI AREA Sqm	NON FSI AREA Sqm	TOTAL AREA Sqm
TERRACE FLOOR AREA	-	7.52	7.52

JOINERIES DETAILS

DOOR NO.	SIZE
FDa	1.2X2.1
LD	0.90X2.1

APPLICANT

For The Madurai Cine Enterprises (P) Ltd,
Managing Director.

INDRAJIT KEMBHAVI
Digitally signed by INDRAJIT KEMBHAVI
Date: 2025.12.16 09:29:52 +05'30'

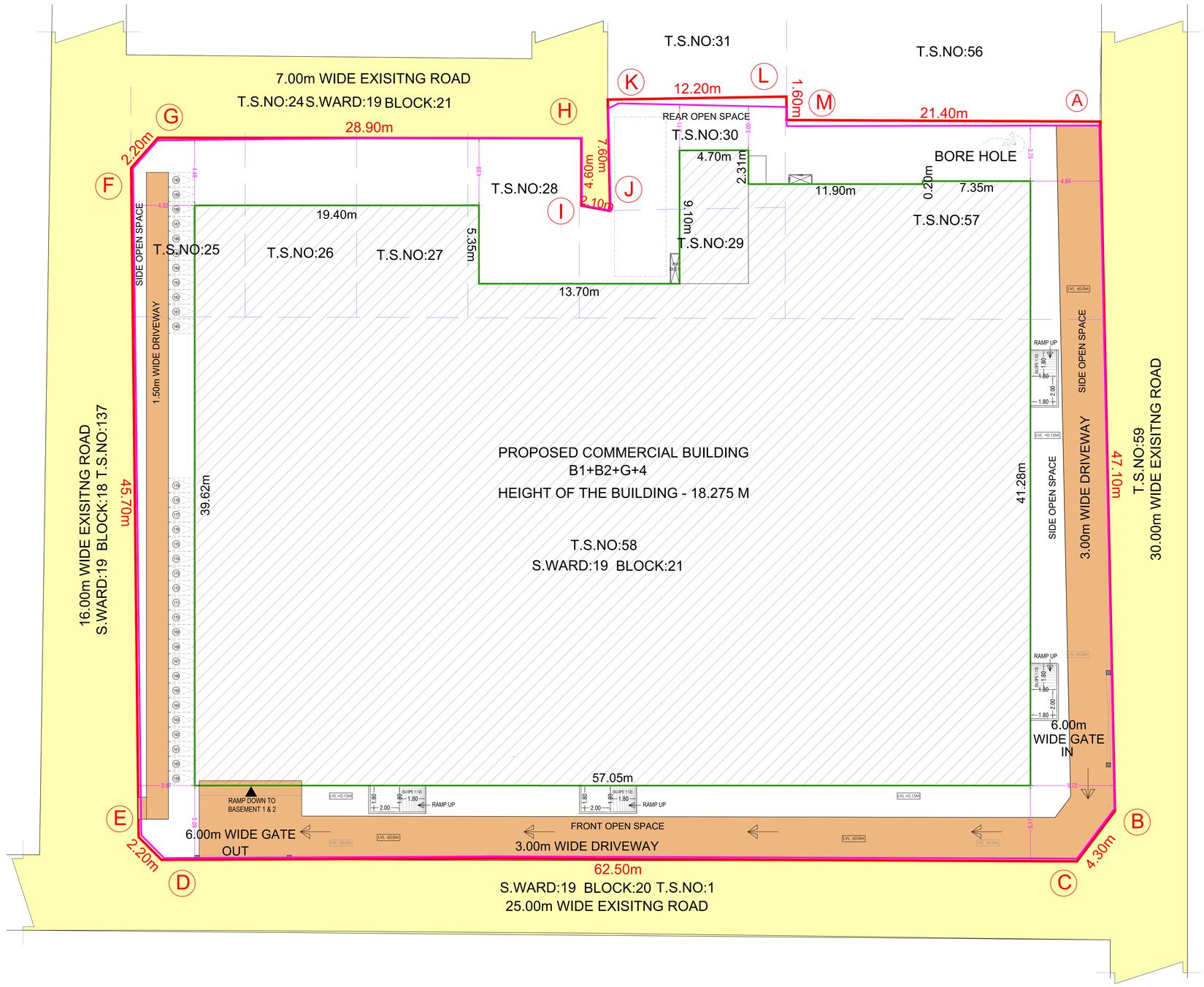
ARCHITECT

K.T.S SENTHILRAAJA
SRI MEENAKSHI ASSOCIATES
DTCP Reg.No: CE 25/2025
M168, 40 House Street, Sector-6,
TNHB Colony, Koodalpudur, Madurai -17.
Contact No: 80121 70678

CONSTRUCTION ENGINEER

Er. S.SATHISH M.E(Structural)
Licencec Engineer & Consulting Civil Engineer
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Madurai Corporation / DTCP
K.Pudur, Madurai-7.
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STRCTURAL ENGINEER



SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING (SHOP AND PROFESSIONAL CONSULTING OFFICE) IN TS.NO - 25,26,27,28,29,30,57,58,,TS.WARD:19, BLOCK:21 AT SATHAMANGALAM VILLAGE,MADURAI NORTH TALUK,C.WARD NO -35,ZONE - 02, MADURAI DISTRICT.

SCALE 1:400

ONLINE APPLICATION NO :- SWP/BPA/734003/2025

SITE AREA (AS PER TSLR)	-	3347.50 Sq.m
SITE AREA (AS PER DOCUMENT)	-	3316.61 Sq.m

AREA DETAILS

FLOOR DETAILS	FSI AREA Sqm	NON FSI AREA Sqm	TOTAL AREA Sqm
BASEMENT -2 FLOOR AREA	69.71	2178.87	2248.58
BASEMENT -1 FLOOR AREA	69.71	2178.87	2248.58
GROUND FLOOR AREA	2210.20	24.02	2234.22
FIRST FLOOR AREA	2169.12	16.99	2186.11
SECOND FLOOR AREA	2219.67	16.99	2236.66
THIRD FLOOR AREA	2217.48	16.99	2234.47
FOURTH FLOOR AREA	907.09	164.93	1072.02
HEADROOM AREA	-	7.52	7.52
TOTAL AREA	9862.98	4605.18	14468.16

$$\text{FSI} = \frac{\text{TOTAL FSI AREA}}{\text{SITE AREA}} = <3.25\ \frac{9862.98}{3316.61} = 2.97 < 3.00$$

PARKING REQUIREMENTS

TNCDBR-Annexure – IV (2) (SHOP)

NOTE:
1 Car space and 1 Two wheeler space for every 50 sq.m

TNCDBR-Annexure – IV (5)-A (OFFICE)

NOTE:
i)1 Car space for every 100sq.m of floor area ii)1 Two wheeler space for every 25sqm

FLOOR DETAILS	FLOOR DEDUCTION AREA 75%	TWO WHEELER REQUIRED	TWO WHEELER PROVIDED	CAR PARKING REQUIRED	CAR PARKING PROVIDED
GROUND FLOOR SHOP -2210.20	1657.65	33 Nos	33 Nos	33 Nos	31 Nos
FIRST FLOOR SHOP -2167.77	1625.82	33 Nos	33 Nos	33 Nos	33 Nos
SECOND FLOOR OFFICE -1352.31	1014.23	41 Nos	41 Nos	10 Nos	19 Nos
SHOP - 867.36	650.52	13 Nos	13 Nos	13 Nos	13 Nos
THIRD FLOOR OFFICE -2215.61	1661.70	67 Nos	70 Nos	17 Nos	22 Nos
TOTAL	6609.92	187 Nos	190 Nos	106 Nos	118 Nos

NUMBER OF LABOURS

NUMBER OF MALE - 65Nos NUMBER OF FEMALE - 35 Nos TOTAL NUMBER OF LABOURS - 100Nos

NOTE SANITARY REQUIREMENTS Annexure – X Table-1

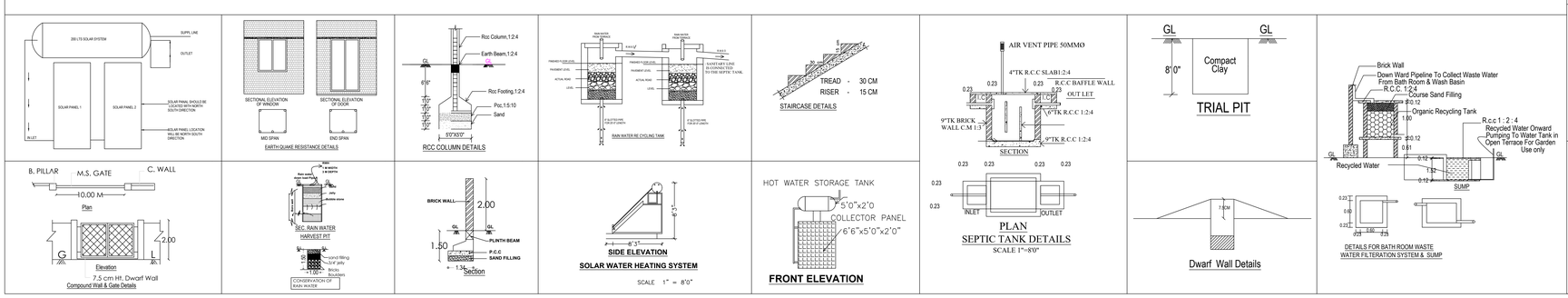
i) 1 WC for 25 Men ii) 1 WC for 15 Women iii) 3 Urinals for 40-70 men
iv) 1 Wash Basin for 25 Person v) 1 Drinking Water for 100 Person

WC REQUIRED	WC PROVIDED	URINALS REQUIRED	URINALS PROVIDED	WASH BASIN REQUIRED	WASH BASIN PROVIDED	D.WATER REQUIRED	D.WATER PROVIDED
05	65	03	21	04	58	01	10

COLOR INDEX

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

1. FIRE EXTINGUISHER WILL BE PROVIDED - FE
2. FIRE ALARM TO BE PROVIDED -FA
3. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED.
4. SOLAR SYSTEM TO BE PROVIDED.
5. STRUCTURE IS DESIGNED SAFELY FOR EARTH QUAKE RESISTANCE.
6. WASTE WATER TO BE CONNECTED TO UNDER GROUND SEWAGE SYSTEM
7. MECHANICAL VENTILATION TO BE PROVIDED



For The Madurai Cine Enterprises (P) Ltd,
Managing Director.
APPLICANT

INDRAJIT KEMBHAVI
Digitally signed by INDRAJIT KEMBHAVI
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STRCTURAL 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.