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.

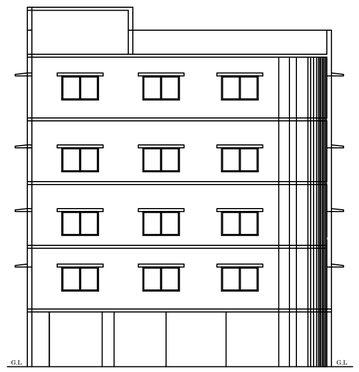
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

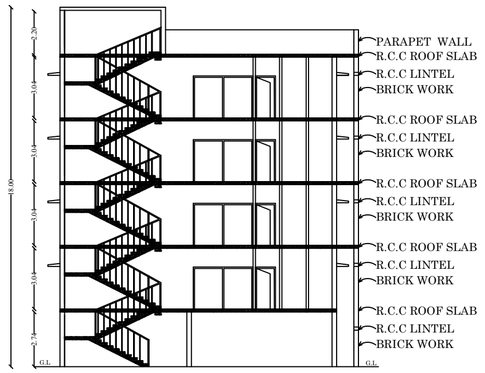
hello@verified.realestate
+91 9996 12 9996
verified.realestate

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (PROFESSIONAL CONSULTING OFFICE) IN (R.S. NO: 190/1pt, 190/2pt, 213/1pt) T.S.NO: 2/5, 4/6, 11/6, S.WARD: XXII, BLOCK: 35, THIRUPPARANKUNDRAM TALUK, MADAKULAM VILLAGE, MADURAI CORPORATION, MADURAI.

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண்: SWP/BPA/0744084/2026/TCP உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு 'A' முதல் 'H' வரை எல்லையிடப்பட்டு மனையிட ஒப்புதலும், கட்டடதிற்கு திட்ட அனுமதியும் அளிக்கபப்படுகிறது.
ம.வ/ம.உ.தி.கு.எண்:175/2026
திட்ட அனுமதி எண்:187/2026

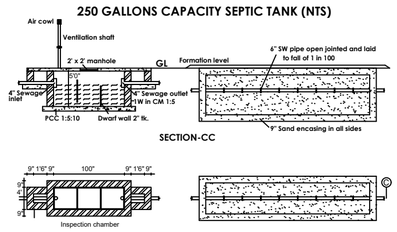


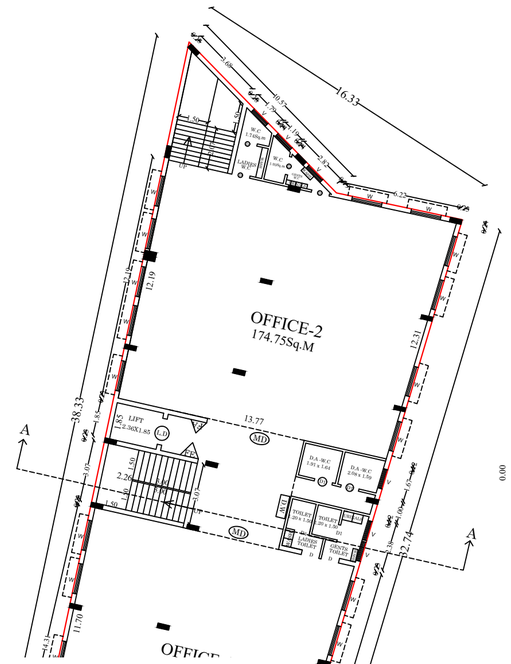
ELEVATION



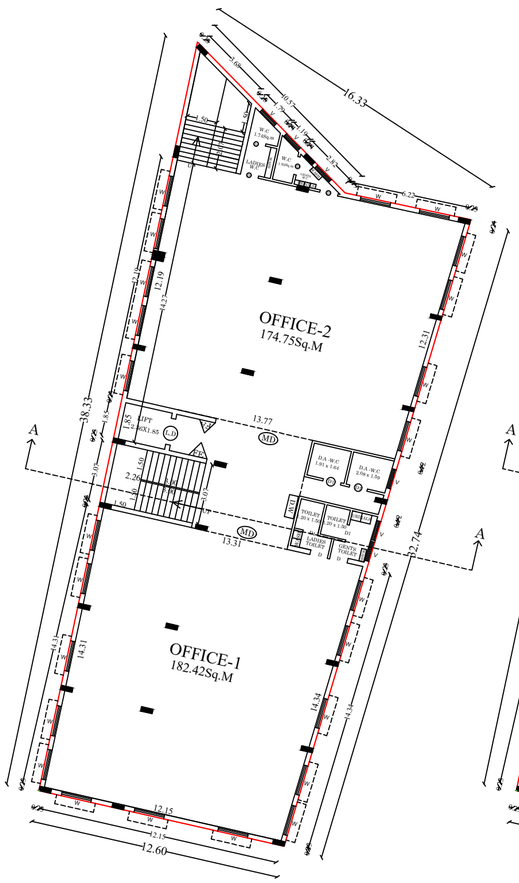
SECTION ON 'A-A'

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 HARVESTING 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 EXTINGUISHER TO BE PROVIDED.
7. EA- EXTINGUISHING ALARM TO BE PROVIDED.
8. EV - 10%OF ELECTRIC VEHICLE TO BE PROVIDED.

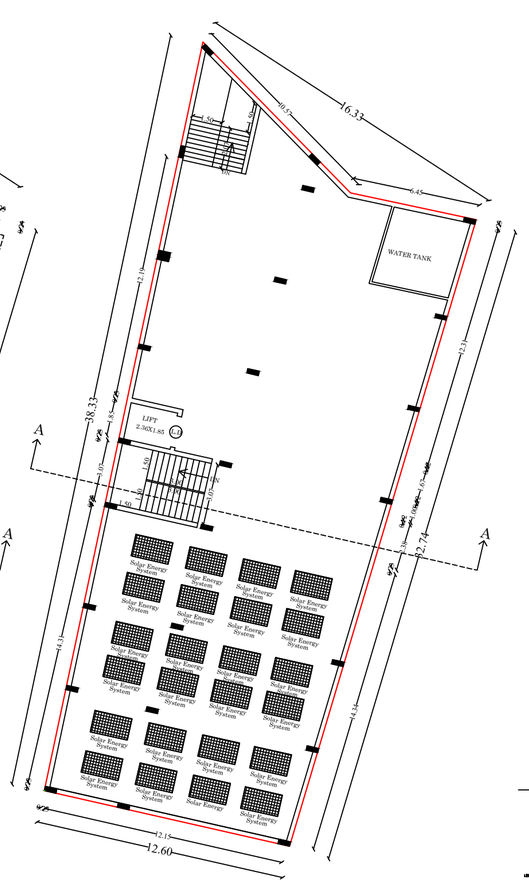




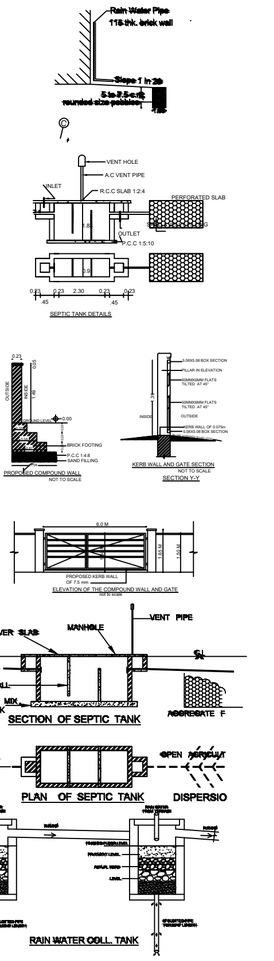




THIRD & FOURTH FLOOR PLAN



TERRACE FLOOR PLAN



FILE NO: SWP/BPA/0744084/2026			
DATE : 30.01.2026			
SCALE: 1: 100	AREA DETAILS		
AREA OF THE SITE	SQ.M	SQ.FT	Least Area to be taken
As at Site	869 . 00	9353 . 91	
As at FMB / Patta	873 . 28	9400 . 00	
As per Document	869 . 12	9355 . 20	

BLOCK 1- AREA DETAILS

DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL AREA SQ.M
STILT FLOOR AREA	028 . 67	450 . 33	479 . 00
FIRST FLOOR AREA	479 . 00	----	479 . 00
SECOND FLOOR AREA	479 . 00	----	479 . 00
THIRD FLOOR AREA	479 . 00	----	479 . 00
FOURTH FLOOR AREA	479 . 00	----	479 . 00
HEAD ROOM AREA	----	046 . 00	046 . 00
TOTAL AREA	1944 . 67	496 . 33	2441 . 00

F.S.I = TOTAL FSI AERA / SITE AREA = 1944.67 / 869.00 = 2.24 < 2.60

Normally Permissible F.S.I (A) = 2
Permissible Premium F.S.I (B) = 0.6
(Road Width 9.20m, Hence 30% of Premium FSI are allowed over and above the normally permissible FSI)
Total F.S.I area Permissible (A+B)= 2.60
Achieved F.S.I = 2.24
Premium F.S.I = 0.24

PARKING CALCULATION

VEHICLE	PARKING AREA DESCRIPTION	AREA SQ.M	REQ. (NO'S)	PRO. (NO'S)
CAR	1 car for Every 100sq.m of Floor Area or part there of(Including PH and EV parking)	1944.67 (75%Area) 1458.50	14	14
	10% of Visitors Parking		02	02
			16	16
TWO WHEELER	1 Two wheeler for Every 25 sq.m of Floor Area or part there of (Including PH and EV parking)	1944.67 (75%Area) 1458.50	58	59
	10% of Visitors Parking		06	07
			64	66

SANITARY DETAILS:	TOTAL NUMBER OF PERSONS - 120No's MALE-60 No's FEMALE-60 No's		
SANITARY UNIT	SANITATION REQUIRMENTS	REQ.	PRO.
DA - WATER CLOSET	Minimum one is Required	01	08
WATER CLOSET	MALE - one 25 Person's	03	08
	FEMALE - one 15 Person's	04	08
URINALS	3 for 40 to 70 person's	03	24
WASH BASINS	One for every 25 persons	05	12
CLEANER SINK	One per floor	04	04
DRINKING WATER	One per 100 persons	04	04

COLOUR INDEX:-
BOUNDARY OF THE SITE :
EXISTING ROADS :
PROPOSED CONSTRUCTION :
PROPOSED DRIVEWAY :

JOINERY DETAILS :-

NO	DESCRIPTION	SIZE IN M
1	ROLLING SHUTTER-R.S	2.14 X 2.14
2	DOOR - D	0.91 X 2.14
3	DOOR - D1	0.76 X 2.14
4	WINDOW - W	1.83 X 1.52
5	VENTILATOR - V	0.91 X 0.61

APPLICANT

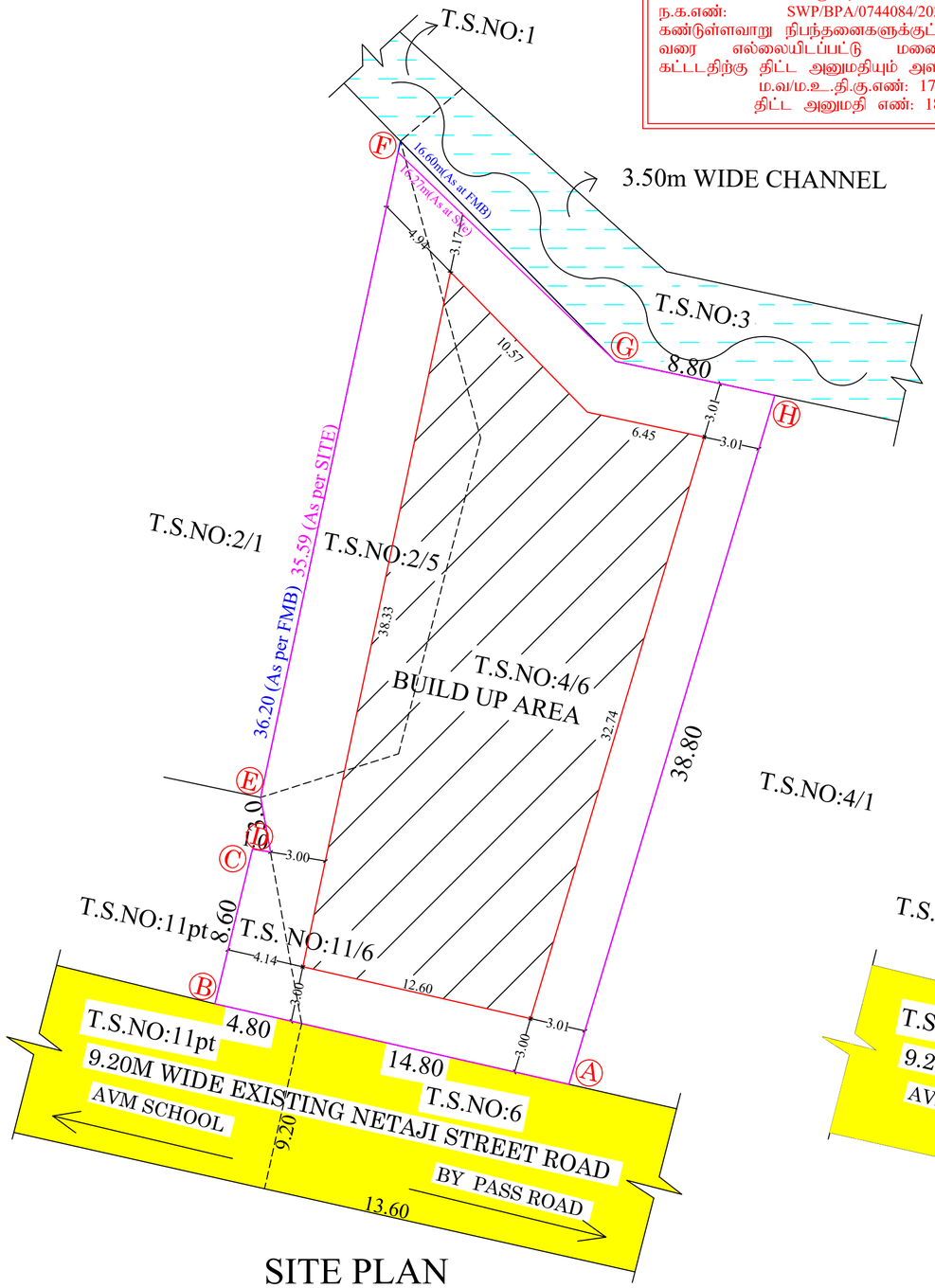
Er. R. SUBRAMANIAN, M.E.(Struct)
- Value & Structural Engineer
Registered Engg. Gr(I) / 2 / 1999/2000
Registered Value-A 30021
ramusubramanian.r@gmail.com
2-A, North Krishnan Kovil Street
North Masi Street, MADURAI -1
Cell No: 9842158110
CONSTRUCTION ENGINEER

Er. S.SUJITH, B.E.,MBA.,
SVS Construction & Consultancy
MLPA / RE No. 02 (Gr. 1) / 22 / 2025
26A, Fathima Nagar, Pudur Vandi Pathai,
Aathikulam, Madurai - 625 007.
Cell : 8667639743, 81224 06835.
REGISTERED ENGINEER

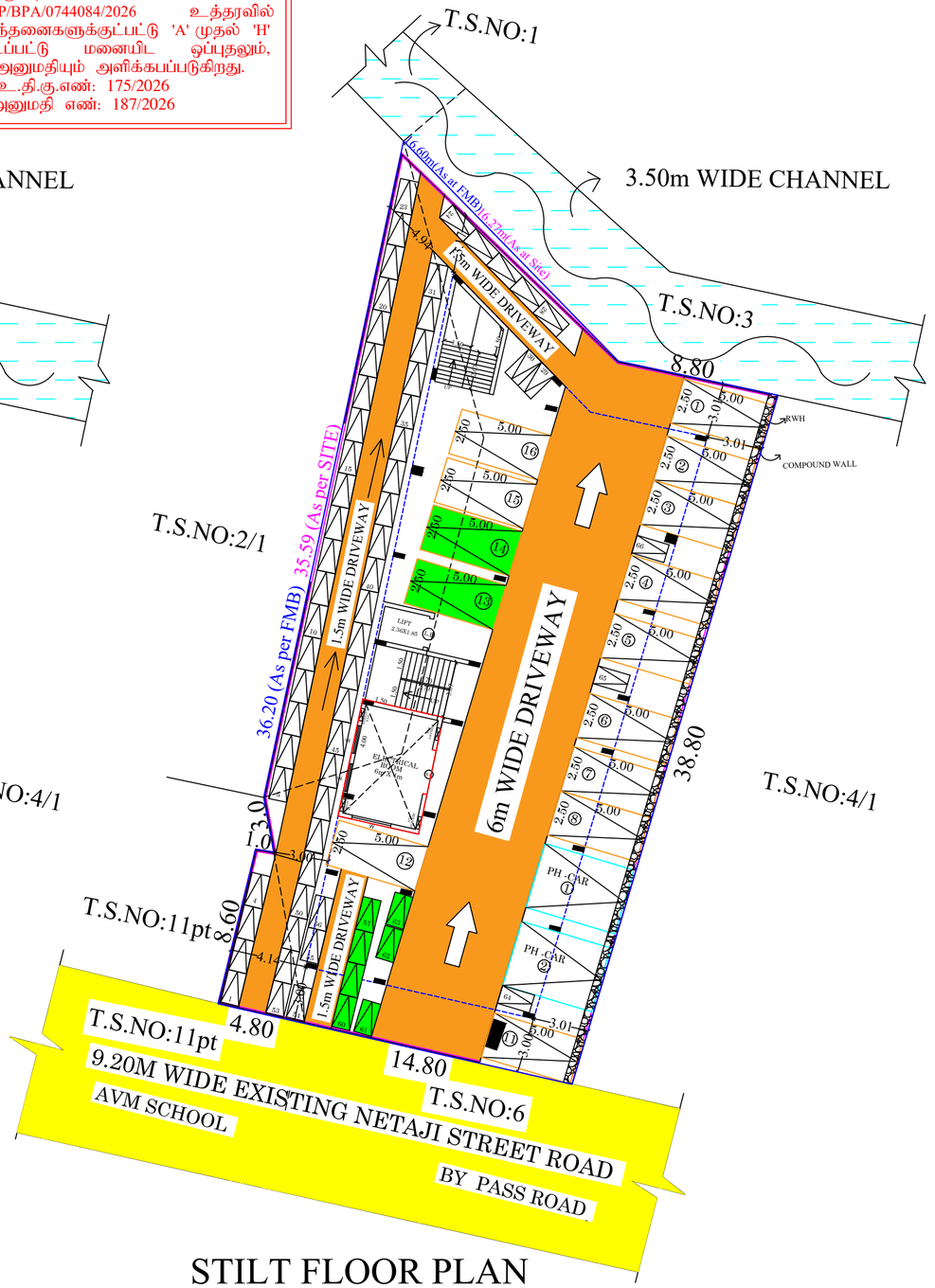
Er.S.NAZEER AHAMED, B.E.,
CONSULTING CIVIL ENGINEER
REGISTERED STRUCTURAL ENGINEER
MDTCP RSE - 01 / 2023
Thathaneri, Madurai-18.
Cell - 9486558979
STRUCTURAL ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (PROFESSIONAL CONSULTING OFFICE) IN (R.S. NO: 190/1pt, 190/2pt, 213/1pt) T.S.NO: 2/5, 4/6, 11/6, S.WARD: XXII, BLOCK: 35, THIRUPPARANKUNDRAM TALUK, MADAKULAM VILLAGE, MADURAI CORPORATION, MADURAI.

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண்: SWP/BPA/0744084/2026 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு 'A' முதல் 'H' வரை எல்லையிடப்பட்டு மனையிட ஒப்புதலும், கட்டடதிற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.
ம.வ/ம.உ.தி.கு.எண்: 175/2026
திட்ட அனுமதி எண்: 187/2026



SITE PLAN



STILT FLOOR PLAN

FILE NO: SWP/BPA/0744084/2026
DATE : 30.01.2026
SCALE: 1: 100

N

AREA DETAILS

AREA OF THE SITE	SQ.M	SQ.FT	
As at Site	869 . 00	9353 . 91	Least Area to be taken
As at FMB / Patta	873 . 28	9400 . 00	
As per Document	869 . 12	9355 . 20	

BLOCK 1- AREA DETAILS

DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL AREA SQ.M
STILT FLOOR AREA	028 . 67	450 . 33	479 . 00
FIRST FLOOR AREA	479 . 00	----	479 . 00
SECOND FLOOR AREA	479 . 00	----	479 . 00
THIRD FLOOR AREA	479 . 00	----	479 . 00
FOURTH FLOOR AREA	479 . 00	----	479 . 00
HEAD ROOM AREA	----	046 . 00	046 . 00
TOTAL AREA	1944 . 67	496 . 33	2441 . 00

$$F.S.I = \frac{\text{TOTAL FSI AERA}}{\text{SITE AREA}} = \frac{1944.67}{869.00} = 2.24 < 2.60$$

Normally Permissible F.S.I (A) = 2
Permissible Premium F.S.I (B) = 0.6
(Road Width 9.20m, Hence 30% of Premium FSI are allowed over and above the normally permissible FSI)
Total F.S.I area Permissible (A+B)= 2.60
Achieved F.S.I = 2.24
Premium F.S.I = 0.24

PARKING CALCULATION

VEHICLE	PARKING AREA DESCRIPTION	AREA SQ.M	REQ. (NO'S)	PRO. (NO'S)
CAR	1 car for Every 100sq.m of Floor Area or part there of(Including PH and EV parking)	1944.67 (75%Area) 1458.50	14	14
	10% of Visitors Parking		02	02
			16	16
TWO WHEELER	1 Two wheeler for Every 25 sq.m of Floor Area or part there of (Including PH and EV parking)	1944.67 (75%Area) 1458.50	58	59
	10% of Visitors Parking		06	07
			64	66

SANITARY DETAILS: TOTAL NUMBER OF PERSONS - 120No's
MALE-60 No's FEMALE-60 No's

SANITARY UNIT	SANITATION REQUIRMENTS	REQ.	PRO.
DA - WATER CLOSET	Minimum one is Required	01	08
WATER CLOSET	MALE - one 25 Person's	03	08
	FEMALE - one 15 Person's	04	08
URINALS	3 for 40 to 70 person's	03	24
WASH BASINS	One for every 25 persons	05	12
CLEANER SINK	One per floor	04	04
DRINKING WATER	One per 100 persons	04	04

COLOUR INDEX:-
BOUNDARY OF THE SITE :
EXISTING ROADS :
PROPOSED CONSTRUCTION :
PROPOSED DRIVEWAY :

JOINERY DETAILS :-

NO	DESCRIPTION	SIZE IN M
1	ROLLING SHUTTER-R.S	2.14 X 2.14
2	DOOR - D	0.91 X 2.14
3	DOOR - D1	0.76 X 2.14
4	WINDOW - W	1.83 X 1.52
5	VENTILATOR - V	0.91 X 0.61

APPLICANT

Er. R. SUBRAMANIAN, BE.,M.E.(Struc)
Valuer & Structural Engineer
Registered Engg. Grade -II MCP/R/2020
Registered Valuer-A 20001
ramusubramanian.r@gmail.com
2-A, North Krishnan Kovil Street
North Masi Street, MADURAI -1
Cell No: 9342159110
CONSTRUCTION ENGINEER

Er. S.SUJITH, B.E.,MBA.,
SVS Construction & Consultancy
MLPA / RE No. 02 (Gr. 1) / 22 / 2025
26A, Fathima Nagar, Pudur Vandi Pathai,
Aathikulam, Madurai - 625 007.
Cell : 8667639743, 81224 06835.
REGISTERED ENGINEER

Er.S.NAZEER AHAMED, B.E.,
CONSULTING CIVIL ENGINEER
REGISTERED STRUCTURAL ENGINEER
MDYCP RSE - 01 / 2023
Thathaneri, Madurai-18.
Cell - 9486558979
STRUCTURAL 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
3/350/2 Mettukuppam,
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.