PP APPROVAL RECORD

Planning Permission

Madurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

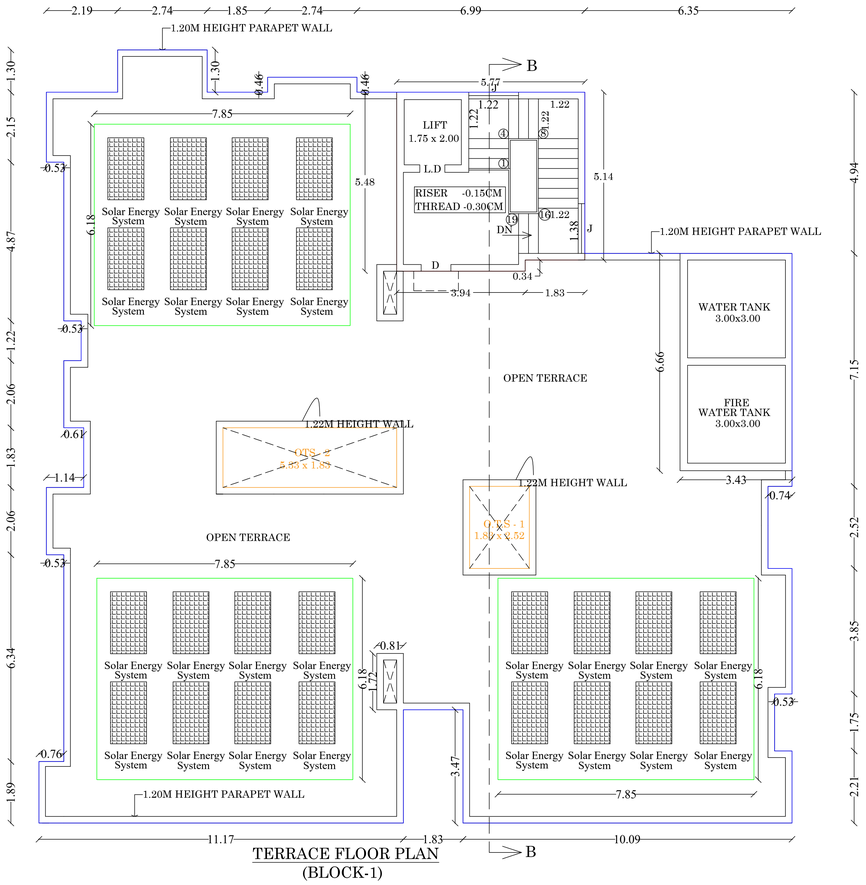
The approval as the planning authority issued it, reproduced in full behind this page.

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

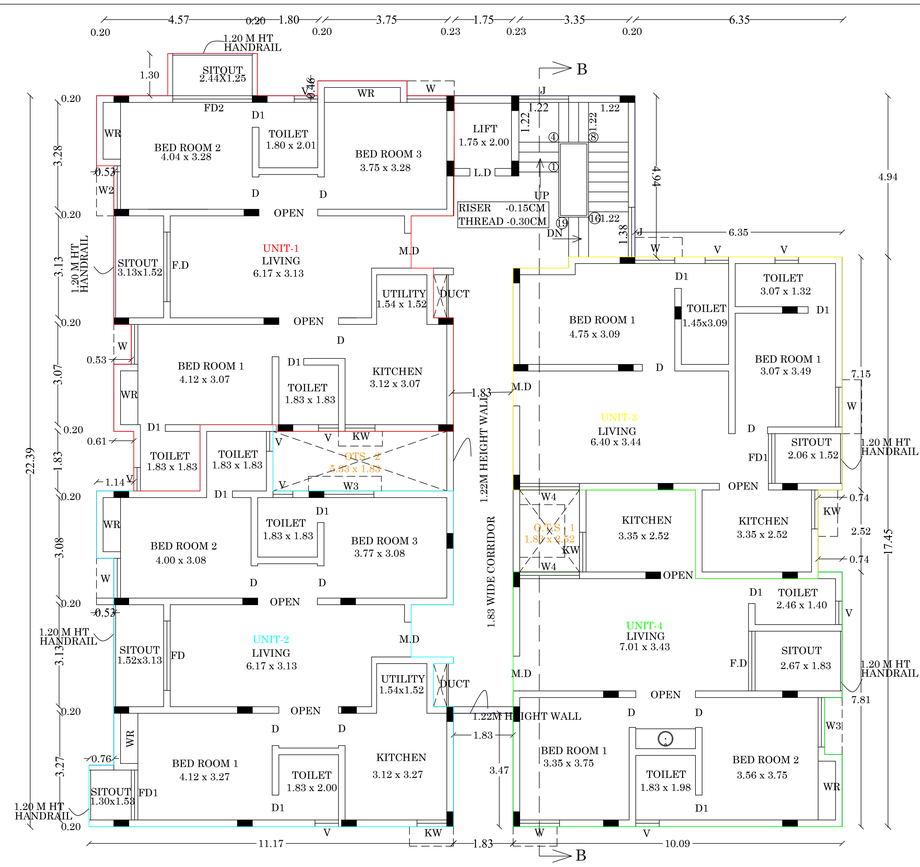
Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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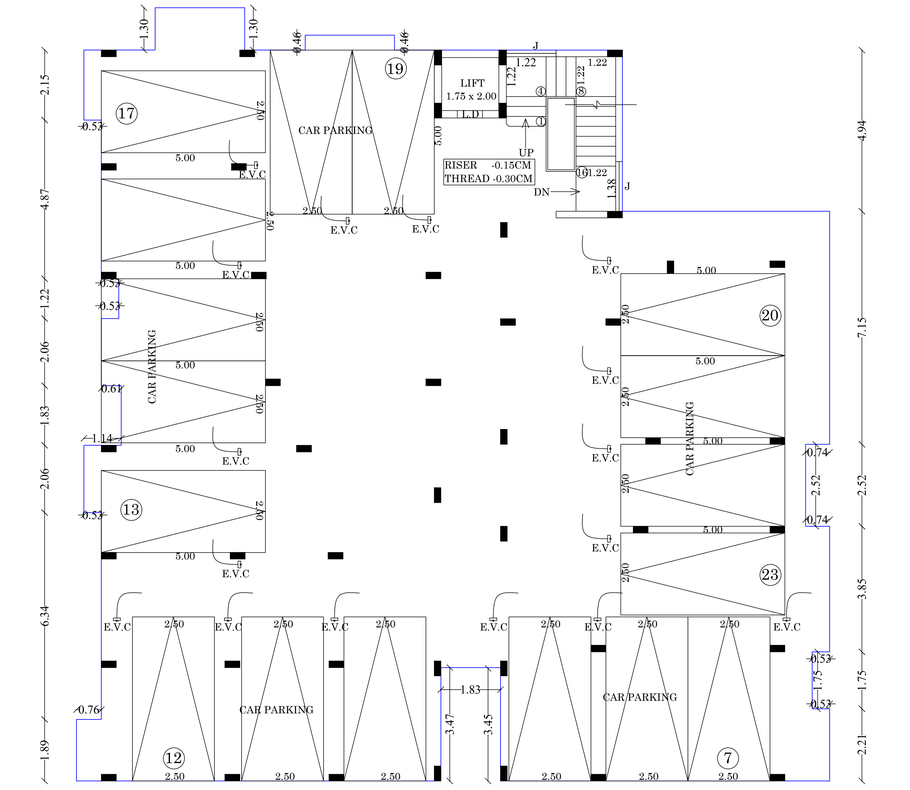
ONLINE APPLICATION NUMBER-SWP/BPA/777783/2026



TERRACE FLOOR PLAN
(BLOCK-1)



(BLOCK-1)
TYPICAL FLOOR PLAN
(FLOOR 1-5)



(BLOCK-1)
STILT FLOOR PLAN

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W E
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SHEET NO :02

PLAN SEEKING APPROVAL FOR AMALGAMATION OF HOUSE SITE NO-A3 IN T.S.NO .17/3B ,HOUSE SITE NO- A4 IN T.S.NO.16/6A(LAYOUT APPROVAL NO-LP/MDTCP/NO-276(R)/2018) AND A PIECE OF LAND IN T.S.NO.17/3A INTO ONE SINGLE SITE AND CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING THERE ON IN TOWN SURVEY WARD-XXIII,BLOCK-26 AT PONMENI VILLAGE (OLD R.S.Nos.177 (Part),179/6A (Part)) MADURAI CORPORATION, MADURAI WEST TALUK MADURAI DISTRICT.

(SCALE:1:100)

JOINERY DETAILS

M.D	MAIN DOOR	1.07 x 2.10
D	DOOR	0.99x 2.10
D1	DOOR	0.76x 2.10
W	WINDOW	1.22 x 1.52
KW	KITCHEN WINDOW	1.22X0.91
W2	WINDOW	1.33X1.52
W3	WINDOW	1.53X1.52
W4	WINDOW	1.83X1.52
J	JOLLY	1.52X1.52
V	VENTILATOR	0.72x 0.72
FD	FRENCH DOOR	2.13x 2.10
FD1	FRENCH DOOR	1.53x 2.10
FD2	FRENCH DOOR	2.44x 2.10

AREA DETAILS

Descriptions (BLOCK-1)	Non FSI	FSI	Total Area
Area of the Stilt Floor	466.52		466.52
Area of the First Floor		451.09	451.09
Area of the Second Floor		451.09	451.09
Area of the Third Floor		451.09	451.09
Area of the Fourth Floor		451.09	451.09
Area of the Fifth Floor		451.09	451.09
Area of the Head Room	31.02		31.02
Total Area	497.54	2255.45	2752.99

SREEMATHY.S
Licensed Architect
Regn.No: CA/2010/50066
TPK Road, Andalpuram
MADURAI - 625 003.

ARCHITECT

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STRUCTURAL ENGINEER

For VISVAS PROMOTERS (P) LTD,
DEPO Managing Director

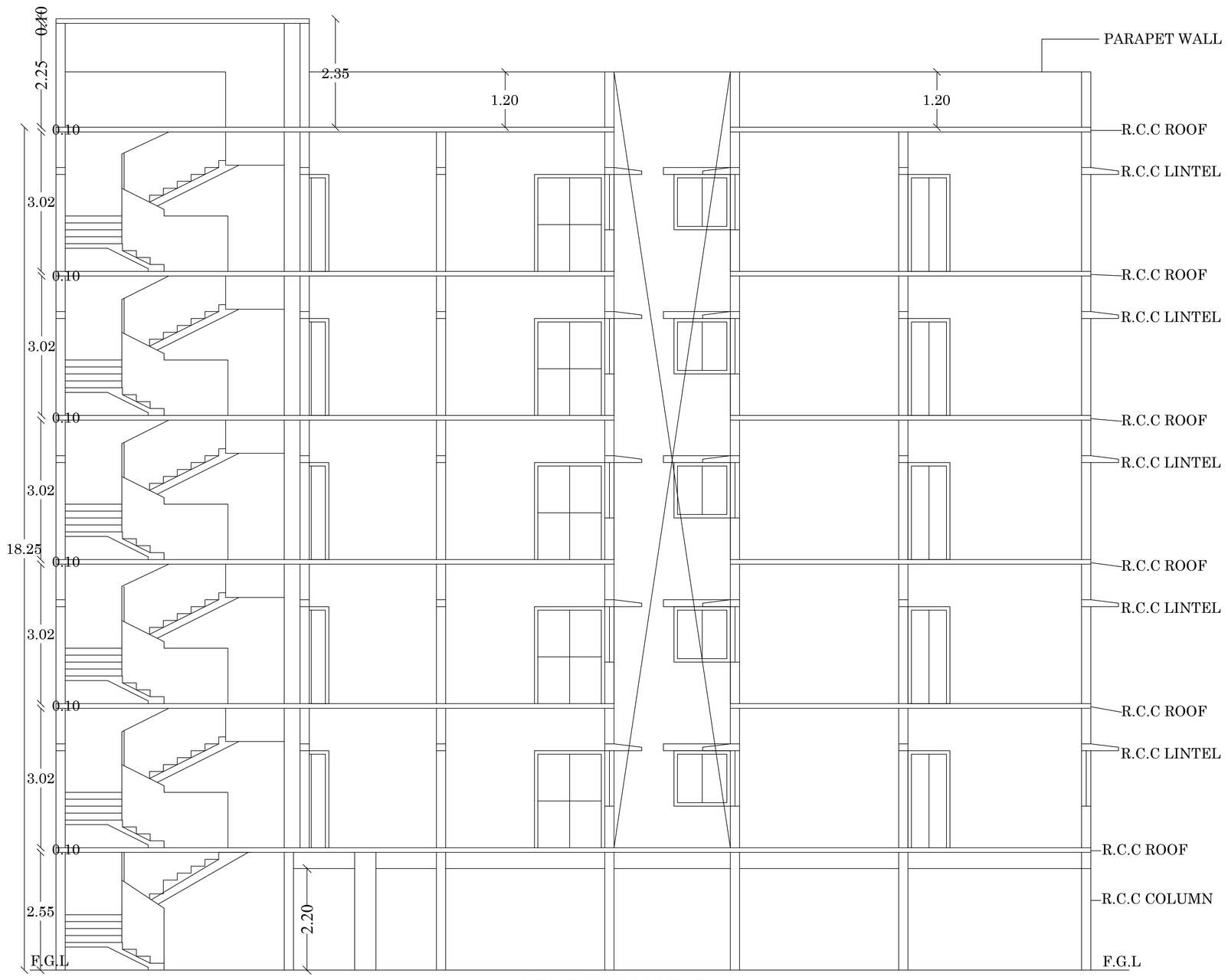
APPLICANT

Er.N.BALACHANDER.DCE.,
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CONSTRUCTION ENGINEER

ONLINE APPLICATION NUMBER-SWP/BPA/777783/2026

SHEET NO :03



SECTION ON B-B
(BLOCK-1)



(BLOCK-1)
ELEVATION
(FLOOR 1-5)

PLAN SEEKING APPROVAL FOR AMALGAMATION OF HOUSE SITE NO-A3 IN T.S.NO .17/3B ,HOUSE SITE NO- A4 IN T.S.NO.16/6A(LAYOUT APPROVAL NO-LP/MDTCP/NO-276(R)/2018) AND A PIECE OF LAND IN T.S.NO.17/3A INTO ONE SINGLE SITE AND CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING THERE ON IN TOWN SURVEY WARD-XXIII,BLOCK-26 AT PONMENI VILLAGE (OLD R.S.Nos.177 (Part),179/6A (Part)) MADURAI CORPORATION, MADURAI WEST TALUK MADURAI DISTRICT.

(SCALE:1:100)

JOINERY DETAILS

M.D	MAIN DOOR	1.07 x 2.10
D	DOOR	0.99x 2.10
D1	DOOR	0.76x 2.10
W	WINDOW	1.22 x 1.52
KW	KITCHEN WINDOW	1.22X0.91
W2	WINDOW	1.33X1.52
W3	WINDOW	1.53X1.52
W4	WINDOW	1.83X1.52
J	JOLLY	1.52X1.52
V	VENTILATOR	0.72x 0.72
FD	FRENCH DOOR	2.13x 2.10
FD1	FRENCH DOOR	1.53x 2.10
FD2	FRENCH DOOR	2.44x 2.10

AREA DETAILS

Descriptions (BLOCK-1)	Non FSI	FSI	Total Area
Area of the Stilt Floor	466.52		466.52
Area of the First Floor		451.09	451.09
Area of the Second Floor		451.09	451.09
Area of the Third Floor		451.09	451.09
Area of the Fourth Floor		451.09	451.09
Area of the Fifth Floor		451.09	451.09
Area of the Head Room	31.02		31.02
Total Area	497.54	2255.45	2752.99

SREEMATHY.S
Licensed Architect
Regn.No: CA/2010/50868
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MADURAI - 625 003.

ARCHITECT

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STRUCTURAL ENGINEER

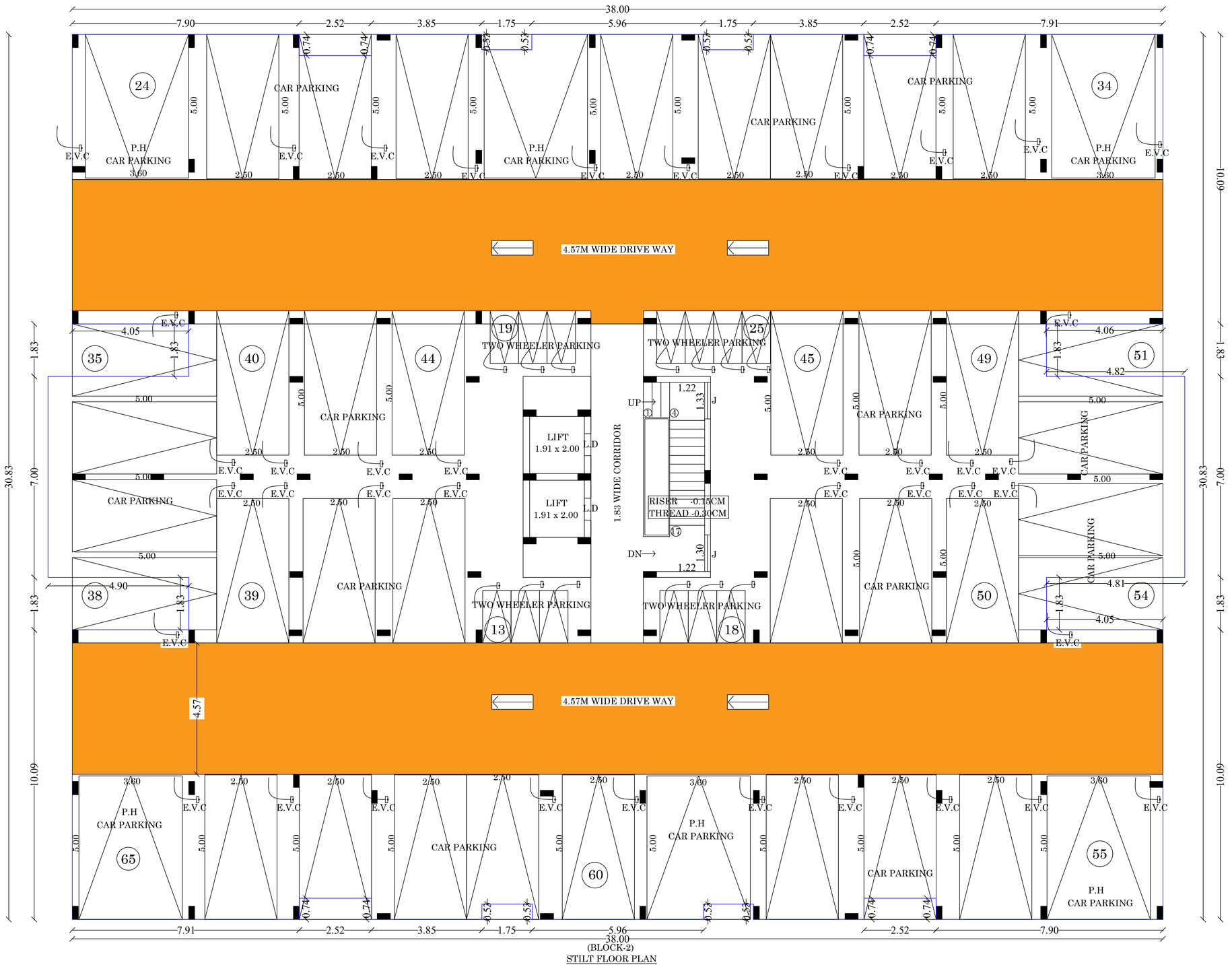
For VISVAS PROMOTERS (P) LTD,
DEPONENT Managing Director

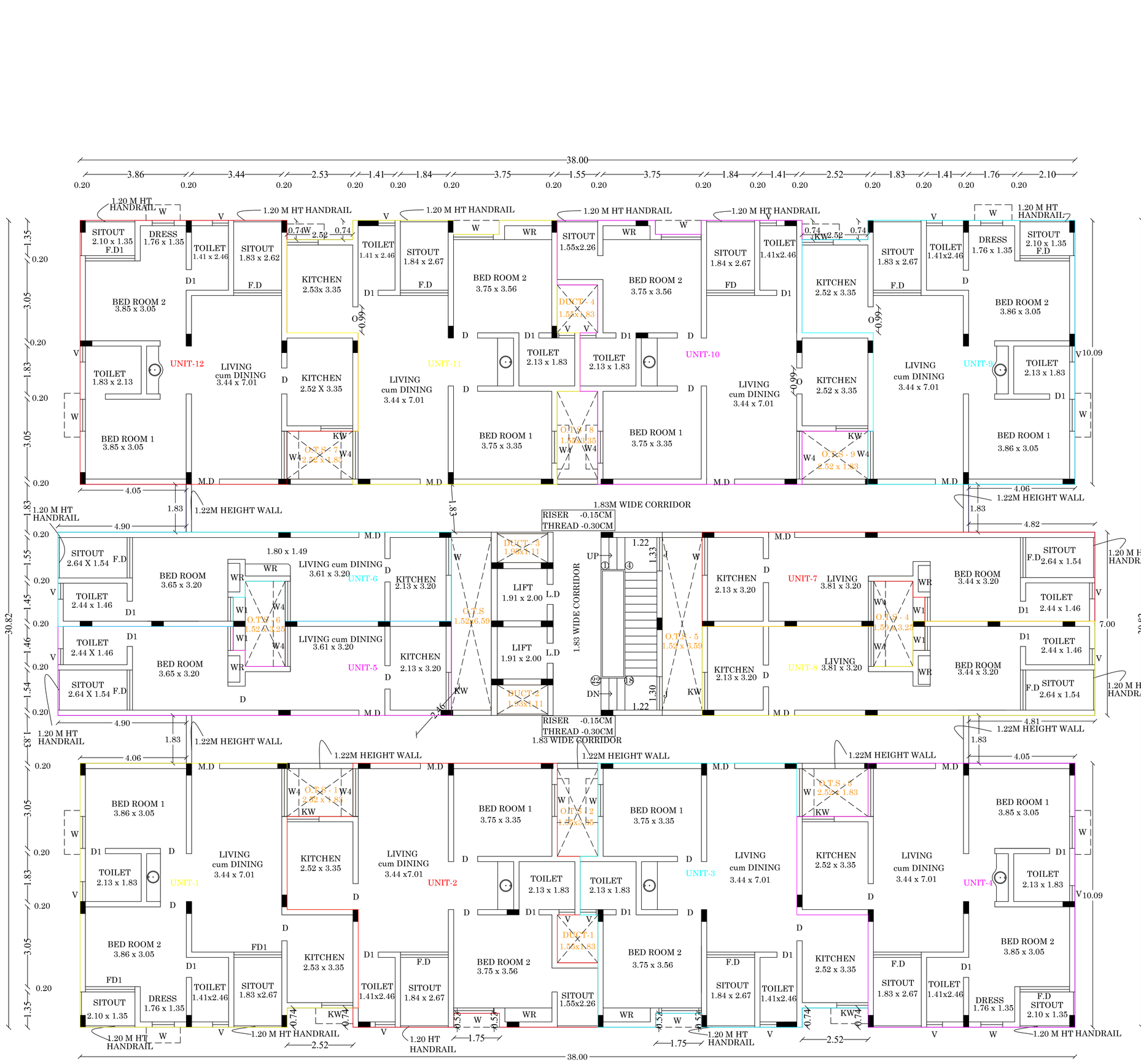
APPLICANT

Er.N.BALACHANDER,DCE.,
PLAN CENTER
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No.25, South Street, Near Amma Mess
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CONSTRUCTIONENGINEER

ONLINE APPLICATION NUMBER-SWP/BPA/777783/2026





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SHEET NO :04

PLAN SEEKING APPROVAL FOR AMALGAMATION OF HOUSE SITE NO- A3 IN T.S.NO .17/3B ,HOUSE SITE NO- A4 IN T.S.NO.16/6A(LAYOUT APPROVAL NO-LP/MDTCP/NO-276(R)/2018) AND A PIECE OF LAND IN T.S.NO.17/3A INTO ONE SINGLE SITE AND CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING THERE ON IN TOWN SURVEY WARD-XXIII,BLOCK-26 AT PONMENI VILLAGE (OLD R.S.Nos.177 (Part),179/6A (Part)) MADURAI CORPORATION, MADURAI WEST TALUK MADURAI DISTRICT.

(SCALE:1:100)

JOINERY DETAILS

M.D	MAIN DOOR	1.07 x 2.10
D	DOOR	0.99x 2.10
D1	DOOR	0.76x 2.10
W	WINDOW	1.22 x 1.52
W1	WINDOW	0.91X0.91
W2	WINDOW	1.33X1.52
W3	WINDOW	1.53X1.52
W4	WINDOW	1.83X1.52
J	JOLLY	1.28X1.28
V	VENTILATOR	0.72x 0.72
FD	FRENCH DOOR	1.83x 2.10
FD1	FRENCH DOOR	1.89x 2.10
FD2	FRENCH DOOR	2.44x 2.10
KW1	KITCHEN WINDOW	1.22x 1.22

AREA DETAILS

Descriptions (BLOCK-2)	Non FSI	FSI	Total Area
Area of the Stilt Floor	1142.23		1142.23
Area of the First Floor		1071.59	1071.59
Area of the Second Floor		1071.59	1071.59
Area of the Third Floor		1071.59	1071.59
Area of the Fourth Floor		1071.59	1071.59
Area of the Fifth Floor		1071.59	1071.59
Area of the Head Room	40.69		40.69
Total Area	1182.92	5357.95	6540.87

OFFICE USE

SREEMATHY.S
Licensed Architect
Regn.No: CA/2010/59868
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MADURAI - 625 003.

ARCHITECT

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Ph: 96609 70942
74rmanivannan@gmail.com

STRUCTURAL ENGINEER

For VISVAS PROMOTERS (P) LTD,
DEPONENT Managing Director

APPLICANT

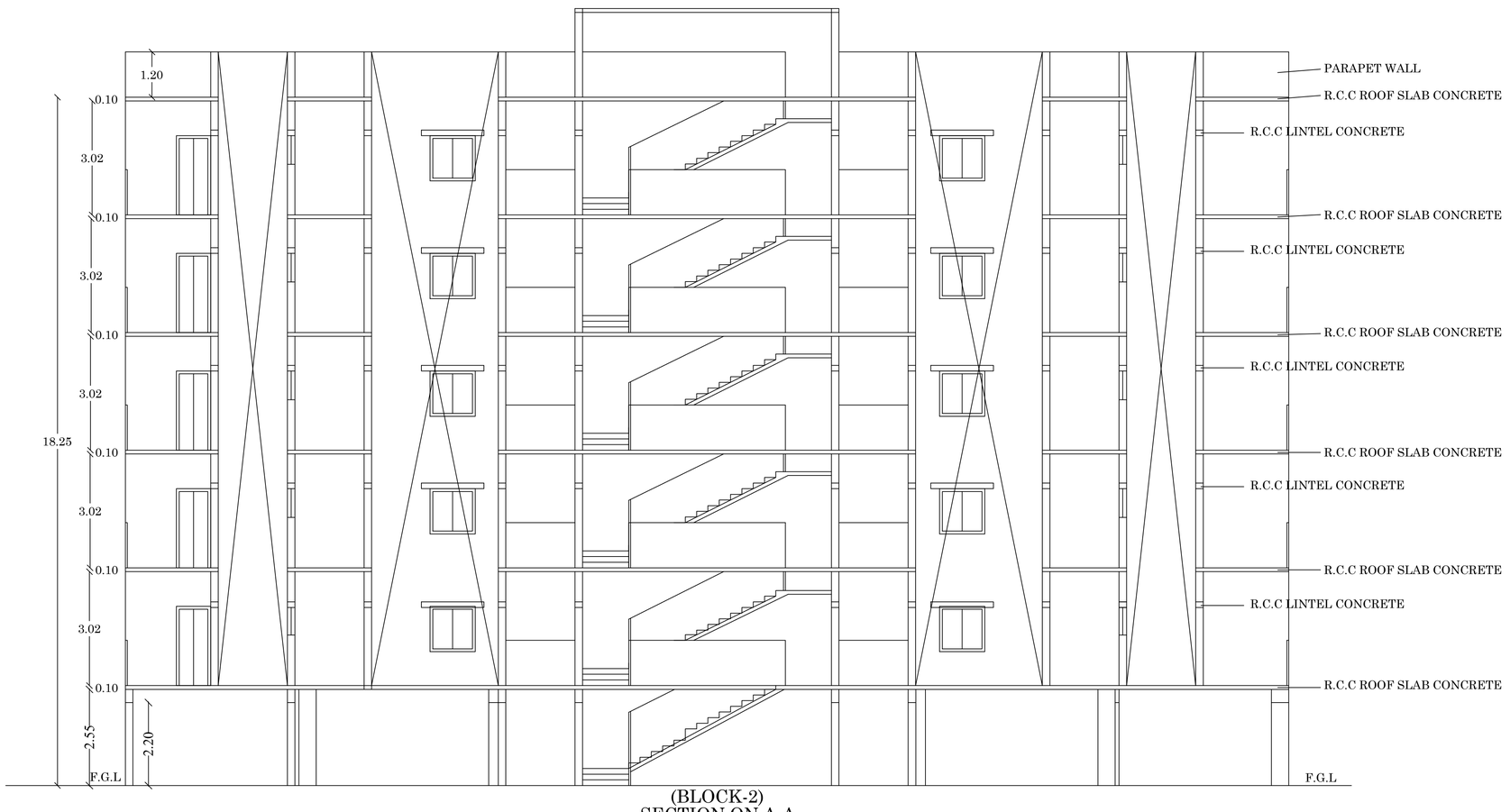
Er.N.BALACHANDER,DCE.,
PLAN CENTER
Registration Construction Engineer No:
CE/512024/DTCP/MADURAI
No.25, South Street, Near Amma Mess
Tallakulam, Madurai-2. Ph:8220044943

CONSTRUCTION ENGINEER

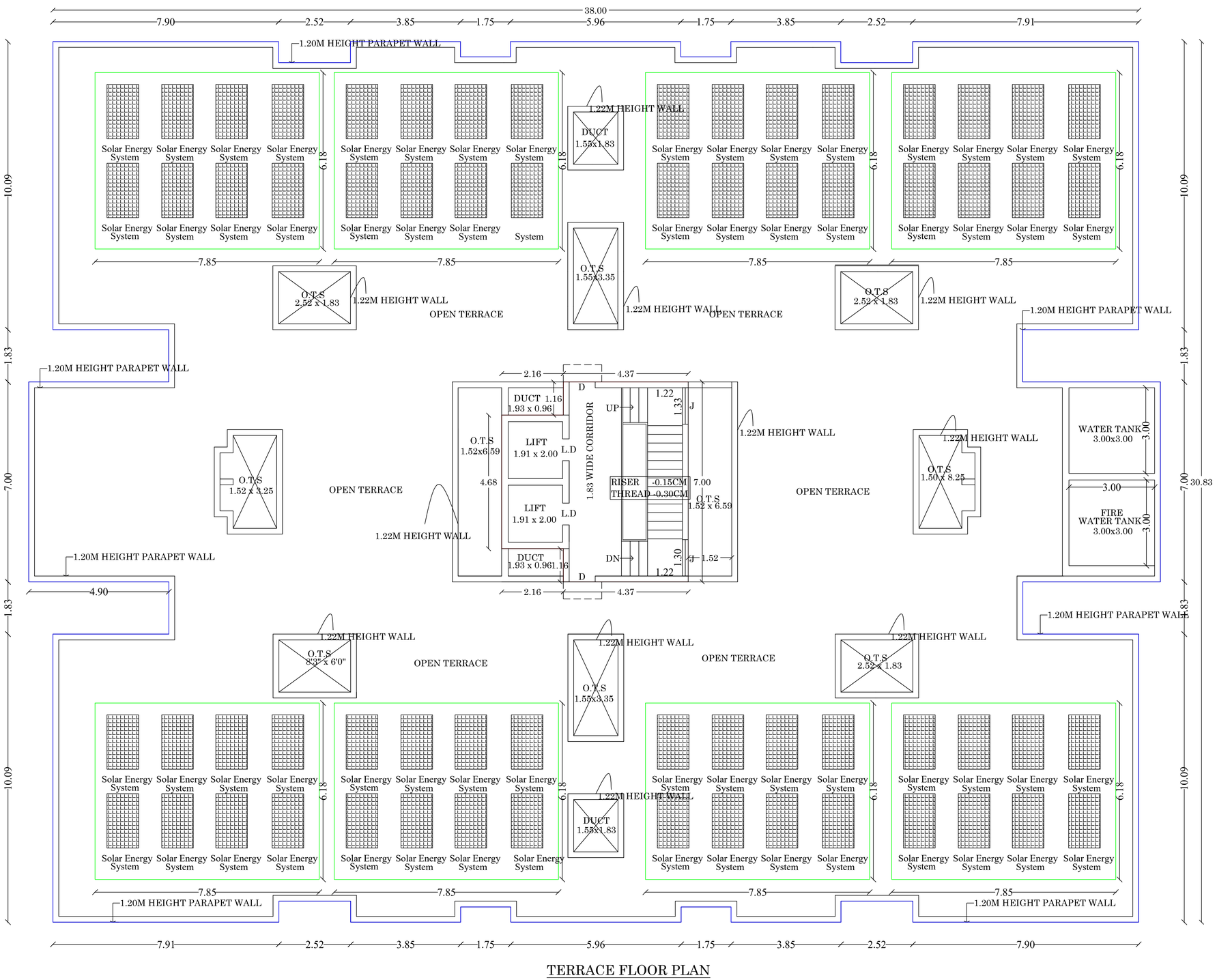
ONLINE APPLICATION NUMBER-SWP/BPA/777783/2026



ELEVATION
(BLOCK-2)



(BLOCK-2)
SECTION ON A-A



TERRACE FLOOR PLAN
(BLOCK-2)
(FLOOR 1-5)

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SHEET NO :05

PLAN SEEKING APPROVAL FOR AMALGAMATION OF HOUSE SITE NO-A3 IN T.S.NO .17/3B ,HOUSE SITE NO- A4 IN T.S.NO.16/6A(LAYOUT APPROVAL NO-LP/MDTCP/NO-276(R)/2018) AND A PIECE OF LAND IN T.S.NO.17/3A INTO ONE SINGLE SITE AND CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING THERE ON IN TOWN SURVEY WARD-XXIII,BLOCK-26 AT PONMENI VILLAGE (OLD R.S.Nos.177 (Part),179/6A (Part)) MADURAI CORPORATION, MADURAI WEST TALUK MADURAI DISTRICT.

(SCALE:1:100)

JOINERY DETAILS

M.D	MAIN DOOR	1.07 x 2.10
D	DOOR	0.99x 2.10
D1	DOOR	0.76x 2.10
W	WINDOW	1.22 x 1.52
W1	WINDOW	0.91X0.91
W2	WINDOW	1.33X1.52
W3	WINDOW	1.53X1.52
W4	WINDOW	1.83X1.52
J	JOLLY	1.52X1.52
V	VENTILATOR	0.72x 0.72
FD	FRENCH DOOR	1.83x 2.10
FD1	FRENCH DOOR	1.89x 2.10
FD2	FRENCH DOOR	2.44x 2.10
KW1	KITCHEN WINDOW	1.22x 1.22

AREA DETAILS

Descriptions (BLOCK-2)	Non FSI	FSI	Total Area
Area of the Stilt Floor	1142.23		1142.23
Area of the First Floor		1071.59	1071.59
Area of the Second Floor		1071.59	1071.59
Area of the Third Floor		1071.59	1071.59
Area of the Fourth Floor		1071.59	1071.59
Area of the Fifth Floor		1071.59	1071.59
Area of the Head Room	40.69		40.69
Total Area	1182.92	5357.95	6540.87

OFFICE USE

SREEMATHY.S
Licensed Architect
Regn.No: CA/2010/50868
TPK Road, Andalpuram
MADURAI - 625 003.

ARCHITECT

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Ph: 96889 70943
74vmanivannan@gmail.com

STRUCTURAL ENGINEER

For VISVAS PROMOTERS (P) LTD,
DEPONENT Managing Director

APPLICANT

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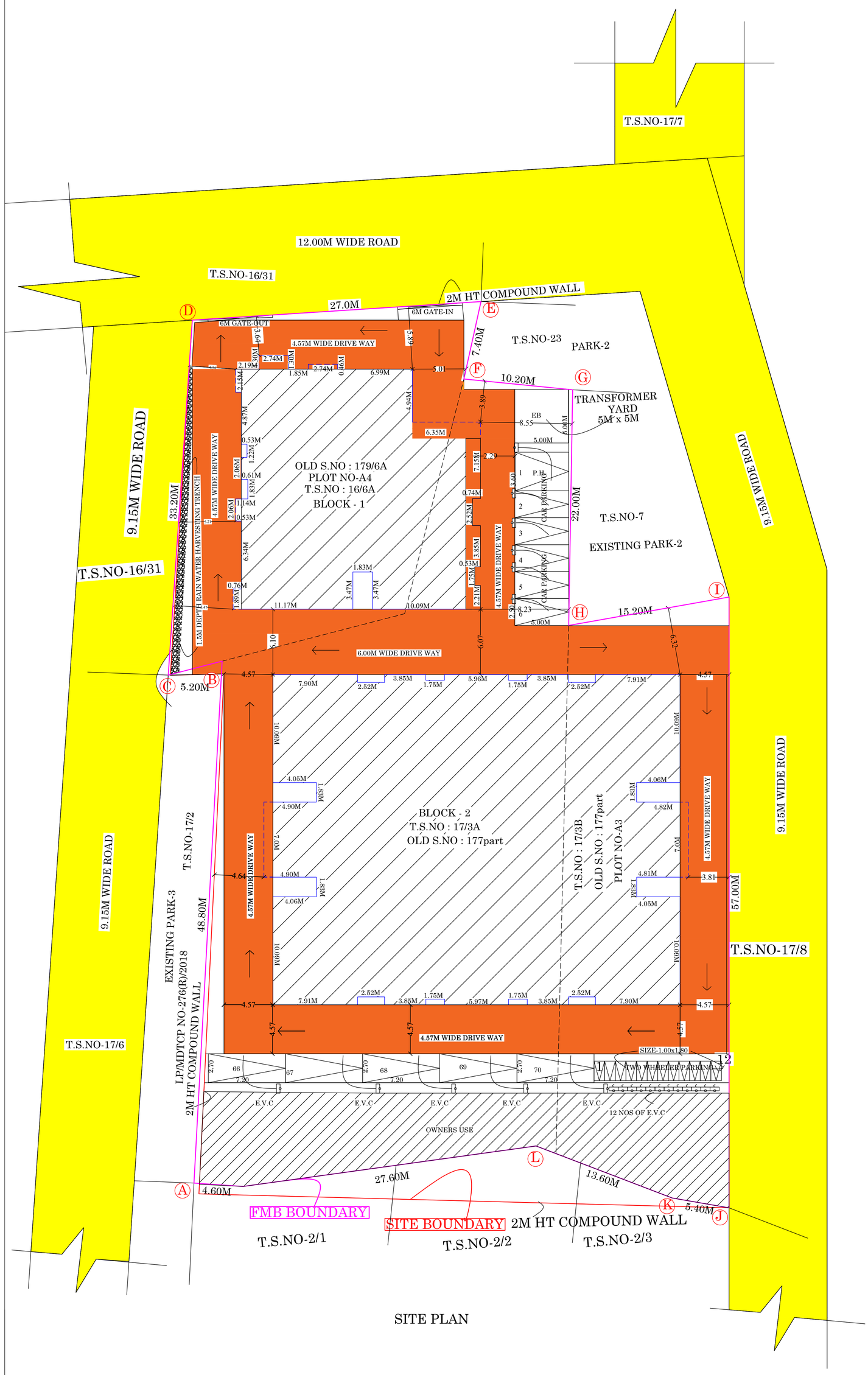
CONSTRUCTION ENGINEER

ONLINE APPLICATION NUMBER-SWP/BPA/777783/2026

SHEET NO :01

SITE PLAN SEEKING APPROVAL FOR AMALGAMATION OF HOUSE SITE NO- A3 IN T.S.NO .17/3B ,HOUSE SITE NO- A4 IN T.S.NO.16/6A(LAYOUT APPROVAL NO-LP/MDTCP/NO-276(R)/2018) AND A PIECE OF LAND IN T.S.NO.17/3A INTO ONE SINGLE SITE AND CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING THERE ON IN TOWN SURVEY WARD-XXIII,BLOCK-26 AT PONMENI VILLAGE (OLD R.S.Nos.177 (Part),179/6A (Part)) MADURAI CORPORATION, MADURAI WEST TALUK MADURAI DISTRICT.

(SCALE:1:200)



SITE PLAN

N

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REFERENCE:-

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

DWELLING AREA : (BLOCK -1)

FIRST FLOOR	SECOND FLOOR
UNIT -1 = 112.73 sq.m UNIT -2 = 111.32 sq.m UNIT -3 = 81.72 sq.m UNIT -4 = 86.00 sq.m	UNIT -1 = 112.73 sq.m UNIT -2 = 111.32 sq.m UNIT -3 = 81.72 sq.m UNIT -4 = 86.00 sq.m
THIRD FLOOR	FOURTH FLOOR
UNIT -1 = 112.73 sq.m UNIT -2 = 111.32 sq.m UNIT -3 = 81.72 sq.m UNIT -4 = 86.00 sq.m	UNIT -1 = 112.73 sq.m UNIT -2 = 111.32 sq.m UNIT -3 = 81.72 sq.m UNIT -4 = 86.00 sq.m
FIFTH FLOOR	
UNIT -1 = 112.73 sq.m UNIT -2 = 111.32 sq.m UNIT -3 = 81.72 sq.m UNIT -4 = 86.00 sq.m	

DWELLING AREA : (BLOCK -2)

FIRST FLOOR	
UNIT -1 = 90.00 sq.m UNIT -2 = 91.78 sq.m UNIT -3 = 87.09 sq.m UNIT -4 = 89.93 sq.m UNIT -5 = 49.62 sq.m UNIT -6 = 49.69 sq.m UNIT -7 = 49 .62 sq.m UNIT -8 = 50.12 sq.m UNIT -9 = 87.96 sq.m UNIT -10 = 93.36 sq.m UNIT -11 = 87.96 sq.m UNIT -12 = 89.93 sq.m	
SECOND FLOOR	THIRD FLOOR
UNIT -1 = 90.00 sq.m UNIT -2 = 91.78 sq.m UNIT -3 = 87.09 sq.m UNIT -4 = 89.93 sq.m UNIT -5 = 49.62 sq.m UNIT -6 = 49.69 sq.m UNIT -7 = 49 .62 sq.m UNIT -8 = 50.12 sq.m UNIT -9 = 87.96 sq.m UNIT -10 = 93.36 sq.m UNIT -11 = 87.96 sq.m UNIT -12 = 89.93 sq.m	UNIT -1 = 90.00 sq.m UNIT -2 = 91.78 sq.m UNIT -3 = 87.09 sq.m UNIT -4 = 89.93 sq.m UNIT -5 = 49.62 sq.m UNIT -6 = 49.69 sq.m UNIT -7 = 49 .62 sq.m UNIT -8 = 50.12 sq.m UNIT -9 = 87.96 sq.m UNIT -10 = 93.36 sq.m UNIT -11 = 87.96 sq.m UNIT -12 = 89.93 sq.m
FOURTH FLOOR	FIFTH FLOOR
UNIT -1 = 90.00 sq.m UNIT -2 = 91.78 sq.m UNIT -3 = 87.09 sq.m UNIT -4 = 89.93 sq.m UNIT -5 = 49.62 sq.m UNIT -6 = 49.69 sq.m UNIT -7 = 49 .62 sq.m UNIT -8 = 50.12 sq.m UNIT -9 = 87.96 sq.m UNIT -10 = 93.36 sq.m UNIT -11 = 87.96 sq.m UNIT -12 = 89.93 sq.m	UNIT -1 = 90.00 sq.m UNIT -2 = 91.78 sq.m UNIT -3 = 87.09 sq.m UNIT -4 = 89.93 sq.m UNIT -5 = 49.62 sq.m UNIT -6 = 49.69 sq.m UNIT -7 = 49 .62 sq.m UNIT -8 = 50.12 sq.m UNIT -9 = 87.96 sq.m UNIT -10 = 93.36 sq.m UNIT -11 = 87.96 sq.m UNIT -12 = 89.93 sq.m

SITE AREA DETAILS:-

AS PER DOCUMENT AREA - 3520.00 SQ.M
AS PER TSLR AREA - 3520.00 SQ.M
AS PER SUPERIMPOSED AREA - 3632.43 SQ.M

TS.NO	TSLR Area
16/6A	1105.00Sq.m
17/3A	1650.00Sq.m
17/3B	765.00Sq.m
TOTAL AREA	3520.00Sq.m

Proposed Area Details :-

Descriptions (BLOCK-1)	Non FSI	FSI	Total Area
Area of the Stilt Floor	466.52		466.52
Area of the First Floor		451.09	451.09
Area of the Second Floor		451.09	451.09
Area of the Third Floor		451.09	451.09
Area of the Fourth Floor		451.09	451.09
Area of the Fifth Floor		451.09	451.09
Area of the Head Room	31.02		31.02
Total Area	497.54	2255.45	2752.99

Descriptions (BLOCK-2)	Non FSI	FSI	Total Area
Area of the Stilt Floor	1142.23		1142.23
Area of the First Floor		1071.59	1071.59
Area of the Second Floor		1071.59	1071.59
Area of the Third Floor		1071.59	1071.59
Area of the Fourth Floor		1071.59	1071.59
Area of the Fifth Floor		1071.59	1071.59
Area of the Head Room	40.69		40.69
Total Area	1182.92	5357.95	6540.87

Total Area Details :-

Descriptions (BLOCK -1&2)	Non FSI (Sqm)	FSI (Sqm)	Total Area (Sqm)
BLOCK -1	497.54	2255.45	2752.99
BLOCK -2	1182.92	5357.95	6540.87
Total Area	1680.46	7613.40	9293.86

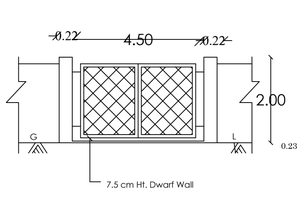
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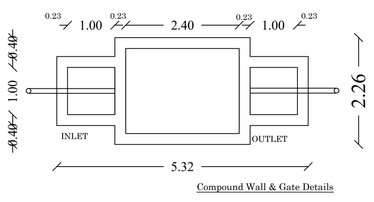
PREMIUM F.S.I = 0.16 (563.20 SQ.M)

PARKING DETAILS:-

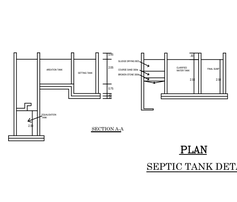
No. of TWO WHEELER Parking Required - 22 Nos
No. of TWO WHEELER Parking Required - 25 Nos
(P.H PARKING 2 NOS INCLUDING)

No. of CAR Parking Required - 70 Nos
No. of CAR Parking Provided - 70 Nos
(P.H PARKING 7 NOS INCLUDING)

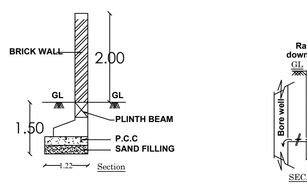


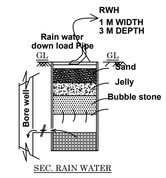


Compound Wall & Gate Details

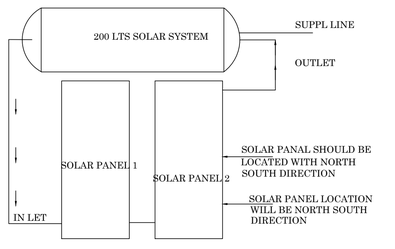


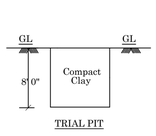
PLAN
SEPTIC TANK DETAILS





SEC. RAIN WATER HARVEST PIT



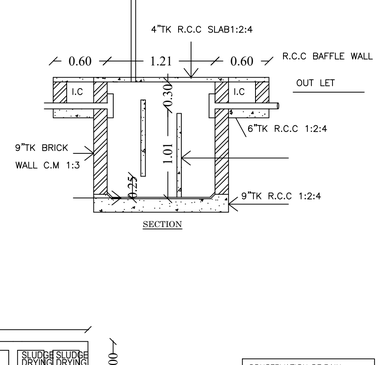


TRIAL PIT





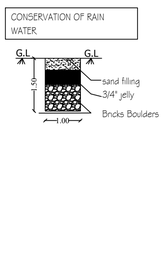
SEWAGE TREATMENT PLANT PLAN
HYDRAULIC FLOW DIAGRAM



SECTION

RCC COLUMN DETAILS

SEWAGE TREATMENT PLANT PLAN



PARKING DETAILS

VEHICLE	PARKING AREA DESCRIPTION (BLOCK -1&2)	REQUIRED	PROVIDED
CAR	1 CAR SPACE FOR EVERY 2 DWELLING UNITS UPTO 75 SQ.M (1/2)CAR x 5 UNIT	03 NOS	63 NOS
	1 CAR SPACE FOR EVERY DWELLING UNITS ABOVE 75 SQ.M (1CAR) x 60 UNIT	60 NOS	
	visitor car parking-10%	07 NOS	07 NOS
	TOTAL	70NOS	70 NOS
TWO WHEELER	1 TWO WHEELER SPACE FOR EVERY DWELLING UNIT UNITS 25-50 SQ.M 1 TWO WHEELER x 20 UNIT	20 NOS	23 NOS
	visitor car parking-10%	02 NOS	02 NOS
	TOTAL	22 NOS	25 NOS

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ARCHITECT

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STRUCTURAL ENGINEER

For VISVAS PROMOTERS (P) LTD,
DEPO Managing Director

APPLICANT

Er.N.BALACHANDER,DCE.,
PLAN CENTER
Registration Construction Engineer No:
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No.25, South Street, Near Amma Mess
Tallakulam, Madurai-2. Ph:8220044943

CONSTRUCTION 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

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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.