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.

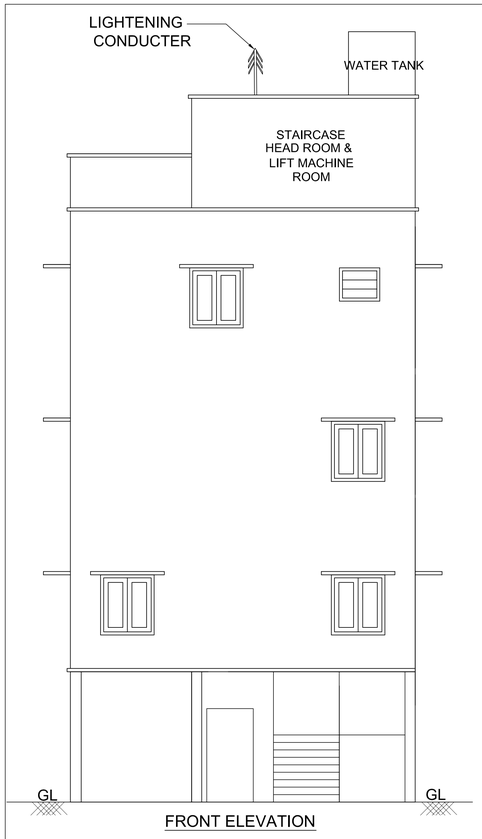
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

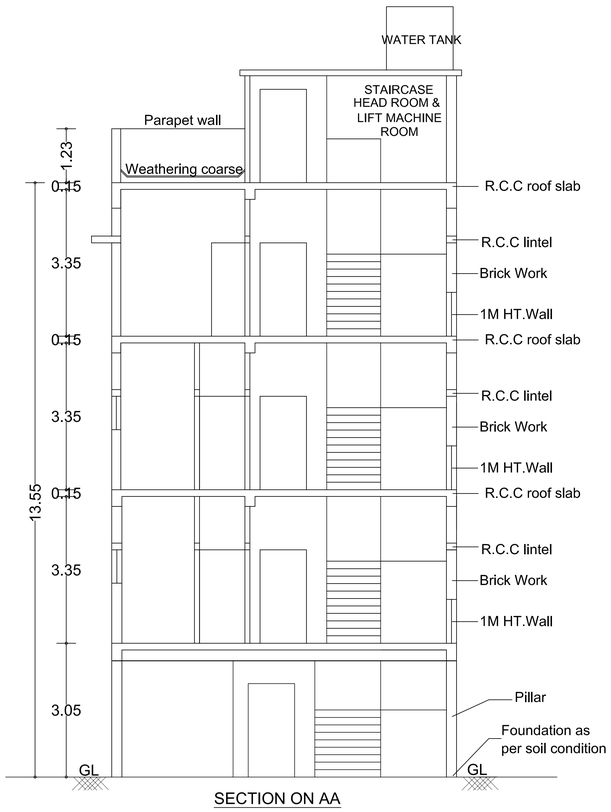
SHEET NO:02

DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF PROFESSIONAL CONSULTING OFFICE & RESIDENTIAL BUILDING IN PLOT NO:82,T.S.NO:10(OLD S.NO:79/5),BLOCK NO:4,WARD-5A PONMENI,PONMENI VILLAGE, MADURAI WEST TALUK,MADURAI CORPORATION,MADURAIDISTRICT.

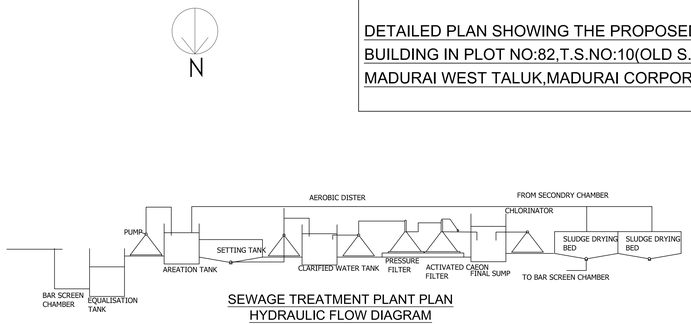
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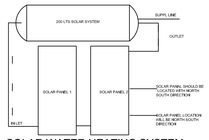
FRONT ELEVATION



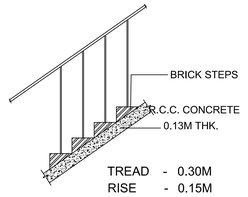
SECTION ON AA



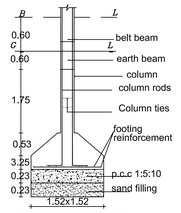
SEWAGE TREATMENT PLANT PLAN
HYDRAULIC FLOW DIAGRAM



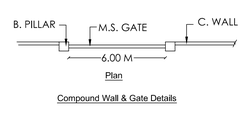
SOLAR WATER HEATING SYSTEM
NTS



STAIRCASE DETAILS
(NTS)

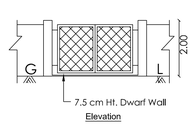


FOUNDATION DETAILS
(NTS)



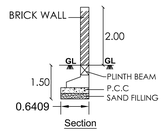
Plan

Compound Wall & Gate Details



7.5 cm Ht. Dwarf Wall

Elevation



Section

AREA DETAILS

AREA OF SITE (As per Document)	231.32 SQM	Least Area To be taken
AREA OF SITE (As per Patta)	208.50 SQM	
AREA OF SITE (As per Site)	208.19 SQM	

Least Area To be taken

AREA OF SITE 208.19SQM

ONLINE APPLICATION NUMBER:SWP/BPA/784854/2026

AREA DETAILS:	FSI AREA IN SQM	NON-FSI AREA IN SQM	TOTAL IN SQM
AREA OF STILT FLOOR	-------	98.09	98.09
AREA OF FIRST FLOOR	101.43	-------	101.43
AREA OF SECOND FLOOR	101.43	-------	101.43
AREA OF THIRD FLOOR	94.08	-------	94.08
AREA OF HEAD ROOM	-------	29.06	29.06
TOTAL AREA	296.94	127.15	424.09

TOTAL F.S.I AREA=269.94SQM

F.S.I - 296.94/208.19

1.426 < 2.0

Plot Coverage= $\frac{\text{Max.One Floor Area}}{\text{Site Extent}} \times 100$

= $\frac{101.43}{208.19} \times 100$

Plot Coverage=48.72%

REFERENCE:

PRO.BUILDING

JOINERY DETAILS

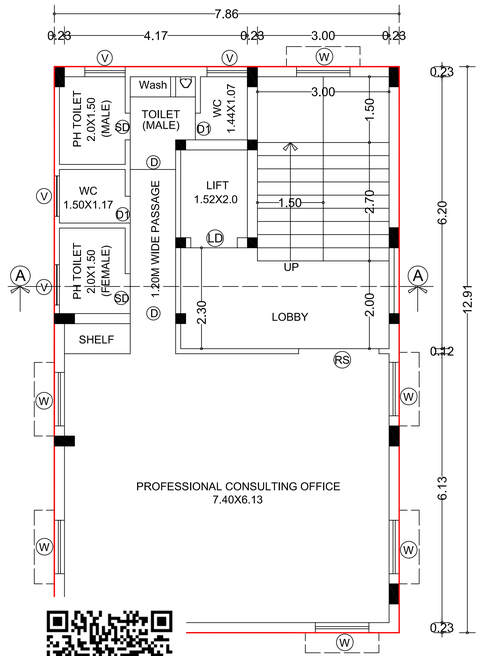
MD-1.07M X 2.13M
RS-1.52M X 2.13M
D-1.07M X 2.13M
SD-0.91M X 2.13M
D1-0.76M X 2.13M
LD-1.22M X 2.13M
FW-1.83M X 1.22M
W-1.22M X 1.22M
V-0.91M X 0.76M

PARKING CALCULATION

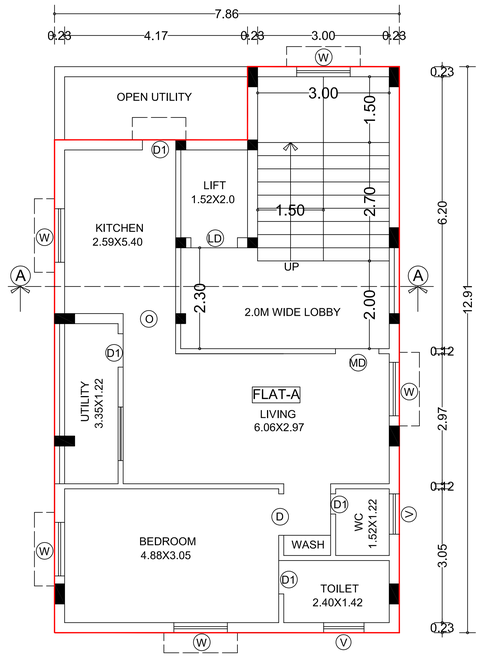
VEHICLE	PARKING AREA DESCRIPTION	AREA IN SQ.M	REQUIRED (NO'S)	PROVIDED (NO'S)
CAR Commercial	1car for Every 100sq.m of Floor Area or part There of (Including PH & EV Parking)	202.86 (75%Area) 152.14	1	4
	10% of Visitors Parking	15.21	1	
CAR Residential	1car for Every 75sq.m	69.04	-	
			2	
TWO WHEELER Commercial	1two wheeler for Every 25sq.m of Floor Area or part There of (Including PH & EV Parking)	202.86 (75%Area) 152.14	6	8
	10% of Visitors Parking	15.21	1	
TWO WHEELER Residential	Below 75 Sq.m (One Dwelling)	69.04	1	
			8	

SANITARY DETAILS: TOTAL NUMBER OF PERSONS - 20Nos MALE-10 FEMALE-10

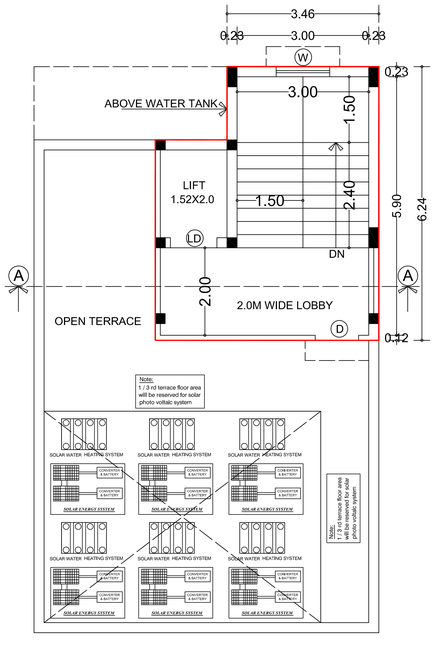
SANITARY UNIT	SANITATION REQUIREMENTS SHOPS AND COMMERCIAL OFFICES	REQUIRED	PROVIDED
PH/DA-WATER CLOSET	Minimum one is required	01	04
WATER CLOSET	Male (1 per 25 persons)	01	02
	Female (1 per 15 persons)	01	02
URINALS	Male (1 per 7-20 persons)	01	02
WASH BASINS	One for every 25 persons	01	02
CLEANER SINK	1 Per 1 Each Floor	02	02
DRINKING WATER	One for every 100 persons with a minimum of one on each floor.	01	02



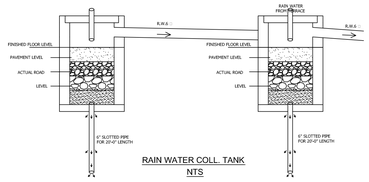
LOOR PLAN
nd Floor Plan)



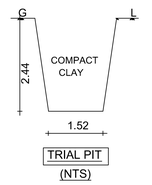
THIRD FLOOR PLAN



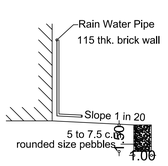
TERRACE FLOOR PLAN

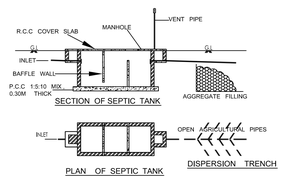


RAIN WATER COLL. TANK
NTS



TRIAL PIT
(NTS)





SECTION OF SEPTIC TANK

PLAN OF SEPTIC TANK

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 EXTINGUISHER TO BE PROVIDED.
7)EA- EXTINGUISHING ALARM TO BE PROVIDED.
8)MV- MECHANICAL VENTILATION TO BE PROVIDED.
8)EV- 10% OF ELECTRIC VEHICLE TO BE PROVIDED.

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உளிளூர் திட்டகுழுமம், மதுரை-625017.
ந.க.எண்:SWP/BPA/784854/2026 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு A முதல் D வரை எல்லையிட்டப்பட்டு மனையிட ஒப்புதலும், கட்டடதிற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.
ம.வ/ம.உ.தி.கு. எண் : 148/2026
திட்ட அனுமதி எண் : 157/2026

Er. V.I.PRADHEEP, ME.(STRUCTURES)
MDTCP/SE (Gr II) 04/2022
347, NR Towers, First Floor,
Suguna Store Junction
Madurai - 20. Cell: 99438 43331

STRUCTURAL ENGINEER

APPLICANT

Er. KARTHIKAI KUMAR,B.E.,
TLPA/RCE 02/2021
69/2, V.R.S. Complex,
Sivagangai Main Road,
Near. Anna Bus Stand, MADURAI-20.
Cell: 98651 51000

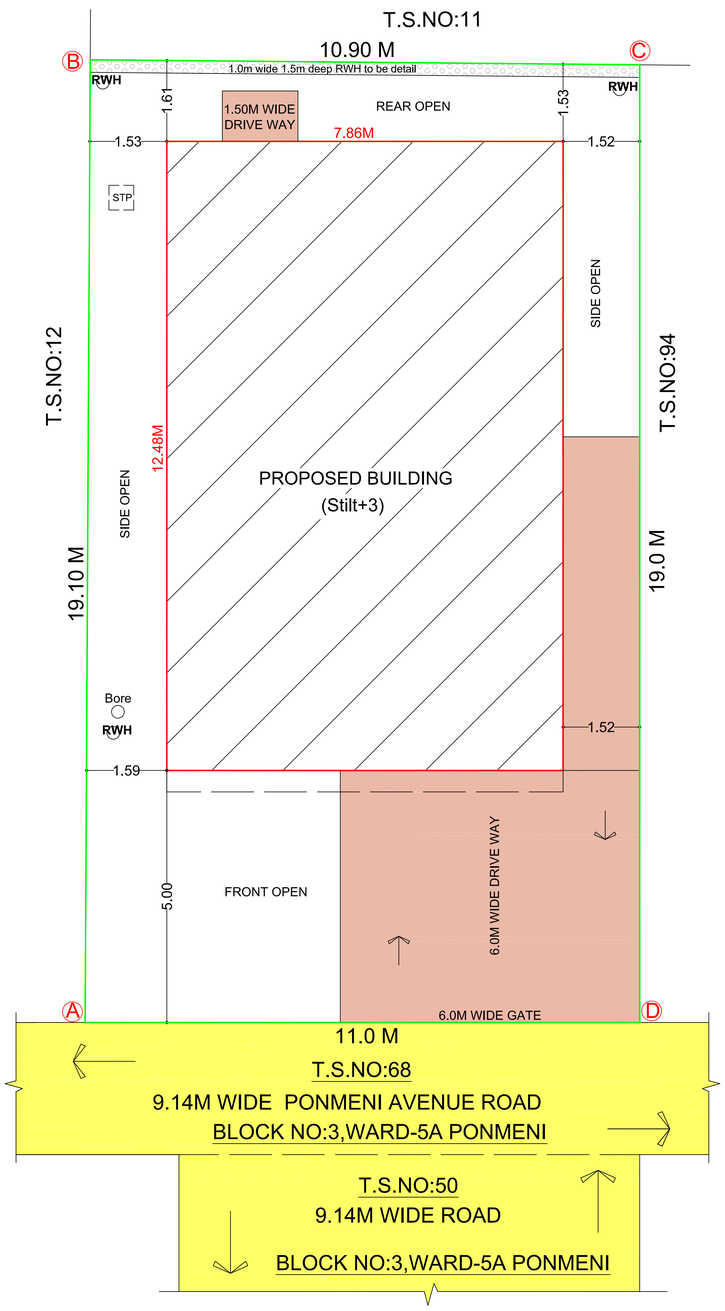
CONSTRUCTION ENGINEER

S.THIRUKKANNAN B.E.,
REGISTERED ENGINEER
REG. NO : RE.03/2022 (Gr. II)
85/1P, Sri Ananda Ganapathy Illam,
North Gate, S.S.Colony, Madurai-10.

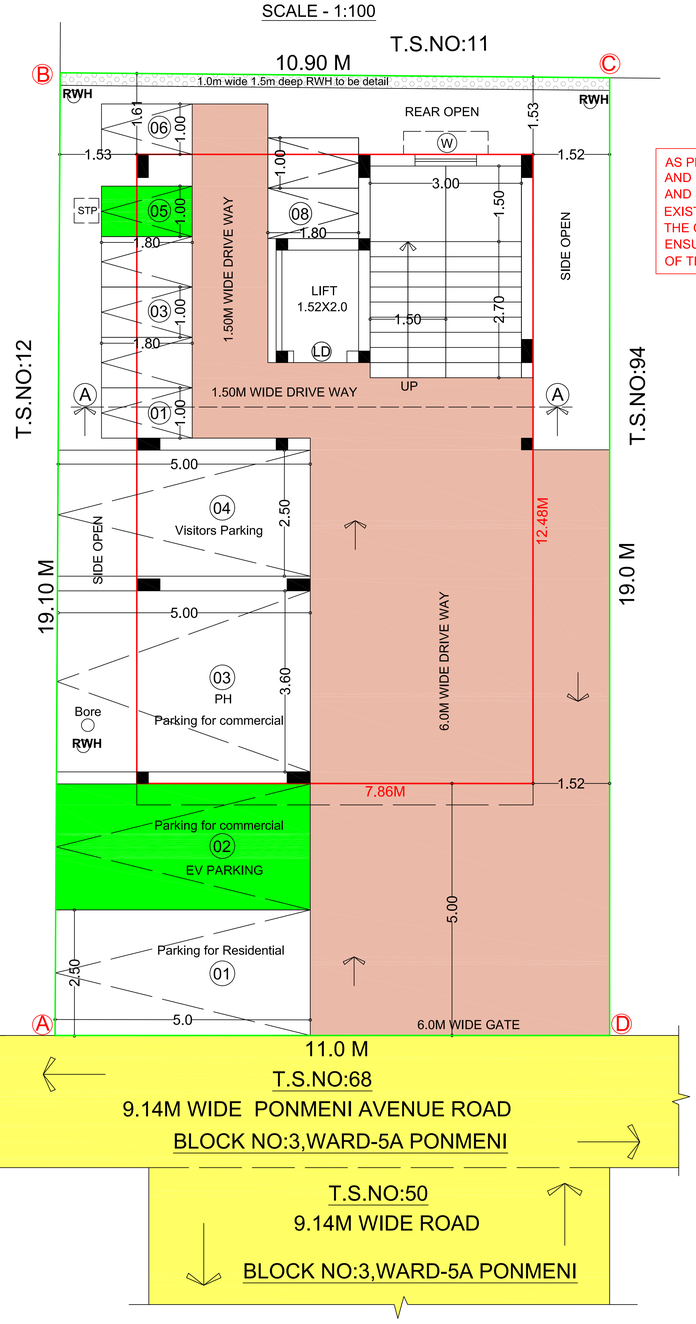
ARCHITECT/ENGINEER

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF PROFESSIONAL CONSULTING OFFICE & RESIDENTIAL BUILDING IN PLOT NO:82,T.S.NO:10(OLD S.NO:79/5), BLOCK NO:4,WARD-5A PONMENI,PONMENI VILLAGE,MADURAI WEST TALUK,MADURAI CORPORATION,MADURAIDISTRICT.

SCALE - 1:100



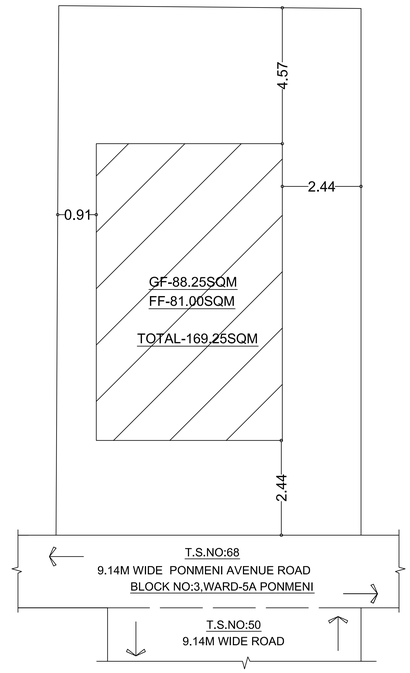
SITE PLAN



STILT FLOOR PLAN

N

AS PER RULE NO.12 OF TAMILNADU COMBINED DEVELOPMENT AND BUILDING RULES-2019,THE APPLICANT SHOULD PREPARE AND SUBMIT DEMOLITION PLAN FOR THE DEMOLITION OF EXISTING BUILDING TO THE MADURAI CORPORATION. THE CORPORATION HAS TO DECIDE ON THE DEMOLITION PLAN AND ENSURE THE EXISTING BUILDINGS ARE DEMOLISHED BEFORE APPROVEL OF THE PLAN FOR PROPOSED BUILDING



EXISTING BUILING TO BE DEMOLISHED

SHEET NO:01

AREA DETAILS

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AREA OF SITE (As per Patta)	208.50 SQM	
AREA OF SITE (As per Site)	208.19SQM	

Least Area To be taken

AREA OF SITE 208.19 SQM

ONLINE APPLICATION NUMBER:SWP/BPA/784854/2026

AREA DETAILS:	FSI AREA IN SQM	NON-FSI AREA IN SQM	TOTAL IN SQM
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TOTAL AREA	296.94	127.15	424.09

TOTAL F.S.I AREA=296.94SQM

F.S.I - 296.94/208.19

1.426 < 2.0

Plot Coverage= $\frac{\text{Max.One Floor Area}}{\text{Site Extent}} \times 100$

= $\frac{101.43}{208.19} \times 100$

Plot Coverage=48.72%

REFERENCE:
SITE, ROAD, PRO.BUILDING, DRIVE WAY

JOINERY DETAILS
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RS-1.52M X 2.13M
D-1.07M X 2.13M
SD-0.91M X 2.13M
D1-0.76M X 2.13M
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SANITARY DETAILS:

TOTAL NUMBER OF PERSONS - 20Nos
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WASH BASINS	One for every 25 persons	01	02
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NOTE:

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ந.க.எண்:SWP/BPA/784854/2026 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு A முதல் D வரை எல்லையிடப்பட்டு மனையிட ஒப்புதலும், கட்டடதிற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.
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Madurai - 20. Cell: 99438 43331
CONSTRUCTION ENGINEER

APPLICANT

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.