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.

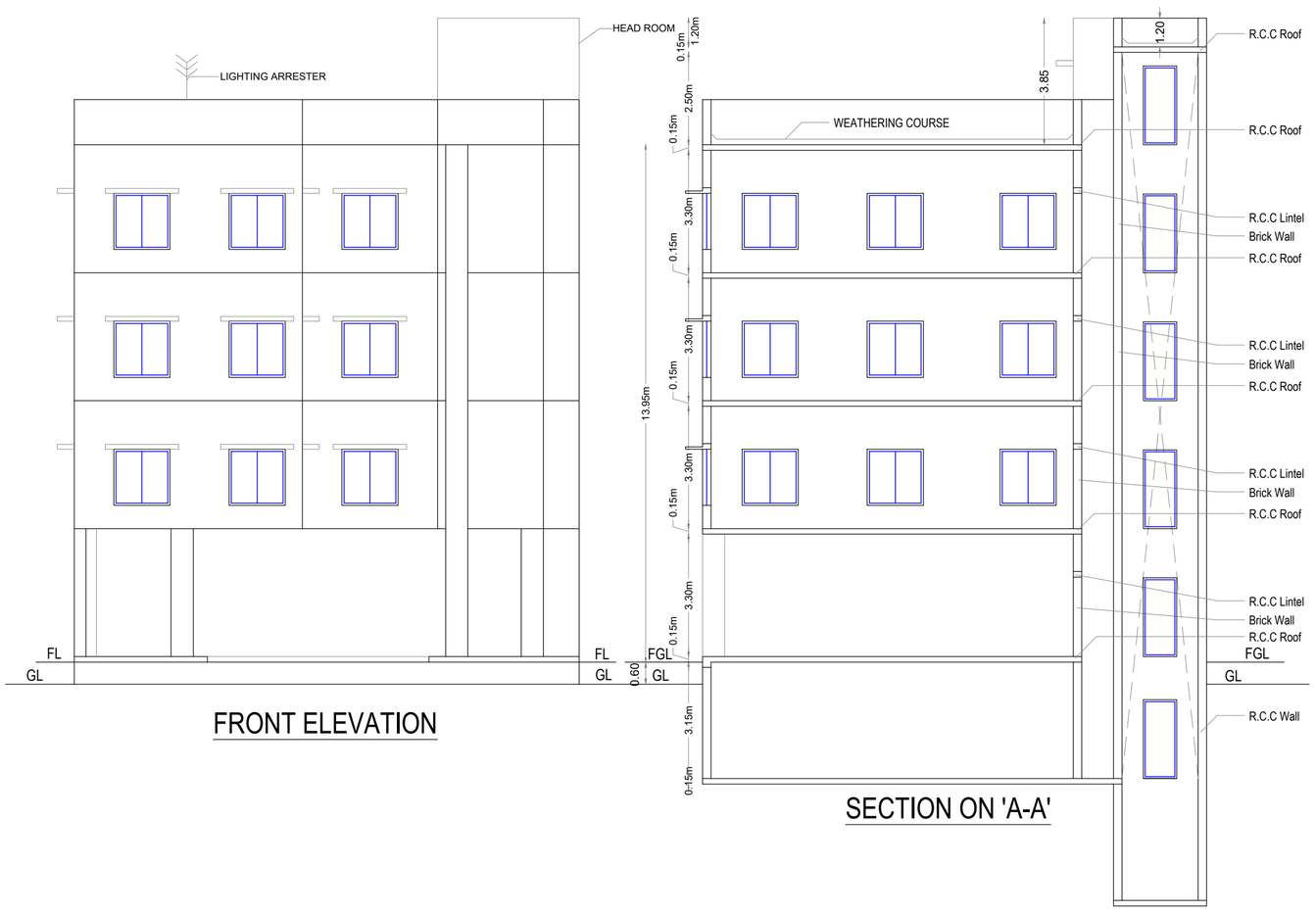
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL (PROFESSIONAL CONSULTING OFFICE) BUILDING IN T.S.NO - 91, BLOCK NO -10,S.WARD-18,SIVAGANGAI MAIN ROAD,MANAGIRI 1st BIT VILLAGE,MADURAI NORTH TALUK,MADURAI CORPORATION , MADURAI DISTRICT

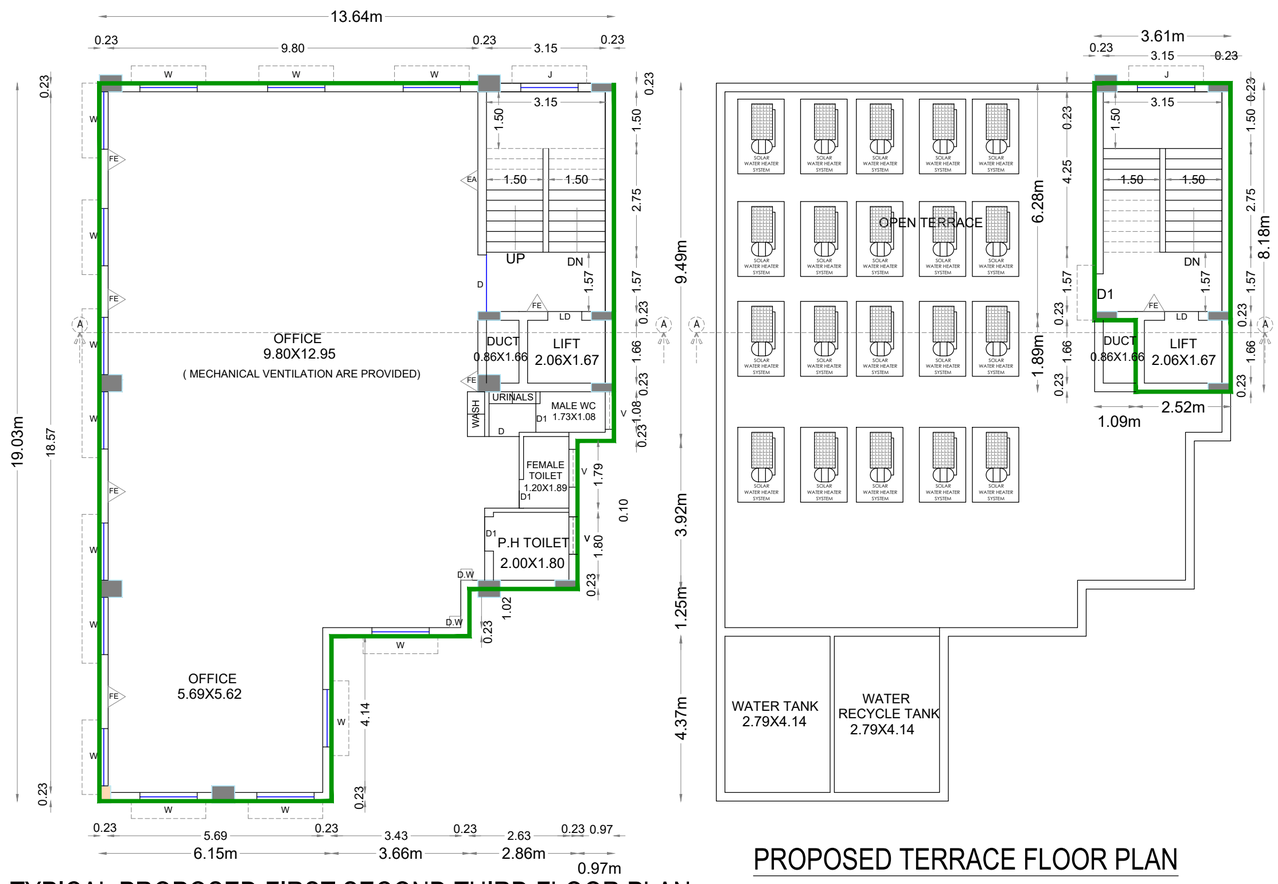
NORTH

SCALE 1:100



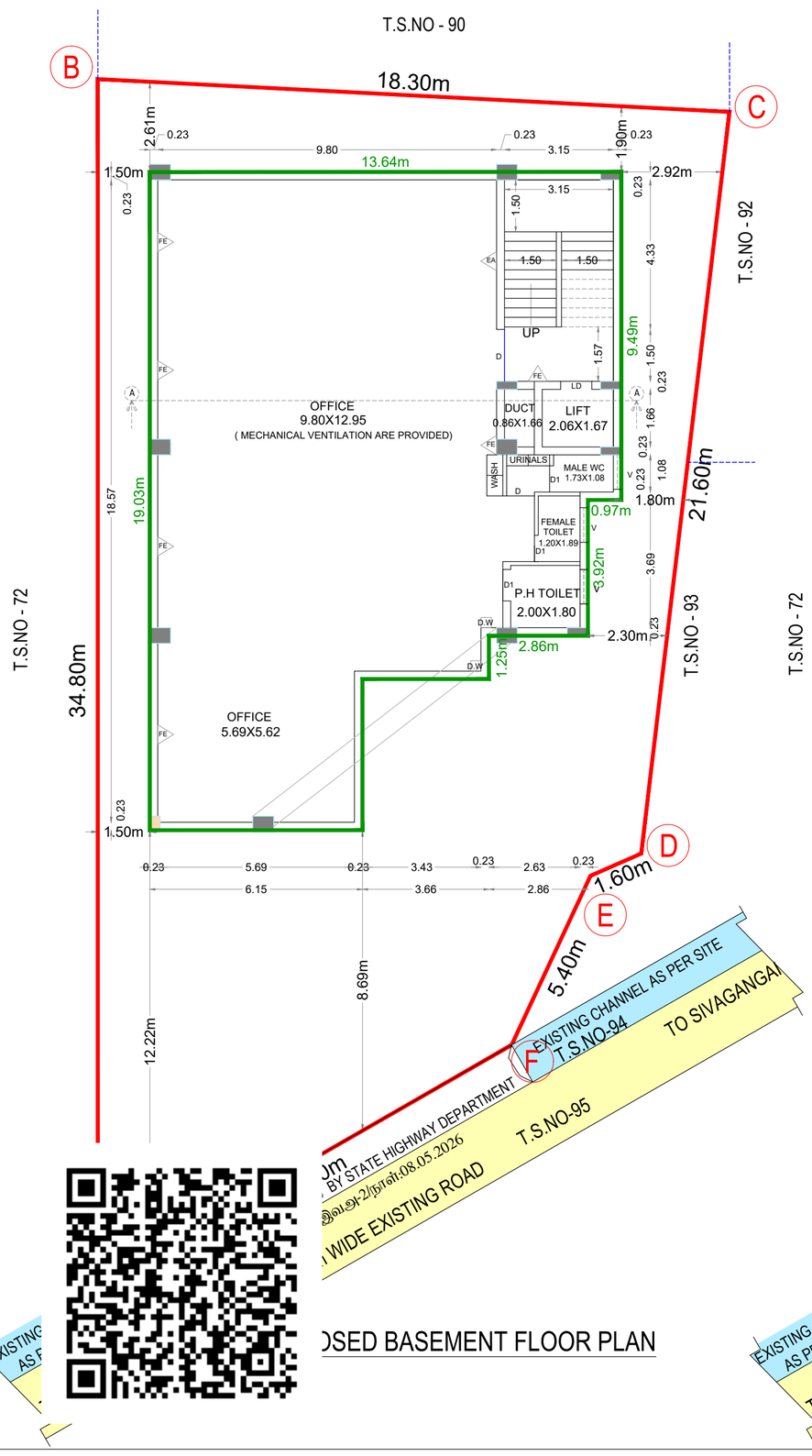
FRONT ELEVATION

SECTION ON 'A-A'

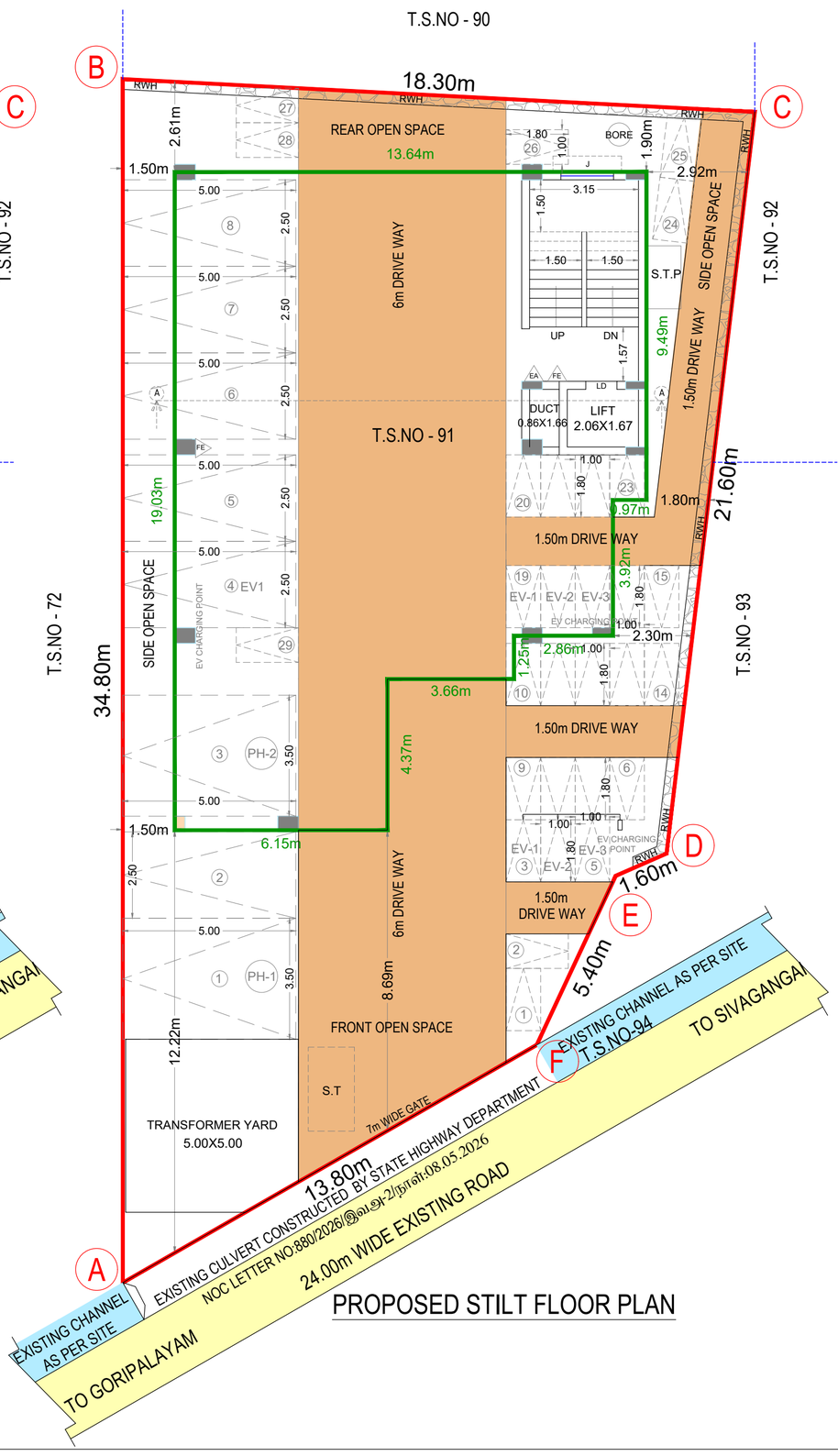


TYPICAL PROPOSED FIRST,SECOND,THIRD FLOOR PLAN

PROPOSED TERRACE FLOOR PLAN



OSED BASEMENT FLOOR PLAN



PROPOSED STILT FLOOR PLAN

NOTE:

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

SITE AREA (AS PER DOCUMENT)	-	595.74 Sq.m
SITE AREA (AS PER PATTA)	-	486.50 Sq.m

AREA DETAILS

FLOOR DETAILS	FSI AREA Sqm	NON FSI AREA Sqm	TOTAL AREA Sqm
BASEMENT FLOOR AREA	218.31	-	218.31
STILT FLOOR AREA	-	218.31	218.31
FIRST FLOOR AREA	218.31	-	218.31
SECOND FLOOR AREA	218.31	-	218.31
THIRD FLOOR AREA	218.31	-	218.31
HEAD ROOM AREA	-	27.44	27.44
TOTAL AREA	873.24	245.75	1118.99

FSI RATIO: TOTAL FSI AREA / SITE AREA AREA <2.0 — 873.24 / 486.50 = 1.794<2.0

Annexure – IV (5) A (OFFICE)

OFFICE AREA = 873.24 Sq.m

75% OFFICE AREA = 654.93 Sq.m

VEHICLE	PARKING AREA DESCRIPTION	AREA IN Sq.m	REQUIRED IN Nos	PROVIDED IN Nos
TWO WHEELER	1 TWO WHEELER SPACE FOR EVERY 25Sq.m of FLOOR AREA	654.93	26	26
CAR	1 CAR SPACE FOR EVERY100Sq.m of FLOOR AREA	654.93	07	07
EV CAR / VISITORS PARKING	VISITORS CAR PARKING 10% PARKING EV CAR PARKING	07/100 X 10= 0.7	01	01
EV TWO WHEELER/ VISITORS PARKING	VISITORS TWO WHEELER 10% PARKING EV CAR PARKING PARKING	26/100 X 10= 2.6	03	03

TWO WHEELER PARKING REQUIRED FOR OFFICE =29 Nos

TWO WHEELER PARKING PROVIDED FOR OFFICE =29 Nos

CAR PARKING REQUIRED FOR OFFICE =08 Nos

CAR PARKING PROVIDED FOR OFFICE =08 Nos

LABOUR DETAILS

NO OF MEN-15 Nos — NO OF WOMEN-10 Nos

SANITARY DETAILS

NOTE

i) 1 WC for 15 Men ii) 1 WC for 10 Women iii) 1 Urinals for 7-20 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	12	02	08	01	08	01	08

JOINERY DETAILS

MD	MAIN DOOR	1.50X2.13
D	DOOR	1.00X2.13
D1	DOOR	0.76X2.13
LD	LIFT DOOR	1.00X2.13
W	WINDOW	1.52X1.52
V	VENTILATOR	1.00X0.60

COLOUR INDEX

Site Boundary — Exg Road — Drive Way — Pro., Building

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி

மதுரை உள்ளூர் திட்டகுழுமம் மதுரை-17

ந.க.எண்:SWP/BPA/797132/2026 உத்தரவில்

கண்டுள்ளவாறு அணுகு சாலையிற்கு

அராணை எண்:110 நெடுஞ்சாலை (எச்.என்.2)

நாள்:05.06.2003ல் குறிப்பிட்டுள்ள விதிமுறை

எண்:8-ல் இணைக்கப்பட்டுள்ள பட்டியலின் படி

அணுகு சாலைக்கு வருடாந்திர வாடகைத்

தொகையாக ரூ2300.00 என நிர்ணயம்

செய்யப்பட்டுள்ளது.அவ்வாறு தவறும் பட்சத்தில்

அனுமதி ரத்து செய்யப்படும் என

நிபந்தனைகளுக்குப்பட்டு 'A' முதல் 'F' வரை

மனையிடஒப்புதலும் கட்டிடத்திற்கு திட்ட

அனுமதியும் அளிக்கப்படுகிறது.

ம.வ/ம.உ.தி.கு எண் : 235/2026

திட்ட/அனுமதி எண் : 251/2026

APPLICANT

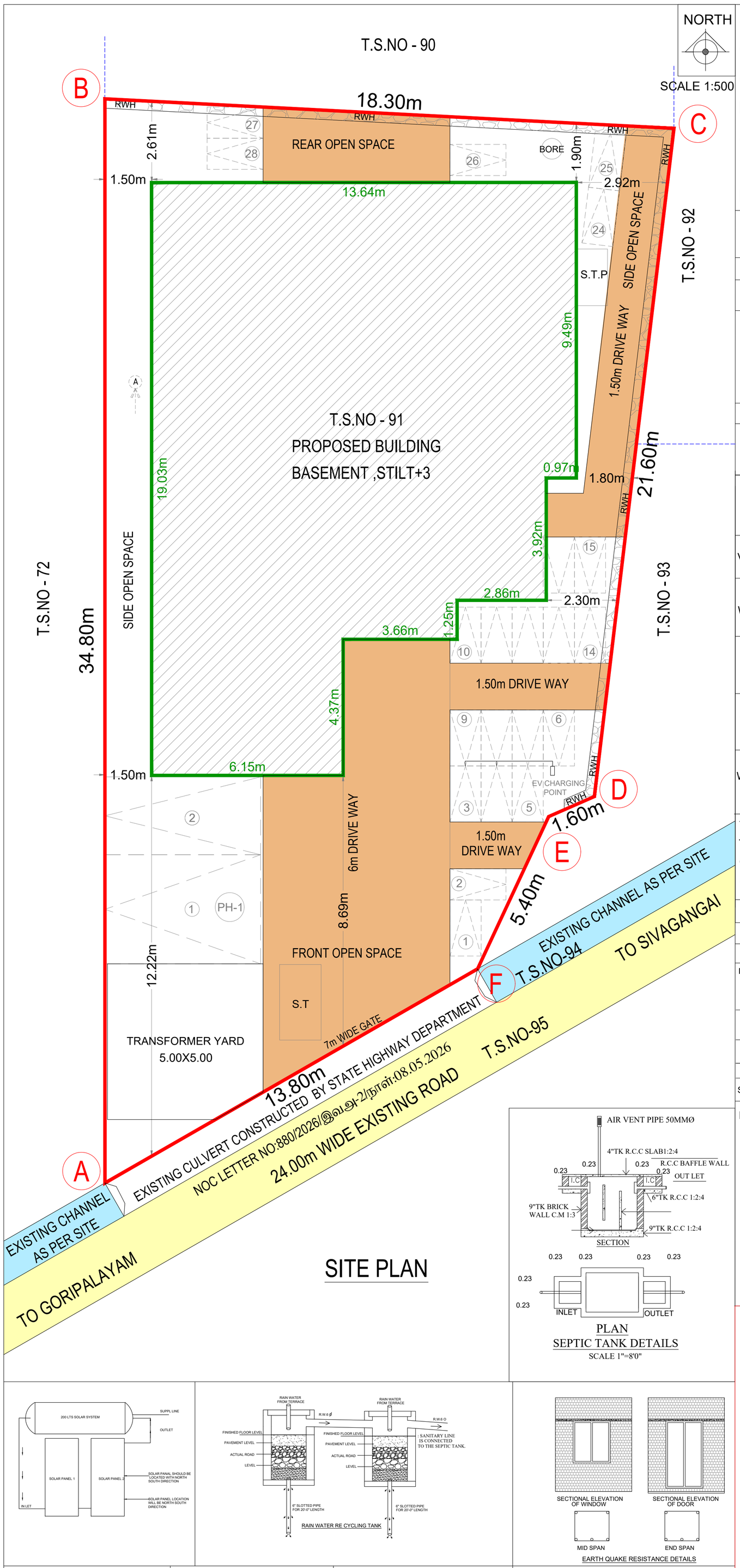
REGISTER ARCHITECT

R. MANIKANDAN, M.Tech., (Structures)
Registered Structural Engineer Grade I (RSE) I 162
CGLPR/N/SE/GP-I/2019/00018.25
Govt. Engineering Consultant
13/27, 67th Street, R.V. Nagar,
Annai Nagar, Chennai-600 083.
Ph: 044-48621108 Cell: 97907 57978

STRUCTURAL ENGINEER

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



SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL (PROFESSIONAL CONSULTING OFFICE) BUILDING IN T.S.NO - 91,BLOCK NO -10,S.WARD-18, SIVAGANGAI MAIN ROAD,MANAGIRI 1st BIT VILLAGE,MADURAI NORTH TALUK, MADURAI CORPORATION,MADURAI DISTRICT

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SEPTIC TANK DETAILS

SCALE 1"=8'0"

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி

மதுரை உள்ளூர் திட்டகுழுமம் மதுரை-17

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அனுமதி ரத்து செய்யப்படும் என

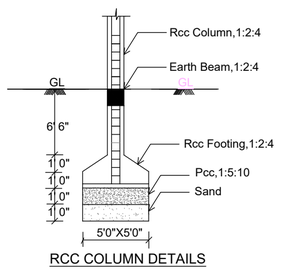
நிபந்தனைகளுக்குப்பட்டு 'A' முதல் 'F' வரை

மனையிடஒப்புதலும் கட்டிடத்திற்கு திட்ட

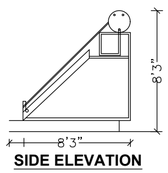
அனுமதியும் அளிக்கப்படுகிறது.

ம.வ/ம.உ.தி.கு எண் : 235/2026

திட்ட/அனுமதி எண் : 251/2026



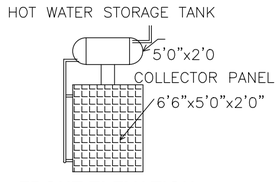
RCC COLUMN DETAILS



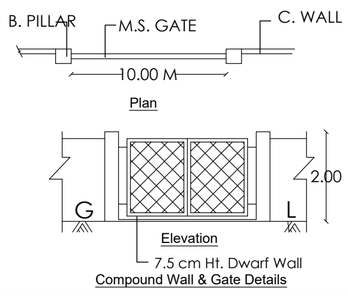
SIDE ELEVATION

SOLAR WATER HEATING SYSTEM

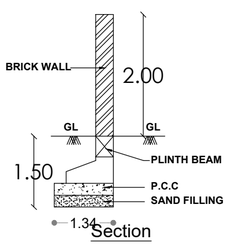
SCALE 1" = 8'0"



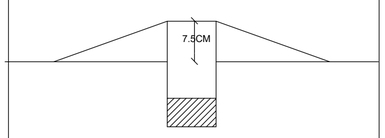
FRONT ELEVATION



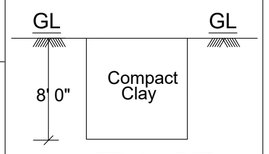
Compound Wall & Gate Details



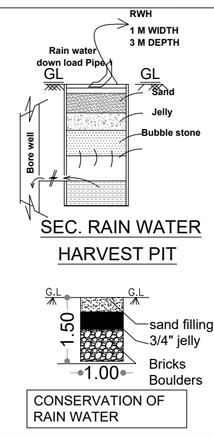
Section



Dwarf Wall Details

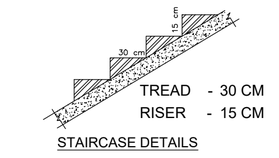


TRIAL PIT



SEC. RAIN WATER HARVEST PIT

CONSERVATION OF RAIN WATER



STAIRCASE DETAILS

REGISTER ARCHITECT

APPLICANT

STRUCTURAL ENGINEER

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: 86121 70678

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

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.