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.

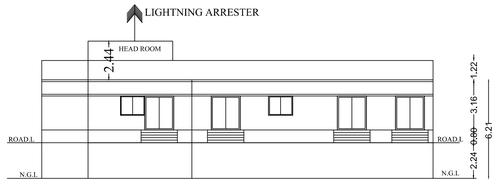
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

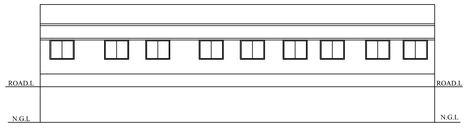
hello@verified.realestate
+91 9996 12 9996
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PLAN SHOWING THE EXISTING AND PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING IN S.NO: 300/1A, 300/1B, 300/1G5, AT SITHALANGUDI VILLAGE AND PANCHAYAT, VADIPATTI PANCHAYAT UNION, VADIPATTI TALUK, MADURAI DIST.

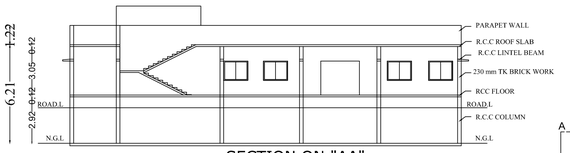
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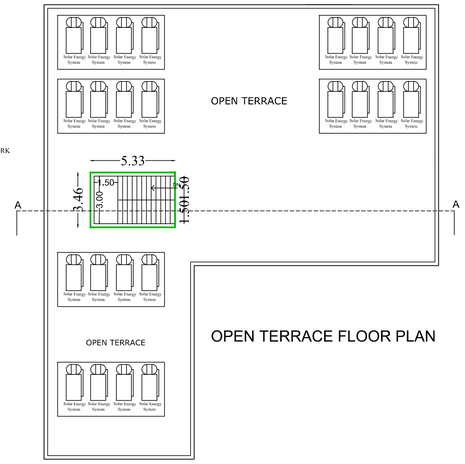
NORTH SIDE ELEVATION



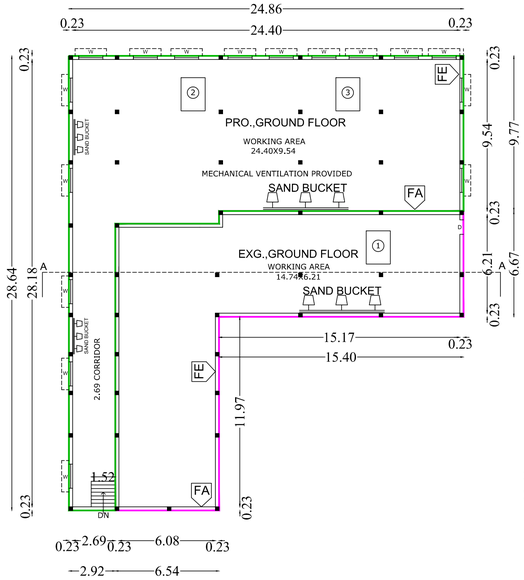
SOUTH SIDE ELEVATION



SECTION ON "AA"

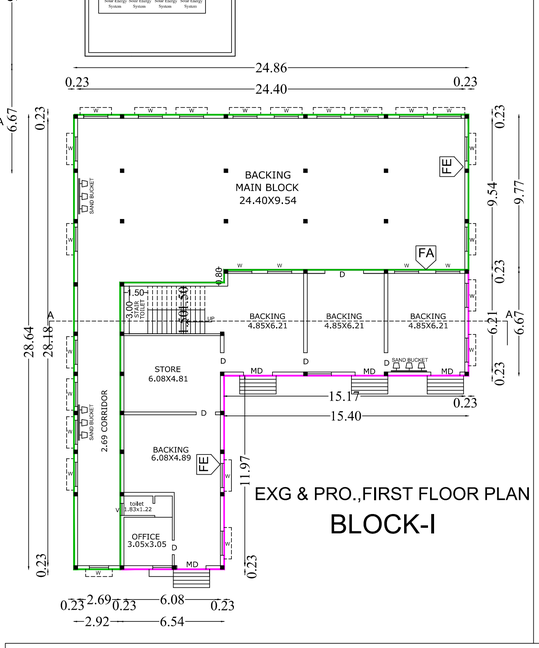


OPEN TERRACE FLOOR PLAN



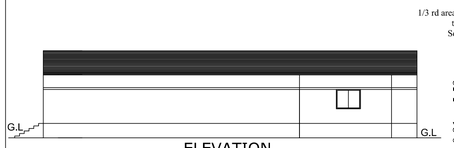
EXG & PRO., GROUND FLOOR PLAN

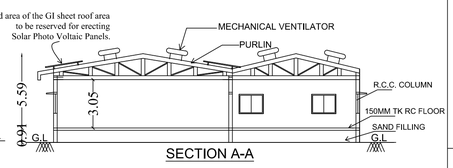
BLOCK-I



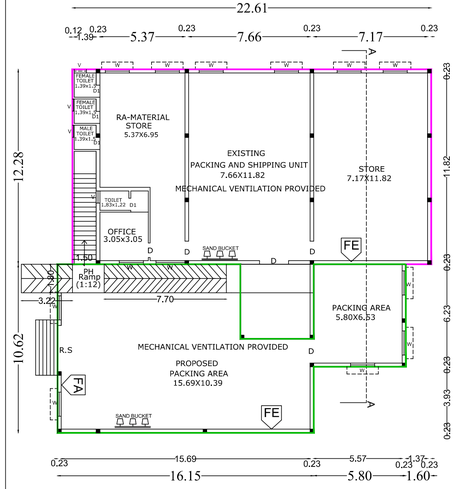
EXG & PRO.,FIRST FLOOR PLAN

BLOCK-I

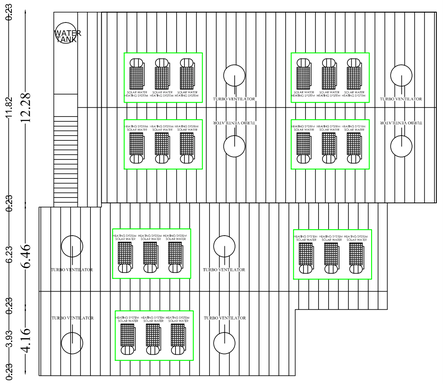




SECTION A-A



EXG & PRO.,GROUND FLOOR PLAN



OPEN TERRACE FLOOR PLAN

BLOCK -II

திட்ட அனுமதி

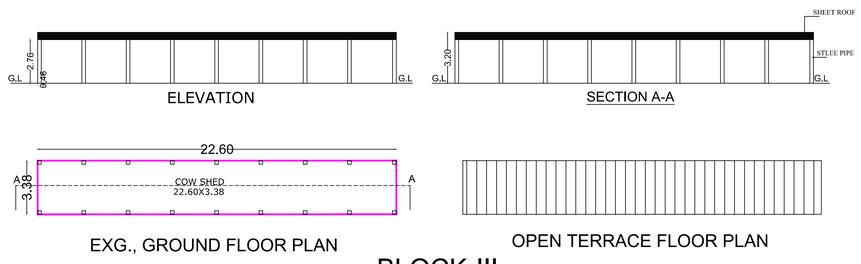
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர் திட்டகுழுமம், மதுரை - 625017.
ந.க.எண்: SWP/BPA/797714/2026 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குப்பட்டு 'A' முதல் 'F' வரை எல்லையிடப்பட்டு மனையிட ஒப்புதலும், கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.

ம.வ.ம.உ.தி.கு எண் : 236 / 2026

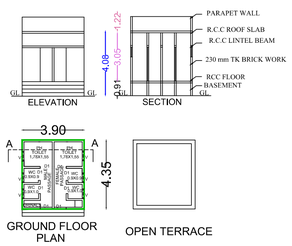
திட்ட/அனுமதி எண் : 252/ 2026

BLOCK - I

S.NO	MACHINERY DETAILS	NOS	EACH H.P	TOTAL H.P
1	OVEN	1	2.00	2.00
2	CUP SAMBRANI	1	2.00	2.00
3	MIXING MACHINE	1	1.00	1.00
	TOTAL H.P		5.00	5.00



BLOCK-III



TOILET BLOCK

BLOCK-IV

SITE AREA DETAILS — SHEET.NO.01

AS PER DOCUMENT AREA - 3743.31 SQ.M

AS PER TSLR/PATTA AREA - 3750.00 SQ.M

CATEGORY OF INDUSTRY - WHITE
(AGARBATHI MANUFACTURING)

JOINERY DETAILS

MD	MAIN DOOR	1.83 x 2.10
D	DOOR	0.91 x 2.10
D1	DOOR	0.76 x 2.00
W	WINDOW	1.52 x 1.22
RS	ROLLING SHUTTER	1.83 x 2.14
V	VENTILATOR	0.60 x 0.90

REFERENCE:
SITE BOUNDARY -
EXISTING ROAD -
DRIVE -
PROPOSED - BUILDING
EXISTING - BUILDING

AREA DETAILS

BLOCK-I

Descriptions	FSI	Non FSI	Total Build up Area
Exg.,Ground Floor Area	220.90	---	220.90
Exg.,First Floor Area	220.90	---	220.90
Pro.,Ground Floor Area	303.21	---	303.21
Pro.,First Floor Area	303.21	---	303.21
Head Room Area	---	18.44	18.44
Total Area	1048.22	18.44	1066.66

BLOCK-II

Descriptions	FSI	Non FSI	Total Build up Area
Exg., Ground Floor Area	299.41	---	299.41
Pro.,Ground Floor Area	187.20	---	187.20
Total Floor Area	486.61	---	486.61

BLOCK-III

Descriptions	FSI	Non FSI	Total Build up Area
Exg., Ground Floor Area	76.39	---	76.39
Total Floor Area	76.39	---	76.39

BLOCK-IV (TOILET BLOCK)

Descriptions	FSI	Non FSI	Total Build up Area
Pro., Ground Floor Area	16.96	---	16.96
Total Floor Area	16.96	---	16.96
Grand Total Area	1628.18	18.44	1646.62

FLOOR SPACE INDEX = $\frac{1628.18}{3743.31}$ =0.43<2.0

PLOT COVERAGE = $\frac{1104.07}{3743.31}$ X 100 = 29.49 %

FE FIRE EXTINGUISHER TO BE PROVIDED

FA FIRE ALARM TO BE PROVIDED

SANITARY DETAILS: TOTAL NUMBER OF PERSONS - 07 NOs (MALE - 04, FEMALE - 03)

SANITARY UNIT	SANITATION REQUIREMENTS GODOWN AND OFFICES	REQUIRED Nos	PROVIDED Nos
WATER CLOSET	MALE (1 Per 15 Persons)	02	03
	FEMALE (1 Per 12 Persons)	02	04
URINALS	MALE (1 For 7-20 Persons)	02	02
WASH BASINS	(One for every 25 Persons)	02	02
CLEANER SINK	1 Per 1 Each Floor	01	01
DRINKING WATER	One for every 100 Persons with a minimum of one on each floor	01	01

Er. R. SUBRAMANIAN B.E.,(Civil),M.I(Struct)
L.B.S. No: MCPE 5039
CHARTERED ENGINEER, AM-166655-2
Registration No.: 61/2022/
Structural Engineer - (SE) / Grade-II
ramusubramanian.r@gmail.com
4/792, Annai Velankni, Anna Nagar
Madurai - 625 020. Mobile: 98421-58110

STRUCTURAL ENGINEER

ER.A.G.JAGADEESH, B.TECH.
Construction Engineer (CMDA)
Registration No: CE/2021/08/962
16/16 Indira Gandhi Street,
Meenakshi Nagar, Villapuram,
Madurai -625012.

CONSTRUCTION ENGINEER

C.S. Vijayalakshmi

APPLICANT

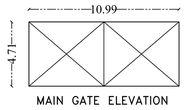
Er. A.BHUVANESHWARAN B.E.,
Licensed Builder & Consulting Engineer
MDTCP Licensed No:RE 09/2021 (II)
MDU Corporation Licensed No.: RE 00032(II)
1/1, 1st Floor, Thirumukkulam North Street
Opp Navaneetha Krishnan Kovil, Thallakulam, Madurai-02
Ph: 8072046635, Email. bhuvancivil776@gmail.com

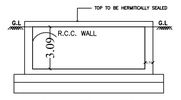
REG.,ENGINEER

SITE PLAN SHOWING THE EXISTING AND PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING IN S.NO: 300/1A, 300/1B, 300/1G5, AT SITHALANGUDI VILLAGE AND PANCHAYAT, VADIPATTI PANCHAYAT UNION, VADIPATTI TALUK, MADURAI DIST.

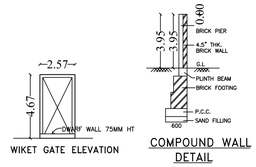
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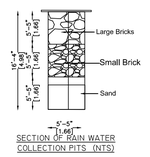


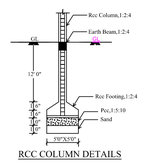




RWH_CAPACITY_L=5000LTRS







NOTES:-

1. FIRE EXTINGUISHER WILL BE PROVIDED (FE)
2. EMERGENCY ALARM WILL BE PROVIDED.
3. LIGHTNING CONDUCTER WILL BE PROVIDED.
4. SOLAR SYSTEM WILL BE PROVIDED.
5. WASTE WATER RECYCLED & USED FOR GARDEN PURPOSED.
6. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED
7. FIRST AID BOX AND EXHAUSTED FAN WILL BE PROVIDED
8. ALL DOORS AND WINDOWS ARE OPEN OUT WARDS.
9. AUTOMATIC SPRINKLER SYSTEM WILL BE PROVIDED
10. YARD HYDRANT WILL BE PROVIDED
11. SB - SAND BUCKET

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர் திட்டகுழுமம், மதுரை - 625017.
ந.க.எண்: SWP/BPA/797714/2026 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குப்பட்டு 'A' முதல் 'F' வரை எல்லையிடப்பட்டு மனையிட ஒப்புதலும், கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.

ம.வ.ம.உ.தி.கு எண் : 236 / 2026

திட்ட/அனுமதி எண் : 252/ 2026

SHEET.NO.02

SITE AREA DETAILS
AS PER DOCUMENT AREA - 3743.31 SQ.M
AS PER TSLR/PATTA AREA - 3750.00 SQ.M

CATEGORY OF INDUSTRY - WHITE
(AGARBATHI MANUFACTURING)

JOINERY DETAILS

R.S	ROLLING SHUTTER	1.22 x 2.10
D	DOOR	0.91 x 2.10
D1	DOOR	0.76 x 2.00
W	WINDOW	1.52 x 1.22
RS	ROLLING SHUTTER	1.83 x 2.14
V	VENTILATOR	0.60 x 0.90

REFERENCE:
SITE BOUNDARY -
EXISTING ROAD -
DRIVE -
PROPOSED - BUILDING
EXISTING - BUILDING

AREA DETAILS

BLOCK-I

Descriptions	FSI	Non FSI	Total Build up Area
Exg.,Ground Floor Area	220.90	---	220.90
Exg.,First Floor Area	220.90	---	220.90
Pro.,Ground Floor Area	303.21	---	303.21
Pro.,First Floor Area	303.21	---	303.21
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Total Area	1048.22	18.44	1066.66

BLOCK-II

Descriptions	FSI	Non FSI	Total Build up Area
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Total Floor Area	486.61	---	486.61

BLOCK-III

Descriptions	FSI	Non FSI	Total Build up Area
Exg., Ground Floor Area	76.39	---	76.39
Total Floor Area	76.39	---	76.39

BLOCK-IV (TOILET BLOCK)

Descriptions	FSI	Non FSI	Total Build up Area
Pro., Ground Floor Area	16.96	---	16.96
Total Floor Area	16.96	---	16.96
Grand Total Area	1628.18	18.44	1646.62

FLOOR SPACE INDEX = $\frac{1628.18}{3743.31}$ =0.43<2.0

PLOT COVERAGE = $\frac{1104.07}{3743.31}$ X 100 = 29.49 %

OSR AREA:
OSR AREA = 375.16 Sq.m (10.04 %)

PARKING DETAILS:

VEHICLE	PARKING AREA DESCRIPTION	REQUIRED	PROVIDED
CAR	1 CAR SPACE FOR EVERY 150.00 SQ.M OFFICE FLOOR AREA (INCLUDED P.H & 10 % EV PARKING)	01 NOS	04 NOS
LORRY	1 LORRY SPACE FOR EVERY 750.00 SQ.M WORK FLOOR AREA	00 NOS	01 NOS
1 TWO WHEELER SPACE FOR 75 SQ.M (WORK FLOOR AREA) (INCLUDED P.H & 10 % EV PARKING)		26 NOS	31 NOS
1 CYCLE SPACE FOR 75 SQ.M (WORK FLOOR AREA)		22 NOS	26 NOS
TOTAL		49 NOS	62 NOS

Er.R.SUBRAMANIAN B.E.,(Civil),M.I.S(Struct)
L.B.S. No: MC-2539
CHARTERED ENGINEER, AIS-156655-2
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ramsubramanian.r@gmail.com
4/702, Annai Veedhi, Anna Nagar
Madurai - 625 020. Mobile: 98421-58110
STRUCTURAL ENGINEER

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1/1, 1st Floor, Thirumukkulam North Street
Opp Navaneetha Krishnan Kovil, Thallakulam, Madurai-02
Ph: 8072046635, Email. bhuvancivil776@gmail.com
REG.,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,
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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.