PP APPROVAL RECORD

# Planning Permission

Madurai district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**DTCP**

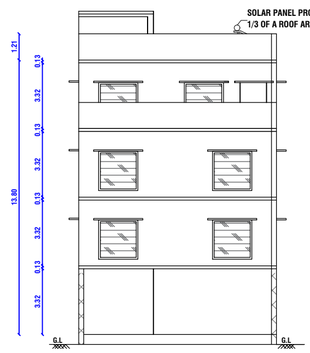
The approval as the planning authority issued it, reproduced in full behind this page.

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

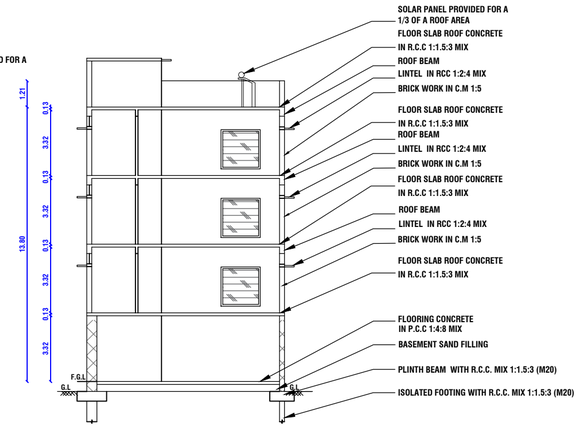
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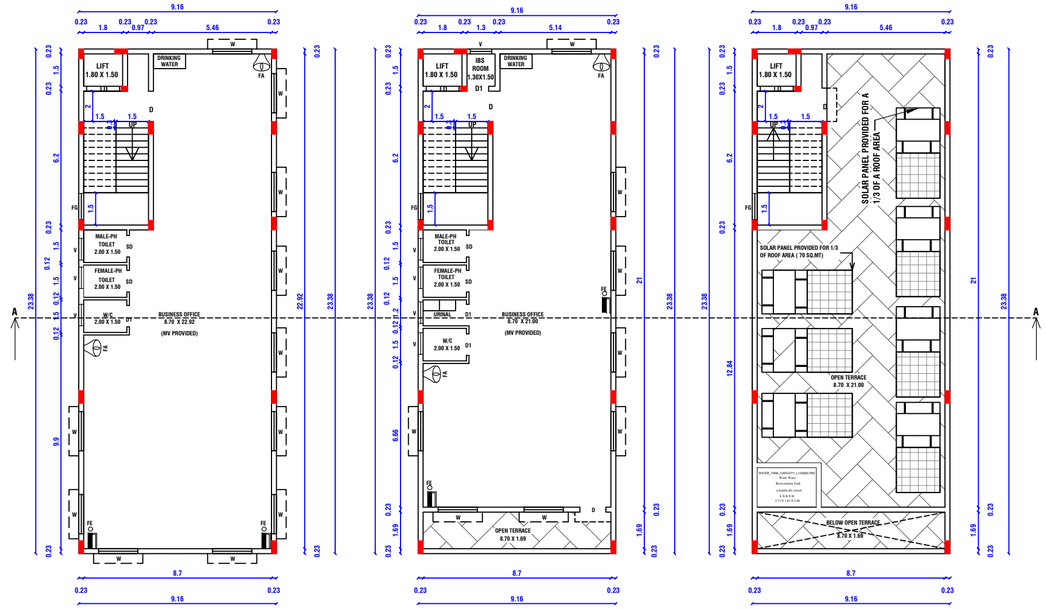
SCALE 1: 100




ELEVATION




CROSS SECTION A-A




PRO.FIRST AND SECOND FLOOR PLAN
(TYPICAL FLOOR PLAN )

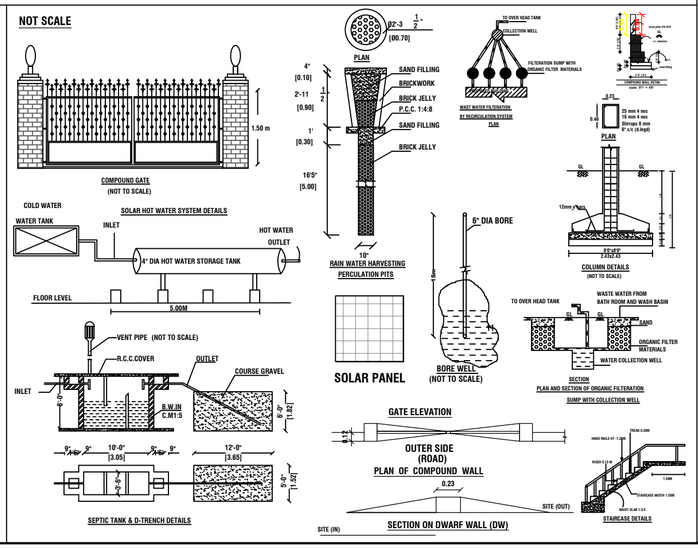



PRO.THIRD FLOOR PLAN




PRO. TERRACE FLOOR PLAN

NOT SCALE




திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்,
மதுரை 625017.

ந.க.எண்: SWP/BPA/797869/2026/TCP உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு "A" முதல் "D" வரை
எல்லையிடப்பட்டு மனையிட ஒப்புதலும், கட்டிடத்திற்கு திட்ட
அனுமதியும் அளிக்கப்படுகிறது.

ம.வ/ம.உ.தி.கு.எண்: 224/2026
திட்ட அனுமதி எண்: 239/2026

**PARKING**

75% OF AREA TAKEN FOR PARKING CALCULATION

| FLOOR NAME | TOTAL BUSINESS OFFICE | NO.OF CARS | NO.OF TWO WHEELER |
|---|---|---|---|
| FIRST, SECOND & THIRD FLOOR | 624.89 | 5 | 20 |
| VISITORS PARKING (10% OF TOTAL PARKING) | | 1 | 2 |
| TOTAL NO OF REQUIRED PARKING | | 6 | 22 |
| TOTAL NO OF PROVIDED PARKING | | 4+2PH | 19+3PH |

**SCHEDULE OF JOINERIES:-**

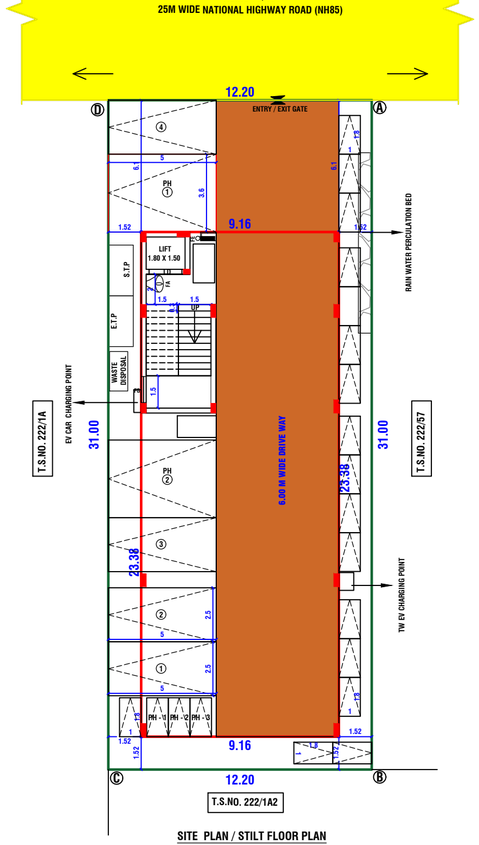
| S.NO | REFERENCE | IN METER |
|---|---|---|
| 1 | D DOOR | 1.00 X 2.13 |
| 2 | D1 DOOR | 1.00 X 2.13 |
| 3 | LD LIFT DOOR | 1.52 X 2.13 |
| 4 | W WINDOW | 1.82 X 1.82 |
| 5 | V VENTILATOR | 1.00 X 0.61 |
| 6 | FG FIXED GLASS | 1.21 X 2.13 |
| 7 | SD SLIDING DOOR | 1.00 X 2.13 |

**LABOUR DETAILS: 15 NOS**

| | | |
|---|---|---|
| NO.OF MALE | | = 8 |
| NO.OF FEMALE | | = 7 |
| SANITARY DETAILS | REQUIRED | PROVIDED |
| MALE | | |
| URINAL = 07-20 PERSONS | 01 NOS | 02 NOS |
| P.H. TOILET | 01 NOS | 03 NOS |
| FEMALE | | |
| P.H. TOILET | 01 NOS | 03 NOS |
| DRINKING WATER FOUNTAINS | 03 NOS | 03 NOS |
| COMMON TOILET W/C = 0-25 PERSONS | 01 NOS | 03 NOS |

**SITE PLAN**

SCALE 1: 100




SITE PLAN / STILT FLOOR PLAN

SCALE 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C. ROOF "BUSINESS OFFICE" BUILDING IN STILT, FIRST, SECOND AND THIRD FLOORS IN T.S.NO. 222/59, WARD NO: 1 EAST MADURAI IRAVATHANALLUR MEENATCHIPURAM, BLOCK NO: 05, MADURAI CORPORATION, MADURAI SOUTH TALUK, MADURAI DISTRICT.

**SITE AREA DETAILS**

| | |
|---|---|
| AREA OF THE SITE AS PER PATTA | - 378 SQMT |
| AREA OF THE SITE AS PER DOCUMENT | - 378 SQMT |
| AREA OF THE SITE AS PER SITE | - 378.20 SQMT |

**BUILT UP AREA DETAILS**

| FLOOR CALCULATION BLOCK - 1 | F.S.I. AREA in Sq.mt | NON F.S.I. AREA in Sq.mt | TOTAL BUILTUP AREA in Sq.mt |
|---|---|---|---|
| | BUSINESS OFFICE | | |
| STILT FLOOR | | 214.16 | 214.16 |
| FIRST FLOOR | 214.16 | ---- | 214.16 |
| SECOND FLOOR | 214.16 | ---- | 214.16 |
| THIRD FLOOR | 196.57 | ---- | 196.57 |
| LIFT & HEAD ROOM AREA | ---- | 29.02 | 29.02 |
| TOTAL FLOOR | 624.89 | 243.18 | 868.07 |

FSI = FLOOR SPACE INDEX

$$FSI = \frac{\text{FSI AREA}}{\text{TOTAL SITE AREA}}$$

$$FSI = \frac{624.89}{378.00}$$

$$= 1.65$$

PERCENTAGE OF SITE COVERAGE

$$= \frac{\text{TOTAL AREA OF GF}}{\text{SITE AREA}} \times 100$$

$$= \frac{214.16}{378} \times 100 = 56.65\%$$

REFERENCE :-

- EXISTING ROAD SHOWN IN -
- BOUNDARY SHOWN IN -
- PRO.BUILDING SHOWN IN -
- DRIVEWAY -
- RAIN WATER PERCULATION BED -

NOTE:

- ALL DIMENSIONS ARE IN METER
- EXHAUST FAN/ FRESH AIR DUCT [MECHANICAL VENTILATION] TO BE PROVIDED
- STORM WATER DRAINAGE SYSTEM PROVIDED.
- RAIN WATER HARVESTING/CONSERVATION OF RAIN WATER STRUCTURES TO BE PROVIDED.
- BATH AND WASH BASIN WATER TREATED AND REUSE TO TOILET AND GARDENING PURPOSE.
- RAIN WATER RECYCLING SYSTEM TO BE PROVIDED.
- FIRE PROTECTING AND FIRE EXTINGUISHER SYSTEM PROVIDED.
- FE- FIRE SAFETY MEASURES PROVIDED.
- FA- FIRE ALARM PROVIDED
- EMERGENCY ALARM PROVIDED.
- 1/3 rd AREA OF THE TOTAL TERRACE AREA TO BE RESERVED FOR ERECTING SOLAR PHOTO VOLTAIC PANELS
- LIGHTENING PROTECTION TO BE PROVIDED.
- SOLAR ASSISTED WATER HEATING SYSTEM TO BE PROVIDED.
- SOLID WASTE DISPOSAL TUB TO BE PROVIDED.
- DRINKING WATER FACILITIES AS PER CORPORATION NORMS PROVIDED.
- INSTALLATION OF CCTV UNITS PROVIDED.
- SOLAR PANEL PROVIDED FOR 1/3 OF ROOF AREA

APPLICANT:

Mr. B.Pandi Palanisamy S/o Balasubramaniyan, Mrs. P.Jeyapraba W/o B.Pandi Palanisamy,

REGISTERED ENGINEER

Er.A.R.RAM PRASANTH B.E.AMIE.,
Registered Engineer
DTCP-Reg.no. RE/Gr-I/KRR/June2024/008
KCMC-Reg.no. 082/LS/2019/00002
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KARUR - 639 002.
Mob : 96987 12221, office : 9698612221

REGISTERED STRUCTURAL ENGINEER

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DTCP Regd.Structural Engineer Grade-1
Reg. No: RSE/Gr-1/004/KARUR/OCT/2024
Chief Exective,
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REGISTERED GEOTECHNICAL ENGINEER

Er.K.GANAPATHI,B.E.,M.E(Soil Mech),F.I.E., F.I.V.,D.Litt.,(USA.
REGISTERED Geo-Tech Engineer / Chartered Engineer
(CMDA Regn No. GTE/19/04/022)
(DTCP Regn No. CGLRGN RGTE/ 2019/08/012)
(MLPA Regn No. GTE 002/2019)
GEOMATRIX CONSULTANCY, (Regn.No.330242233482E)
No.22, Thomas Street, Narimedu,
Madurai - 625 002, Ph: 7598031360,7708758598
Email geomatrixconsultancy@gmail.com

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

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# 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.