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

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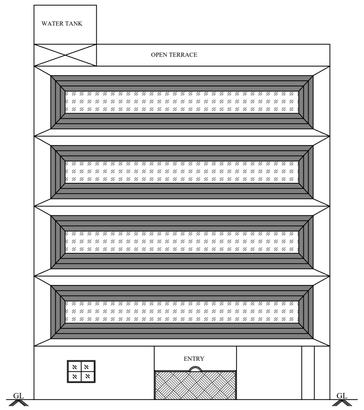
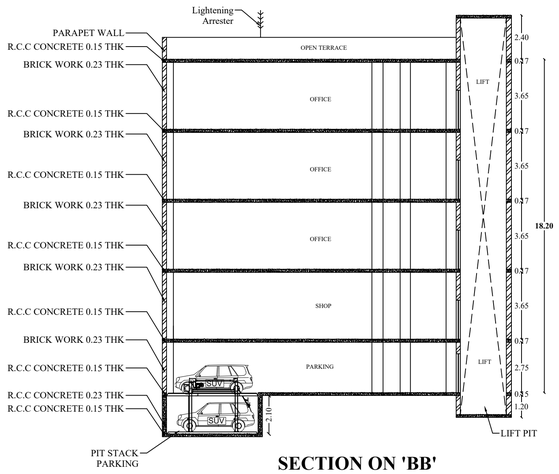


WEST FACING ELEVATION



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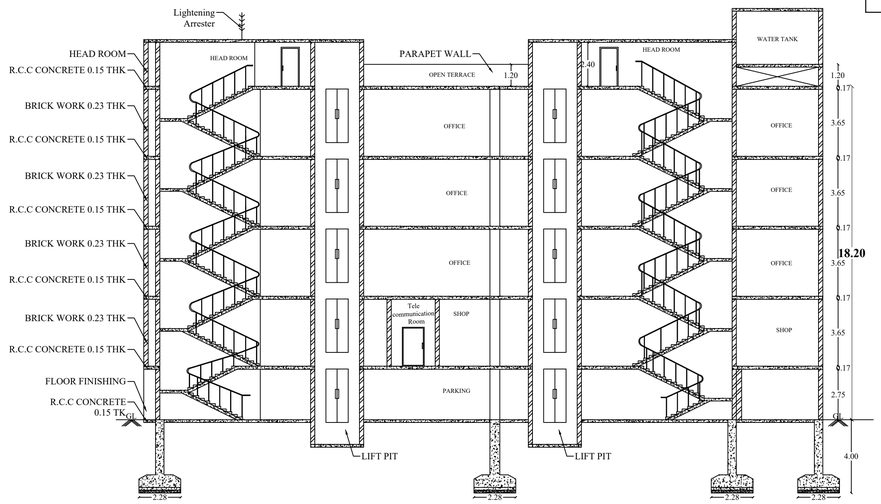

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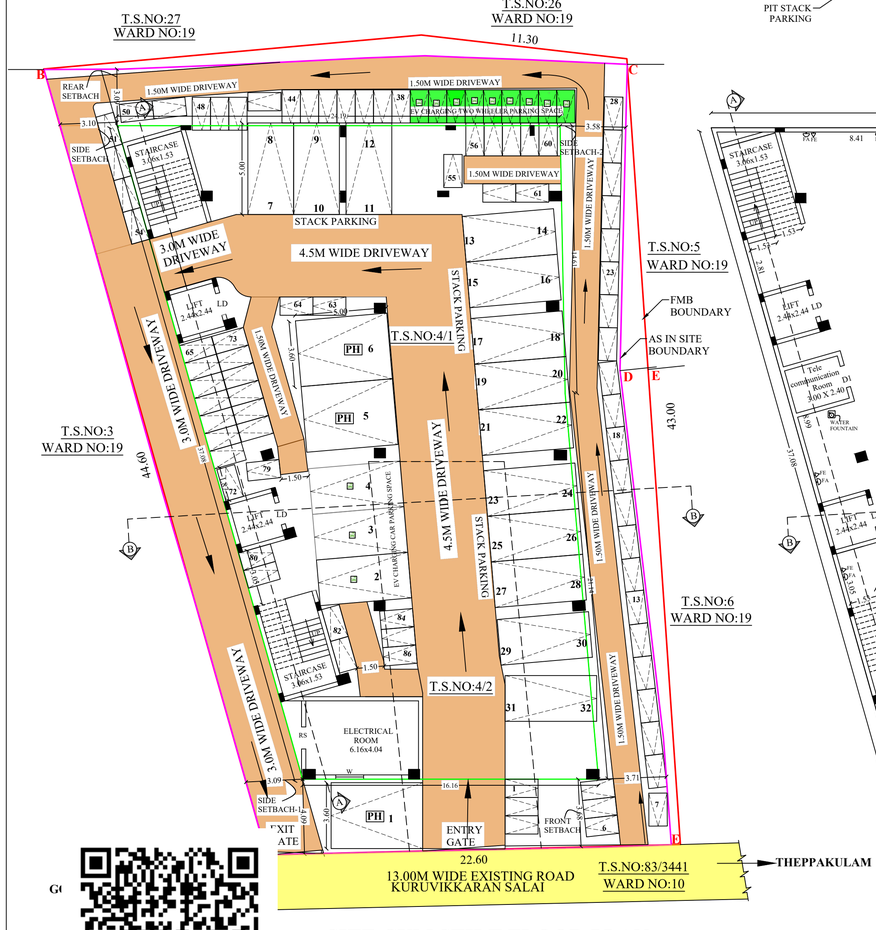
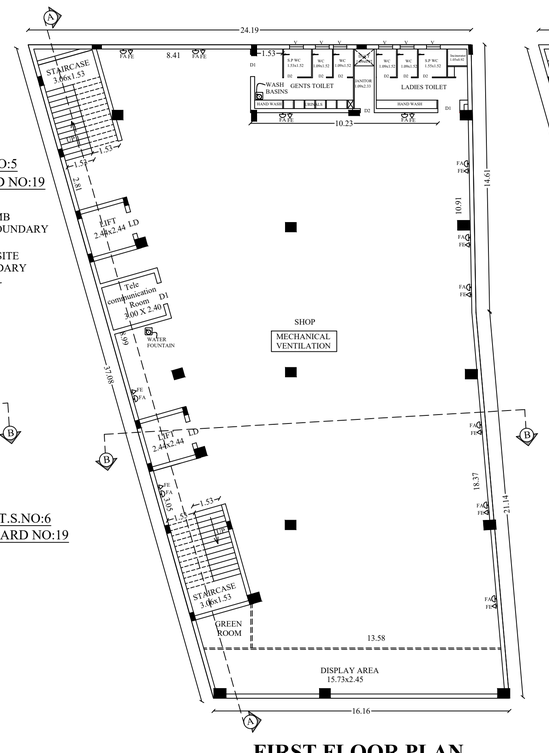
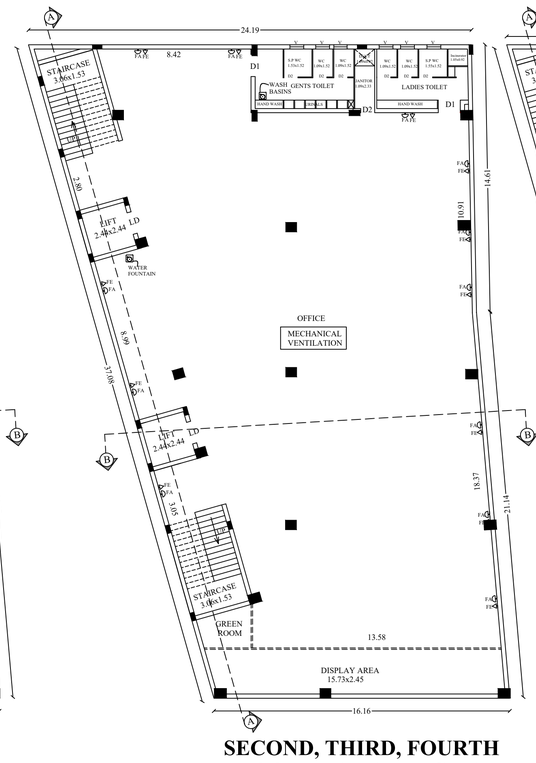


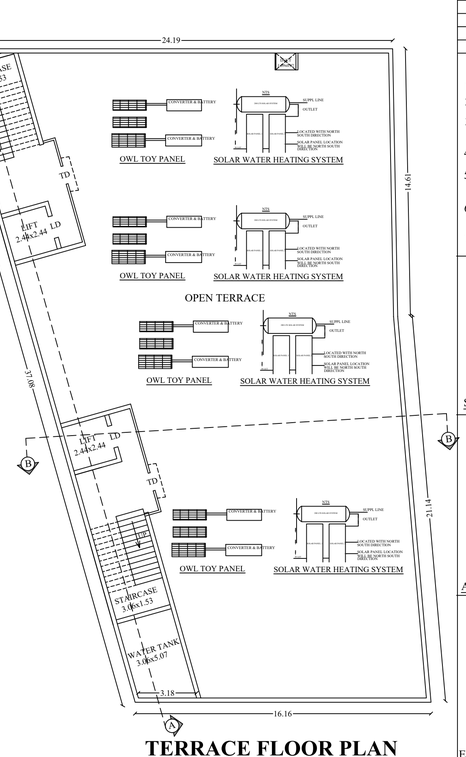
SITE CUM STILT FLOOR PLAN



FIRST FLOOR PLAN



SECOND, THIRD, FOURTH FLOOR PLAN (TYPICAL)



TERRACE FLOOR PLAN

LEGEND:

- SITE BOUNDARY AS ON SITE
- SITE BOUNDARY AS PER FMB
- SUPER IMPORSED
- EXISTING ROAD
- PROPOSED BUILDING
- PROPOSED DRIVEWAY
- EV PARKING

SHEET NO :2/2

DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (SHOP & PROFESSIONAL CONSULTING OFFICE) AT T.S.NO: 4/1 & 4/2, WARD NO: 19, BLOCK NO: 11, SATHAMANGALAM VILLAGE, MADURAI NORTH TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

SCALE 1:100	ALL DIMENSIONS ARE IN METER

SITE AREA

AS PER DOCUMENT = 1114.82 Sq.m
(Least Area to be considered)
AS PER PATTA/FMB = 1196.00 Sq.m
AS IN SITE = 1139.07 Sq.m

AREA STATEMENT

FLOOR DETAILS	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	DEDUCTION AREA (SQ.M)	FLOOR AREA (SQ.M)
PIT PARKING FLOOR	-	207.99	-	207.99
STILT FLOOR	24.89	684.35	-	709.24
FIRST FLOOR	708.24	-	1.00	709.24
SECOND FLOOR	708.24	-	1.00	709.24
THIRD FLOOR	708.24	-	1.00	709.24
FOURTH FLOOR	708.24	-	1.00	709.24
TERRACE FLOOR STAIR CASE & LIFT	-	88.34	-	88.34
TOTAL BUILT UP AREA	**2857.85**	**980.68**	**4.00**	**3842.53**

ALLOWABLE FSI = 2.0

PREMIUM FSI - ROAD WIDTH 12.0M TO18.0M =40% OF ALLOWABLE FSI

PREMIUM FSI =0.8, TOTAL FSI: **2.0+0.8 = 2.80**

FSI = TOTAL COVERED AREA / SITE AREA = 2857.85 / 1114.82 = 2.564 < (2.0+0.8)

JOINERY DETAILS

RS	ROLLING SHUTTER	1.20 x 2.13
D1	DOOR	1.20 x 2.13
D2	DOOR	0.76 x 2.13
LD	LIFT DOOR	1.22 x 2.13
TD	TERRACE DOOR	1.20 x 2.13
W	WINDOW	1.52 x 1.20
V	VENTILATOR	0.76 x 0.76

NOTE

1. FIRE EXTINGUISHER TO BE PROVIDED. FE
2. FIRE ALARM TO BE PROVIDED. FA
3. RAIN WATER HARVESTING SYSTEM TO 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.

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Er. V.SUREYA PRAKASH B.E.,
REGISTERED ENGINEER GRADE-I
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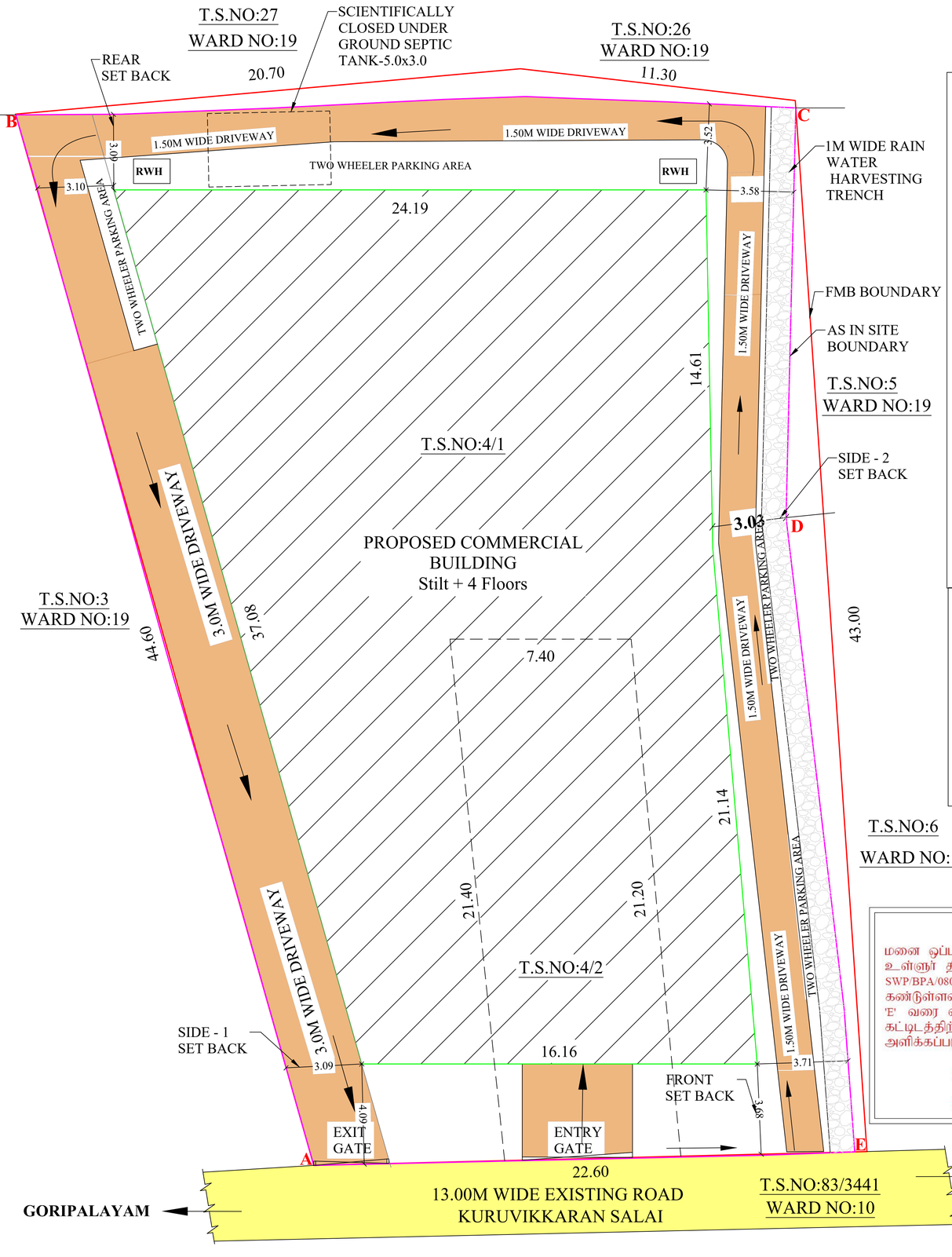
S.S.Colony, Madurai-16. Ph: 7373969777

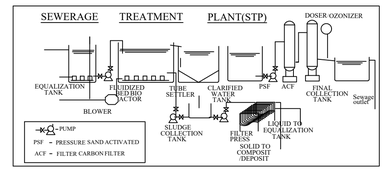
ENGINEER

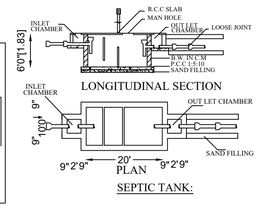
APPLICANT

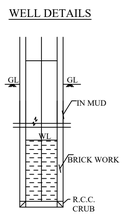


SITE PLAN

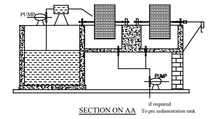
NOT TO SCALE

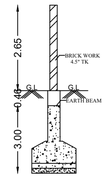


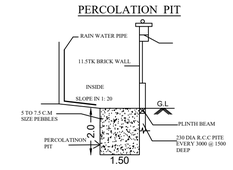




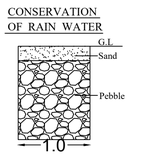


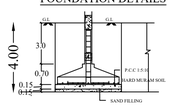


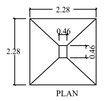


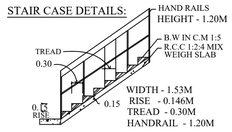


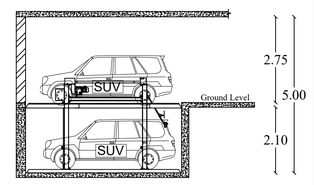












PIT PARKING SECTION

PARKING DETAILS:-

COMMERCIAL FOR (Shop) = 709.24 Sq.m
1 Car and 1 Two wheeler Space for every 50 Sq.m of floor area (Excluding the first 50 Sq.m)

Car & Two Wheeler = $\frac{709.24}{50}$ = 15 Nos

COMMERCIAL FOR (Office) = 2127.72 Sq.m
1 Car Space for every 100 Sq.m of floor area and 1 Two wheeler Space for every 25 Sq.m of floor area

Car = $\frac{2127.72}{100}$ = 22 Nos + 10% Visitors = 24 Nos

Two Wheeler = $\frac{2127.72}{25}$ = 86 Nos + 10% Visitors = 95 Nos

Total Two Wheeler Parking =15 + 95 = 110Nos
Total Car Parking =15 + 24 = 39 Nos

*Shall be provided for 75% of total Parking Spaces Required
Required Two Wheeler Parking =110 x 75% = 83Nos
Required Car Parking = 39 x 75% = 30Nos

PARKING DETAILS:-	REQUIRED	PROVIDED
TWO WHEELER PARKING	83	86
CAR PARKING (including PH & EV-Car)	30	32

SANITARY CALCULATION

SANITARY DETAILS:-	TOTAL NUMBER OF PERSONS -320 NOS		
	MALE-200	FEMALE-120	
SANITARY UNIT	SANITATION REQUIREMENT FOR COMMERCIAL BUILDING	REQUIRED	PROVIDED
MALE WATER CLOSET	MALE WATER CLOSET ONE FOR EVERY 25 PERSONS	8	8
FEMALE WATER CLOSET	FEMALE WATER CLOSET ONE FOR EVERY 15 PERSONS	8	8
DRINKING WATER FOUNTAIN	DRINKING WATER FOUNTAIN ONE FOR EVERY 100 PERSONS	4	4
WASH BASIN	WASH BASIN ONE FOR EVERY 25 PERSONS	4	4
URINALS	URINALS ONE FOR 07-20 PERSONS	3	4

LEGEND:

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SITE BOUNDARY AS PER FMB
SUPER IMPORSED
EXISTING ROAD
PROPOSED BUILDING
PROPOSED DRIVEWAY
EV PARKING

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர் திட்டகுழுமம், மதுரை -17 ந.க.எண்: SWP/BPA/0804723/2026/TCP உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குபட்டு 'A' முதல் 'E' வரை எல்லையிடபட்டு மனையிட ஒப்புதலும், கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.

ம.வ /ம.உ..திகு எண்:256/2026

திட்ட/ அனுமதி எண்:273/2026

SHEET NO :1/2

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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
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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.