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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SHEET NO:1 OF 2
SCALE:1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING (PROFESSIONAL CONSULTING OFFICE BUILDING) IN AMALGAMATION OF PLOT NO:90A & 90B, R.S.NO:56/5 & 56/6 (OLD R.S.NO:56/1), THIRUPPALAI VILLAGE, MADURAI NORTH TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

AREA DETAILS

AREA OF THE SITE(AS PER SITE/DOCUMENT)			300.00 Sqm
AREA OF THE SITE(AS PER FMB/PATTA)			300.00 Sqm
AREA OF THE SITE(AS PER SUPER IMPOSED AREA)			291.14 Sqm
FLOOR AREA	FSI	NON FSI	TOTAL
STILT FLOOR AREA	--	166.55	166.55
FIRST FLOOR AREA	166.55	--	166.55
SECOND FLOOR AREA	166.55	--	166.55
THIRD FLOOR AREA	166.55	--	166.55
HEAD ROOM AREA(STAIR)	--	34.97	34.97
TOTAL	499.65	201.52	701.17

F.S.I = TOTAL COVERED AREA IN ALL FLOOR / SITE EXTENT = 499.65 SQ.M / 291.14 SQ.M = 1.71 < 2

PLOT COVERAGE = MAX. ONE FLOOR AREA / SITE EXTENT X 100 = 166.55 SQ.M / 291.14 SQ.M X 100 = 57.20 %

PARKING DETAILS CAR PARKING

VEHICLE	PARKING AREA DESCRIPTION	AREA IN SQ.MT	REQUIRED	PROVIDED
(i)	1 Car Space For Every 100 Sq.m of Floor Area or Part There of Including Physically Challanged Parking	499.65 (75% Area) 374.73	4	4
(ii)	10% of Visitor's Parking Including (EV Charging Car Parking)		1	1
	TOTAL		5	5

PARKING DETAILS TWO WHEELER PARKING

(i)	1 Two Wheeler Space For Every 25 Sq.m of Floor Area or Part Including Physically Challanged Parking	499.65 (75% Area) 374.73	18	18
(ii)	10% of Visitor's Parking Including (EV Charging Two Wheeler Parking)		2	2
	TOTAL		20	20

JOINERIES DETAILS

MD	DOOR	1.22 X 2.13
D1	DOOR	0.76 X 2.13
D2	DOOR	0.91 X 2.13
LD	LIFT DOOR	0.91 X 2.13
W_{AL1}	WINDOW (ALUMINIUM GLAZED WINDOW)	1.52 X 1.20
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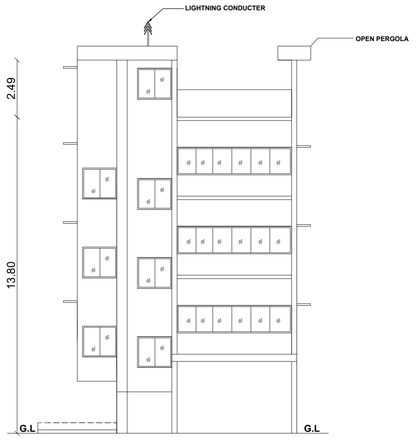
W_{AL3}	WINDOW (ALUMINIUM GLAZED WINDOW)	5.03 X 1.20
V	VENTILATOR	0.76 X 0.76

REFERENCE

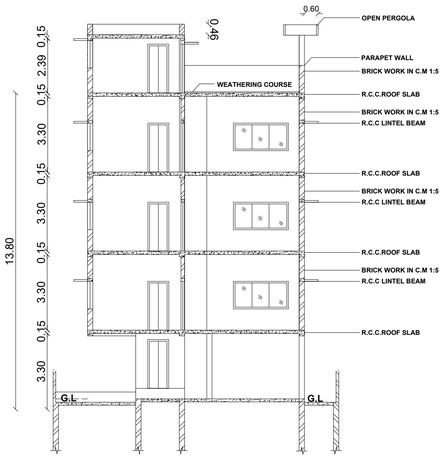
SITE (AS PER SITE)
SITE (AS PER FMB)
SITE (AS PER DOCUMENT)
PROPOSED BUILDING
EXISTING ROAD
DRIVE WAY

SANITARY DETAILS : 54 (2) (b)
TOTAL NUMBER OF PERSONS - 50Nos
MALE - 30 FEMALE - 20

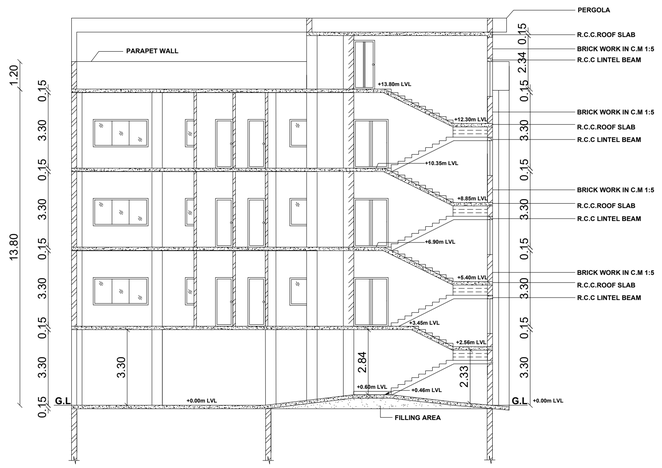
SL.NO	DESCRIPTION		REQUIRED	PROVIDED
1	WATER CLOSET	Male (1 Per 25 Persons)	3	3
2		Female (1 Per 15 Persons)	3	3
3	URINALS	Male (1 Per 7-20 Persons)	6	6
4	WASH BASINS	(1 Per 25 Persons)	6	6
5	CLEANER'S SINK	1 Per 1 Each Floor	3	3
6	DRINKING WATER FOUNTAIN	1 Per 1 Each Floor	3	3
7	DA TOILET		3	3



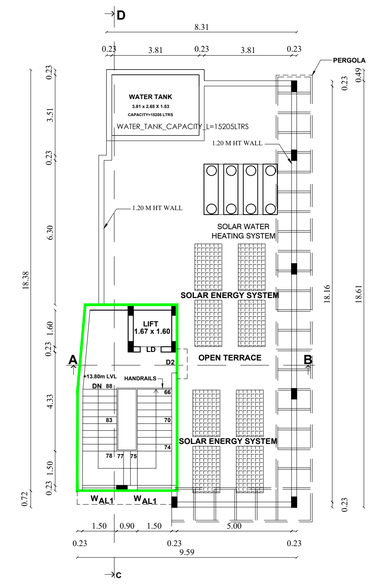
FRONT ELEVATION



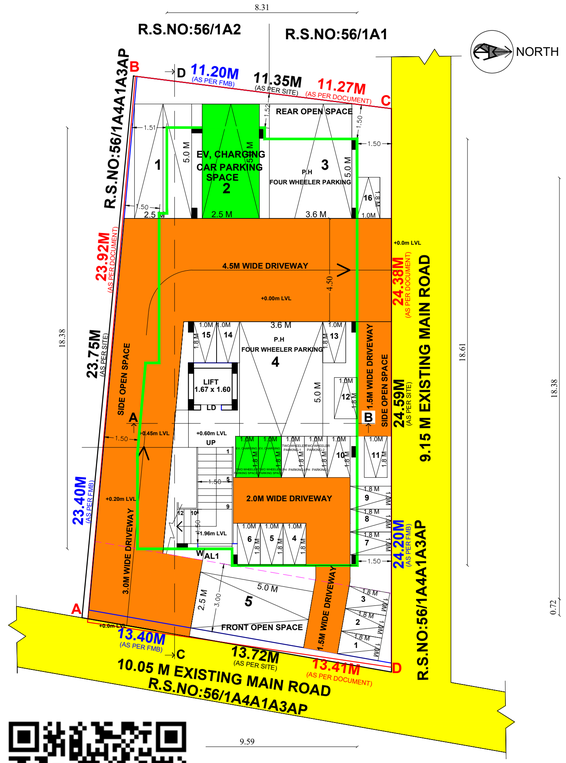
SECTION ON A-B



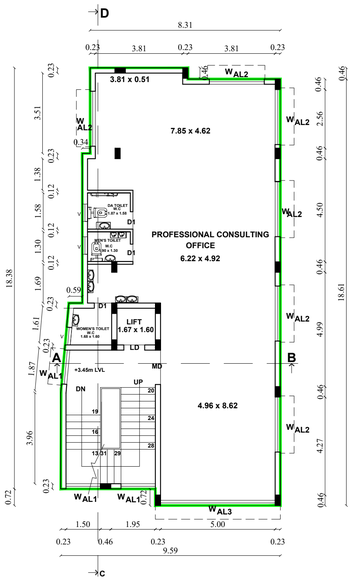
SECTION ON C-D



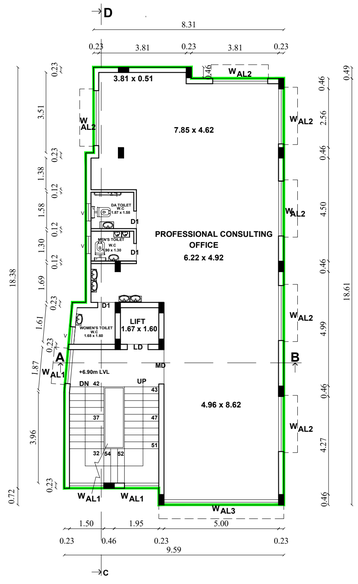
TERRACE FLOOR PLAN



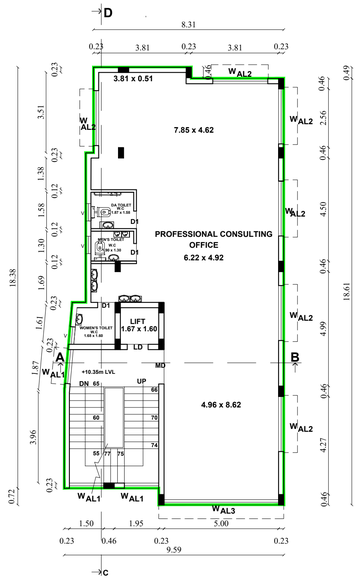
T FLOOR PLAN



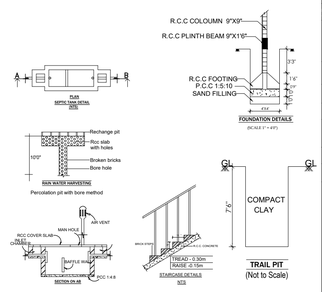
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



NOTE:

1. ALL DIMENSIONS ARE IN METERS.
2. SOLAR WATER HEATING SYSTEM TO BE PROVIDED IN TERRACE FLOOR.
3. RAIN WATER HARVESTING TO BE PROVIDED IN SITE.
4. STP AND RECYCLING UNIT OF WASTE WATER TO BE PROVIDED IN THE SITE.
5. STRUCTURE IS SAFE FOR EARTHQUAKE.
6. FE:FIRE EXTINGUISHING SYSTEM TO BE PROVIDED IN ALL FLOORS.

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண்.SWP/BPA/810020/2026 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு "A" முதல் "D" வரை எல்லையிடப்பட்டு மனையிட ஒப்புதலும், கட்டடதிற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.
ம.வ.ம.உ.தி.கு. எண்: 254/2026
திட்ட அனுமதி எண்: 271/2026

APPLICANT

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Registered Structural Engineer Grade-I
Regn. No: SE /0-24/2020/0570/Chikkumiliday 2026
Directorate of Town and Country Planning Department

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DTCP / MADURAI
Reg. No : MCRE 3110, Madurai Corporation
Licensed Engineer
Mobile : 82481 03365
Email : mmsbuilderstrade@gmail.com

REGISTERED ENGINEER

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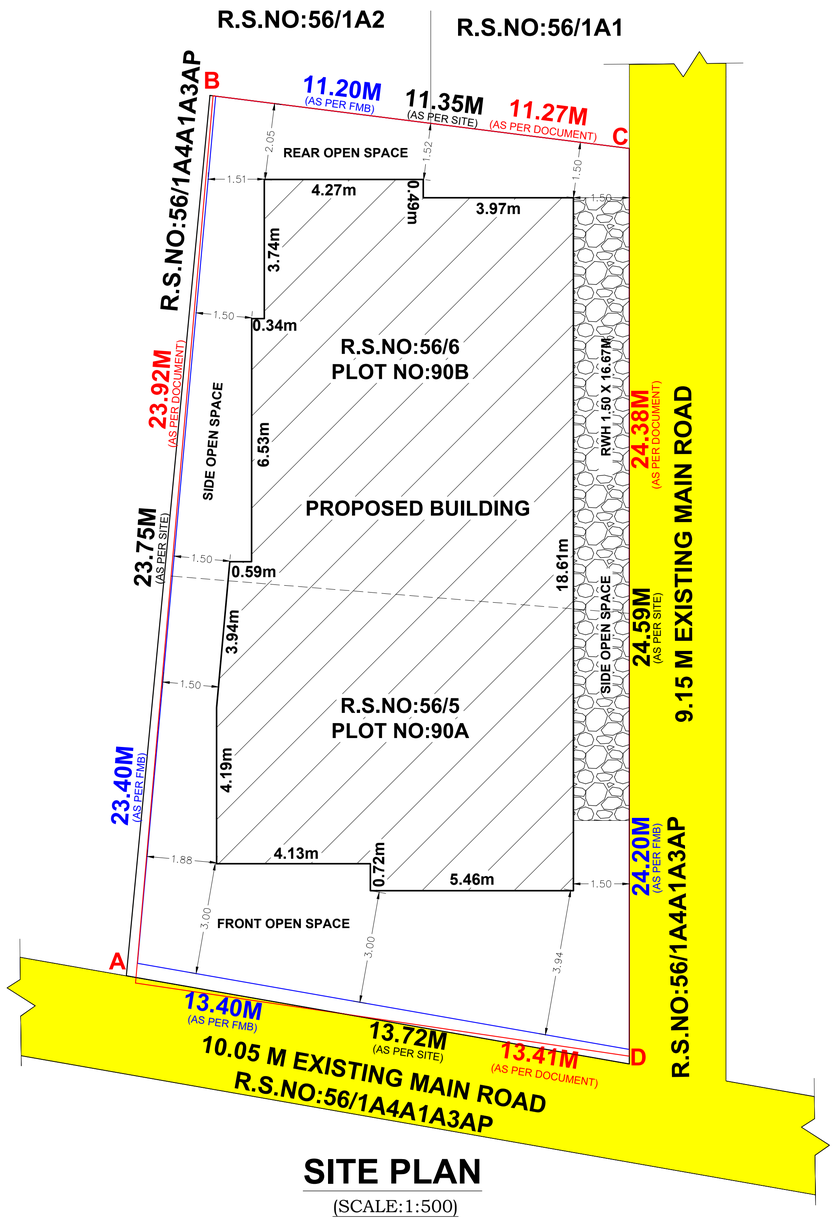
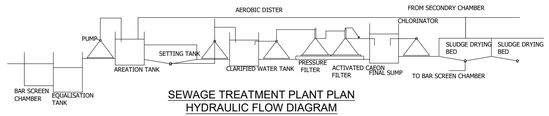
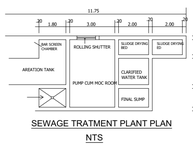


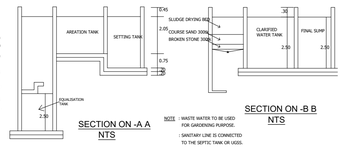
SITE PLAN
(SCALE:1:500)



SEWAGE TREATMENT PLANT PLAN
HYDRAULIC FLOW DIAGRAM



SEWAGE TRATMENT PLANT PLAN
NTS



SECTION ON -A A
NTS

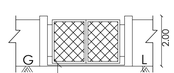
SECTION ON -B B
NTS

NOTE : WASTE WATER TO BE USED FOR GARDENING PURPOSE.
: SANITARY LINE IS CONNECTED TO THE SEPTIC TANK OR UGSS.

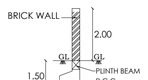


Plan

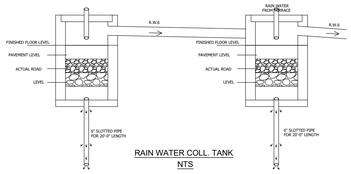
Compound Wall & Gate Details



Elevation



Section



திட்ட அனுமதி
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மதுரை - 625017.
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"A" முதல் "D" வரை எல்லையிடப்பட்டு
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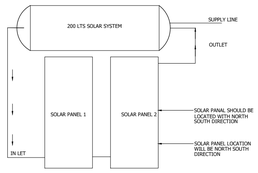
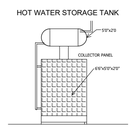
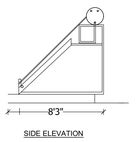


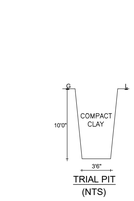
SOLAR WATER HEATING SYSTEM



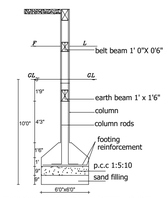
FRONT ELEVATION



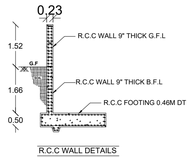
SIDE ELEVATION



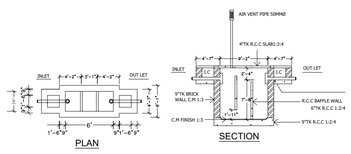
TRIAL PIT
(NTS)



TYPICAL SECTIONAL DETAILS OF
R.C.C COLUMN & FOOTING DETAILS



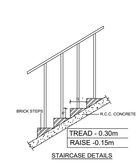
R.C.C WALL DETAILS
NTS



PLAN

SECTION

SEPTIC TANK DETAILS
SCALE 1"=8'0"



STAIRCASE DETAILS
NTS

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6	DRINKING WATER FOUNTAIN	1 Per 1 Each Floor	3	3
7	DA TOILET		3	3

APPLICANT

Y.R.RAMANATH,B.ARCH.,FIA.,FIV.,MICI.,
REGD. ARCHITECT, REGN. No: CA/ 75 / 461
PLOT No: 11, DOOR No: 26,
ASHOK NAGAR 3RD STREET,
KOCHADAI, MADURAI - 625 016.

REGISTERED ARCHITECT

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B.E.(C.E.),M.E.,(Struct),MICI.,FACCE(I),MIGET.,
Structural and Project Management Consultants
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Registered Structural Engineer Grade4
Regn. No: SE Gr.I/42/2026/DTCP/Madurai/May 2026
Directorate of Town and Country Planning Department

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DTCP / MADURAI
Reg. No.: MCRE 3113, Madurai Corporation
Licensed Engineer
Mobile : 82481 65393
Email : mmsbuildersmade@gmail.com

REGISTERED 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
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OMR Thoraipakkam,
Chennai 600 097, India
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