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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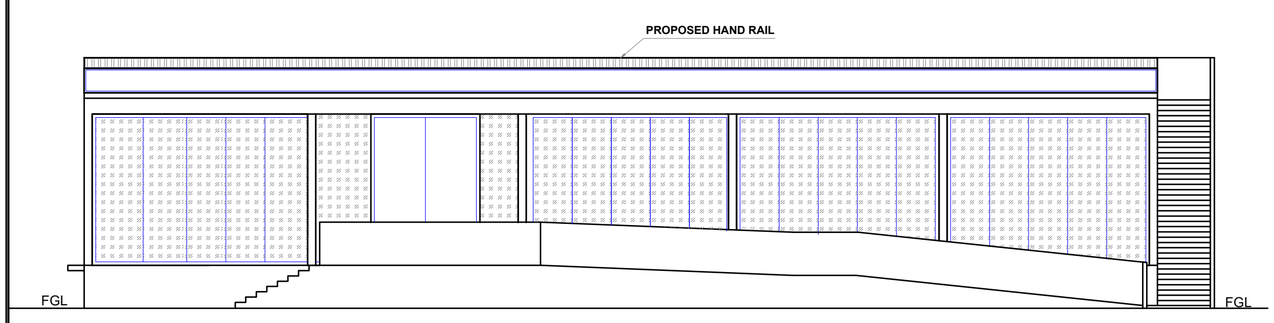
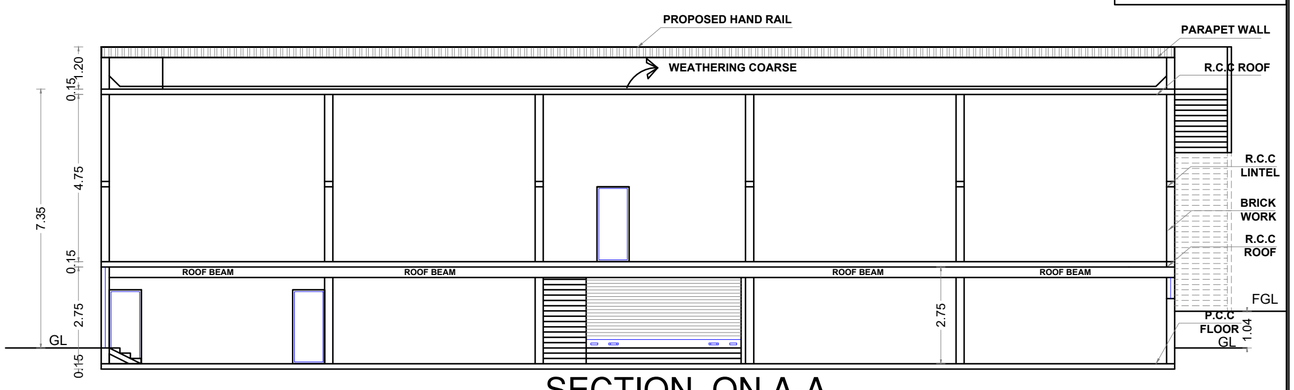
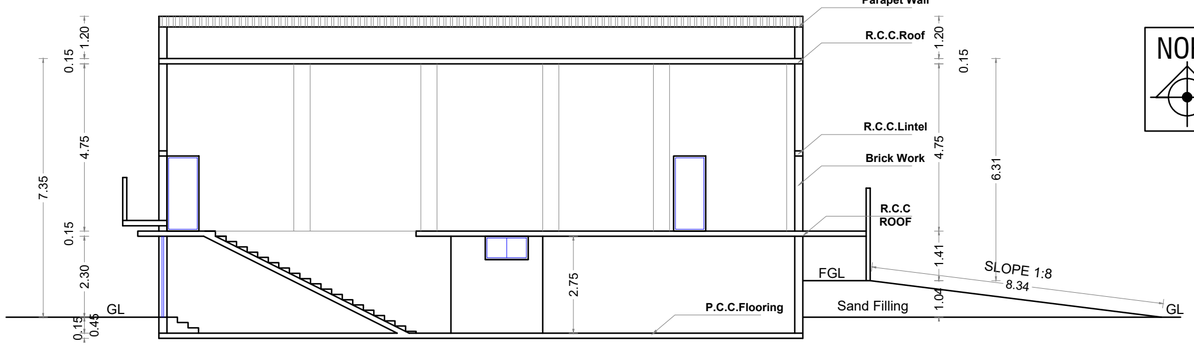
SHEET NO - 2



FRONT ELEVATION



SECTION ON A-A

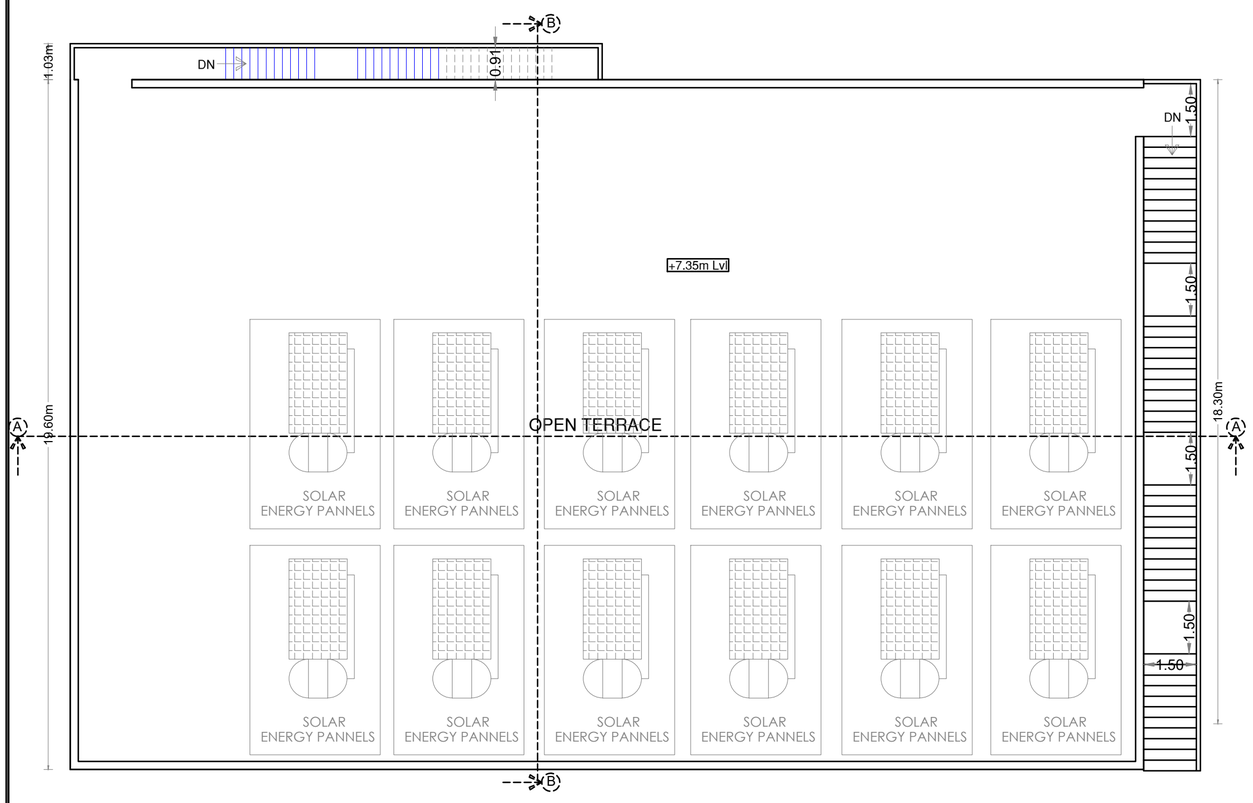


SECTION ON B-B

NORTH

PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF COMMERCIAL (TILE SHOP) BUILDING IN S.NO - 28/6C1,PERAIYUR BIT 2 VILLAGE,P.AMMAPATTI VILLAGE PANCHAYAT, T.KALLUPATTI PANCHAYAT UNION,PERAIYUR TALUK, MADURAI DISTRICT .

SCALE 1:100



EXISITNG TERRACE FLOOR PLAN

PARKING DETAILS FOR SHOP AND STORE

Annexure – IV ((2) B SHOP) & (18) A GODOWN)

SHOP AREA = 573.64 Sq.m STORE AREA = 558.15 Sq.m

VEHICLE	PARKING AREA DESCRIPTION	AREA IN Sq.m	REQUIRED IN Nos	PROVIDED IN Nos
TWO WHEELER	1 TWO WHEELER SPACE FOR EVERY 75 Sq.m (SHOP)	573.64	08	77
CAR	1 CAR SPACE FOR EVERY 75Sq.m OF BUILT UP AREA (SHOP)	573.64	08	21
EV CAR / VISITORS PARKING	10% REQUIRED CAR PARKING (SHOP)	08/100 X 10= 0.8	01	02
EV TWO WHEELER / VISITORS PARKING	10% REQUIRED TWO WHEERLR PARKING (SHOP)	08/100 X 10= 0.8	01	02
LORRY PARKING	1 LORRY SPACE FOR EVERY 300Sq.m OF BUILT UP AREA (STORE)	558.15	02	03

TWO WHEELER PARKING REQUIRED FOR SHOP =09 Nos
TWO WHEELER PARKING PROVIDED FOR SHOP =79 Nos
CAR PARKING REQUIRED FOR SHOP =09 Nos
CAR PARKING PROVIDED FOR OFFICE =23 Nos
LORRY PARKING REQUIRED FOR STORE =02 Nos
LORRY PARKING PROVIDED FOR STORE =03 Nos

மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
மதுரை மாவட்டம்

ந.க.எண்:SWP/BPA/812699/2026 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குப்பட்டு ஏற்கனவே 'A' முதல் 'F' வரை எல்லையிடப்பட்டு க.வ./ந.ஊ.உ.இ (ம.மா) எண்:06/2026 என எண்ணிட்டு ஒப்புதல் அளிக்கப்பட மனையிடத்தில் அமையும் கட்டிட வரைபடத்திற்கு தொழில்நுட்ப ஒப்புதல் வழங்கப்படுகிறது

AREA DETAILS

AREA OF THE SITE (AS PER DOCUMENT)	3975.00 Sqm
AREA OF THE SITE (AS PER PATTA)	3975.00 Sqm

BLOCK- 1 (SHOP)

HEIGHT OF THE BUILDING=7.35m

FLOOR DETAILS	FSI AREA Sqm	NON FSI AREA Sqm	TOTAL AREA Sqm
EXISTING GROUND FLOOR AREA	558.15	-	558.15
PROPOSED STAIRCASE RAMP AREA	79.02	-	79.02
EXISTING FIRST FLOOR AREA	573.64	-	573.64
TOTAL AREA	1210.81	-	1210.81

FLOOR SPACE INDEX (F.S.I) 1210.81 / 3975.00 0.61 < 2.00

PLOT COVERAGE (PC) 637.17 / 3975.00 X 100 16.03

LABOR DETAILS

NO OF MEN - 07 Nos NO OF WOMEN - 03 Nos

SANITARY DETAILS FOR SHOP

NOTE:
i) One Water Closet for 15 Men ii) One Water Closet for 10 Women
iii) One Urinals every 7-20 Men iv) One Wash Basins for every 25 persons
v) One Drinking Water for every 100 persons

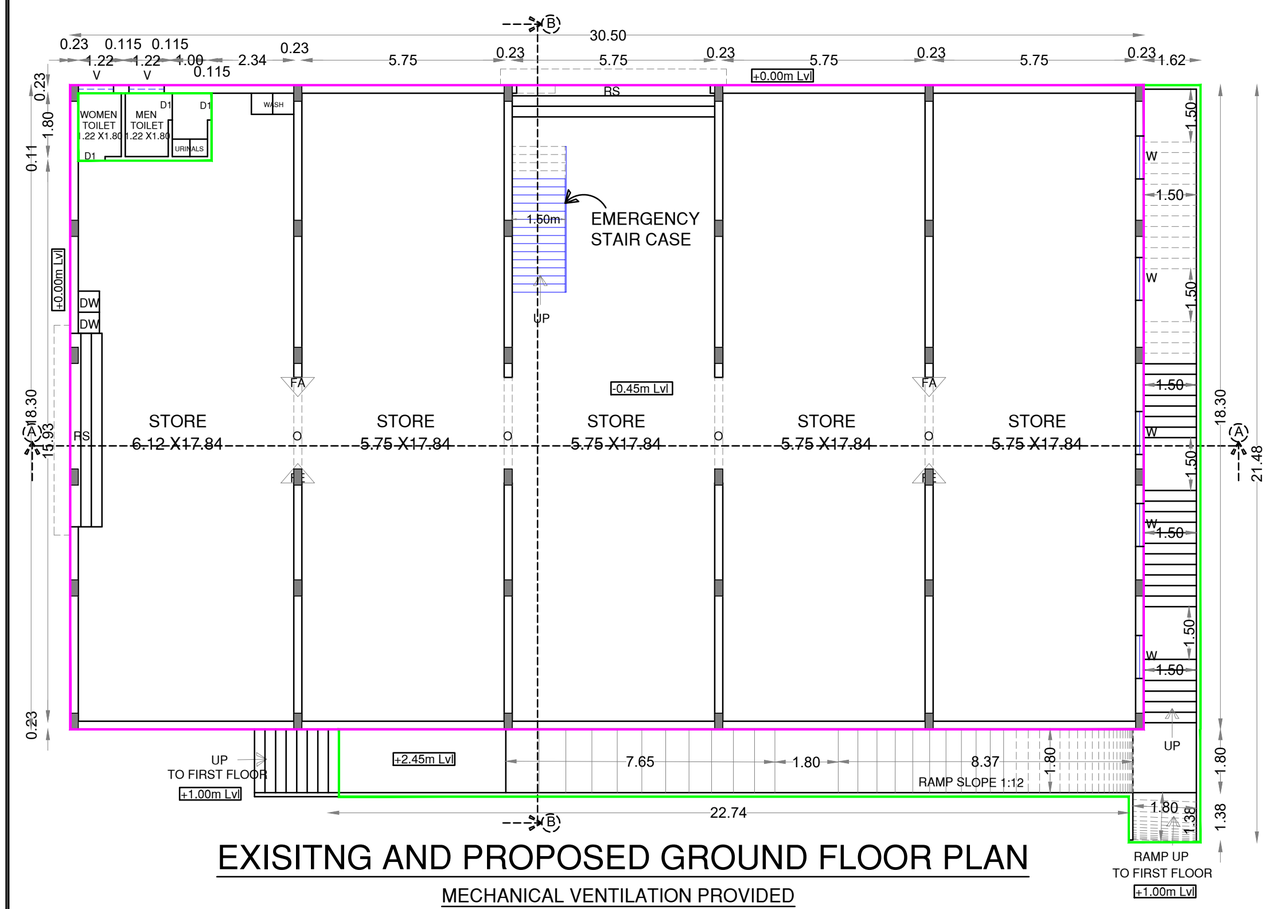
water closet required	water closet provided	urinals required	urinals provided	wash basins required	wash basins provided	drinking water required	drinking water provided
2 Nos	04 Nos	01 Nos	04 Nos	01 Nos	06 Nos	01 Nos	04 Nos

COLOR INDEX

PROPOSED AREA EXISTING BUILDING

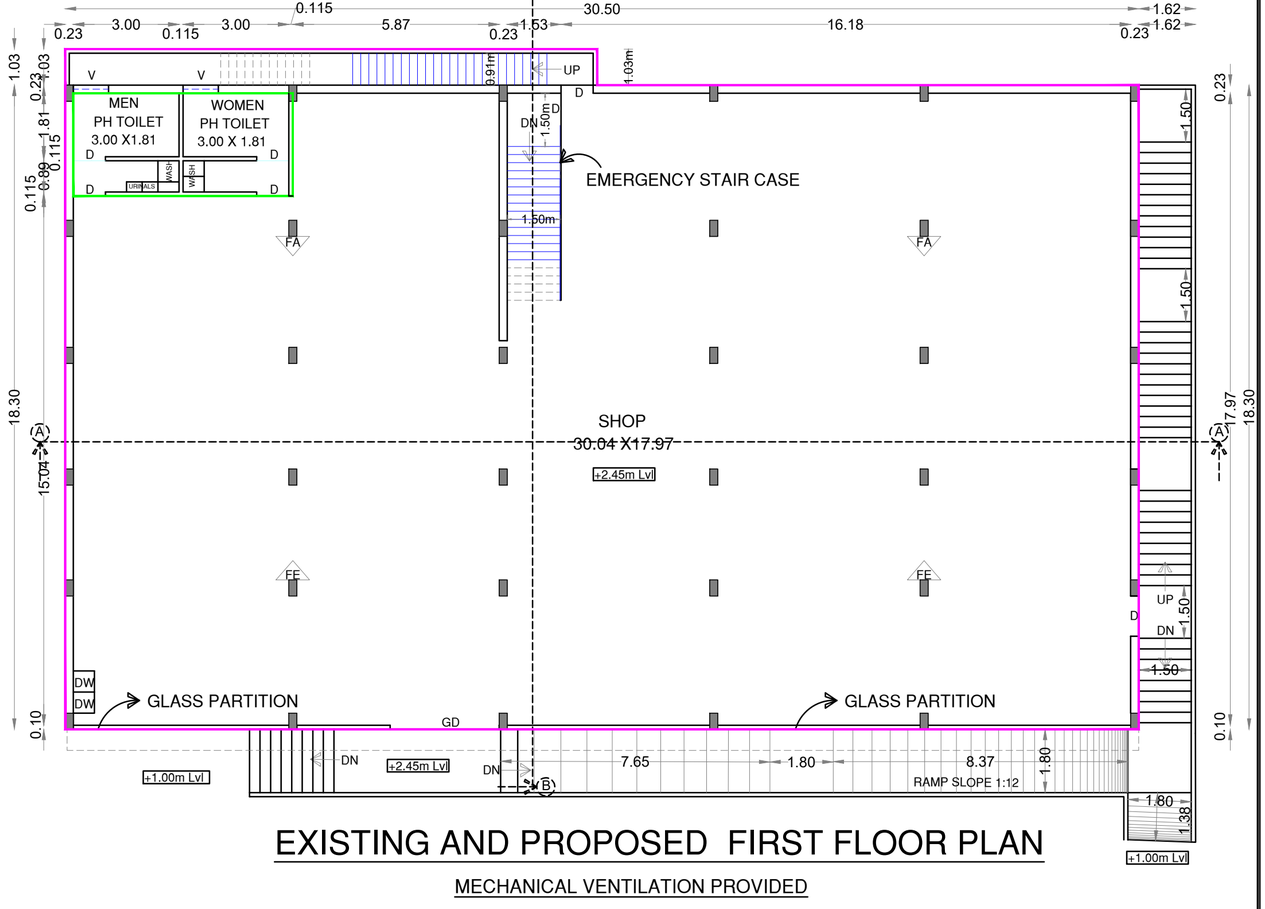
DETAILS OF JOINERIES

GD	GLASS DOOR	5.50 X 4.30
D	DOOR	0.91 X 2.10
W	WINDOW	1.22 X 0.61
V	VENTILATOR	0.90 X 0.61



EXISITNG AND PROPOSED GROUND FLOOR PLAN

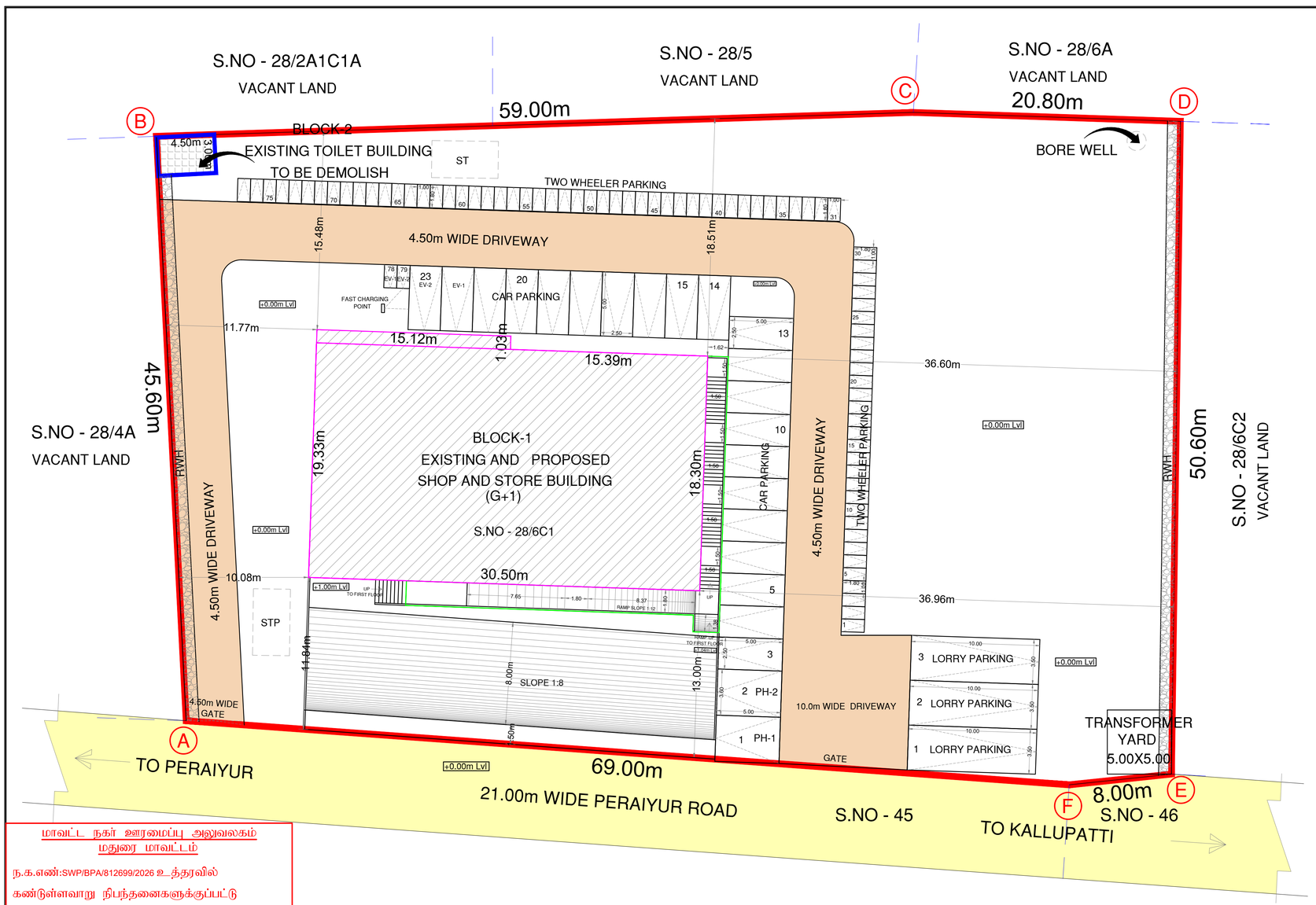
MECHANICAL VENTILATION PROVIDED



EXISTING AND PROPOSED FIRST FLOOR PLAN

MECHANICAL VENTILATION PROVIDED

APPLICANT	REGISTER ENGINEER	STRUCTURAL ENGINEER	CONSTRUCTION ENGINEER
	Er. B. HARI VIGNESH, B.E., Consulting Engineer & Registered Engineer MDTCP Reg. No: RE 43 / 2024 Plot No: 4, Prince Avenue Vandiyur Madurai - 625 020, Cell. 9626012902	Er. S.SATHISH M.E(Structural) Licenced Builder & Consulting Civil Engineer LBS No: RE-GR-MB/2026/DTCP/MADURAI Madurai Corporation / DTCP K.Pudur, Madurai-7. Cell: 90037 25501 Email: sathishmadurai59@gmail.com	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



மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
மதுரை மாவட்டம்

ந.க.எண்:SWP/BPA/812699/2026 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குப்பட்டு
ஏற்கனவே 'A' முதல் 'F' வரை எல்லையிடப்பட்டு
க.வ.ந.ஊ.உ.இ (ம.மா) எண்:06/2026 என
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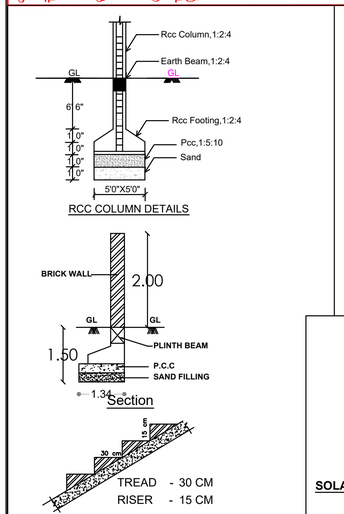
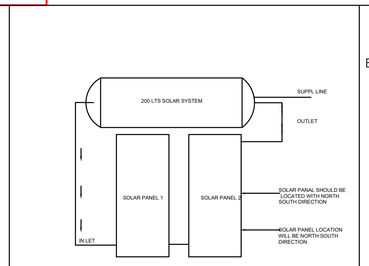
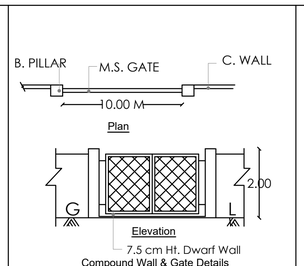
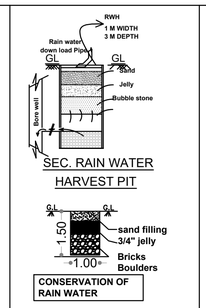
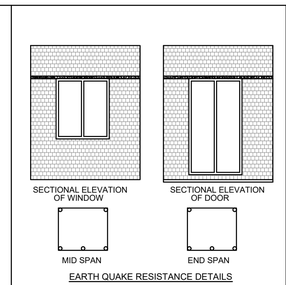
ஒப்புதல் வழங்கப்படுகிறது

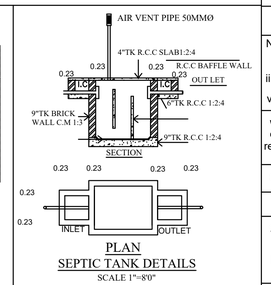


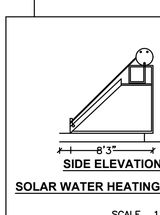


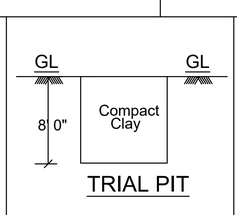


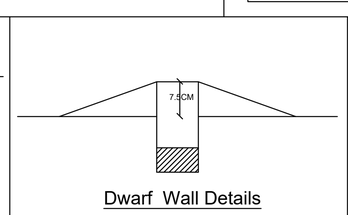


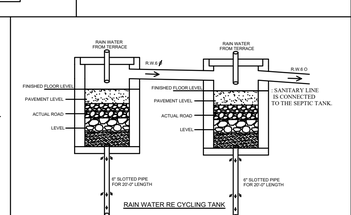


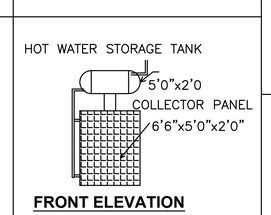












NORTH

SHEET NO - 1

SITE PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF COMMERCIAL (TILE SHOP) BUILDING IN S.NO:28/6C1,PERAIYUR BIT 2 VILLAGE, P.AMMAPATTI VILLAGE PANCHAYAT,T.KALLUPATTI PANCHAYAT UNION,PERAIYUR TALUK, MADURAI DISTRICT .

SCALE 1:100

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FLOOR SPACE INDEX (F.S.I)	1210.81 / 3975.00		0.61 < 2.00
PLOT COVERAGE (PC)	637.17 / 3975.00 X 100		16.03

DEMOLISH AREA

BLOCK-2 (TOILET)	-	13.50 Sq.m

PARKING DETAILS FOR SHOP AND STORE

Annexure – IV ((2) B SHOP) & (18) A GODOWN)

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02 Nos	04 Nos	01 Nos	04 Nos	01 Nos	06 Nos	01 Nos	04 Nos

COLOR INDEX

SITE | EXG ROAD | DRIVE WAY
PROPOSED | EXISTING | DEMOLISH

APPLICANT

Er. B. HARI VIGNESH,B.E.,
Consulting Engineer & Registered Engineer
MDTCP Reg. No: RE 43 / 2024
Plot No: 4, Prince Avenue Vandiyur
Maduai - 625 020 Cell: 9994192902
REGISTER ENGINEER

Er. S.SATHISH M.E(Structural)
Licenced Engineer & Consulting Civil Engineer
LES No: RE-STR/MDT/2017/MADURAI
Municipal Corporations / DTCP
K.Pudur, Madurai-7.
Cell: 91627 28691
Email: sathishmadurai88@gmail.com
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

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.