PP APPROVAL RECORD

Planning Permission

Madurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

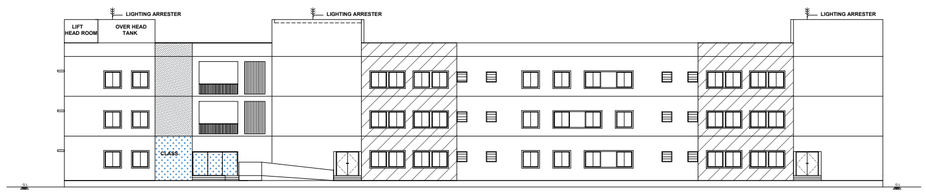
ISSUING AUTHORITY
DTCP

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

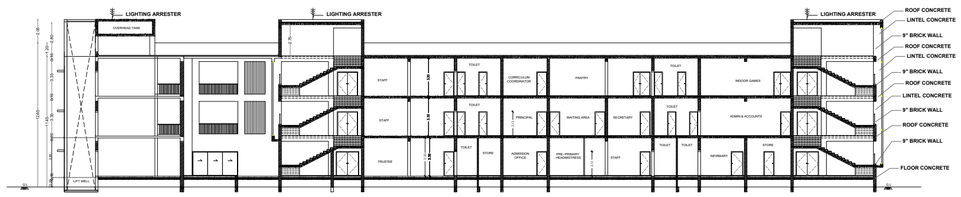
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

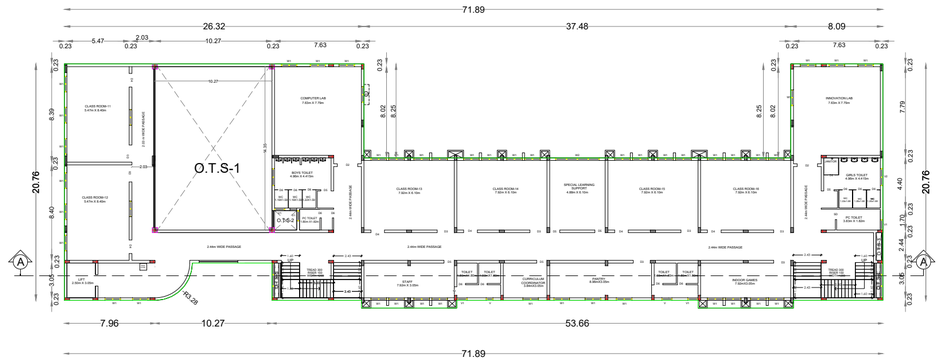
hello@verified.realestate
+91 9996 12 9996
verified.realestate



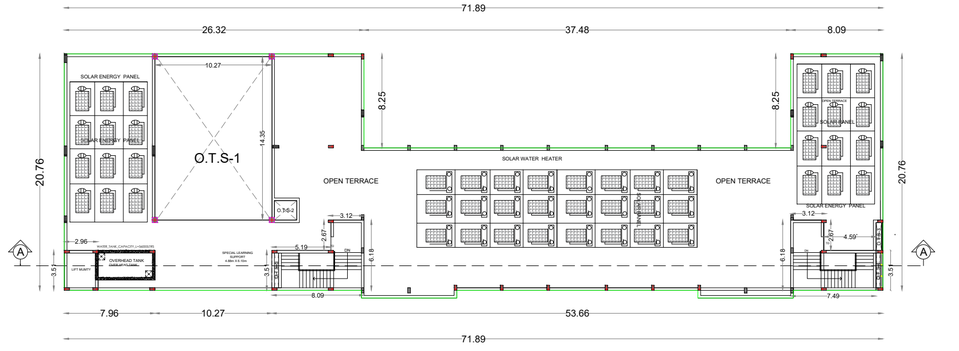
FRONT ELEVATION



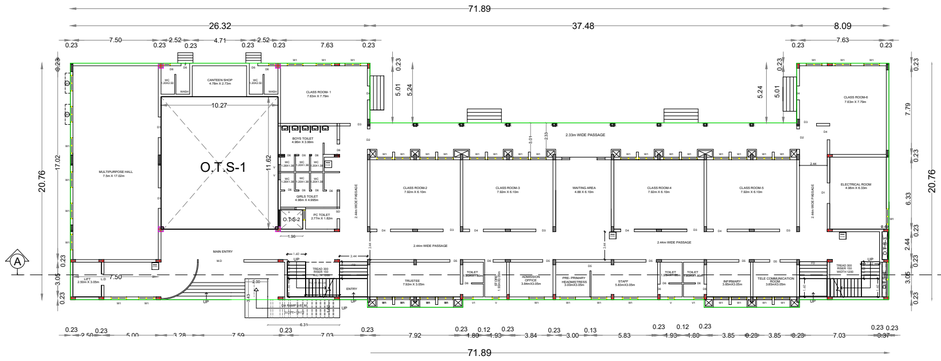
SECTION - A-A



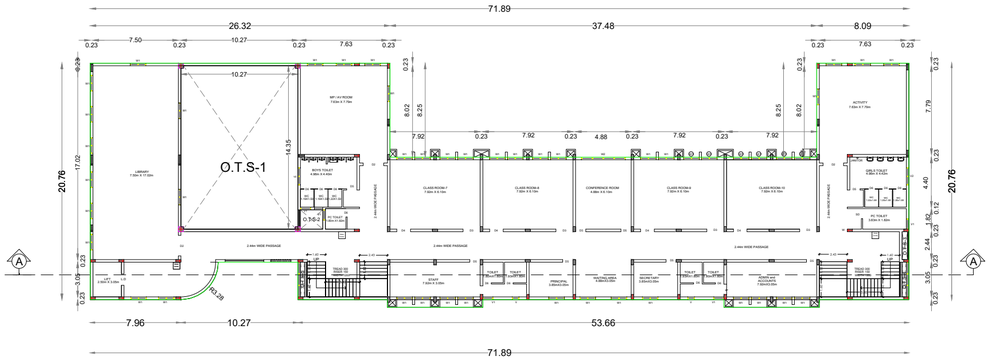
SECOND FLOOR PLAN



TERRACE FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம், மதுரை - 625017.
ந.க.எண். SWP/BPA/814730/2026 உத்தரவில் கண்டுள்ளவாறு
நிபந்தனைகளுக்குட்பட்டு A முதல் F வரை
எல்லையிடப்பட்ட மனையிட ஒப்புதலும், கட்டடதிற்கு
திட்ட அனுமதியும் அளிக்கப்படுகிறது.
ம.வ/ம.உ.தி.கு. எண்: 275/2026
திட்ட அனுமதி எண்: 293A/2026

PLAN SHOWING THE PROPOSED CONSTRUCTION OF NURSERY AND PRIMARY SCHOOL BUILDING IN K.M.N. CHARITABLE TRUST IN (OLD)-R.S.NO: 71/2A, 73/1A & 73/2A, (NEW)- T.S.NO:44, BLOCK NO: 22, S.WARD NO:23, PONMENI VILLAGE, MADURAI WEST TALUK, MADURAI CORPORATION,MADURAI DISTRICT.

N

SCALE 1: 100

SHEET NO:01

AREA DETAILS

SITE AREA

AS PER DOCUMENT = 3480.30 Sqm.
AS PER TSLR EXTRACT = 3426.50 Sqm.
AS PER SITE = 3424.51 Sqm.

COLOUR INDEX

PROPOSED BUILDING
EXISTING ROAD
SITE BOUNDARY AS PER SITE
SITE BOUNDARY AS PER TSLR

FLOOR DETAILS	FSI AREA sq.m	NON FSI AREA sq.m	TOTAL FLOOR AREA sq.m
GROUND FLOOR AREA	1182.24	7.63	1189.87
FIRST FLOOR AREA	1015.16	---	1015.16
SECOND FLOOR AREA	1015.16	---	1015.16
HEAD ROOM AREA	---	80.77	80.77
TOTAL AREA	3212.56	88.40	3300.96

OSR DETAILS	REQUIRED	PROVIDED
10 % OSR AREA	342.45 SQ.M	344.79 SQ.M (10.07 %)

JOINERY DETAILS

DOOR JOINERY

TAG	DESCRIPTION	SIZE	No.S
MD	MAIN DOOR	1.8m X 8.00m	1
D1	MULTIPUPOSE HALL	1.8m X 7.00m	4
D2	NURSERY SECTION	1.8m X 7.00m	2
D3	STAIRCASE DOOR	1.5m X 7.00m	1
D4	CLASS ROOM DOOR	1.20m X 7.00m	13
D5	TOILET,STORE,ELEC	0.9m X 7.00m	7
D6	TOILET DOOR	0.75m X 7.00m	7
DW	WAITING AREA	4.88m X 7.00m	1
RS	ROLLING SHUTTER	2.4m X 9.00m	2

WINDOW JOINERY

TAG	SIZE	SILL	LINTEL
W1	1.37m X 1.37m	0.73m	2.1m
V	0.9m X 0.9m	1.2m	2.1m
V1	1.5m X 0.9m	1.2m	2.1m

STUDENTS DETAILS
SANITARY REQUIREMENT (ANNEXURE -X TABLE-4)

NO. OF. BOYS -350 NO. OF. BOYS -250

1.ONE WC FOR 40 BOYS 3.ONE WASH BASIN FOR 40 BOYS
2.ONE WC FOR 25 GIRLS 4.ONE WASH BASIN FOR 40 GIRLS
5.ONE URINALS FOR 20 BOYS 6.ONE DRINKINGWATER FOR 50 BOYS

DETAILS STUDENT	WC NOS REQUIRED	WC NOS PROVIDED	WASH NOS REQUIRED	WASH NOS PROVIDED
BOYS-350	08 NOS	12 NOS	8 NOS	12 NOS
GIRLS-250	12 NOS	12 NOS	8 NOS	12 NOS

DETAILS STUDENT	D.WATER NOS REQUIRED	D.WATER NOS PROVIDED	URINAL NOS REQUIRED	URINAL NOS PROVIDED
BOYS-350	06 NOS	08 NOS	15 NOS	18 NOS
GIRLS-250	06 NOS	08 NOS	---	

NO OF CLASS ROOM -16 NOS

HEIGHT OF THE BUILDING -11.45m

ALL DIMENSION ARE IN METER

M. Kamala Devi

APPLICANT

K.N.Ramesh

Er.N.RAMESH, B.E.,M.E.,MIE.,
REGISTERED ENGINEER GRADE - I
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9597599299,7993986969

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Mob : 63796 82087
REGISTERED STRUCTURAL ENGINEER
DINDIGUL LPA REG. No : SE 01 / 2023 (Gr-I)

ENGINEER

K.Ganapathi

Er.K.GANAPATHI B.E.M.E.,F.I.E.,F.I.V.,D.I.R.,(USA)
REGISTERED Construction Engineer / Chartered Engineer
(CMDA Regn No: CE/19105/224 Dt. 06.05.2019)
GEOMATRIX CONSULTANCYY, (Regn No: 330242233482E)
No.22, Thomas Street, Narimedu, Madurai - 625002.
Ph: 7598031360, 0452-2960566
Email: geomatrixconsultancy@gmail.com

ENGINEER

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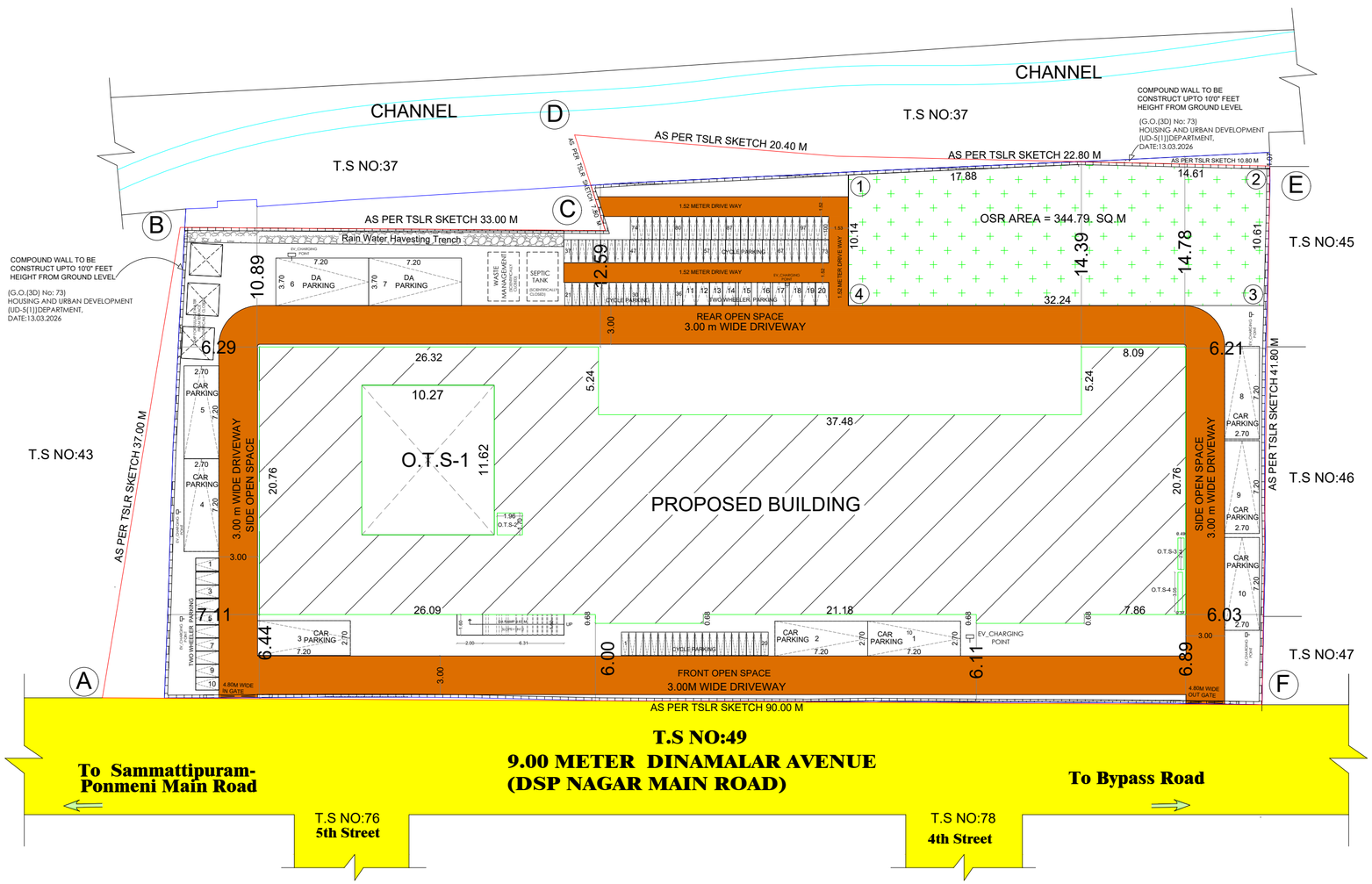

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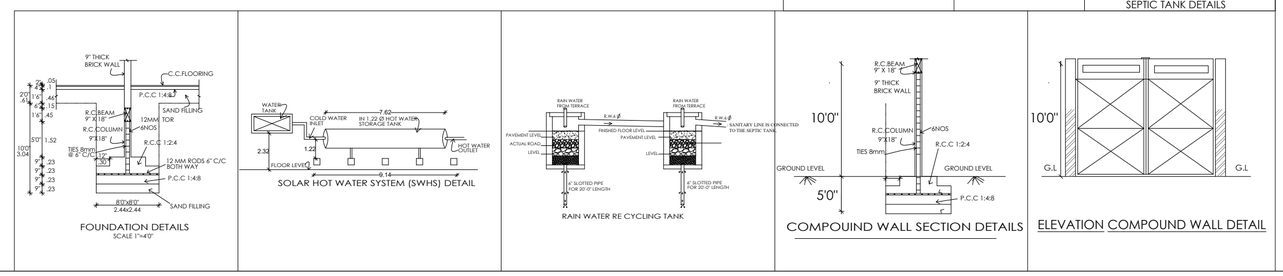
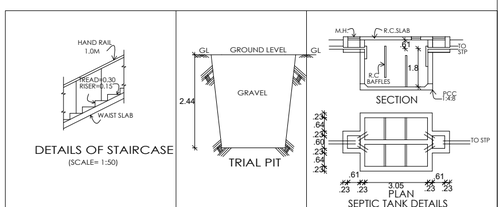
ம.வ/ம.உ.தி.கு. எண்: 275/2026
திட்ட அனுமதி எண்: 293B/2026

SITE PLAN





N

SCALE 1: 100

SHEET NO:02

AREA DETAILS

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AS PER TSLR EXTRACT = 3426.50 Sqm.
AS PER SITE = 3424.51 Sqm.

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TOTAL AREA	3212.56	88.40	3300.96

FLOOR SPACE INDEX:

= TOTAL BUILDING AREA AS PER FSI RULES / SITE AREA
= 3212.56 / 3424.51 = 0.94 < 2

PLOT COVERAGE AREA:

= MAXIMUM ONE FLOOR AREA / SITE EXTENT X 100
= 1189.87 / 3424.51 X 100 = 35.00%

OSR DETAILS	REQUIRED	PROVIDED
10 % OSR AREA	342.45 SQ.M	344.79 SQ.M (10.07 %)

JOINERY DETAILS

DOOR JOINERY

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DETAILS STUDENT	D.WATER NOS REQUIRED	D.WATER NOS PROVIDED	URINAL NOS REQUIDED	URINAL NOS PROVIDED
BOYS-350	06 NOS	08 NOS	15 NOS	18 NOS
GIRLS-250	06 NOS	08 NOS	---	---

NO OF CLASS ROOM -16 NOS

PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING	8 NOS	10 NOS
TWO WHEELER PARKING	16 NOS	20 NOS
CYCLE PARKING	78 NOS	100 NOS

REQUIRED PARKING CALCULATION:

CAR PARKING = CLASS ROOM AREA / 100 = 775.86 / 100 = 7.76 = 8NOS

TWO WHEELER PARKING = CLASS ROOM AREA / 50 = 775.86 / 50 =15.42 = 16NOS

CYCLE PARKING: = CLASS ROOM AREA / 10 = 775.86 / 10 = 77.59 = 77 NOS

HEIGHT OF THE BUILDING -11.45m

ALL DIMENSION ARE IN METER

M. Kamala Devi

APPLICANT

Er.N.RAMESH, B.E.,M.E.,MIE.,
REGISTERED ENGINEER GRADE - I
SK PLANNERS & ASSOCIATES (Reg No:03/2021)
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(CMDA Regn No: CE/15/05/224 Dt. 06.05.2019)
GEOMATRIX CONSULTANCYY, (Regn No: 3302/22334826)
No.22, Thomas Street, Nsimedu, Madurai - 625002.
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Email: geomatrixconsultancy@gmail.com

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
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.