PP APPROVAL RECORD

Planning Permission

Madurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

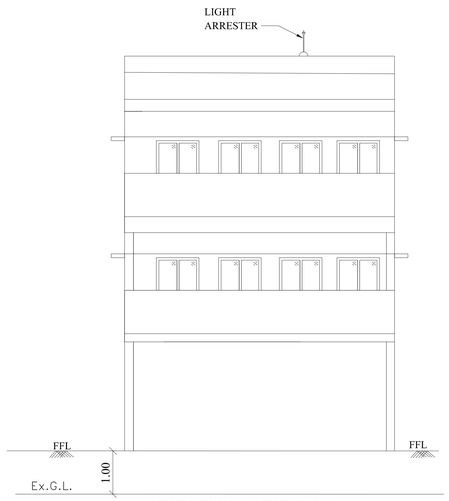
The approval as the planning authority issued it, reproduced in full behind this page.

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

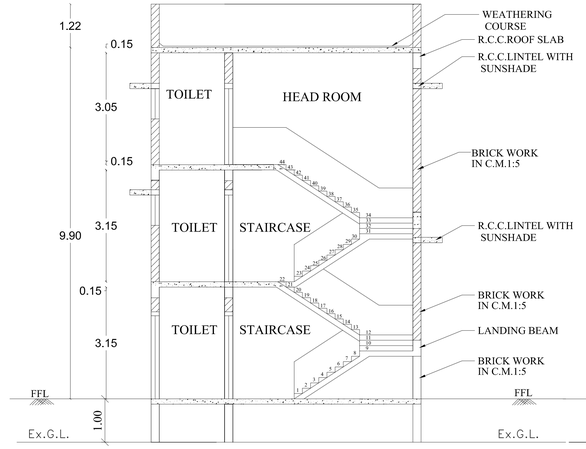
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

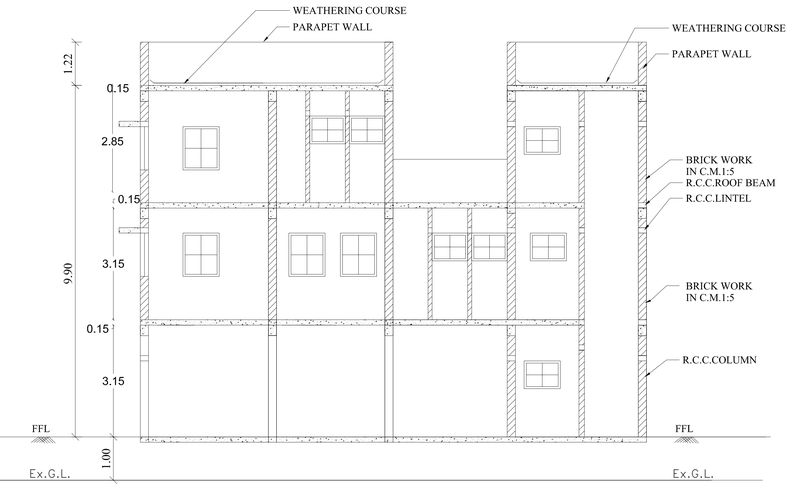
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (PROFESSIONAL CONSULTING OFFICE) IN OLD R.S.NO: 24/1(PART),PATTA S.NO:24/11, PATTA NO : 1913, REGULARIZED PLOT NO:4, C.WARD NO:35 AT SIVAGANGAI MAIN ROAD, MELAMADAI 1ST BIT VILLAGE, MADURAI EAST TALUK, MADURAI NORTH ZONE - 02, MADURAI CORPORATION, MADURAI DISTRICT.



ELEVATION

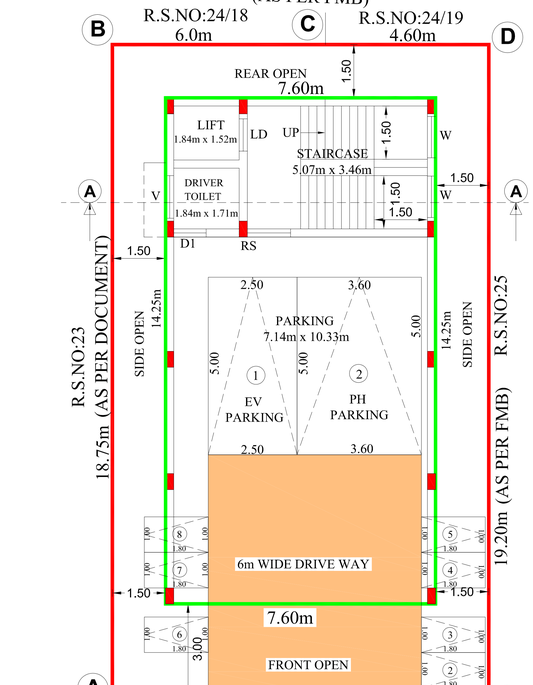


SECTION 'A - A'

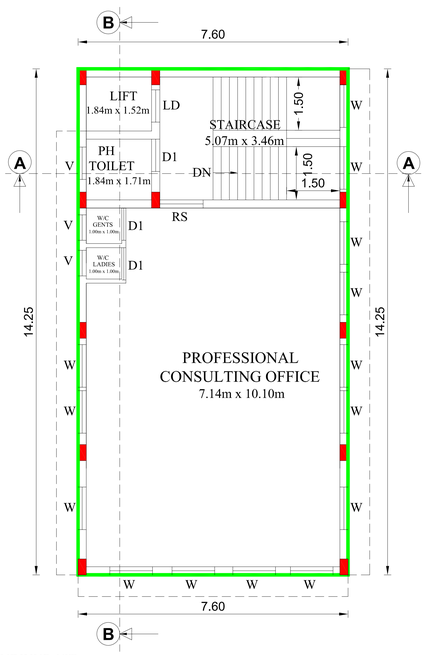


SECTION 'B - B'

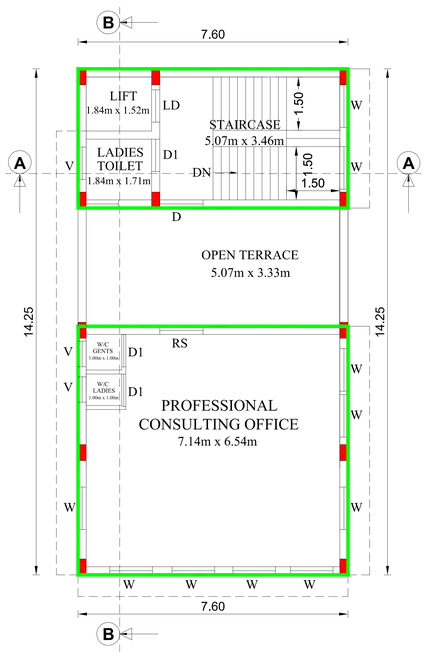
(6.0m + 4.60m = 10.60m)
(AS PER FMB)



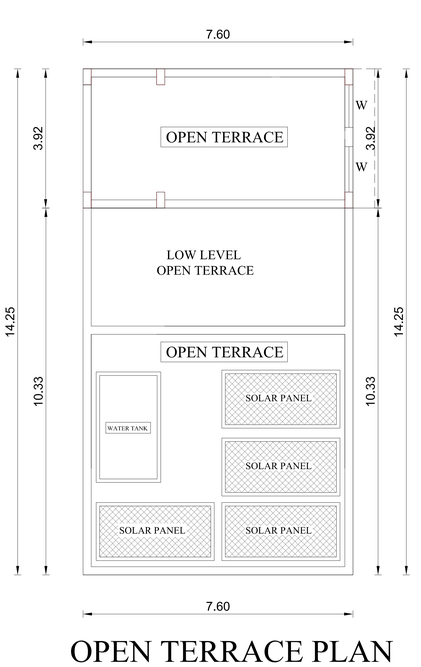
STILT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



OPEN TERRACE PLAN

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண். SWP/BPA/815481/2026 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
'A' முதல் 'E' வரை எல்லையிடப்பட்டு
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அனுமதியும் அளிக்கப்படுகிறது.
ம.வ ம.உ.தி.கு.எண் : 242/2026
திட்ட அனுமதி எண் : 259/2026

Area Statement:

	Description	Sqm	
Site Area	As per PATTA & FMB	202.00	Least Area To be taken
	As per Document	202.41	
	As of Site	201.14	

Least Area To be Taken:
As per Site - 201.14 Sq.m

Built up Area:

Description	Built Up Area Sqm	FSI Area Sqm	Non FSI Area Sqm
Stilt floor Area	108.30	------	108.30
First floor Area	108.30	108.30	------
Second floor Area	53.20	53.20	------
Lift & Head Room	29.79	------	29.79
Total	299.59	161.50	138.09

MAXIMUM ONE FLOOR AREA - 108.30 Sq.m

FSI details = TOTAL COVERED ON ALL FLOORS / PLOT AREA = 161.50 / 201.14 = 0.80 < 2.00

COMMERCIAL BUILDING (SHOP & PROFESSIONAL CONSULTING OFFICE)
HEIGHT OF BUILDING - 9.90 m
NUMBER OF LABOUR - 10 Nos

PARKING DETAILS: COMMERCIAL BUILDING - PROFESSIONAL CONSULTING OFFICE FSI AREA - 161.50 Sq.m

VEHICLE	PARKING AREA DESCRIPTION	AREA IN Sqm	REQUIRED	PROVIDED
CAR	1 Car Space For Every 100 Sq.m or Part There of	161.50 (75% Area) 121.13	1	2
	10% of Visitor's Parking/ 10% of EV's Parking	12.11	1	
TWO WHEELER	1 Two Wheeler Space For Every 25 Sq.m or Part There of	161.50 (75% Area) 121.13	7	8
	10% of Visitor's Parking/ 10% of EV's Parking	12.11	1	

SANITARY : 54 (2) (B) - TABLE - 1
TOTAL NUMBER OF LABOUR - 10
BOYS - 5 Nos GIRLS - 5 Nos

SL.No.	Description		Required	Provided
1.	Water Closet	Boys (1 Per 25 Persons) Girls (1 Per 15 Persons)	1	1
2.	Ablution Taps	Boys (1 Per 1 Each Floor) Girls(1 Per 1 Each floor)	1	1
3.	Urinals	Boys (7 to 20 Persons)	1	1
4.	Wash Basins	1 Per 25 Persons	1	1
5.	Drinking water	1 Per 100 Persons	1	1
6.	Cleaner's Sink	1 Per 1 Each Floor	1	1

Joineries Details:

LD	- Lift Door	- 0.91 x 2.13	
RS	- Rolling Shutter	- 1.80 x 2.13	
D	- Door	- 0.91 x 2.13	
D1	- Door	- 0.76 x 2.13	
W	- Window	- 2.40 x 1.52	
V	- Ventilator	- 0.91 x 0.91	

REFERENCE
SITE BOUNDARY
PRO.BUILDING
ROAD
DRIVEWAY

NOTE:
1) DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION.
2) SOLAR WATER HEATING SYSTEM TO BE PROVIDED IN TERRACE FLOOR.
3) RAIN WATER HARVESTING SYSTEM TO BE PROVIDED
4) STP AND RECYCLING UNIT OF WASTE WATER TO BE PROVIDED IN SITE
5) FE-FIRE EXTINGUISHER TO BE PROVIDED
6) STRUCTURE IS SAFE. FOR EARTHQUAKE.
7) EA-EXTINGUISHING ALARM TO BE PROVIDED
8) MV-MECHANICAL VENTILATION TO BE PROVIDED
9) EV-10% OF ELECTRIC VEHICLE TO BE PROVIDED

APPLICANT

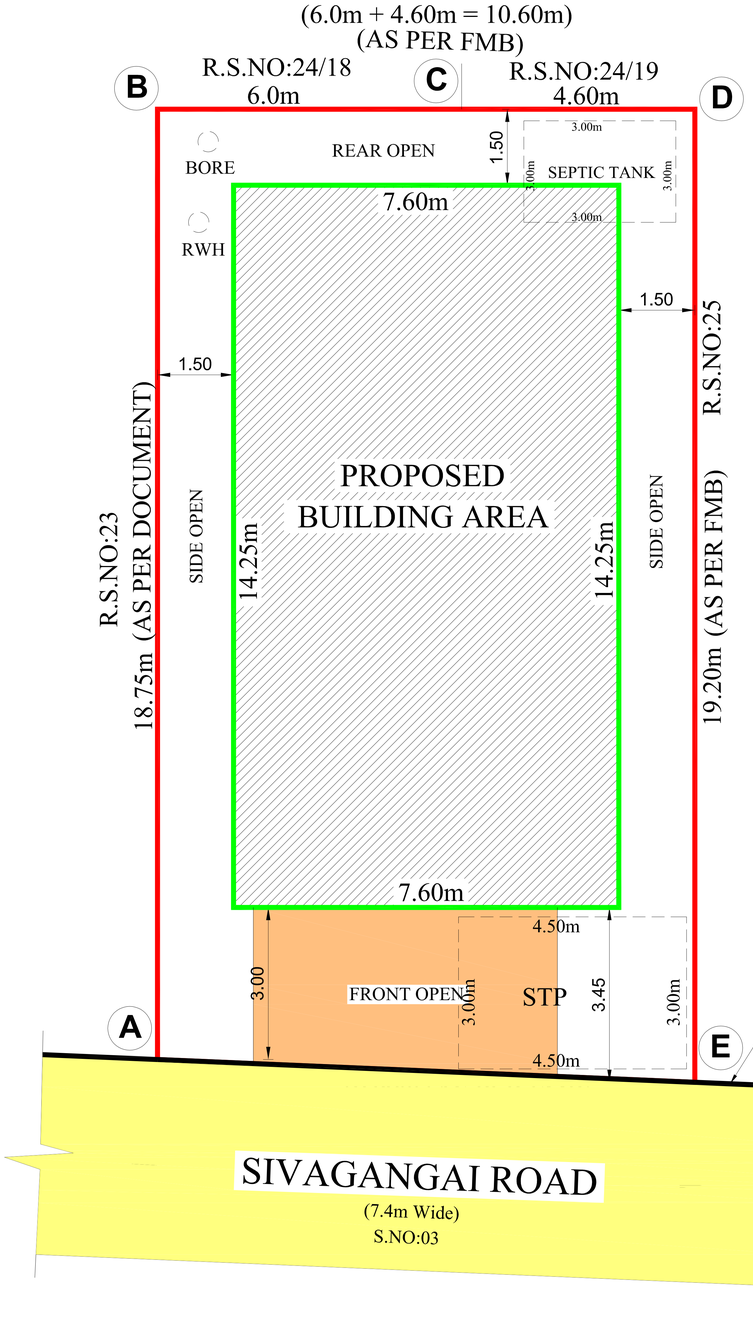
Mr.G.MATHAN

REGISTERED ENGINEER
Er. K. SHANMUGAPRIYA, B.E.,M.E(Struct)
MLPA / R.E. (Gr. II) / 66 / 2024
140, Lakshmi Studio Upstairs, 3rd Floor,
Jaihindpuram 2nd Main Road, Madurai - 625 011.
Cell : 90955 22392, 99441 46327.

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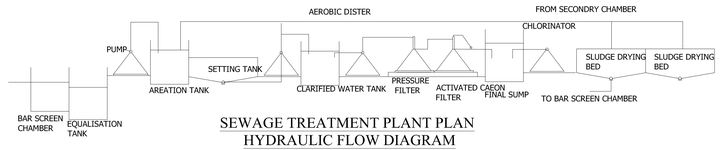
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SVS ASSOCIATES & PLANNERS
MLPA / C.E.16 / 2024
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Keelasanthapettai, Madurai - 625 009.
Cell : 63833 32432, 75983 24995.

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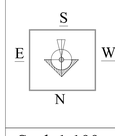


SITE PLAN

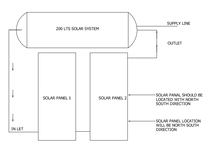
(SCALE - 1 : 100)



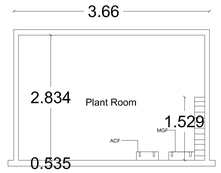
SEWAGE TREATMENT PLANT PLAN
HYDRAULIC FLOW DIAGRAM



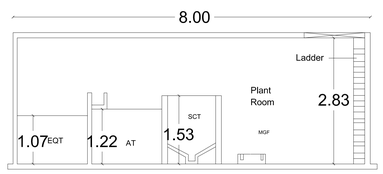
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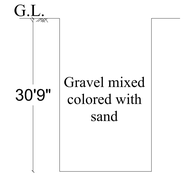
SOLAR WATER
HEATING SYSTEM

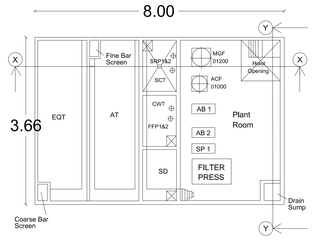


SECTION ON "Y-Y"

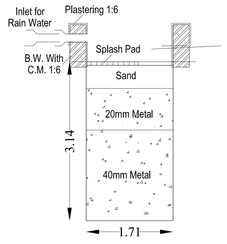


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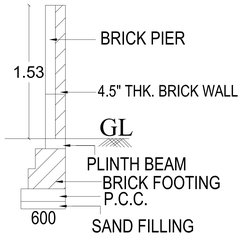


SEWAGE TREATMENT PLANT PLAN



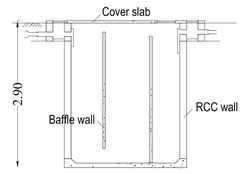
RAIN WATER
PERCOLATION PIT

NOT TO SCALE

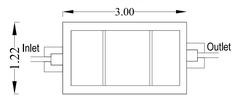


COMPOUND WALL
DETAIL

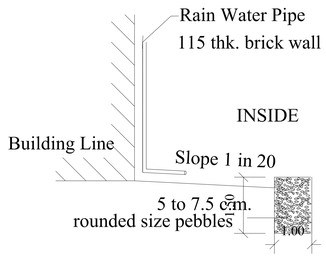
Trial Pit
(not to scale)

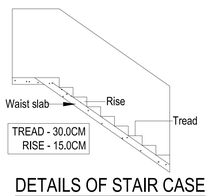


SECTION OF SEPTIC TANK
(not to scale)

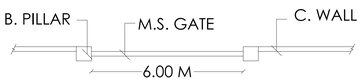


PLAN OF SEPTIC TANK
(not to scale)

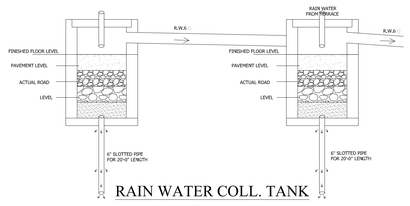




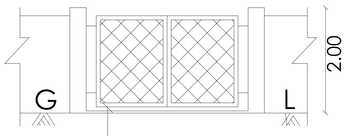
DETAILS OF STAIR CASE
(not to scale)



Plan
Compound Wall & Gate Details



RAIN WATER COLL. TANK
(NOT TO SCALE)



Elevation

திட்ட அனுமதி
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7) EA-EXTINGUISHING ALARM TO BE PROVIDED
8) MV-MECHANICAL VENTILATION TO BE PROVIDED
9) EV-10% OF ELECTRIC VEHICLE TO BE PROVIDED

APPLICANT

Mr.G.MATHAN

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MLPA / S.E.(Gr.II) /15/2024
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MADURAI-625 011
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Cell : 63833 32432, 75983 24995.

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.