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 SHOP CUM RESIDENTIAL APARTMENT BUILDING IN T.S.NO: 03,63,TS.WARD:05 (PONMENI),BLOCK NO:20 AT MADURAI WEST TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

SCALE-1:100

LEGEND:

SITE BOUNDARY -
EXISTING ROAD -
PROPOSED BUILDING -
DRIVE WAY -
PARKING -

AREA DETAILS	
T.S No.	Sq.m
03	311.00
63	301.50
Total Area	612.50

S E W N

AREA DETAILS:

SITE EXTENT : As Per Document = 605.35 Sq.m
As Per TSLR = 612.50 Sq.m

DESCRIPTION	FSI AREA (Sq.m)	NON FSI AREA (Sq.m)	TOTAL AREA (Sq.m)
COMMERCIAL AREA			
STILT FLOOR AREA	---------	231.16	231.16
FIRST FLOOR AREA	231.16	------	231.16
RESIDENTIAL AREA			
SECOND FLOOR AREA	234.16	------	234.16
THIRD FLOOR AREA	234.16	------	234.16
FOURTH FLOOR AREA	234.16	------	234.16
FIFTH FLOOR AREA	234.16	------	234.16
HEAD ROOM AREA	------	30.36	30.36
TOTAL AREA	1167.80	261.52	1429.32

F.S.I = Total Floor Area / Site Area = 1167.80 Sq.m / 605.35 Sq.m = 1.93 < 2.00

Dwelling Unit Details:

Unit-01	44.02 Sq.m X 4	176.08 Sq.m
Unit-02	49.32 Sq.m X 4	197.28 Sq.m
Unit-03	36.55 Sq.m X 4	146.20 Sq.m
Unit-04	33.10 Sq.m X 4	132.40 Sq.m
Unit-05	39.51 Sq.m X 4	158.04 Sq.m
TOTAL	202.50 Sq.m X 4	810.00 Sq.m

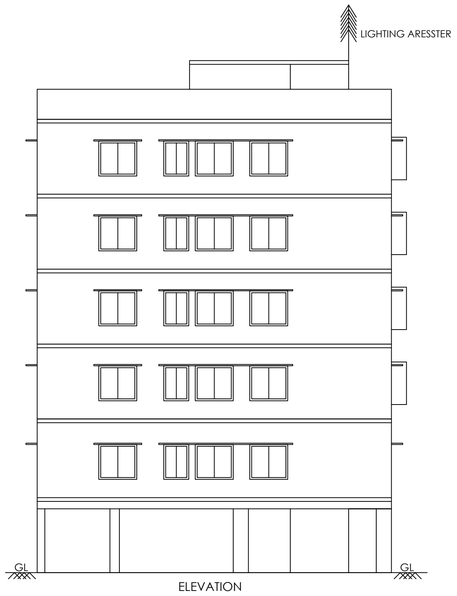
NO.OF DWELLING UNITS - 20

PARKING DETAILS: ONE DWELLING UNIT AREA LESS THAN 50.00 Sq.m

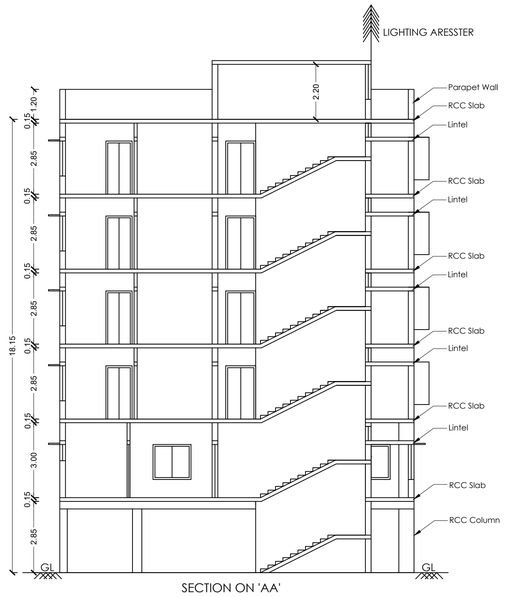
VEHICLE	PARKING AREA DESCRIPTION	AREA Sq.m	Required Nos	Provided Nos
CAR	SHOP AREA	231.16		
	1 CAR SPACE FOR EVERY 50.0 Sq.m (INCLUDE EV & PH PARKING)	(75% AREA) 173.37	04	08
	RESIDENTIAL AREA			
	VISITORS PARKING		01	
		TOTAL	05	
TWO WHEELER	SHOP AREA	231.16		
	1 TWO WHEELER SPACE FOR EVERY 50.0 Sq.m (INCLUDE EV & PH PARKING)	(75% AREA) 173.37	04	
	RESIDENTIAL AREA			
	ONE DWELLING UNIT AREA LESS THAN 50.00 Sq.m (INCLUDE EV & PH PARKING)	20 NOS	20	26
		TOTAL	24	

JOINERY DETAILS :

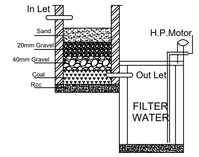
D	DOOR	3.00 X 2.13
D0	DOOR	1.20 X 2.13
D1	DOOR	1.05 X 2.13
D2	DOOR	0.76 X 2.13
SD	SLIDING DOOR	0.91 X 2.13
LD	LIFT DOOR	1.22 X 2.13
W	WINDOW	1.52 X 1.40
W0	WINDOW	1.20 X 1.52
W1	WINDOW	1.00 X 1.40
W2	WINDOW	0.82 X 1.83
V	VENDILATOR	1.00 X 0.65
V1	VENDILATOR	0.75 X 0.75
V2	VENDILATOR	2.34 X 0.57
FE	Fire Extinguisher Provided	
FA	Fire Alarm Provided	
FH	Fire Hose Provided	
DWF	Drinking Water Fountain	



ELEVATION



SECTION ON 'AA'



WASTE WATER RECYCLE PLANT

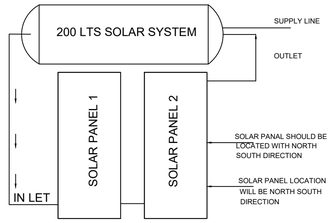
NOTE : WASTE WATER TO BE USED FOR GARDENING PURPOSE.

: SANITARY LINE IS CONNECTED TO THE SEPTIC TANK OR UGSS.

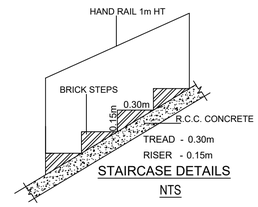


PLAN SECTION

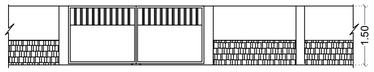
SEPTIC TANK DETAILS



SOLAR SYSTEM

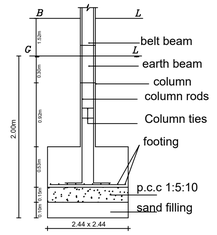


STAIRCASE DETAILS
NTS

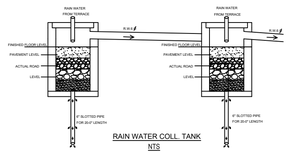


ELEVATION

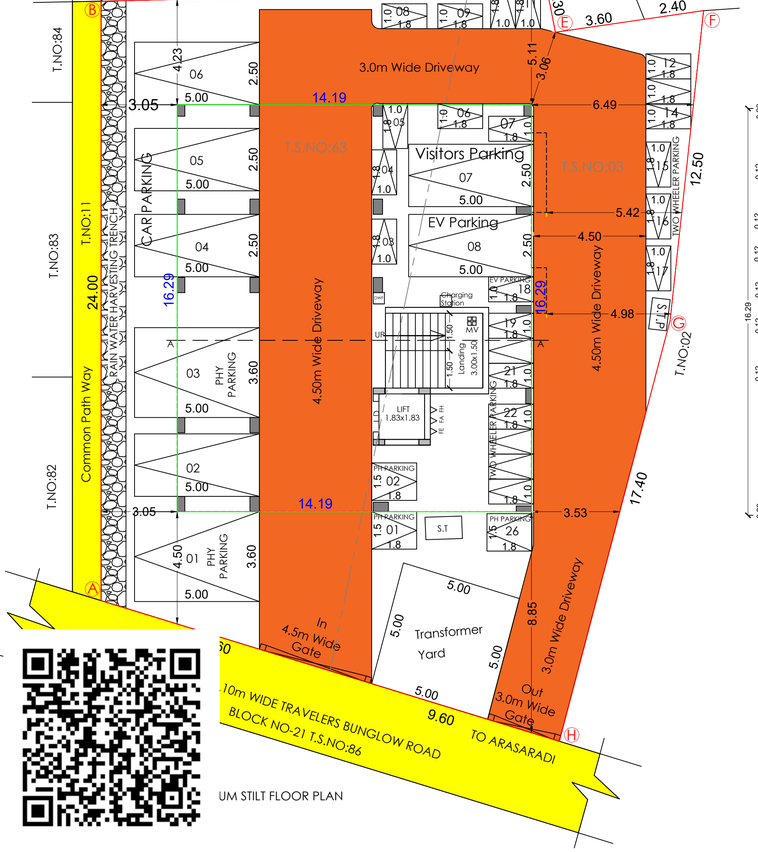
Plan
Compound wall Detail



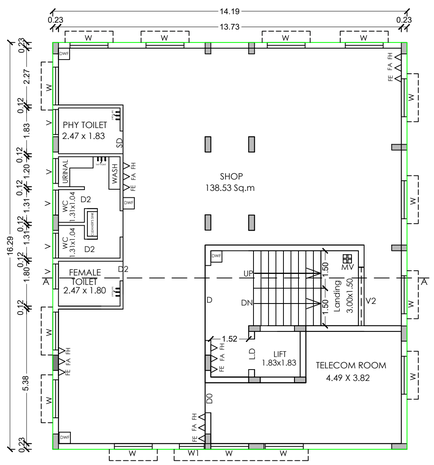
FOUNDATION DETAILS



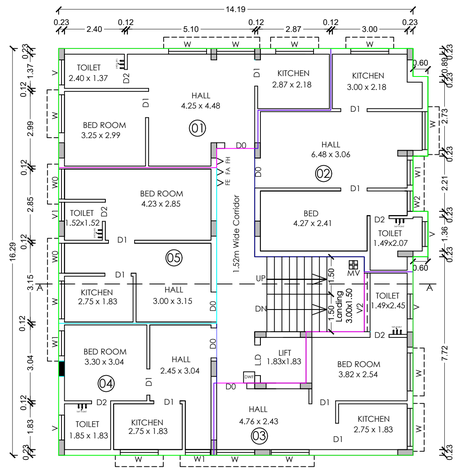
RAIN WATER COLL. TANK
NTS



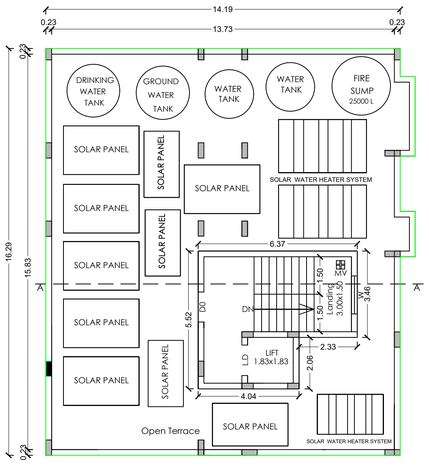
UM STILT FLOOR PLAN



FIRST FLOOR PLAN



2ND TO 5TH FLOOR PLAN



TERRACE FLOOR PLAN

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்டக்குழுமம்.
மதுரை-625017
ந.க.எண்: **SWP/BPA/843533/2026** உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு **A** முதல் **H** வரை எல்லையிடப்பட்டு மனையிட ஒப்புதலும், கட்டடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.

ம.வ.ம.உ.திரு. எண்:**284/2026**
திட்ட அனுமதி எண்:**304/2026**

OFFICE USE

Er. M.DHANDAPANI, B.E.,M.I.E.,F.I.V.,D.(LM)(M)
Retired Corporation Registered Engineer
Consulting Civil Engineer & Chartered Engineer
(CMDA Regn. No: SE/GR-II/1994/057)
81, Kattabogai Complex, Tallakulam, Madurai-2.
Ph: 9443045569
Email: mdurudhandapani@yahoo.com

Er. K.GANAPATHI, B.E.,M.E.,F.I.E.,F.I.V.,D.(LM)(M)
Registered Structural Engineer Grade-III Chartered Engineer
(CMDA Regn. No: SE/GR-II/1994/057)
UTCP Regd. No: SE/Grade-III/00295/DFCP/MADURAI/APRIL/2025
GEOMATRIX CONSULTANCY
No.22- Thomas Street, Narimedu, Madurai-625020.
Ph: 7598031360, 7708750598
Email: geomatricsconsultancy@gmail.com

STRUCTURAL ENGINEER

R.Ilmaranathan

APPLICANT

Er.V.MOHANA SUNDAR, B.E.
VECTORS CONSTRUCTIONS
MDTCP : RE 15/2021 (Grd)
1/23-5, Raja 2nd Street, Sarvayar Colony
K.Pudur, Madurai-625007.
Ph: 9894066622, 8190167405

REGISTER 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.