PP APPROVAL RECORD

Planning Permission

Survey 60/3A2 and 1 more

Kodimangalam

Madurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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 A COMMERCIAL (PROFESSIONAL & CONSULTING OFFICE) BUILDING IN S.NO - 60/3A2,PLOT NO:31 AT KODIMANGALAM VILLAGE & PANCHAYAT, MADURAI WEST PANCHAYAT UNION,MADURAI NORTH TALUK,MADURAI DISTRICT.

SCALE 1:100

SITE AREA (AS PER DOCUMENT)	-	283.54 Sq.m
SITE AREA (AS PER PATTA)	-	283.00 Sq.m

LAYOUT APPROVAL DETAILS

ROC NO:2828/2022/SWP/B4GDRYZW/2022/TCP
LP/MLPA No:234/2022
PLANING PERMISSION NO:243/2022 DATE:27.09.2022
LOCAL BODY LAYOUT APPROVAL NO:01/2022-23 DATE:12.10.2022

AREA DETAILS

FLOOR DETAILS	FSI AREA Sqm	NON FSI AREA Sqm	TOTAL AREA Sqm
STILT FLOOR AREA	-	169.00	169.00
FIRST FLOOR AREA	169.00	-	169.00
SECOND FLOOR AREA	169.00	-	169.00
THIRD FLOOR AREA	51.35 -	39.72	91.07
TOTAL AREA	389.35	208.72	598.07

FSI = TOTAL FSI AREA / SITE AREA = < 2.00 — 389.35 / 283.00 = 1.375 < 2.00

PARKING DETAILS FOR PROFESSIONAL CONSULTING OFFICE

Annexure – IV (5) A (OFFICE)

OFFICE AREA = 389.35 Sq.m

75% OFFICE AREA = 292.00 Sq.m

VEHICLE	PARKING AREA DESCRIPTION	AREA IN Sq.m	REQUIRED IN Nos	PROVIDED IN Nos
TWO WHEELER	1 TWO WHEELER SPACE FOR EVERY 25Sq.m of FLOOR AREA	292.00	11	11
CAR	1 CAR SPACE FOR EVERY100Sq.m of FLOOR AREA	292.00	03	03
EV CAR / VISITORS CAR PARKING	VISITORS CAR PARKING 10% PARKING EV CAR PARKING	02/100 X 10= 0.2	01	01
EV TWO WHEELER / VISITORS TWO WHEELER PARKING	VISITORS TWO WHEELER PARKING 10% PARKING EV TWO WHEELER PARKING	12/100 X 10= 1.2	01	01

TWO WHEELER PARKING REQUIRED FOR OFFICE =11 Nos
TWO WHEELER PARKING PROVIDED FOR OFFICE =12 Nos
CAR PARKING REQUIRED FOR OFFICE =04 Nos
CAR PARKING PROVIDED FOR OFFICE =04 Nos

LABOURS DETAILS

1	MALE WORKERS	15 Nos
2	FEMALE WORKERS	10 Nos

i) 1 WC for 15 Men ii) 1 WC for 10 Women iii) 1 Urinals for 1-20 men
iv) 1 Wash Basin for 25 Person v) 1 Drinking Water for 100 Person

SANITARY DETAILS	MALE Require	MALE Provided	FEMALE Require	FEMALE Provided
WC	1 No	3 No	1 No	3 No
Urinals	1 No	04 No	-	-
Washing Basin	1 No	06 No	1 No	5 No
Drinking Water	1 No	2 No	1 No	2 No

COLOR INDEX

SITE BOUNDARY AS PER FMB — EXG ROAD — DRIVE WAY
SITE BOUNDARY AS PER SITE — PROPOSED BUILDING

JOINERY DETAILS

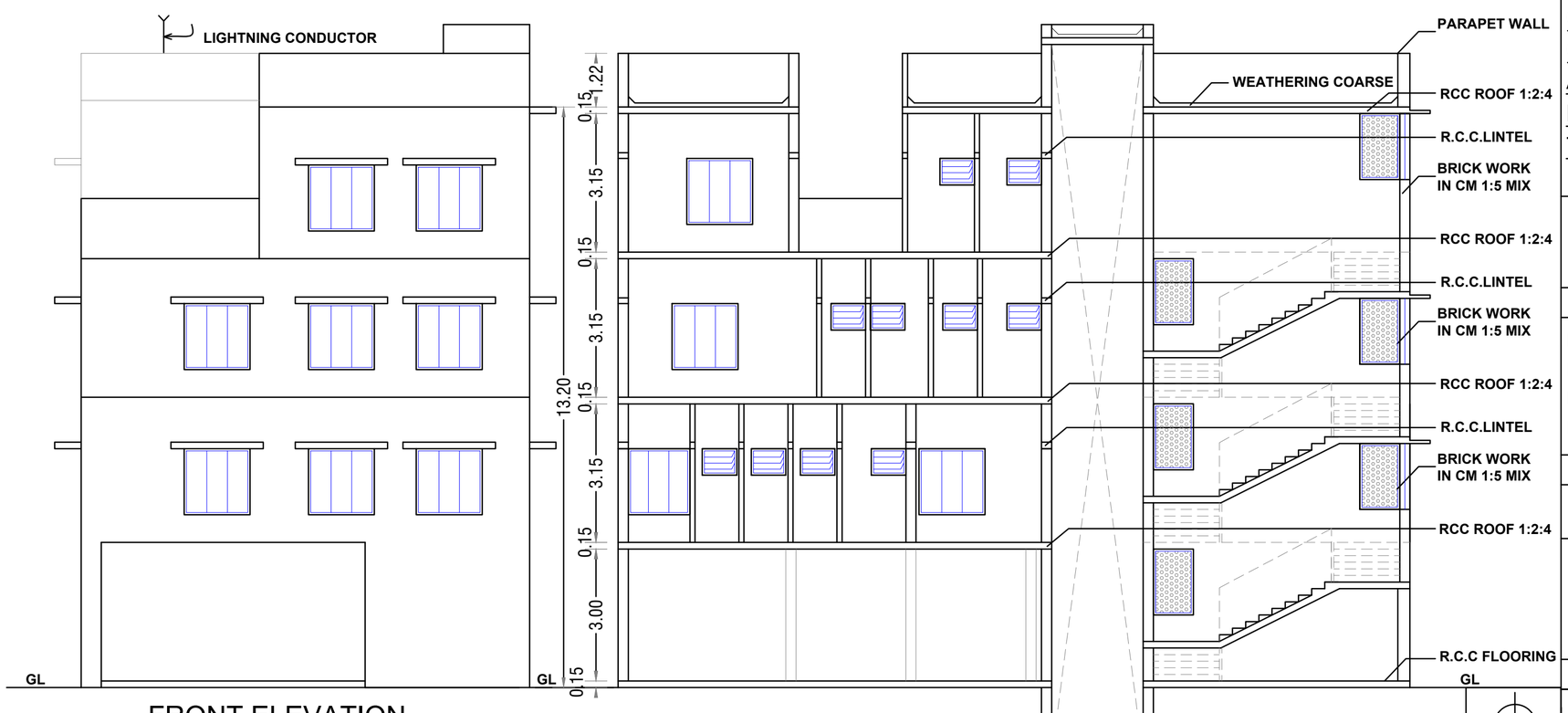
D	Door	1.00 x 2.10
D1	Door	0.75 x 2.10
O	Door open	0.91 x 2.10
W	Window	1.22 x 1.22
W1	Window	1.52 x 1.22
J	Jally	0.91 x1.22
V	Ventilator	0.91 x 0.60

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திட்ட அனுமதி

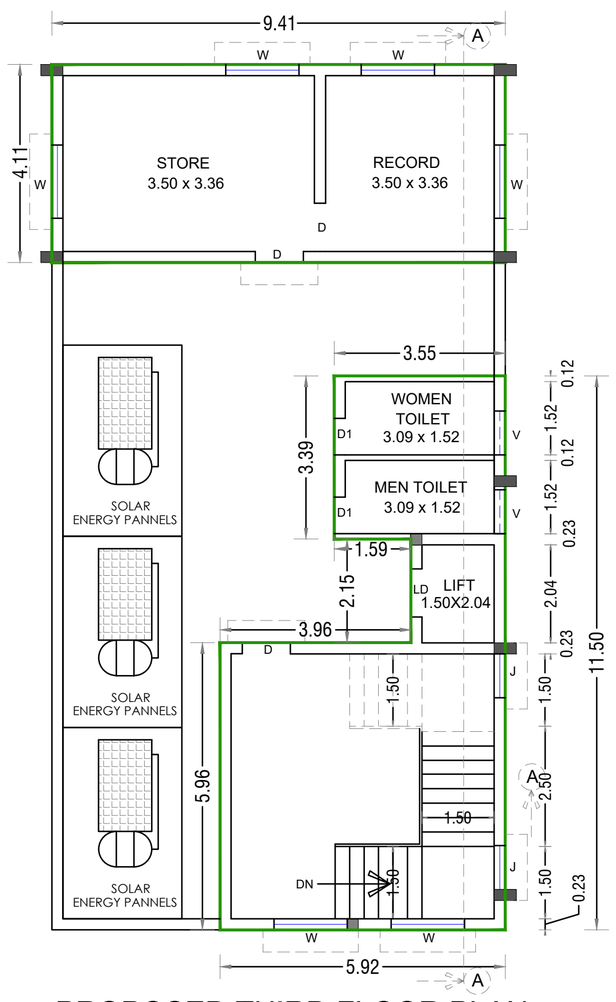
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளுர் திட்டகுழுமம் மதுரை-17 ந.க.எண்:SWP/BPA/847772/2026 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குப்பட்டு 'A' முதல் 'D' வரை எல்லையிடப்பட்டு மனையிட ஒப்புதலும் கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.

ம.வ/ம.உ.தி.கு எண் :260/2026
திட்ட/அனுமதி எண் :277/2026

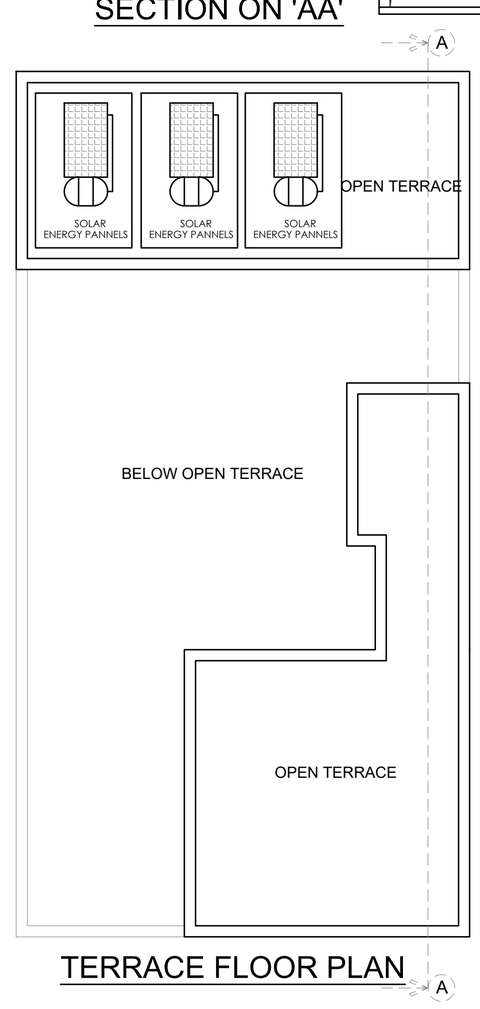


FRONT ELEVATION

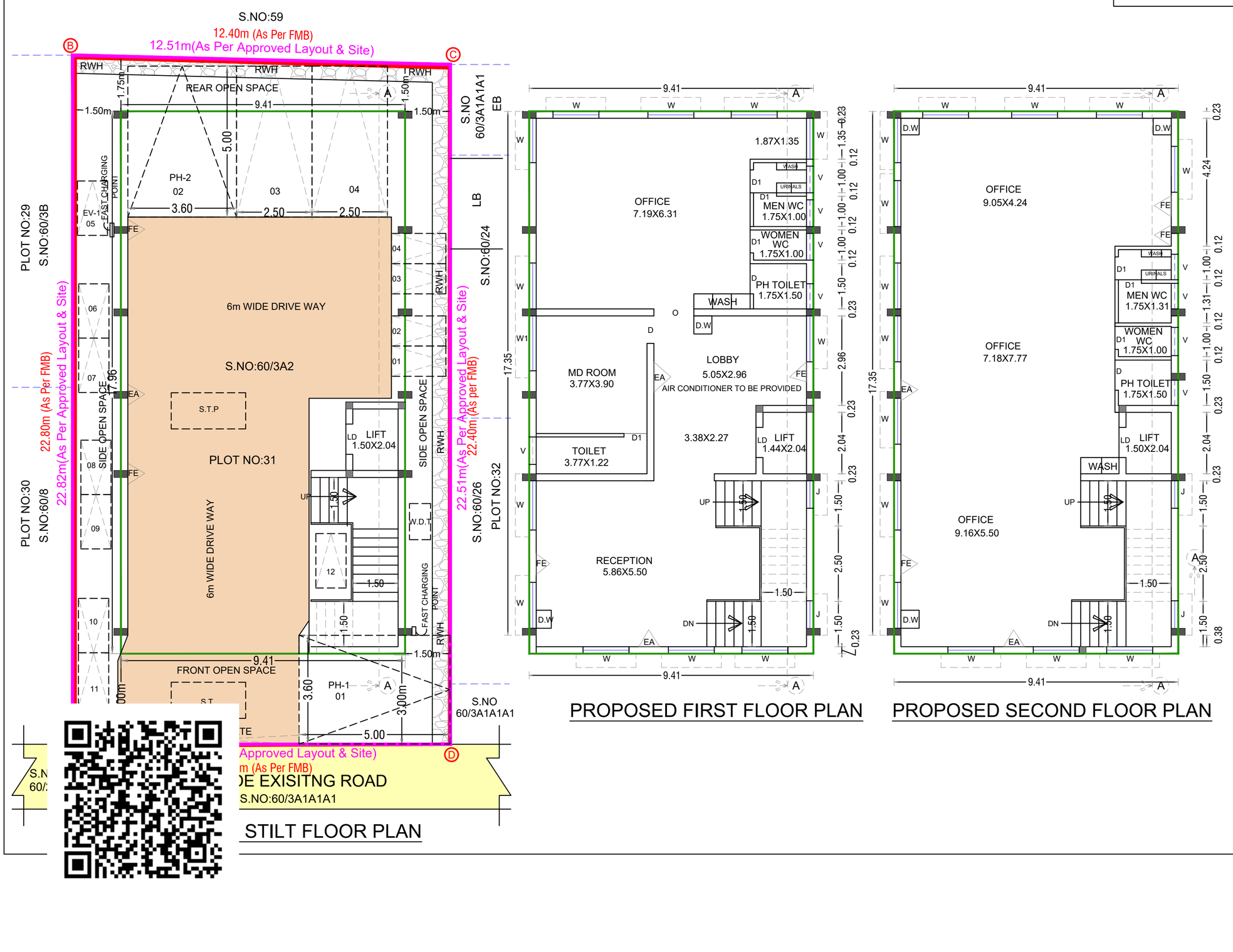
SECTION ON 'AA'



PROPOSED THIRD FLOOR PLAN



TERRACE FLOOR PLAN



STILT FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

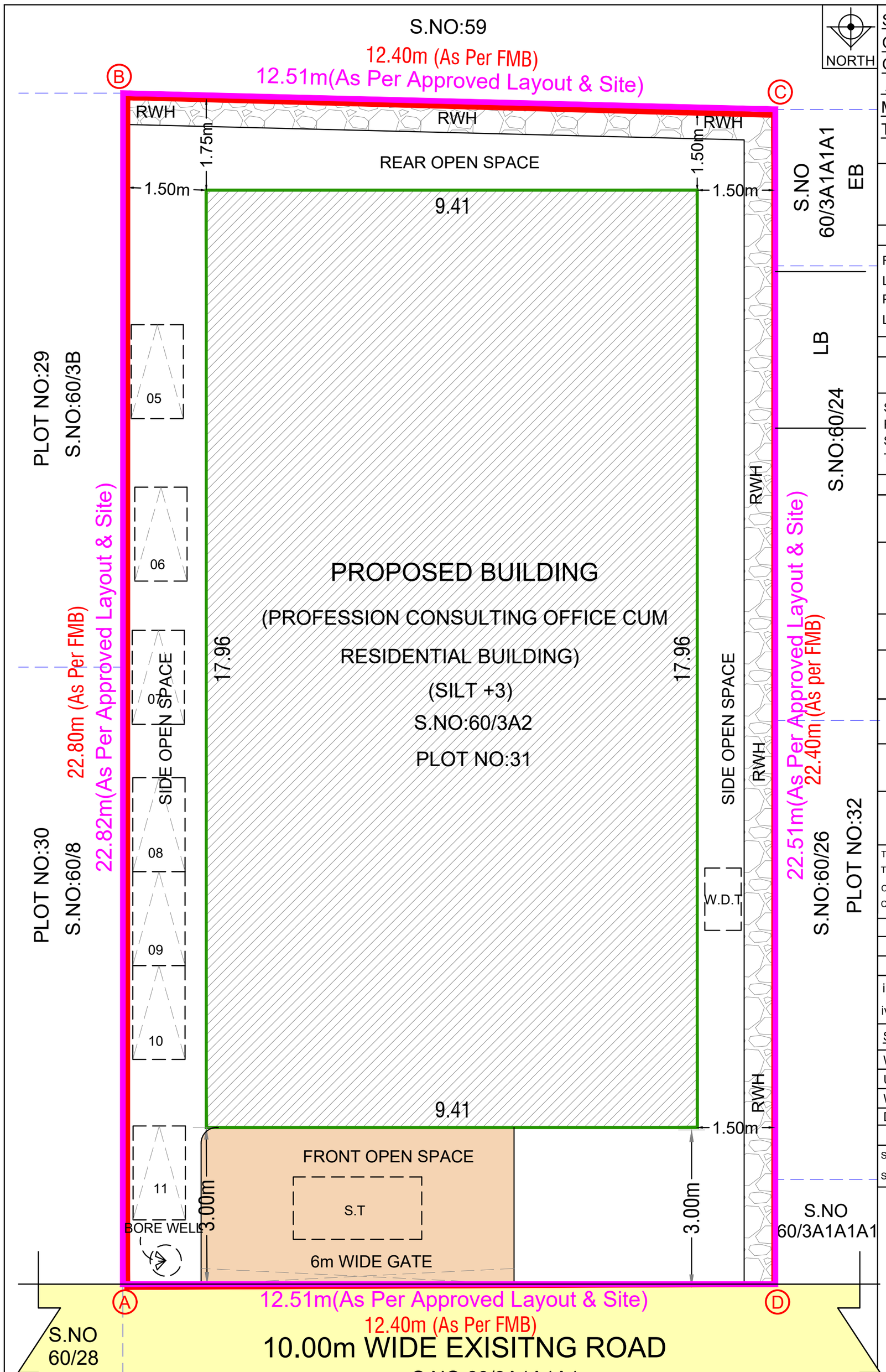
PROPOSED SECOND FLOOR PLAN

APPLICANT

B. Hariignesh
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
REGISTER ENGINEER

R. Subramanian
Er. R. SUBRAMANIAN B.E.,(Civil),M.E(Struct)
L.B.S. No: MCRT 3089
CHARTERED ENGINEER, AM-166655-2
Registration No.: 01/2022
Structural Engineer - (SE) / Grade-II
ramusubramanian.r@gmail.com
4/7a2, Annai Veedhi, Anna Nagar
Madurai - 625 020. Mobile: 98421-53110
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



NORTH

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL (PROFESSIONAL & CONSULTING OFFICE) BUILDING IN S.NO - 60/3A2,PLOT NO:31 AT KODIMANGALAM VILLAGE & PANCHAYAT, MADURAI WEST PANCHAYAT UNION,MADURAI NORTH TALUK,MADURAI DISTRICT.

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ம.வ/ம.உ.தி.கு எண் :260/2026
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APPLICANT

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Registration No.: 01/2022
Structural Engineer - (SE) / Grade-II
rsmsubramanian.r@gmail.com
4/7b2, Annai Veedhi, Anna Nagar
Madurai - 625 020. Mobile: 98421-53119
STRUCTURAL 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,
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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.