

PP

APPROVAL RECORD

Planning Permission

Madurai district, Tamil Nadu

APPROVAL TYPE

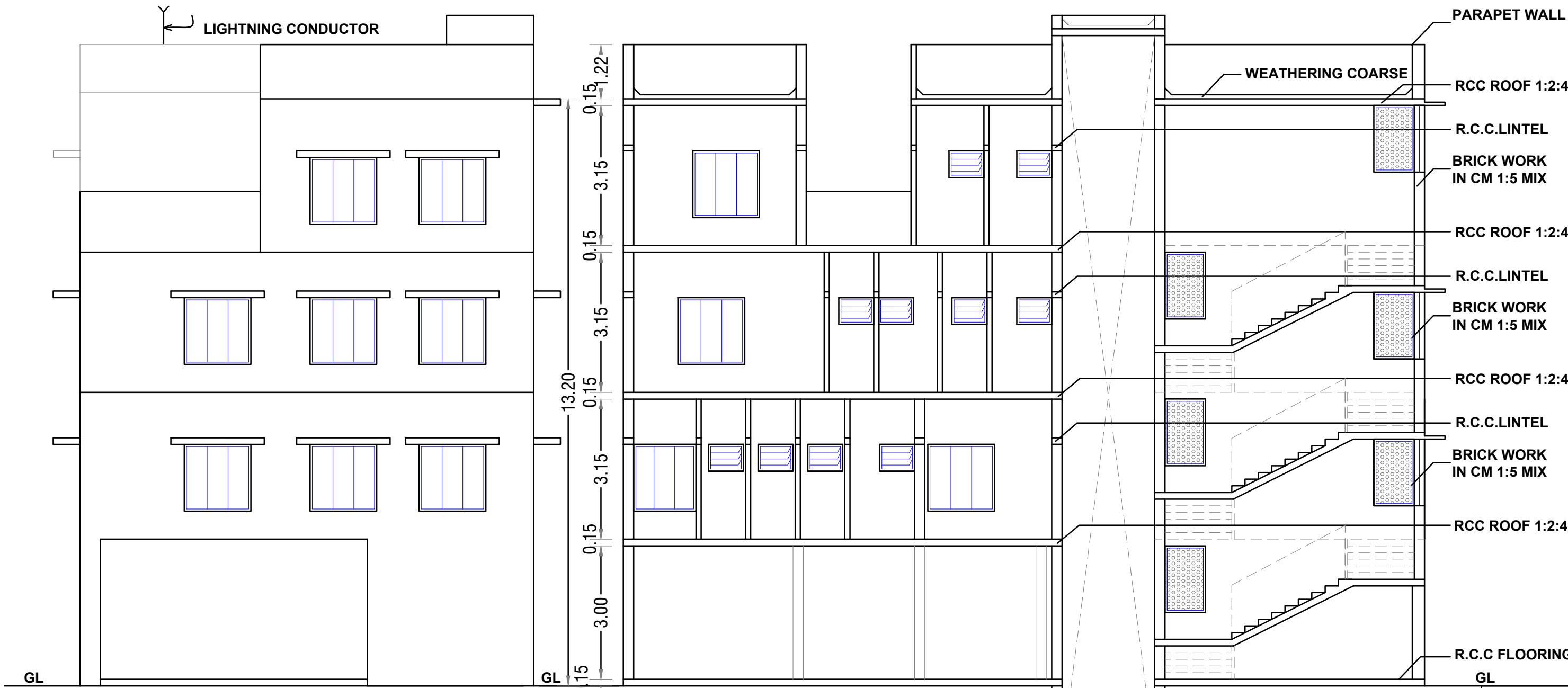
Building Plan

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.



FRONT ELEVATION

SECTION ON 'AA'



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/TCPLP/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 = $\frac{\text{TOTAL FSI AREA}}{\text{SITE AREA}} = \frac{389.35}{283.00} = 1.375 < 2.00$

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 EVERY 100Sq.m of FLOOR AREA	292.00	03	03
EV CAR / VISITORS CAR PARKING	VISITORS CAR PARKING 10% PARKING EV CAR PARKING	$\frac{02}{100} \times 10 = 0.2$	01	01
EV TWO WHEELER / VISITORS TWO WHEELER PARKING	VISITORS TWO WHEELER PARKING 10% PARKING EV TWO WHEELER PARKING	$\frac{12}{100} \times 10 = 1.2$	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		FEMALE	
	Require	Provided	Require	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 x 1.22
V	Ventilator	0.91 x 0.60

APPLICANT

Er. B. HARI VIGNESH, B.E.,
Consulting Engineer & Registered Engineer
MDTCP Reg. No: RE 43 / 2024
Plot No: 4, Prince Avenue Vandiur
Madurai - 625 020, Cell: 9826012902
REGISTER ENGINEER

Dr. R. SUBRAMANIAN, B.E., (C&S), M.E. (Struct)
L.B.S. No: MCE 10089
CHARTERED ENGINEER, AM-168655-2
Registration No.: 01/2022
Structural Engineer - (SE) / Grade-II
ramsubramanian@gmail.com
4/7a2, Anna Veedhi, Anna Nagar
Madurai - 625 020. Mobile: 98421-53116
STRUCTURAL ENGINEER

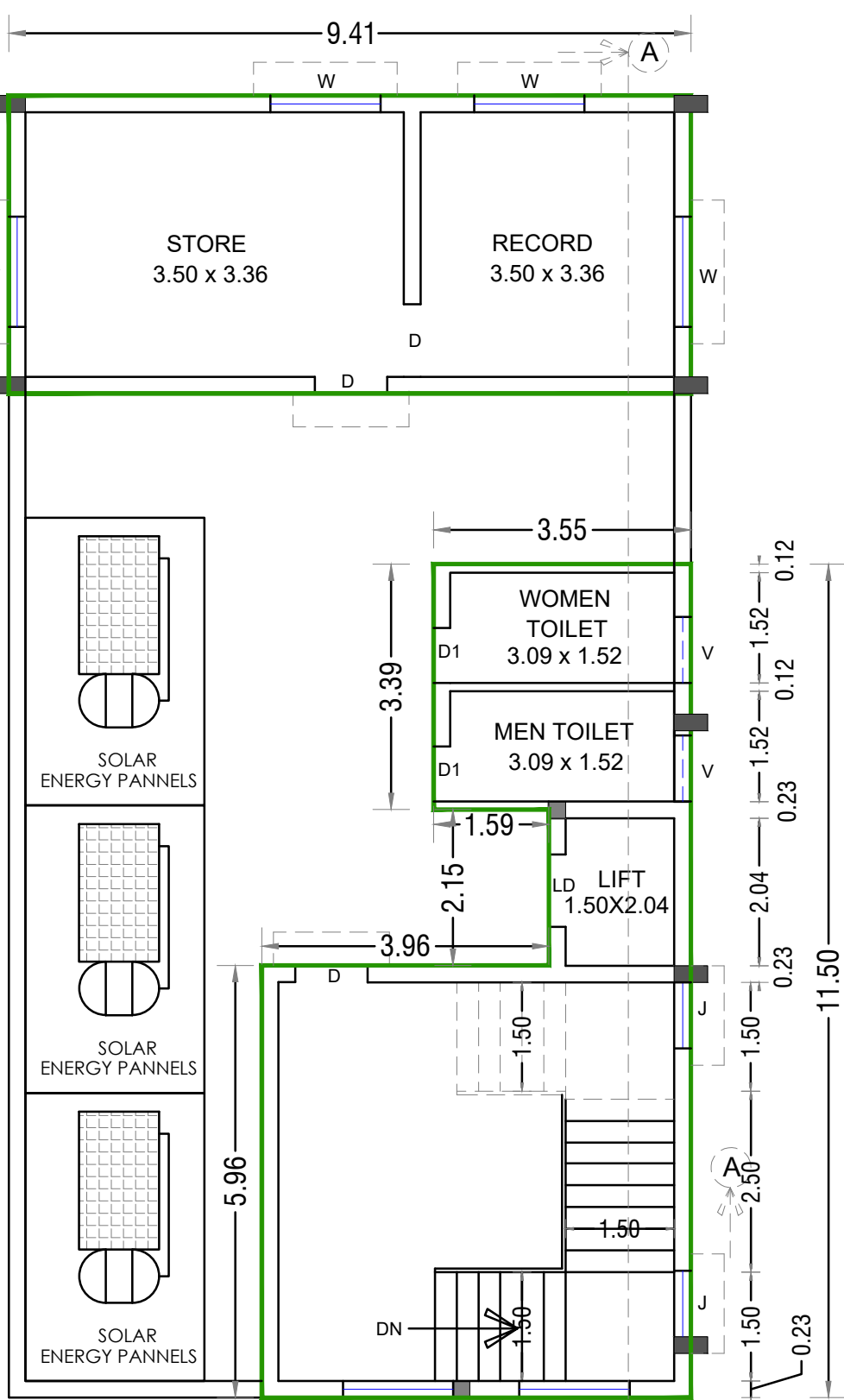
K.T.S. SENTHILRAJA
SRI MEENAKSHI ASSOCIATES
DTCP Reg.No: CE 25/2025
M168, 40 House Street, Sector-6,
TNHB Colony, Koodalpudur, Madurai -17.
Contact No: 86121 70678
CONSTRUCTION ENGINEER

1. FIRE EXTINGUISHER WILL BE PROVIDED - FE
2. FIRE ALARM TO BE PROVIDED -FA
3. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED.
4. SOLAR SYSTEM TO BE PROVIDED.
5. STRUCTURE IS DESIGNED SAFELY FOR EARTH QUAKE RESISTANCE.
6. WASTE WATER TO BE CONNECTED TO UNDER GROUND SEWAGE SYSTEM
7. MECHANICAL VENTILATION TO BE PROVIDED

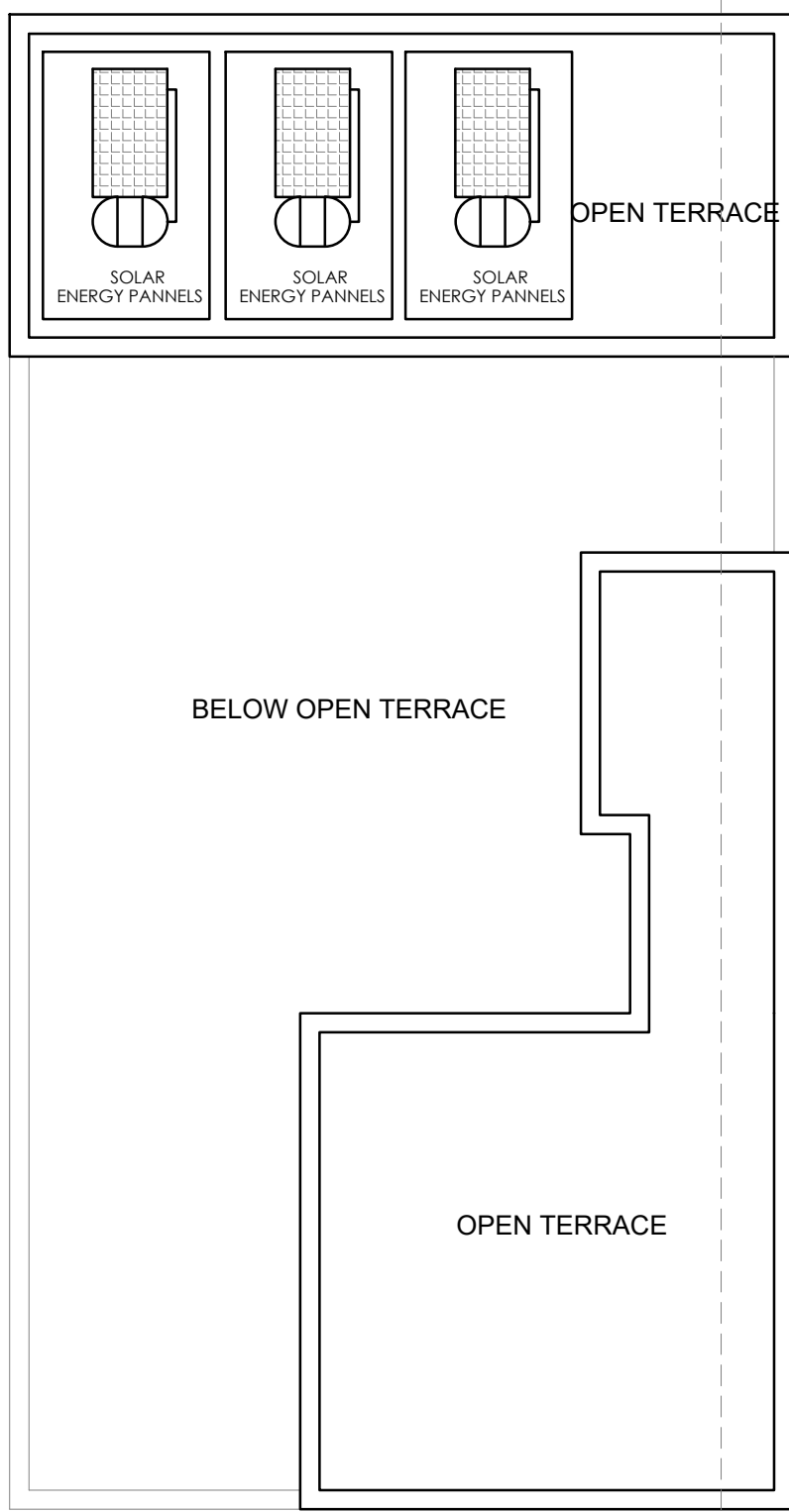
திட்ட அனுமதி

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

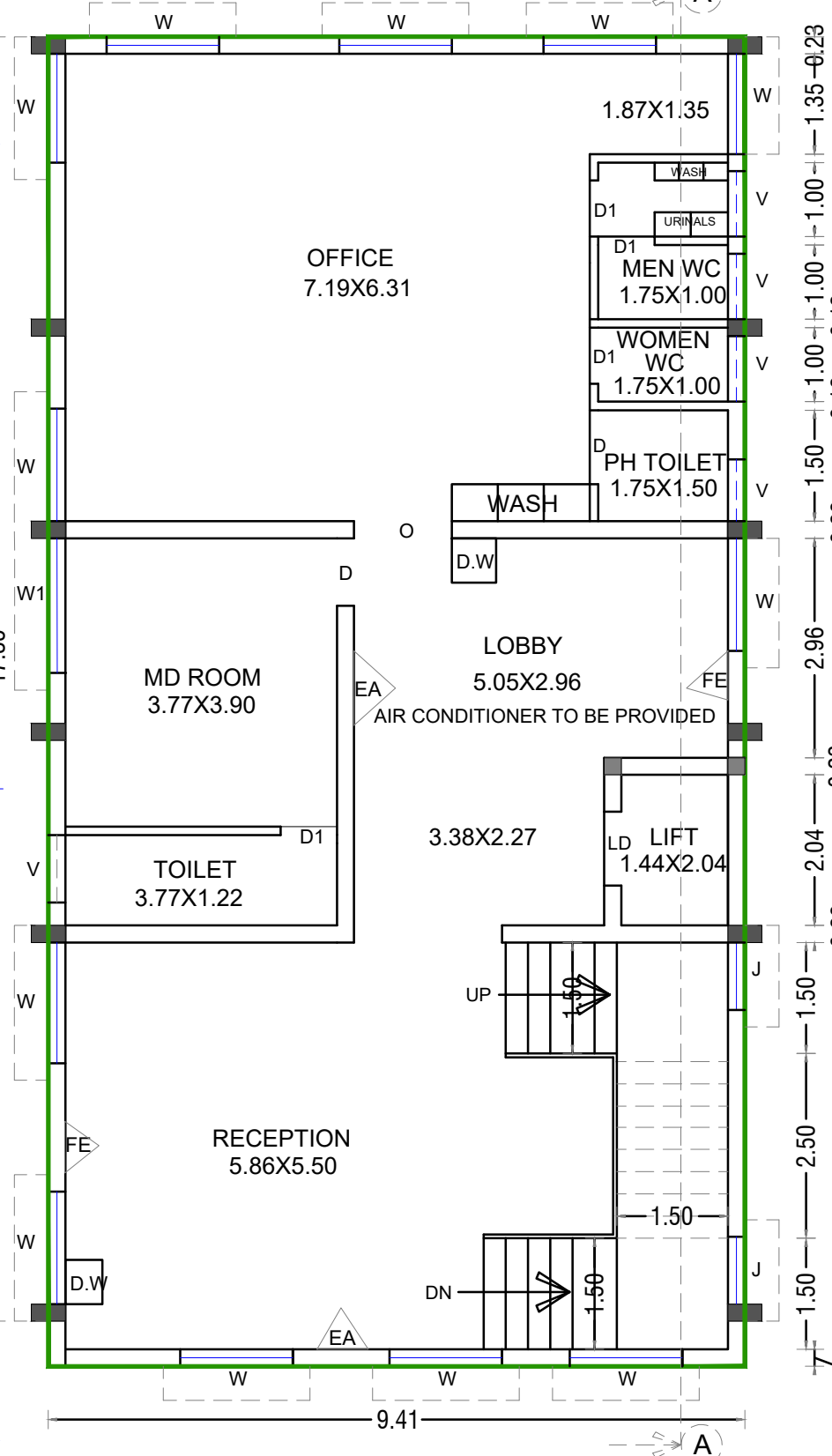
ம.வ.ம.உ.தி.கு எண் :260/2026
திட்டஅனுமதி எண் :277/2026



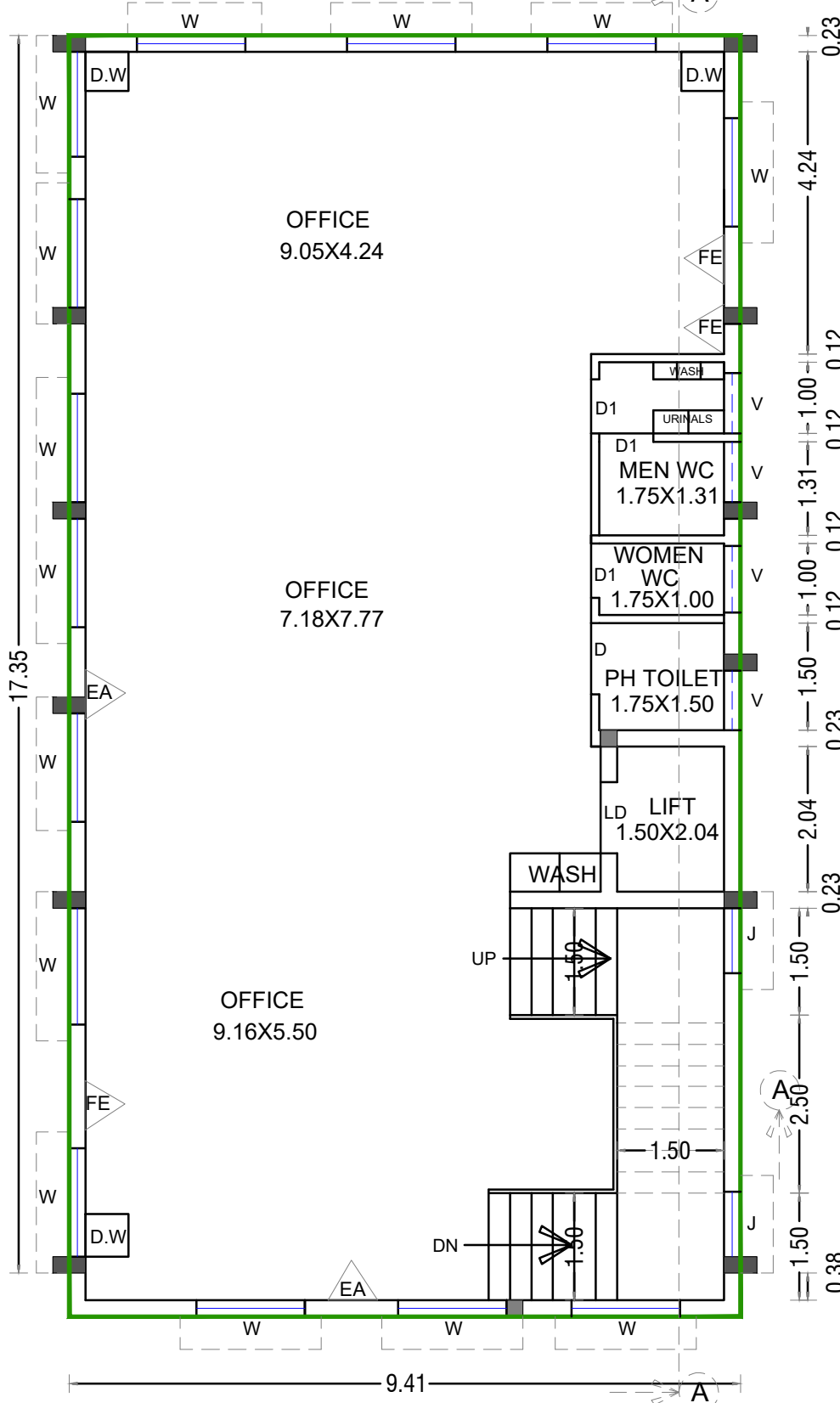
PROPOSED THIRD FLOOR PLAN



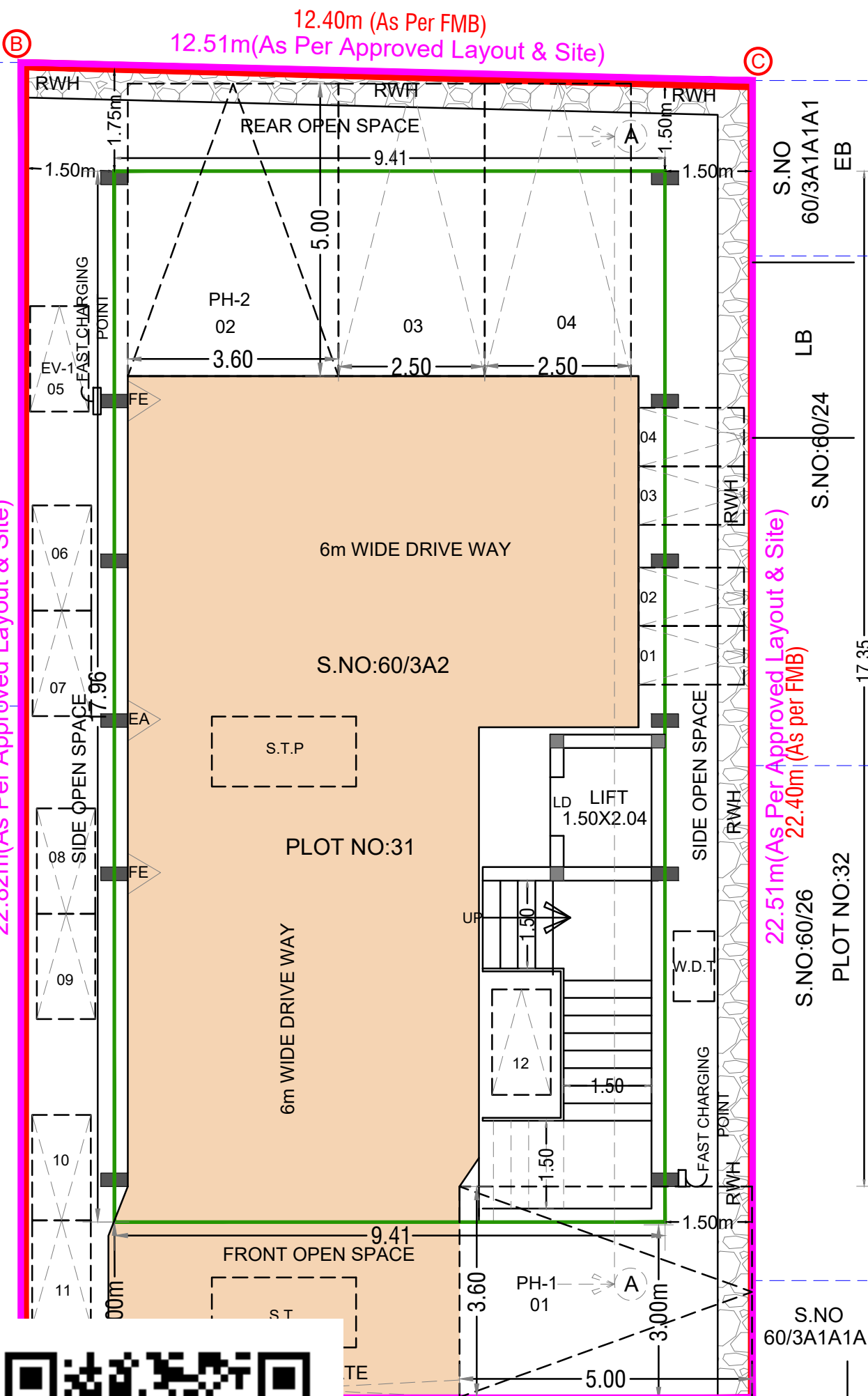
TERRACE FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



Approved Layout & Site)
m (As Per FMB)
DE EXISTING ROAD
S.NO:60/3A1A1A1

STILT FLOOR PLAN



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](#)



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

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

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

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



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.

