PP APPROVAL RECORD

Planning Permission

Madurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

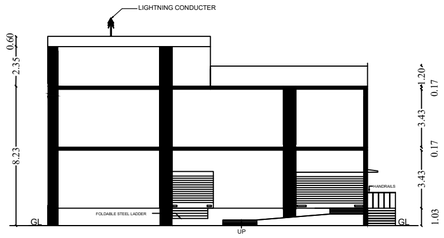
The approval as the planning authority issued it, reproduced in full behind this page.

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

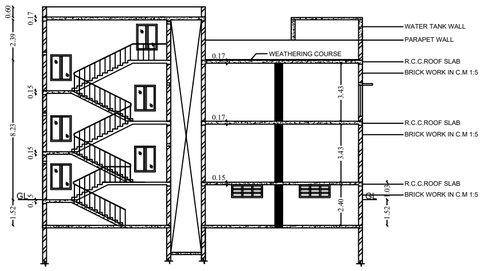
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

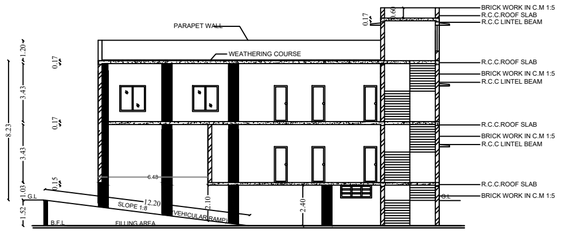
SHEET NO:1 OF 2
SCALE:1:100



FRONT ELEVATION



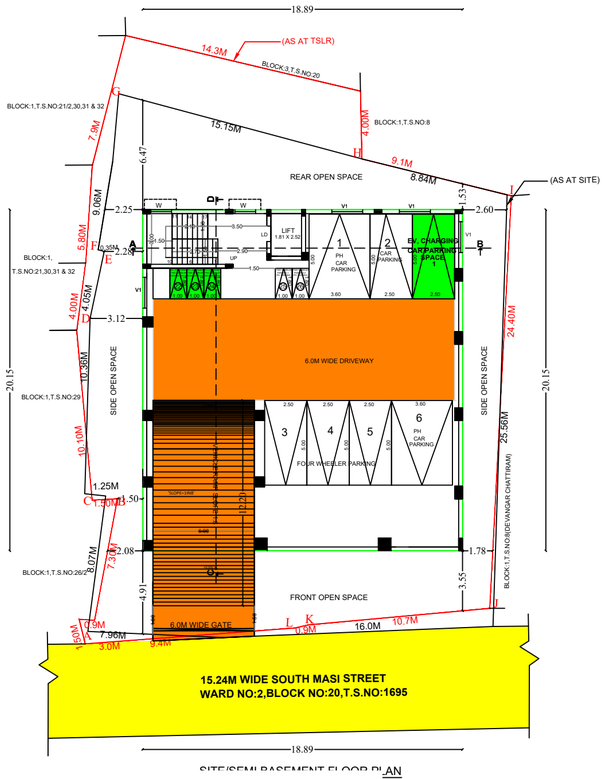
SECTION ON A-B



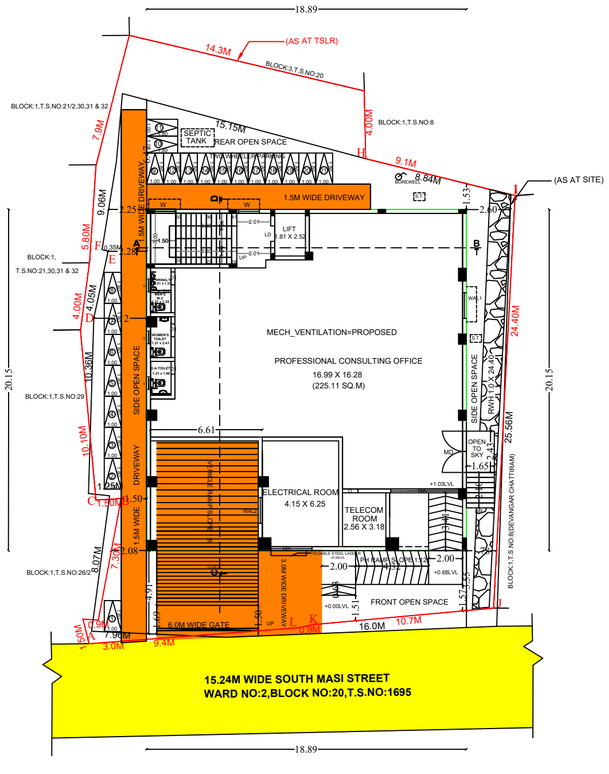
SECTION ON C-D

NORTH

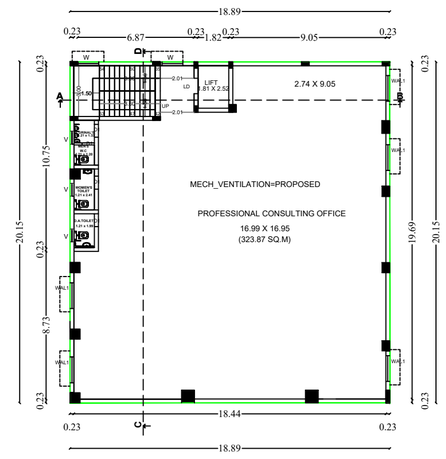
SOUTH



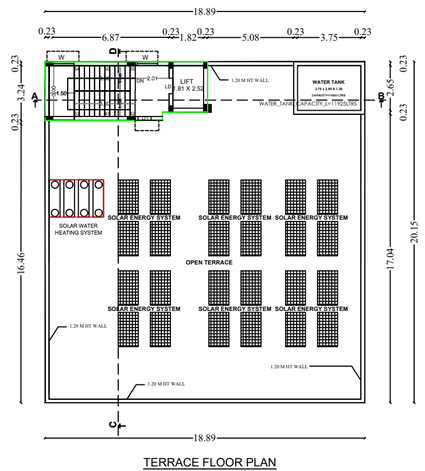
SITE/SEMI BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A PROFESSIONAL CONSULTING OFFICE (COMMERCIAL BUILDING) IN T.S.NO:21/2,22/1,22/2,23,24,25,26/1,PATTA WARD NO:3,BLOCK NO:1, SOUTH MASI STREET, MADURAI WEST TALUK, MADURAI CORPORATION,MADURAI DISTRICT.

AREA DETAILS

AREA OF THE SITE(AS PER DOCUMENT)			716.00 Sqm
AREA OF THE SITE(AS PER TSLR)			721.00 Sqm
AREA OF THE SITE(AS PER SITE/SUPER IMPOSED AREA)			689.82 Sqm
FLOOR AREA	FSI	NON FSI	TOTAL
SEMI BASEMENT FLOOR AREA	--	380.65	380.65
GROUND FLOOR AREA	380.65	--	380.65
FIRST FLOOR AREA	380.65	--	380.65
HEAD ROOM AREA(STAIR & LIFT)	--	34.00	34.00
TOTAL	761.30	414.65	1175.95

F.S.I = TOTAL COVERED AREA IN ALL FLOOR / SITE EXTENT = 761.30 SQ.M / 689.82 SQ.M = 1.10 < 2

PLOT COVERAGE = MAX. ONE FLOOR AREA / SITE EXTENT X 100 = 380.65 SQ.M / 689.82 SQ.M X 100 = 55.18 %

PARKING DETAILS CAR PARKING

VEHICLE	PARKING AREA DESCRIPTION	AREA IN SQ.MT	REQUIRED	PROVIDED
(i)	1 Car Space For Every 100 Sq.m of Floor Area (Including PH Parking & EV Parking)	(75% Of Plinth Area)	6	6
(ii)	10% of Visitor's Parking		1	1
TOTAL			7	7

PARKING DETAILS TWO WHEELER PARKING

(i)	1 Two Wheeler Space For Every 25 Sq.m of Floor Area (Including PH Parking & EV Parking)	(75% Of Plinth Area)	23	23
(ii)	10% of Visitor's Parking		3	3
TOTAL			26	26

JOINERIES DETAILS			REFERENCE
RS	ROLLING SHUTTER	4.00 X 2.13	
D1	DOOR	0.76 X 2.13	
D2	DOOR	0.91 X 2.13	SITE (AS PER TSLR)
MD	MAIN DOOR	2.43 X 2.13	SITE (AS PER SITE & SUPER IMPOSED)
LD	LIFT DOOR	0.91 X 2.13	
W	WINDOW	1.22 X 1.52	PROPOSED BUILDING
W1	WINDOW	3.00 X 1.52	
WAL1	WINDOW	1.52 X 1.52	EXISTING ROAD
WAL2	WINDOW	1.52 X 1.83	DRIVE WAY
V1	VENTILATOR	1.52 X 1.83	
V	VENTILATOR	0.76 X 0.76	

SANITARY DETAILS : 54 (2) (b)
TOTAL NUMBER OF PERSONS - 25Nos
MALE - 13 FEMALE - 12

SL.NO	DESCRIPTION		REQUIRED	PROVIDED
1	WATER CLOSET	Male (1 Per 25 Persons)	1	2
2		Female (1 Per 15 Persons)	2	2
3	URINALS	Male (1 Per 7-20 Persons)	1	4
4	WASH BASINS	(1 Per 25 Persons)	1	4
5	CLEANER'S SINK	1 Per 1 Each Floor	2	2
6	DRINKING WATER FOUNTAIN	1 Per 100 Each Floor	1	1
7	DA TOILET		2	2

1) T.J
2) T.S.S. Emanuel
3) T.S.S. Kishonlal
4) T.S.S.
5) T.Shanmuga Pdn [OWNER]
[MINOR: T.H.THARUN KUMAR]

APPLICANT

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண்.SWP/BPA/859310/2026 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
"A" முதல் "L" வரை எல்லையிடப்பட்டு
மனையிட ஒப்புதலும், கட்டடதிற்கு திட்ட
அனுமதியும் அளிக்கப்படுகிறது.
ம.வ/ம.உ.தி.கு. எண்: 360 / 2026
திட்ட அனுமதி எண்: 381 / 2026

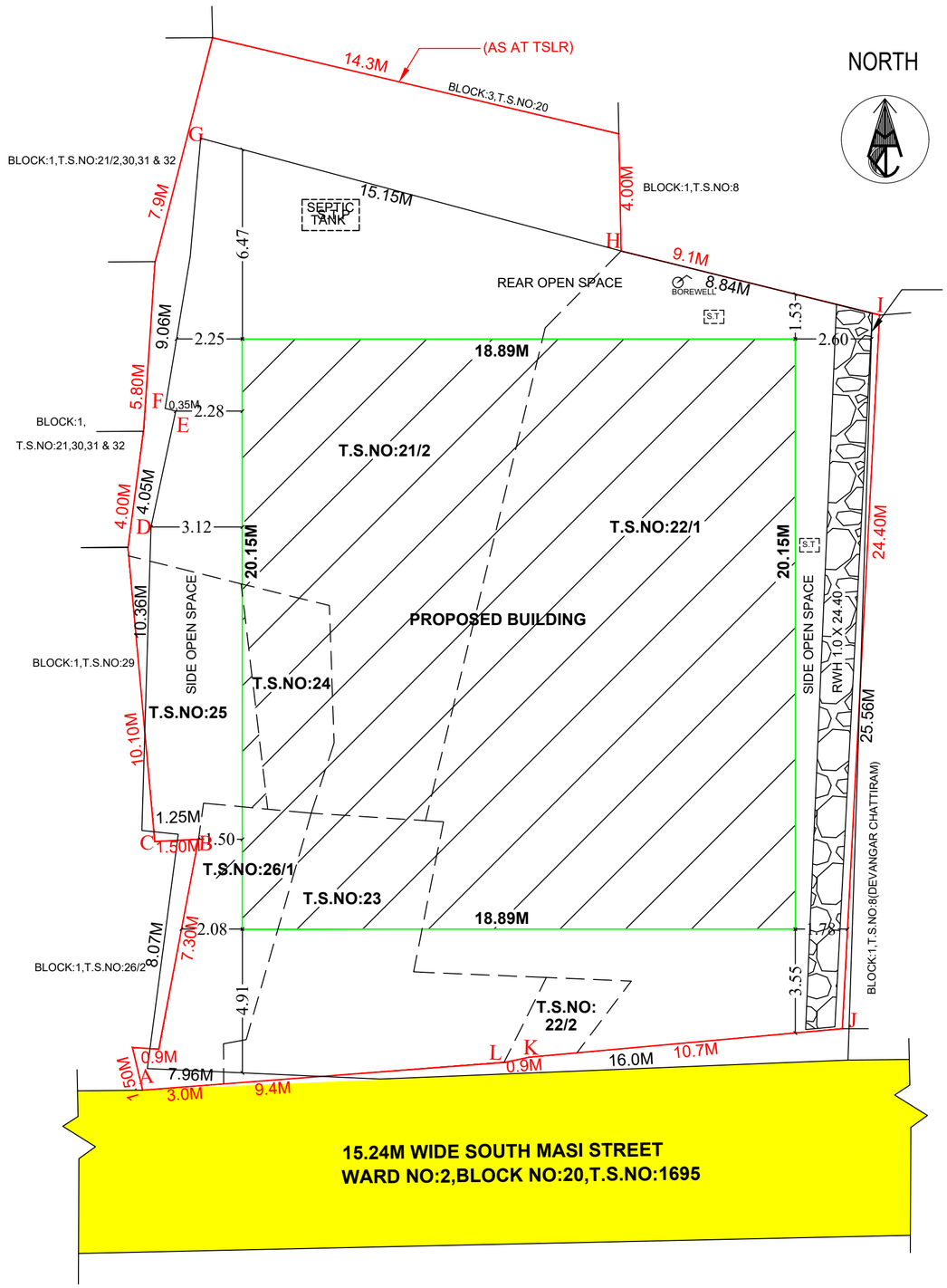
NOTE:

1. ALL DIMENSIONS ARE IN METERS.
2. SOLAR WATER HEATING SYSTEM TO BE PROVIDED IN TERRACE FLOOR.
3. RAIN WATER HARVESTING TO BE PROVIDED IN SITE.
4. STP AND RECYCLING UNIT OF WASTE WATER TO BE PROVIDED IN THE SITE.
5. STRUCTURE IS SAFE FOR EARTHQUAKE.
6. FE:FIRE EXTINGUISHING SYSTEM TO BE PROVIDED IN ALL FLOORS.

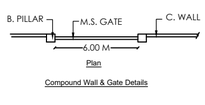
(Er.M.Tamil selvan, M.Tech)
Er. M. Tamil Selvan, M. Tech(Struc)
(Structural Engineer Grade-1)
DTCP Reg. No: CGLDIST/SE/ER-1/2025/10013
Valid upto: 22-10-2030. Mob: +91 98433 13508
SKD STRUCTURAL CONSULTANTS
No.6, 1st Floor, Kamarajar Salai, Ashok Nagar,
Chennai- 600 083.
REGISTERED STRUCTURAL ENGINEER

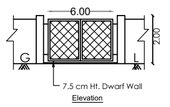
Er.P.MUTHU KUMAR.B.E.,Civil Engg.
REGISTERED ENGINEER GRADE - II
Reg. No : RE - (DR.II)/640/2005
DTCP / MADURAI
Reg. No : MCMC 5110, Madurai Corporation
Licensed Engineer
Mobile : 93481 85393
Email : mmsbuilderstrade@gmail.com
REGISTERED ENGINEER

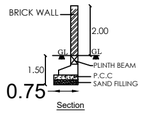
SHEET NO:2 OF 2
SCALE:1:500

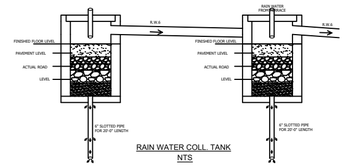


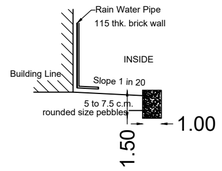
SITE/SEMI BASEMENT FLOOR PLAN

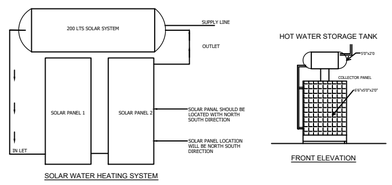


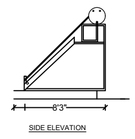




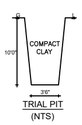




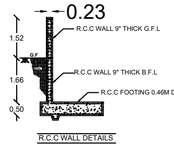


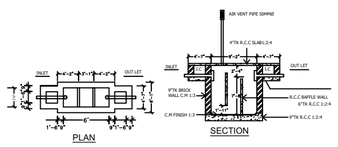




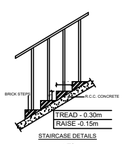


TYPICAL SECTIONAL DETAILS OF
R.C.C COLUMN & FOOTING DETAILS





SEPTIC TANK DETAILS
SCALE 1"=8'0"



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ம.வ/ம.உ.தி.கு. எண்: 360 / 2026
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SITE (AS PER SITE & SUPER IMPOSED)
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EXISTING ROAD
DRIVE WAY

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7	DA TOILET		2	2

1) T.J.
2) T.S.S. Mavarkal
3) T.S.S. Kishorilal
4) T.S.
5) T.S.Hasi Hasan Babu [GUARDIAN]
[MINOR: T.H.THARUN KUMAR]

APPLICANT

(Er.M.Tamil selvan, M.Tech)
Er. M. Tamil Selvan, M. Tech(Stru.)
(Structural Engineer Grade-1)
DTCP Reg. No: CGLDIST.SE/GR-I/2025/100013
Valid upto: 28-10-2030. Mob: +91 98433 13508
SKC STRUCTURAL CONSULTANTS
No.6, 1st Floor, Kamarajar Salai, Ashok Nagar, Chennai- 600 083.
REGISTERED STRUCTURAL ENGINEER

Er.P.MUTHU KUMAR,B.E.,Civil Engg.
REGISTERED ENGINEER GRADE - II
Reg. No : RE - GR-II/541/2025
DTCP / MADURAI
Reg. No : MCRE 3110, Madurai Corporation
Licensed Engineer
Mobile : 82481 85393
Email : mmsbuilderstrade@gmail.com
REGISTERED 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.