Verified RealEstate™

REFERENCE
SWP/BPA/875550/2026

ISSUED
15 September 2026

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

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+91 9996 12 9996
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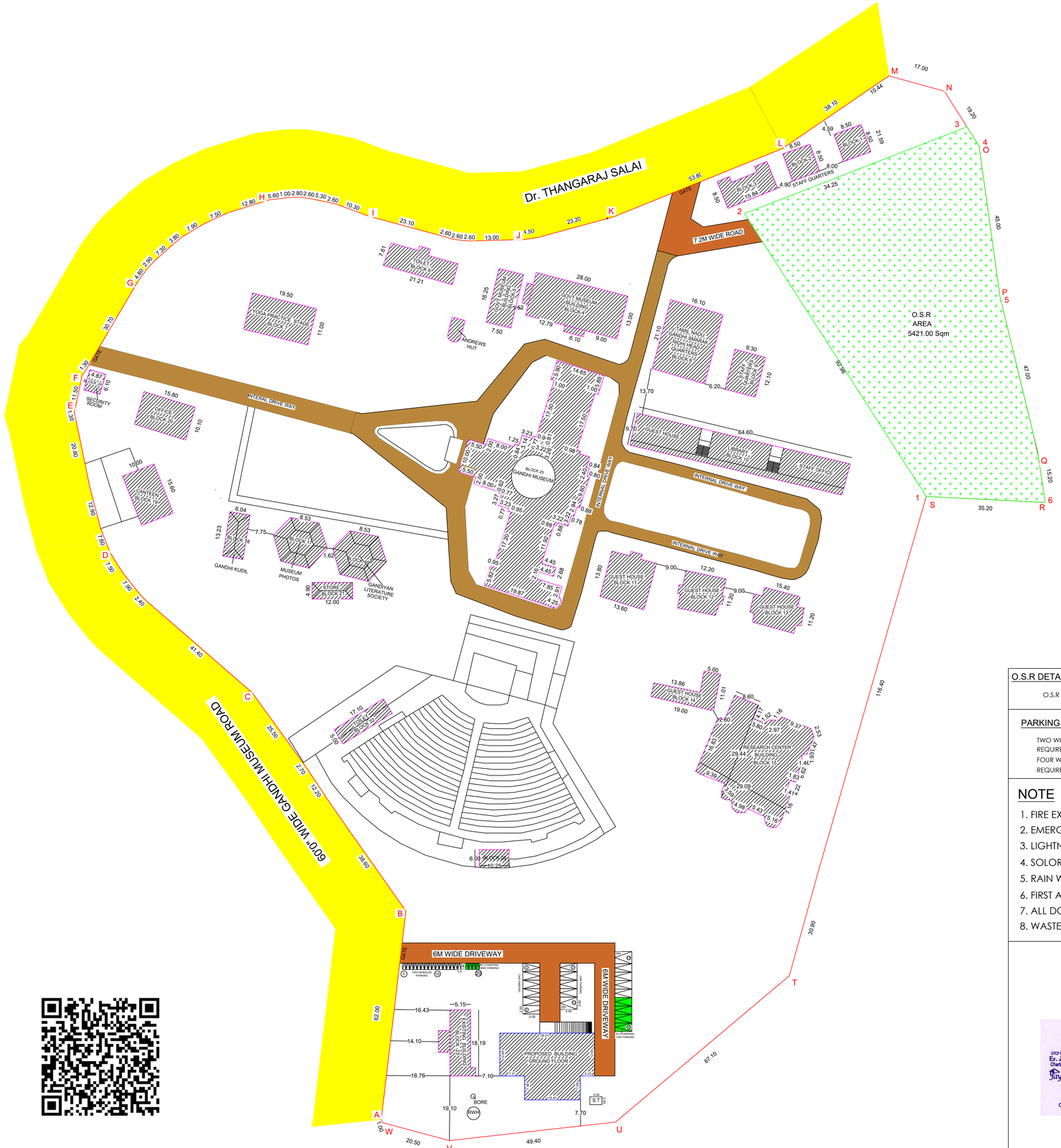
DIGITALLY VERIFIED RECORD



திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்
மதுரை-625017
ந.க.எண்: **SWP/BPA/875550/2026**
உத்தரவில் கண்டுள்ளவாறு
நிபந்தனைகளுக்குட்பட்டு **"A" TO "W"** வரை என
எல்லையிட்ட மனையிட ஒப்புதலும்,
கட்டிடத்திற்கு திட்ட அனுமதியும்
அளிக்கப்படுகிறது
ம.வ.உ.தி.கு எண்: 413/2026
திட்ட அனுமதி எண்: 437/2026

O.S.R DETAILS

O.S.R REQUIRED - 10% O.S.R PROVIDED - 10.08%

PARKING DETAIL

TWO WHEELER PARKING REQUIRED = 18 NOS.
TWO WHEELER PARKING PROVIDED = 20 NOS.
FOUR WHEELER PARKING REQUIRED = 18 NOS.
FOUR WHEELER PARKING PROVIDED = 20 NOS.

NOTE

1. FIRE EXTINGUISER WILL BE PROVIDED.
2. EMERGENCY ALARM WILL BE PROVIDED.
3. LIGHTNING CONDUCTOR WILL BE PROVIDED.
4. SOLOR SYSTEM WILL BE PROVIDED.
5. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED.
6. FIRST AID BOX AND EXHAUSTEDFAN WILL BE PROVIDED.
7. ALL DOORS AND WINDOWS ARE OPEN OUT WARDS.
8. WASTE WATER RECYCLED &USED FOR GARDEN PURPOSED.

APPLICANT

SECRETARY
GANDHI MEMORIAL MUSEUM
MADURAI - 625 020.

DTCP RE-GR-EMPLOYEN MCRE 2004 AM 186962-3
Er. J. JAYAPANDI, M.E.,(Struct)
Chartered Engineer & Structural Consultant
JAY STRUCTURES
Plot No.4, Jayam Complex
Annamalaiyar Nagar
Kulamangalam Main Road
Keela Panangadi, Madurai-17
Cell: 96267 06097, 81240 41222

REGISTERED ENGINEER

N.PANNEER SELVAM,M.E.,M.Sc(Rev),A.M.I.E.,
Civil & Structural Consultant
A.M.I.E No - AMI84463-9
Registered Structural Engineer
Reg.No - DTCP-SE-GR-II / 42 / 2024
No-192, Sivamani Street, Narayanapuram, Madurai-14.
Cell - 99943 22756

STRUCTURAL ENGINEER

THE SITE PLAN SHOWING PROPOSED CONSTRUCTION OF INSTITUTIONAL BUILDING (MEETING HALL) IN T.S NO: 2, BLOCK NO:10, SURVEY WARD NO:10 AT GANDHI MEMORIAL MUSEUM MADURAI, MADURAI NORTH TALUK, MADURAI DISTRICT.

SHEET NO:1

FILE NUMBER : SWP/BPA/875550/2026

AREA STATEMENT

SCALE:1:200

SITE AREA DETAIL:-

SL.NO	S.F.NO	AREA Sqm (AS PER PATTA)	AREA Sqm (AS PER DOC)
1	T.S.NO:2,BL:10,S.W:10	53800 sqm	53800 sqm

EXISTING BUILDING AREA DETAIL:-

DESCRIPTIONS	NON FSI	FSI	OTHERS	TOTAL
GROUND FLOOR BLOCK 1	-	72.25 SQ.M	-	72.25 SQ.M
GROUND FLOOR BLOCK 2	-	72.25 SQ.M	-	72.25 SQ.M
GROUND FLOOR BLOCK 3	-	134.64 SQ.M	-	134.64 SQ.M
GROUND FLOOR BLOCK 4	-	364.00 SQ.M	-	364.00 SQ.M
GROUND FLOOR BLOCK 5	-	121.87 SQ.M	-	121.87 SQ.M
GROUND FLOOR BLOCK 6	-	149.10 SQ.M	-	149.10 SQ.M
GROUND FLOOR BLOCK 7	-	214.50 SQ.M	-	214.50 SQ.M
GROUND FLOOR BLOCK 8	-	339.71 SQ.M	-	339.71 SQ.M
FIRST FLOOR BLOCK 8		339.71 SQ.M		339.71 SQ.M
GROUND FLOOR BLOCK 9	-	112.53 SQ.M	-	112.53 SQ.M
GROUND FLOOR BLOCK 10	-	626.62 SQ.M	-	626.62 SQ.M
GROUND FLOOR BLOCK 11	-	187.68 SQ.M	-	187.68 SQ.M
GROUND FLOOR BLOCK 12	-	136.64 SQ.M	-	136.64 SQ.M
GROUND FLOOR BLOCK 13	-	200.20 SQ.M	-	200.20 SQ.M
GROUND FLOOR BLOCK 14	-	113.88 SQ.M	-	113.88 SQ.M
GROUND FLOOR BLOCK 15	-	759.00 SQ.M	-	759.00 SQ.M
GROUND FLOOR BLOCK 16	-	125.18 SQ.M	-	125.18 SQ.M
GROUND FLOOR BLOCK 17	-	125.18 SQ.M	-	125.18 SQ.M
GROUND FLOOR BLOCK 18	-	79.90 SQ.M	-	79.90 SQ.M
GROUND FLOOR BLOCK 19	-	156.00 SQ.M	-	156.00 SQ.M
GROUND FLOOR BLOCK 20	-	159.58 SQ.M	-	159.58 SQ.M
GROUND FLOOR BLOCK 21	-	58.80 SQ.M	-	58.80 SQ.M
GROUND FLOOR BLOCK 22	-	85.50 SQ.M	-	85.50 SQ.M
GROUND FLOOR BLOCK 23	-	93.67 SQ.M	-	93.67 SQ.M
GROUND FLOOR BLOCK 24	-	29.70 SQ.M	-	29.70 SQ.M
GROUND FLOOR BLOCK 25	-	1375.41 SQ.M	-	1375.41 SQ.M
FIRST FLOOR BLOCK 25	-	1375.41 SQ.M	-	1375.41 SQ.M
GROUND FLOOR BLOCK 26		61.50 SQ.M	-	61.50 SQ.M
TOTAL AREA -				7670.41 SQ.M

PROPOSED BUILDING AREA DETAIL:-

S.NO	FLOOR DETAILS	FSI (Sqm)	NON-FSI (Sqm)	TOTAL (Sqm)
1	GROUND FLOOR	471.00 Sq.M	-	471.00 Sq.M

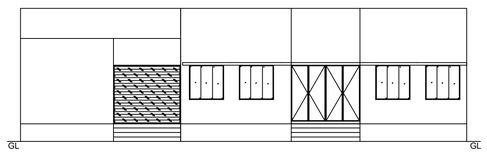
$$FSI = \frac{\text{TOTAL BUILD UP AREA AS PER FSI RULE}}{\text{SITE AREA}} = \frac{8141.41\ \text{SQ.M}}{53800\ \text{SQ.M}} = 0.15 < 2.0$$

SCHEDULE OF JOINERIES

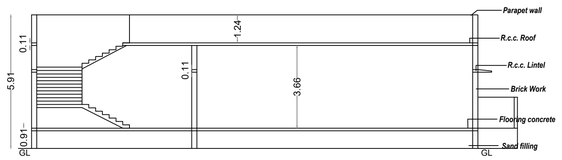
TYPE	DESCRIPTION	METRE
MD	MAIN DOOR	3.65 X 2.40
D1	DOOR 1	1.80 X 2.40
D2	DOOR 2	0.91 X 2.40
D3	DOOR 3	0.75 X 2.40
D4	DOOR 4	1.20 X 2.40
R.S	ROLLING SHUTTER	2.97 X 2.59
W	WINDOW	1.52 X 1.52
W1	WINDOW 1	1.80 X 1.80
V	VENTILATOR	0.91 X 0.60

FIRE SAFETY
FE FIRE EXTINGUISERS
FA FIRE ALARM

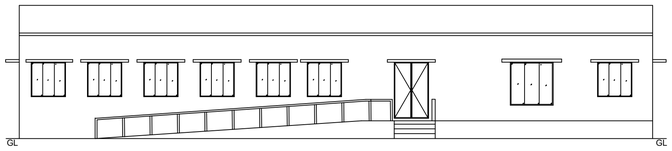
COLOUR INDEX
SITE AREA
DRIVEWAY
ROAD
PRO.,
EXG.,



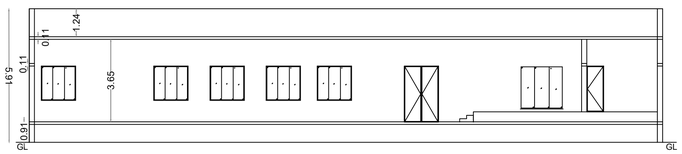
EAST ELEVATION



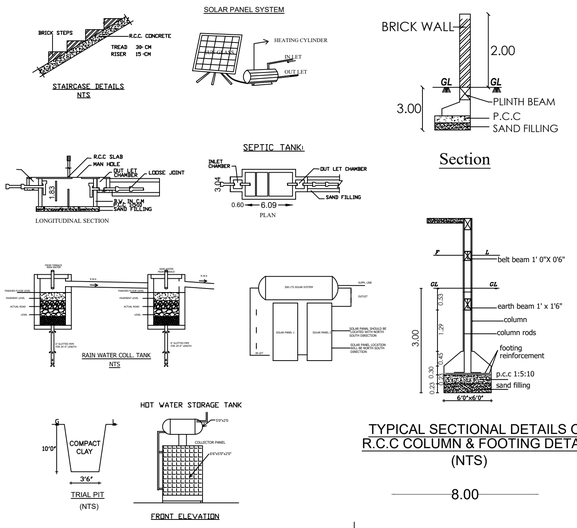
SECTION A-A



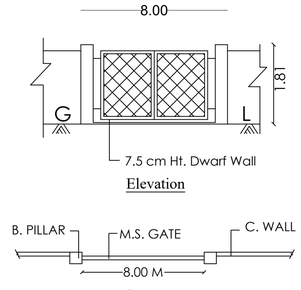
NORTH ELEVATION



SECTION B-B



TYPICAL SECTIONAL DETAILS OF R.C.C COLUMN & FOOTING DETAILS (NTS)



Compound Wall & Gate Details

திட்ட அனுமதி

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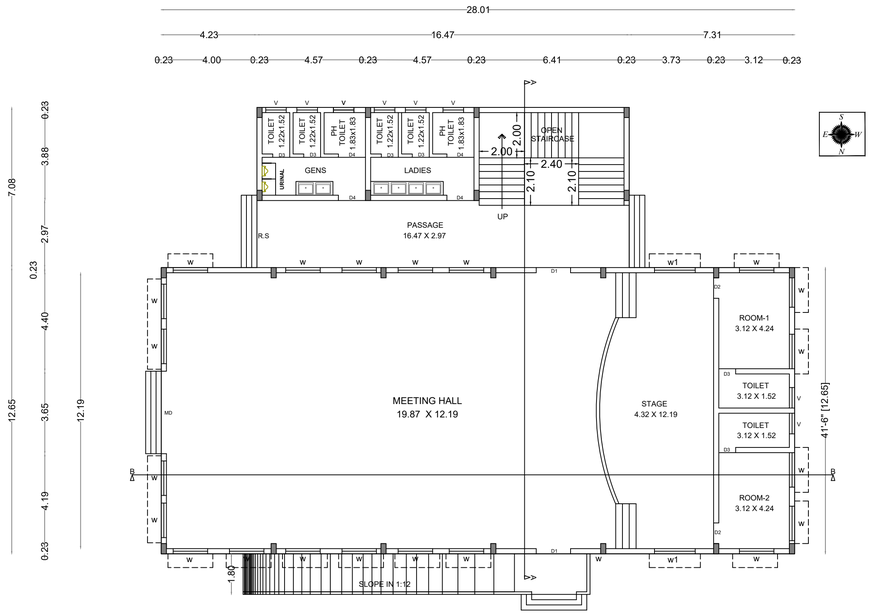
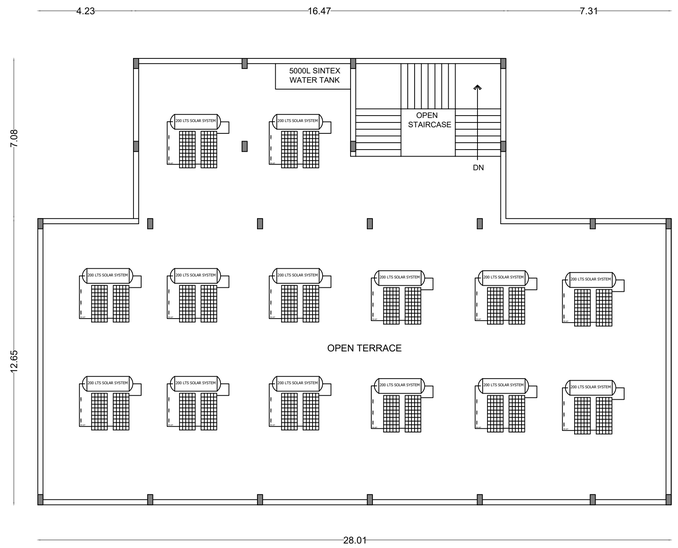
மதுரை உள்ளுர் திட்ட குழுமம்
மதுரை-625017
ந.க.எண்: **SWP/BPA/875550/2026**
உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு **"A" TO "W"** வரை என எல்லையிட்டு மனையிட ஒப்புதலும், கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது
ம.வ/ம.உ.தி.கு எண்: 413/2026
திட்ட அனுமதி எண்: 437/2026



GROUND FLOOR PLAN



TERRACE FLOOR PLAN

THE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A INSTITUTIONAL BUILDING IN SURVEY WARD NO :10, BLOCK NO:10, T.S NO:2, AT GANDHI SMARK SANKARALAYA GANDHI MEMORIAL MESEUM MADURAI NORTH TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

SHEET NO:2

AREA STATEMENT

SCALE:1:200

SITE AREA DETAIL:-

SL.NO	WARD NO	BLOCK NO	T.S.NO	AREA Sqm (AS PER PATTA)	AREA Sqm (AS PER SITE)
1	10	10	2	53800.00 sqm	53800.00 sqm

BUILDING AREA DETAIL:-

S.NO	FLOOR DETAILS	FSI (Sqm)	NON-FSI (Sqm)	TOTAL (Sqm)
1	GROUND FLOOR	471.00 sqm	-	471.00 sqm

$$\text{FSI} = \frac{\text{TOTAL BUILD UP AREA AS PER FSI RULE}}{\text{SITE AREA}} = \frac{471.00\ \text{SQ.M}}{53800\ \text{SQ.M}} = 0.008 \ < 2.0$$

PARKING CALCULATION

VEHICLE	PARKING AREA DESCRIPTION	AREA IN SQ.M	REQUIRED (NO'S)	PROVIDED (NO'S)
CAR	1car for Every 20 sq.m of Floor Area or part There of (Including PH and EV Parking)	353.25 (75%Area)	17	20
	10% of Visitors Parking	35.30	1	
		TOTAL	18	
TWO WHEELER	1car for Every 20sq.m of Floor Area or part There of (Including EV Charge Parking Space)	353.25 (25%Area)	17	20
	10% of Visitors Parking	35.30	1	
		TOTAL	18	

NO OF VISITORS

MEN - 25 NOS + WOMEN -25 NOS = TOTAL -50 NOS

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	METRE
MD	MAIN DOOR	3.65 X 2.40
D1	DOOR 1	1.80 X 2.40
D2	DOOR 2	0.91 X 2.40
D3	DOOR 3	0.75 X 2.40
D4	DOOR 4	1.20 X 2.40
R.S	ROLLING SHUTTER	2.97 X 2.59
W	WINDOW	1.52 X 1.52
W1	WINDOW 1	1.80 X 1.80
V	VENTILATOR	0.91 X 0.60

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 HARDVESTING SYSTEM TO BE PROVIDED.
4)STP AND RECYCLING UNIT OF WASTE WATER TO BE PROVIDED IN THE SITE
5)STRUCTURE IS SAFE. FOR EARTHQUAKE.
6)FE- FIRE EXTINGUISHER TO BE PROVIDED.
7)EA- EXTINGUISHING ALARM TO BE PROVIDED.
8)MV- MECHANICAL VENTILATION TO BE PROVIDED.
9)EV- 10% OF ELECTRIC VEHICLE TO BE PROVIDED.

FIRE SAFETY

FE
FIRE EXTINGUISERS

FA
FIRE ALARM

SECRETARY
GANDHI MEMORIAL MUSEUM
MADURAI - 625 020.

APPLICANT

N.PANNEER SELVAM,M.E.,M.Sc(Rev),A.M.I.E.,
Civil & Structural Consultant
A.M.I.E No - AMI84463-9
Registered Structural Engineer
Reg.No - DTCP-SE-GR-II / 42 / 2024
No-192, Sivamani Street, Narayanapuram, Madurai-14.
Cell - 99943 22756

STRUCTURAL ENGINEER

DTCP RE-GR-II/41/2024 MCRE 2004 AM 186962-3
Er. J. JAYAPANDI, M.E.,(Struct)
Chartered Engineer & Structural Consultant
JAY STRUCTURES
Plot No.4, Jayam Complex
Annamalaiyar Nagar
Kulamangalam Main Road
Keela Panangadi, Madurai-17
Cell: 96267 06097, 81240 41222

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
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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.