Verified RealEstate™

REFERENCE
SWP/BPA/930807/2026

ISSUED
23 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 273/1A1A

Avaniyapuram, Madurai South taluk

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.

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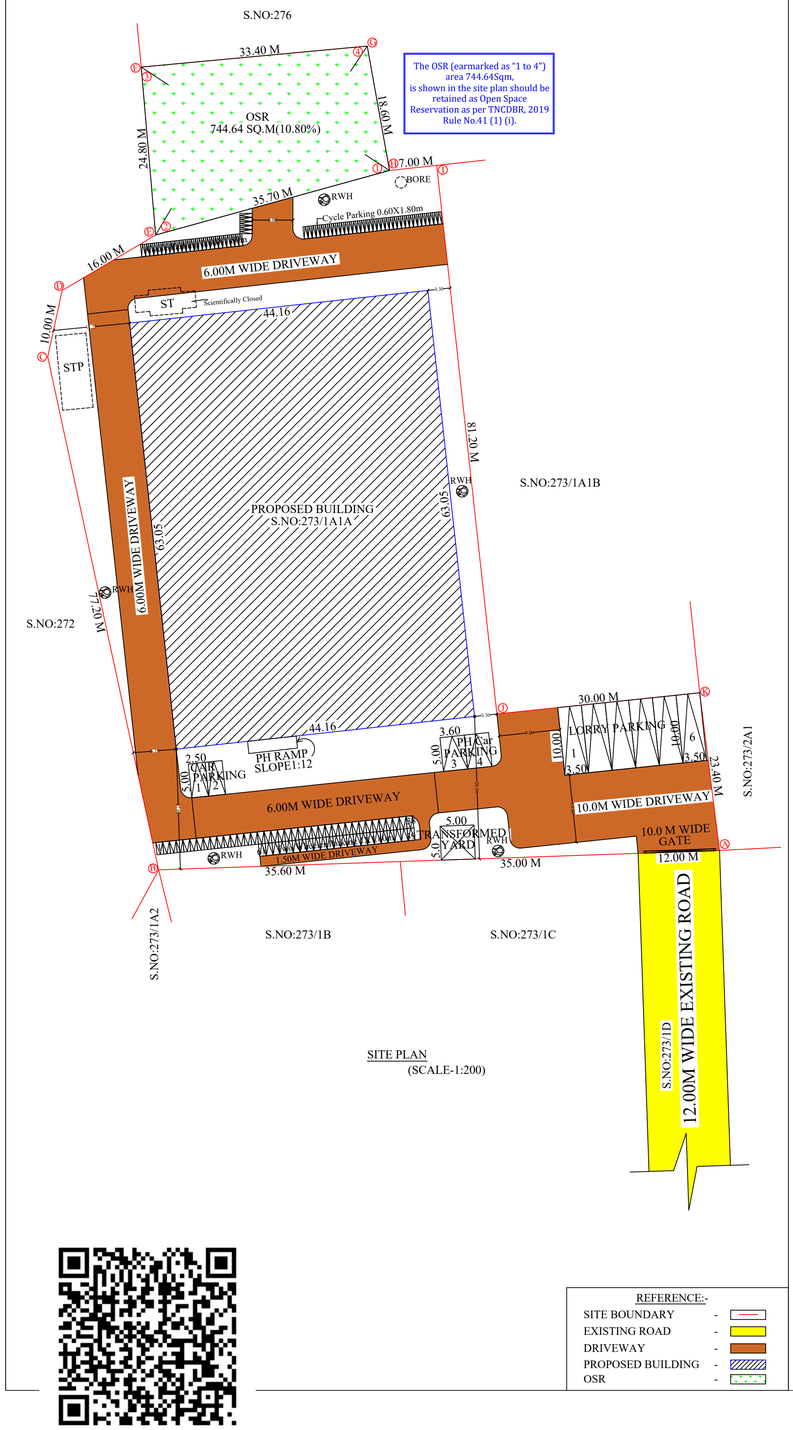
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

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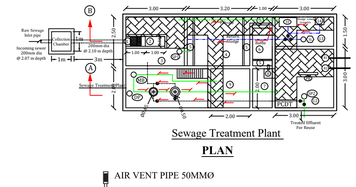
DIGITALLY VERIFIED RECORD



SITE PLAN
(SCALE-1:200)

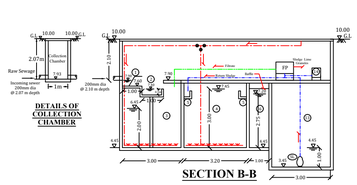
REFERENCE:-

SITE BOUNDARY	-	
EXISTING ROAD	-	
DRIVEWAY	-	
PROPOSED BUILDING	-	
OSR	-	



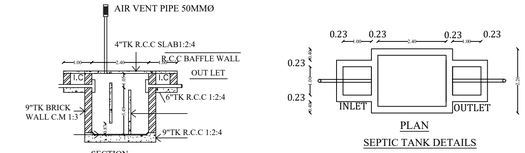
Sewage Treatment Plant

PLAN



DETAILS OF COLLECTION CHAMBER

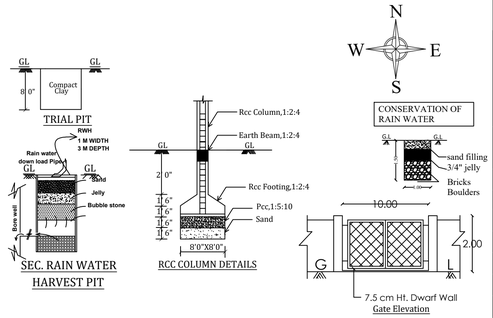
SECTION B-B



SECTION

PLAN

SEPTIC TANK DETAILS

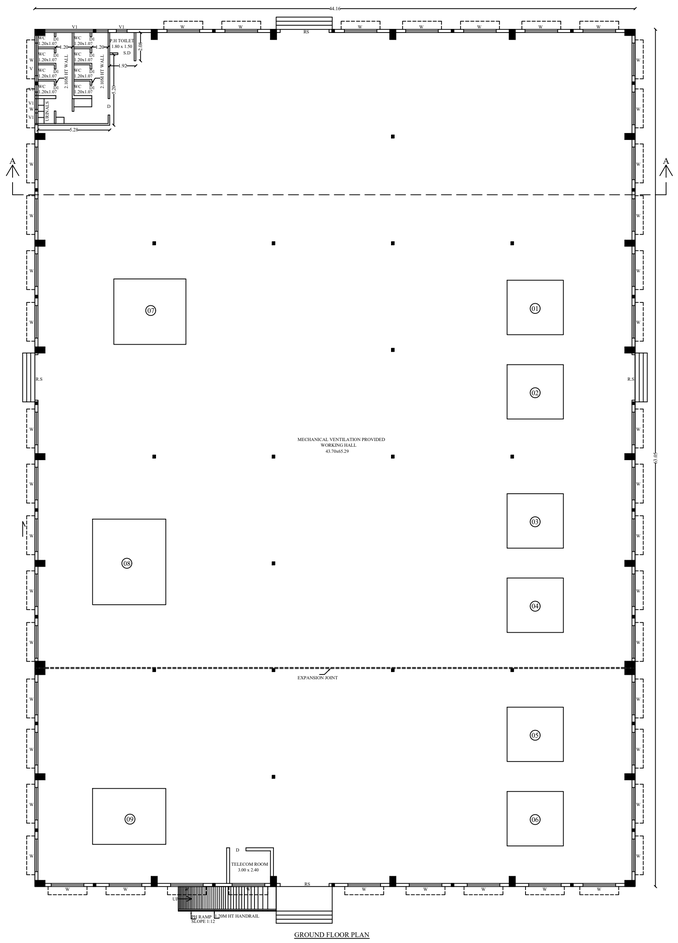




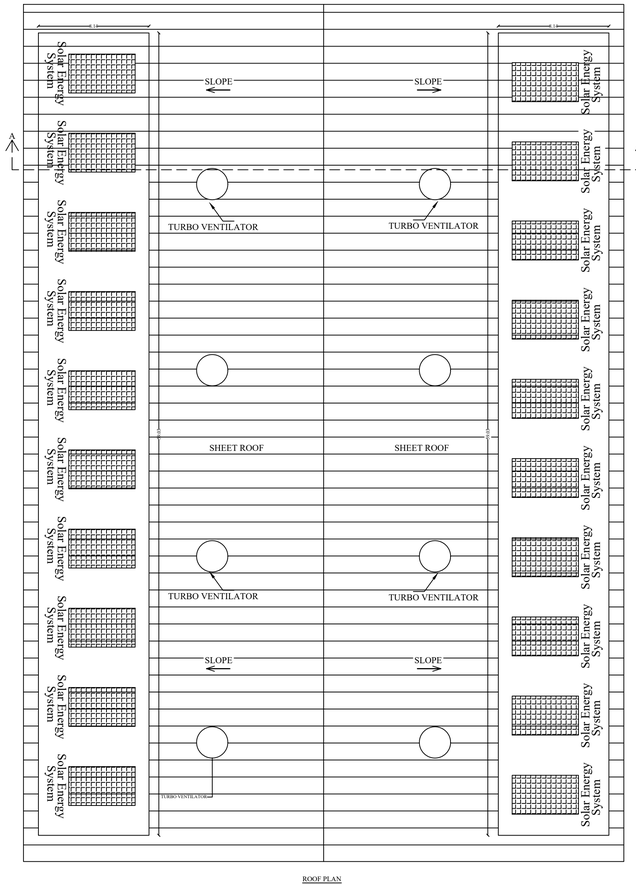
ELEVATION



SECTION AA



GROUND FLOOR PLAN



ROOF PLAN

SHEET NO:1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF "TAILORING& GARMENTS INDUSTRIAL BUILDING (GREEN CATEGORY) IN S.NO: 273/1A1A AT AVANIYAPURAM VILLAGE,MADURAI SOUTH TALUK, MADURAI CORPORATION,MADURAI DISTRICT. (SCALE 1:100)

SITE EXTENT (AS PER DOCUMENT & PATTA)	
S.NO:273/1A1A	6900.00 SQ.M
TOTAL	6900.00 SQ.M

JOINERY DETAILS

RS	ROLLING SHUTTER	3.35 x 3.05
M.D	MAIN DOOR	2.00 x 2.10
D	DOOR	1.20 x 2.10
D1	DOOR	0.76 x 2.10
S.D	SLIDING DOOR	1.20 x 2.10
V	VENTILATOR	3.40 x 0.90
V1	VENTILATOR	0.76 x 0.90

AREA DETAILS

Description	NON FSI SQ.M	FSI SQ.M	TOTAL AREA
Area of Ground Floor		2784.29	2784.29
Total Area		2784.29	2784.29

FLOOR SPACE INDEX = $\frac{2784.29}{6900.00}$ = 0.403

OSR REQUIRED =690.00SQ.M (10.00%)
OSR PROVIDED =744.64SQ.M (10.80%)

MACHINE DETAILS:-

01	SINGLE NEEDLE LOCK MACHINE	5.00
02	DOUBLE NEEDLE LOCK MACHINE	5.00
03	THREE THREAD OVER LOCK MACHINE	5.00
04	FOUR THREAD OVER LOCK MACHINE	5.00
05	FIVE THREAD OVER LOCK MACHINE	5.00
06	SIX THREAD OVER LOCK MACHINE	5.00
07	FLAT LOCK MACHINE	7.00
08	KANSAI MACHINE	7.00
09	BAR TACK MACHINE	7.00
	TOTAL	51.00

TOTAL H.P - 51.00

TOTAL No of LABOURS - 50 Nos

PARKING DETAILS

VEHICLE	PARKING AREA DESCRIPTION	AREA SQ.M	REQUIRED NOS	PROVIDED NOS
LORRY	1 car space for every 500sq.m of floor area or part thereof	2784.29	6	6
TWO WHEELER	1 two wheeler space for every 50sqm of floor area or part thereof	2784.29	56	61
CYCLE	1 two wheeler space for every50sqm of floor area or part thereof	2784.29	56	64

SANITARY DETAILS
GENTS-25 NOS LADIES-25 NOS

SANITARY UNIT			NO.OF WORKERS	REQUIRED	PROVIDED
WATER(WC) CLOSET	GENTS	2 FOR 16-35 PERSONS	25	1	4
	LADIES	1 FOR 13-25 PERSONS	25	1	4
URINALS	BOYS	2 FOR 21-45 PERSONS	25	2	4

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளுர் திட்ட குழுமம்
மதுரை-625017
ந.க.எண்.SWP/BPA/0930807/2026 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு 'A'முதல் 'K' வரை என எல்லையிட்டு மனையிட ஒப்புதலும், கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது
ம.வ/ம.உ..தி.கு எண்:458/2026
திட்ட அனுமதி எண்:483/2026

APPLICANT

S. VISWANATHAN
B.E.,(C Engg),M.E.,(Struct),MICI, FACCE(I), MIMMT.,
Structural and Project Management Consultants
V-904, Sixth Floor, Vijay Towers
Vivek Street, Bye-pass Road, Madurai-625 016
Registered Structural Engineer Grade-I
Regn. No: SE Gr.I/42/2025/DTCP/Madurai/May 2025
Directorate of Town and Country Planning Department

STRUCTURAL ENGINEER

Er. M. GOBINATH, B.E.,
Consulting Engineer & Surveyor
Madurai DTCP RE-GR-I/77/2025
48/1, R.S. Naidu Street, Sellur
Madurai-625 002, Mob: 8012041771

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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+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.