Verified RealEstate™

REFERENCE
SWP/BPA/942103/2026

ISSUED
21 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 16/83

Siruthur, Madurai North 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.

Verified RealEstate™

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

hello@verified.realestate

+91 9996 12 9996

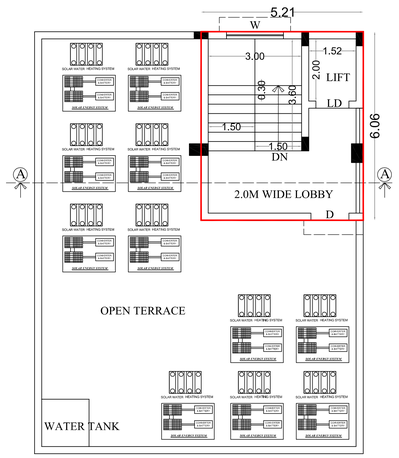
verified.realestate

SHEET NO:01

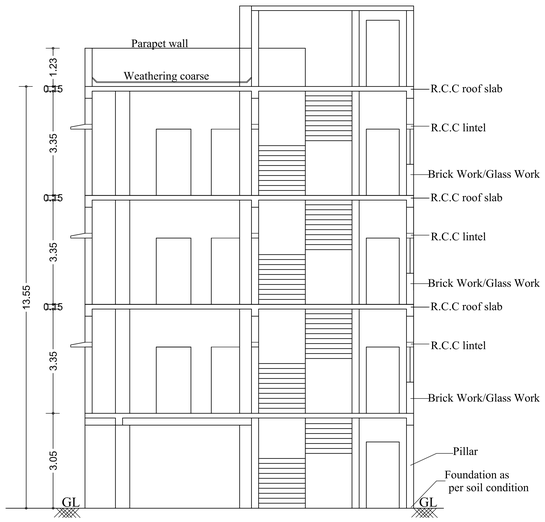
SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF SHOP BUILDING,
IN PLOT NO:57,R.S.NO:16/83,SIRUTHUR VILLAGE,MADURAI NORTH TALUK,MADURAI CORPORATION,
MADURAI DISTRICT.

APPROVED LAYOUT NO:L.P/R M.R :80/1982

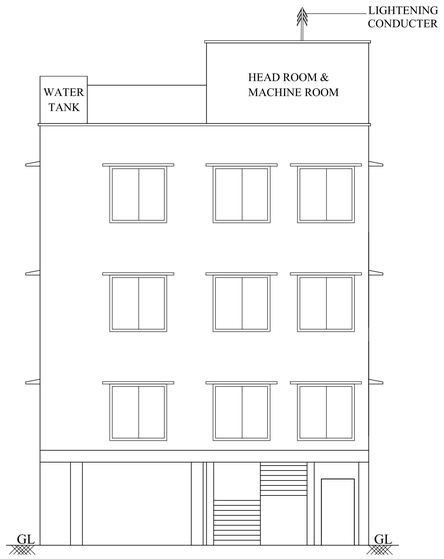
SCALE - 1:100



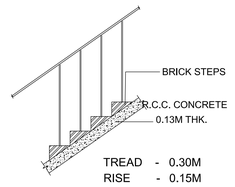
TERRACE FLOOR PLAN



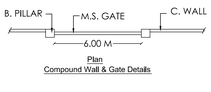
SECTION ON AA



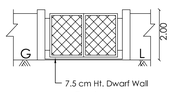
FRONT ELEVATION SOUTH SIDE



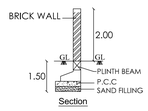
STAIRCASE DETAILS
(NTS)



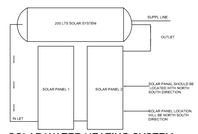
Plan
Compound Wall & Gate Details



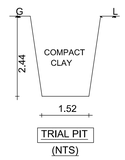
Elevation



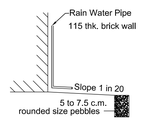
Section

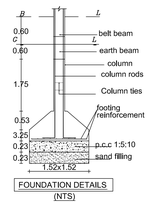


SOLAR WATER HEATING SYSTEM
NTS



TRIAL PIT
(NTS)





FOUNDATION DETAILS
(NTS)

N

AREA DETAILS

AREA OF SITE (As per Document)	250.71 SQM	Least Area To be taken
AREA OF SITE (As per Patta)	250.00 SQM	

Least Area To be taken
AREA OF SITE 250.00 SQM

ONLINE APPLICATION NUMBER:SWP/BPA/942103/2026/TCP

AREA DETAILS:	FSI AREA IN SQM	NON-FSI AREA IN SQM	TOTAL IN SQM
AREA OF STILT FLOOR	---------	143.19	143.19
AREA OF FIRST FLOOR	143.19	-------	143.19
AREA OF SECOND FLOOR	143.19	-------	143.19
AREA OF THIRD FLOOR	143.19	-------	143.19
AREA OF HEAD ROOM	-------	31.57	31.57
TOTAL AREA	429.57	174.76	604.33

TOTAL F.S.I AREA=429.57SQM
F.S.I - 429.57/250.00
1.71 < 2.0

Plot Coverage= $\frac{\text{Max.One Floor Area}}{\text{Site Extent}} \times 100$

= $\frac{143.19}{250.00} \times 100$

Plot Coverage=57.27%

REFERENCE:
SITE
PRO.BUILDING
ROAD
DRIVE WAY

JOINERY DETAILS
MD-1.83M X 2.13M
D-0.91M X 2.13M
LD-1.22M X 2.13M
D1-0.76M X 2.13M
W-1.83M X 1.83M
V-0.76M X 0.61M

PARKING CALCULATION

VEHICLE	PARKING AREA DESCRIPTION	AREA IN SQ.M	REQUIRED (NO'S)	PROVIDED (NO'S)
CAR [SHOP]	1 car space for every 50 sq.m or part thereof excluding the first 50 sq.m (Including PH and EV Parking)	429.57-50 =379.57 (75%Area) =284.67	5	6
TWO WHEELER [SHOP]	1 Two wheeler space for every 50 sq.m or part thereof excluding the first first 50 sq.m (Including PH and EV Parking)	429.57-50 =379.57 (75%Area) =284.67	5	6

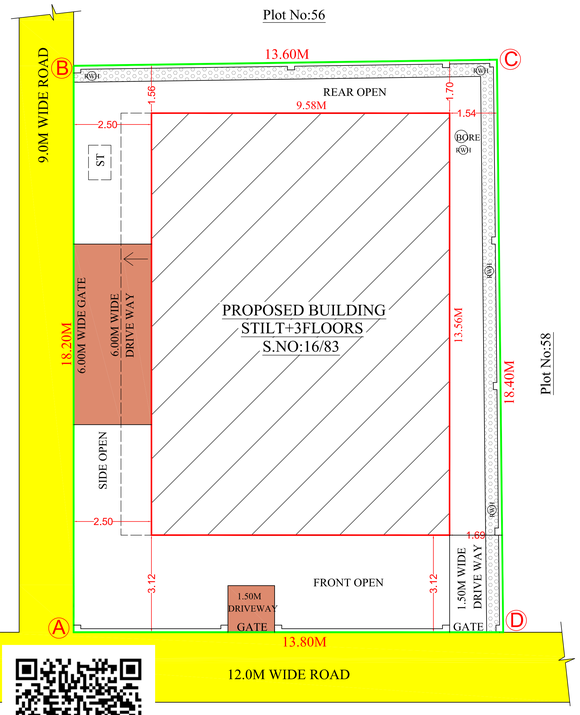
SANITARY DETAILS:

TOTAL NUMBER OF PERSONS - 40Nos
MALE- 25 FEMALE-15

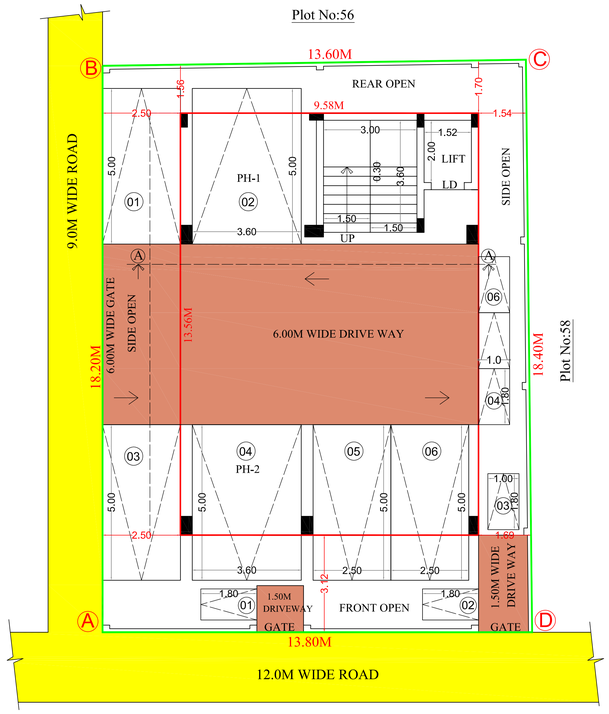
SANITARY UNIT	SANITATION REQUIREMENTS SHOPS AND COMMERCIAL OFFICES	REQUIRED	PROVIDED
PH/DA-WATER CLOSET	Minimum one is required	01	03
WATER CLOSET	Male (1 per 25 persons)	01	03
	Female (1 per 15 persons)	01	03
URINALS	Male (1 per 7-20 persons)	02	09
WASH BASINS	One for every 25 persons	02	03
CLEANER SINK	1 Per 1 Each Floor	03	03
DRINKING WATER	One for every 100 persons with a minimum of one on each floor.	01	04

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)STRUCTURE IS SAFE. FOR EARTHQUAKE.
5)FE- FIRE EXTINGUISHER TO BE PROVIDED.
6)EA- EXTINGUISHING ALARM TO BE PROVIDED.
7)MV- MECHANICAL VENTILATION TO BE PROVIDED.
8)EV- 10% OF ELECTRIC VEHICLE TO BE PROVIDED.

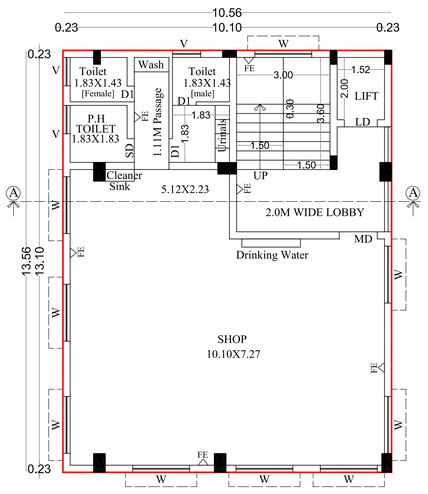
திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர் திட்டகுழுமம், மதுரை-625017.
ந.க.எண்:SWP/BPA/942103/2026 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
A முதல் D வரை எல்லையிடப்பட்டு மனையிட ஒப்புதலும், கட்டட திற்கு
திட்ட அனுமதியும் அளிக்கப்படுகிறது.
ம.வ ம.உ...தி.த. எண் : 455/2026
திட்ட அனுமதி எண் : 480/2026



SITE PLAN



STILT FLOOR PLAN



TYPICAL FLOOR PLAN
[FIRST,SECOND AND THIRD FLOOR]

M.KANNAN M.E.(STRUC).,
REG. NO : SE.01/2022 (Gr. I)
85/1P, Sri Ananda Ganapathy Illam,
North Gate, S.S.Colony, Madurai-10.

STRUCTURAL ENGINEER

M.Vijayalakshmi

APPLICANT

Er.K.KARTHIKAI KUMAR B.E.
RCE/27/2026/DTCP/MADURAI
69/2, V.R.S. Complex, Sivaganga Main Road
Near Anna Bus Stand, Madurai-20
Cell: 98651 51000

CONSTRUCTION ENGINEER

S.THIRUKKANNAN B.E.,
REGISTERED ENGINEER
REG. NO : RE.03/2022/MLPA (Gr.II)
No.2,3,4, First Floor, Indhra Nagar,
Thanakkankulam By Pass, Madurai-06.

ARCHITECT/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.