Verified RealEstate™

REFERENCE
SWP/BPA/952918/2026

ISSUED
16 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 254

Madakulam, Thiruppankundram 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™

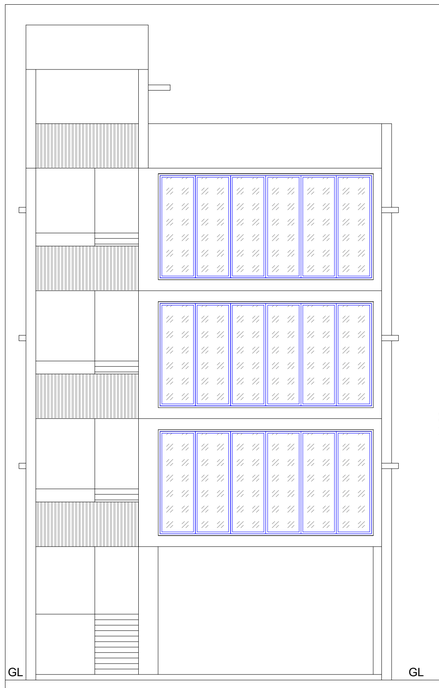
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

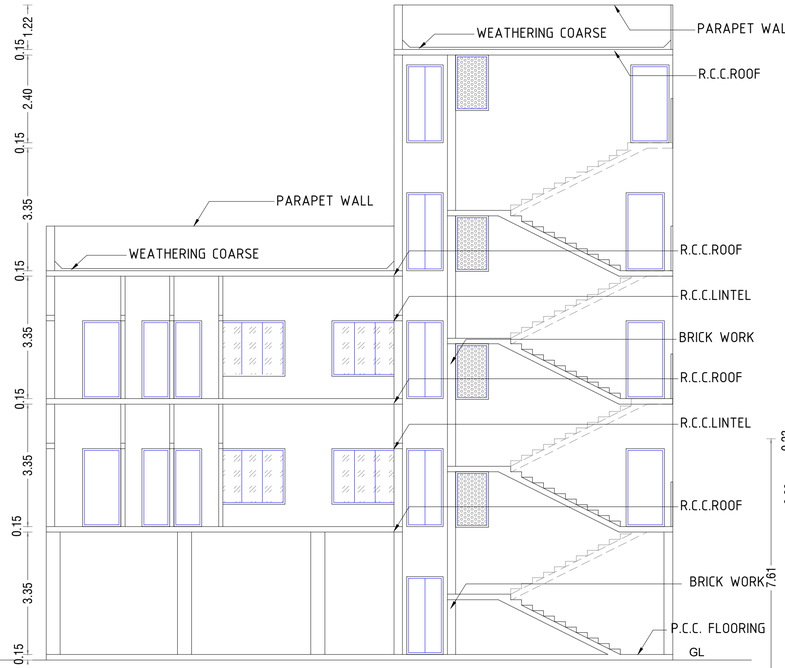
hello@verified.realestate

+91 9996 12 9996

verified.realestate

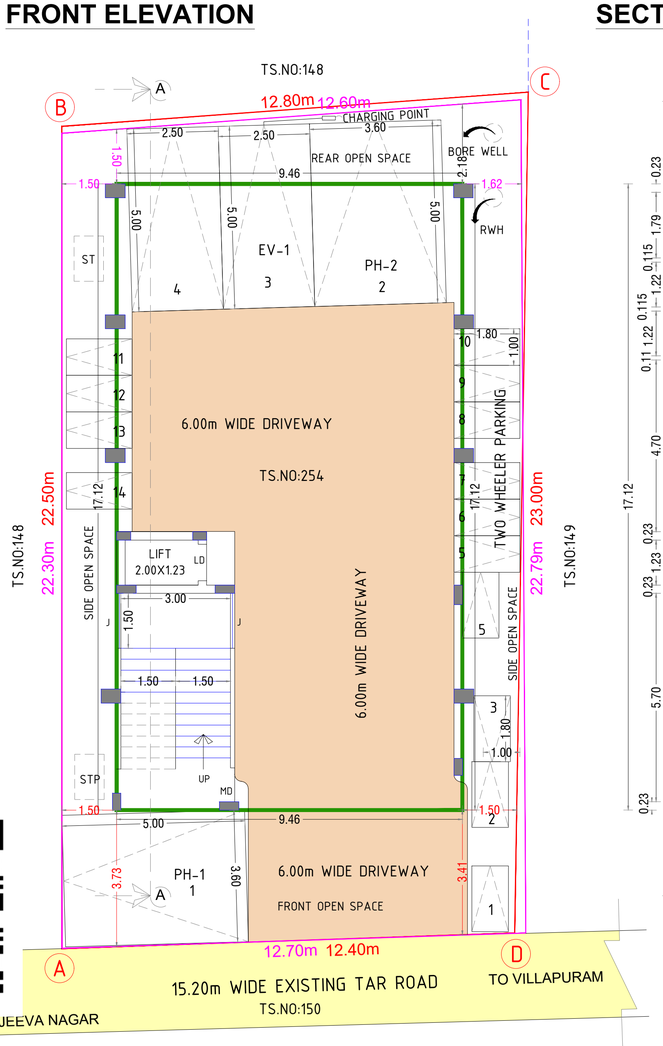
DIGITALLY VERIFIED RECORD



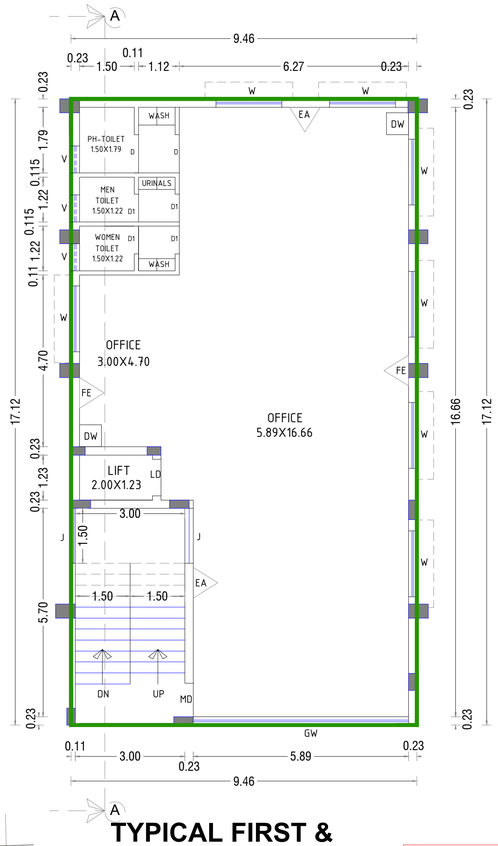


FRONT ELEVATION

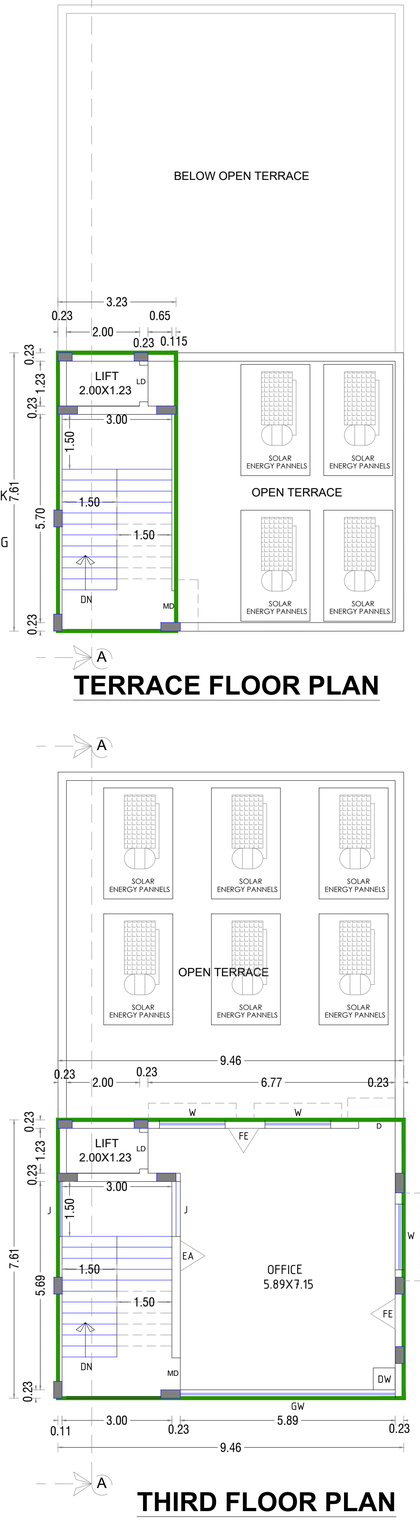
SECTION ON 'AA'



STILT FLOOR PLAN



TYPICAL FIRST & SECOND FLOOR PLAN



TERRACE FLOOR PLAN

THIRD FLOOR PLAN

NORTH

SHEET NO - 2

PLAN SHOWING THE ROPOSEDCONSTRUCTION OF COMMERCIAL (PROFESSIONAL CONSULTING OFFICE) BUILDING IN TS.NO:254,S.WARD NO:PONMENI,BLOCK:33, MADAKKULAM VILLAGE ,THIRUPPARANKUNDRAM TALUK, MADURAI CORPORATION,MADURAI DISTRICT. **SCALE 1:100**

AREA DETAILS

AREA OF THE SITE (AS PER DOCUMENT)	292.64Sqm
AREA OF THE SITE (AS PER PATTA)	286.50Sqm

AREA DETAILS

FLOOR DETAILS	FSI AREA Sqm	NON FSI AREA Sqm	TOTAL AREA Sqm
STILT FLOOR AREA	-	162.03	162.03
FIRST FLOOR AREA	162.03	-	162.03
SECOND FLOOR AREA	162.03	-	162.03
THIRD FLOOR AREA	72.03	-	72.03
HEAD ROOM AREA	-	24.61	24.61
TOTAL AREA	396.09	186.64	582.73
FLOOR SPACE INDEX (F.S.I)	396.09 / 286.50		1.38 < 2.00

PARKING DETAILS FOR OFFICE BUILDING

VEHICLE	DESCRIPTION	AREA IN Sq.m	REQUIRED IN Nos	PROVIDED IN Nos
CAR	1 CAR SPACE FOR EVERY 100 Sq.m	297.06	03	03
TWO WHEELER	1 TWO WHEELER SPACE FOR EVERY 25 Sq.m	297.06	12	12
EV CAR	VISITORS CAR PARKING 10% PARKING EV CAR PARKING	03/100 X10 =0.3	01	01
EV TWO WHEELER	VISITORS TWO WHEELER PARKING 10% PARKING EV CAR PARKING	12/100 X10 =1.2	02	02

TOTAL REQUIRED CAR PARKING = 04Nos
TOTAL PROVIDED CAR PARKING = 04Nos
TOTAL REQUIRED TWO WHEELER PARKING = 14Nos
TOTAL PROVIDED TWO WHEELER PARKING = 14Nos

LABOUR DETAILS

NO OF MEN-45 Nos NO OF WOMEN-20 Nos

SANITARY DETAILS

NOTE
i) 1 WC for 25 Men ii) 1 WC for 15 Women iii) 2 Urinals for 21-45 men
iv) 1 Wash Basin for 25 Person v) 1 Drinking Water for 100 Person

WC REQUIRED	WC PROVIDED	URINALS REQUIRED	URINALS PROVIDED	WASH BASIN REQUIRED	WASH BASIN PROVIDED	D.WATER REQUIRED	D.WATER PROVIDED
04	06	02	04	02	08	01	05

COLOR INDEX

SITE EXG ROAD DRIVE WAY PRO

NOTE:
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

APPLICANT

Er.S.SATHISH M.E(Structural)
Licenced Builder & Consulting Civil Engineer
LBS No: RE-GR-II/06/2026/DTCP/MADURAI
Madurai Corporation / DTCP
K.Pudur, Madurai-7.
Cell: 96807 26601
Email: sathishmadura59@gmail.com
REGISTER ENGINEER

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

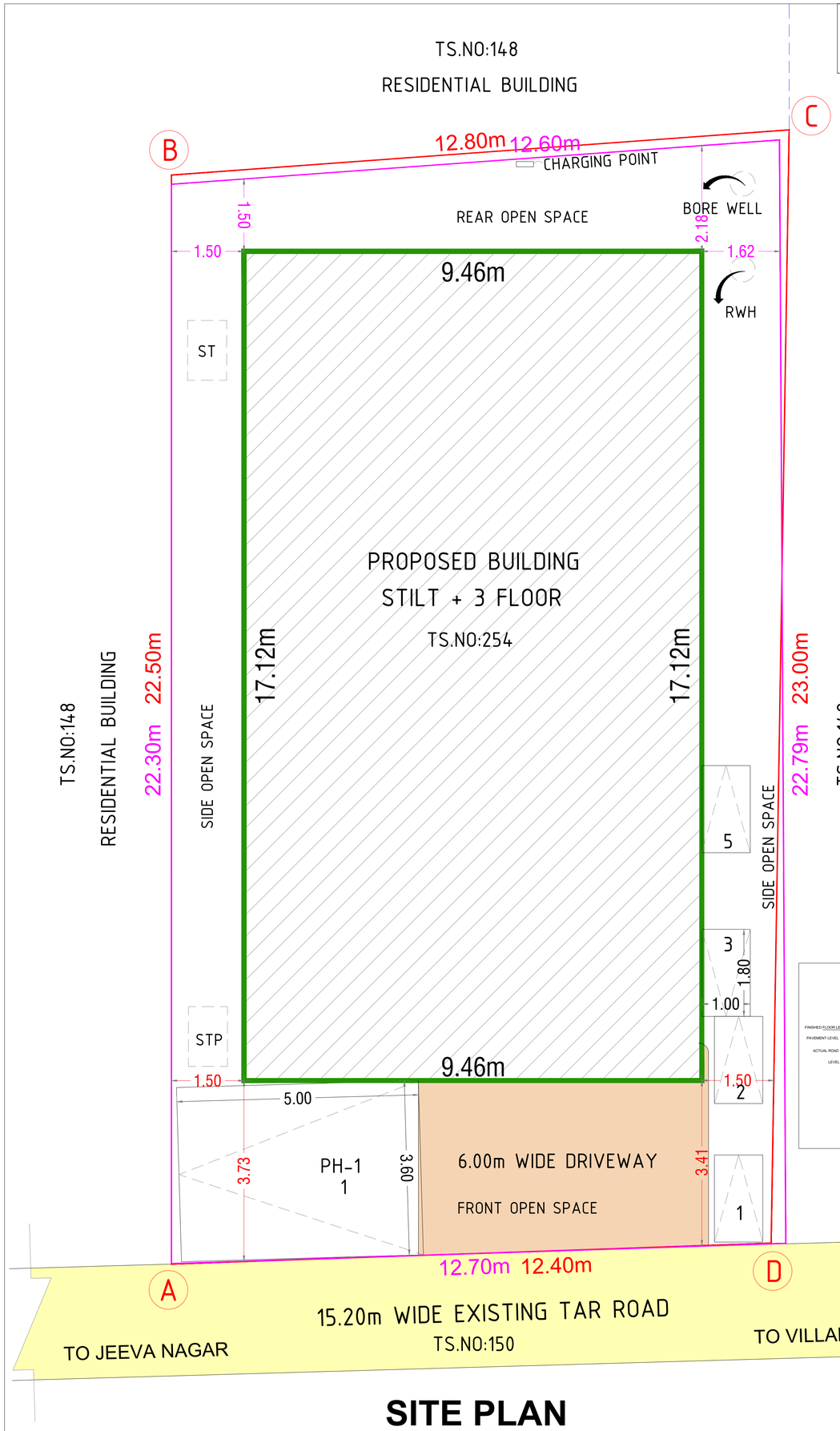
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REGISTER STRUCTURAL ENGINEER

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர் திட்டகுழுமம் மதுரை-17 ந.க.எண்: SWP/BPA/952918/2026 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குப்பட்டு "A" முதல் "D" வரை எல்லையிட்டப்பட்டு மனையிட ஒப்புதலும் கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.

மஎ/மஉ_தி.கு எண் : 449/2026
திட்ட/அனுமதி எண் : 474/2026

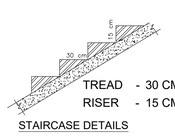
JOINERIES DETAILS

Type	Mkd.	Size	
		width in m	Height in m
Main Door	MD	0.91	2.15
Lift Door	LD	1.00	2.15
Window	W	1.80	1.50
Ventilator	V	0.90	0.60
Jally	J	0.90	1.22

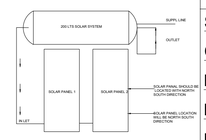


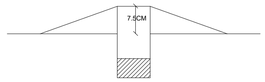
SITE PLAN

NORTH

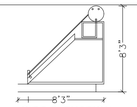


STAIRCASE DETAILS





Dwarf Wall Details



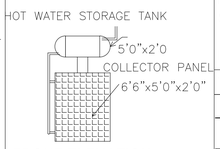
SIDE ELEVATION

SOLAR WATER HEATING SYSTEM

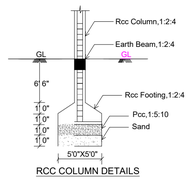
SCALE 1" = 8'0"



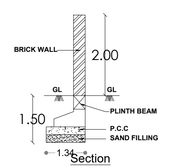
TRIAL PIT



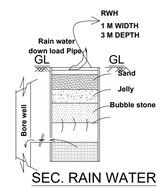
FRONT ELEVATION



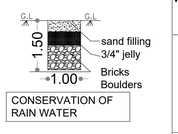
RCC COLUMN DETAILS



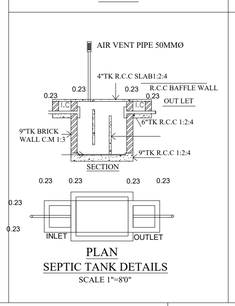
Section



SEC. RAIN WATER HARVEST PIT



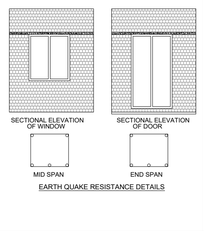
CONSERVATION OF RAIN WATER



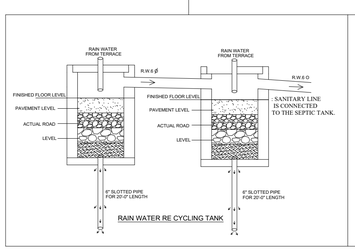
PLAN

SEPTIC TANK DETAILS

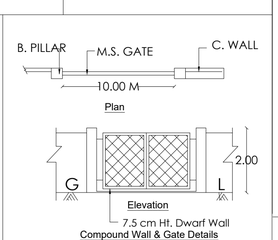
SCALE 1"=8'0"



EARTH QUAKE RESISTANCE DETAILS



RAIN WATER RE CYCLING TANK



Compound Wall & Gate Details

SHEET NO - 1

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ம.வ/ம.உ.தி.கு எண் : 449/2026
திட்ட/அனுமதி எண் : 474/2026

APPLICANT

Er.S.SATHISH M.E(Structural)
Licenced Builder & Consulting Civil Engineer
LBS No: RE-GR-II/06/2026/DTCP/MADURAI
Madurai Corporation / DTCP
K.Pudur, Madurai-7.
Cell: 90807 26601
Email: sathishmadurai59@gmail.com
REGISTER ENGINEER

K.T.S SENTHILRAAJA
SRI MEENAKSHI ASSOCIATES
DTCP Reg.No: CE 25/2025
M168, 40 House Street, Sector-6,
TNHB Colony, Koodalpudur, Maduraj -17.
REGISTER CONSTRUCTION ENGINEER

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Email: sathishmadurai59@gmail.com
REGISTER STRUCTURAL 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.