PP APPROVAL RECORD

Planning Permission

Survey 2926 and 1 more

Coimbatore, Madurai North taluk

Madurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

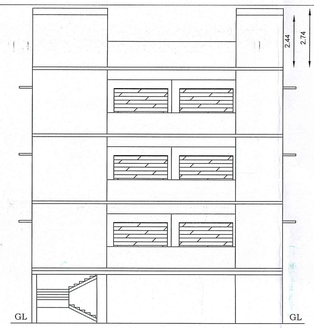
PURPOSE
Commercial

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

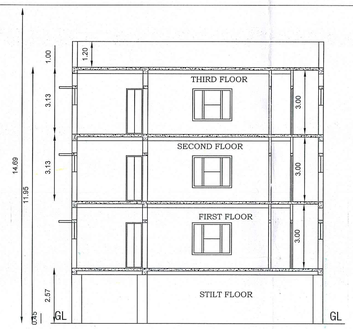
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE DEMOLIHED AND RE-CONSTRUCTION OF A BUSSINESS OFFICE BUILDING IN OLD T.S.NO:2857, NEW T.S.NO:2926, BLOCK NO:29, TOWN SURVEY WARD-10, GOKHALE ROAD, CHINNA CHOKKIKULAM, MADURAI CORPORATION, MADURAI DISTRICT.

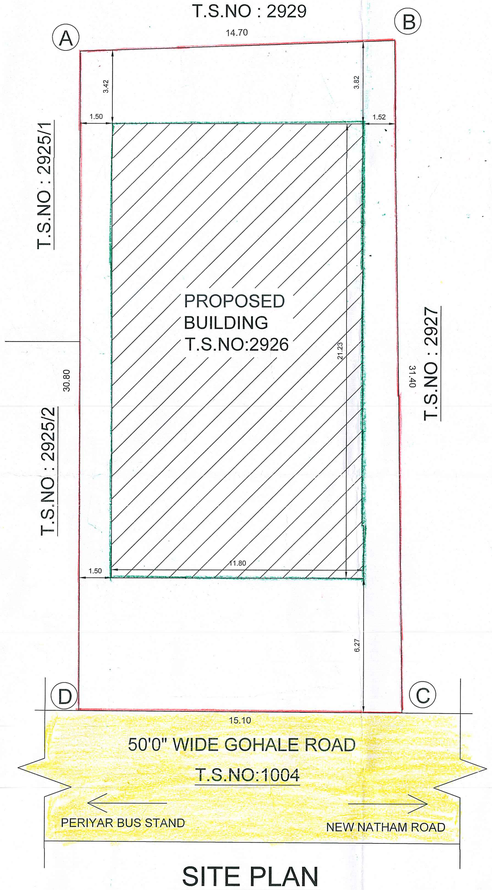
N | SCALE 1: 100 | SHEET NO:01



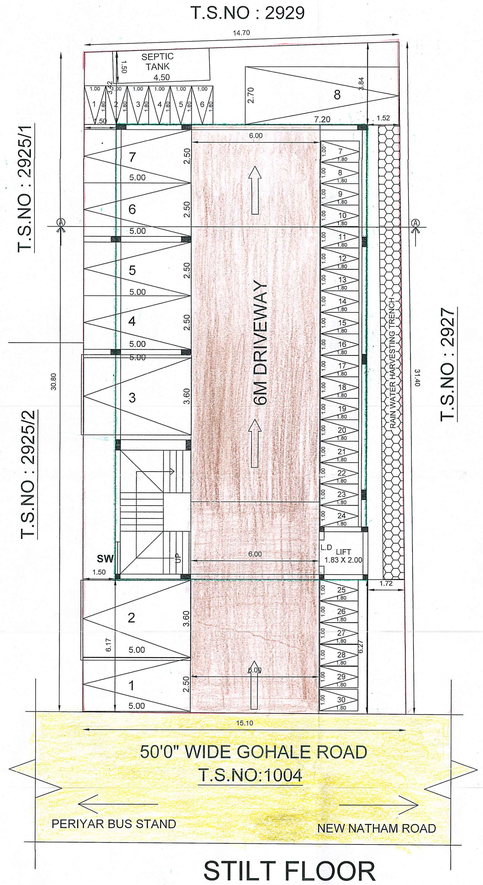
ELEVATION



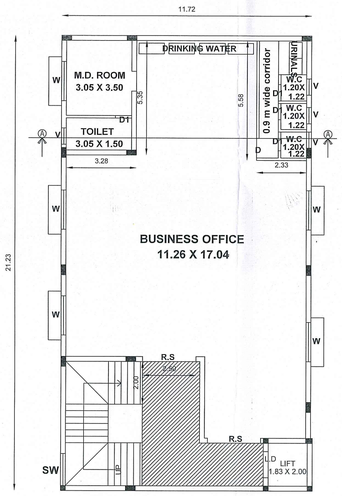
SECTION -AA



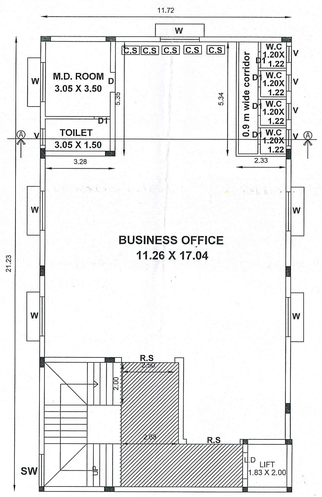
SITE PLAN



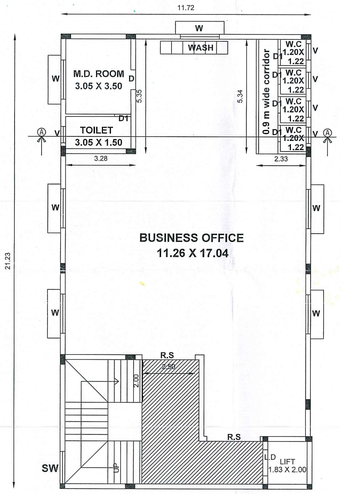
STILT FLOOR



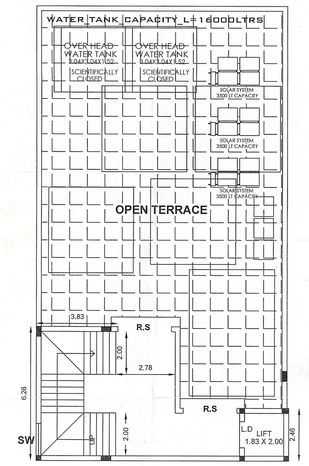
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



TERRACE FLOOR PLAN

AREA DETAILS

AREA OF THE SITE (AS PER DOCUMENT)	464.50 SQ.M
AREAOF THE SITE (AS PER PLR)	471.41 SQ.M
SUPER IMPOSED PLOT AREA	463.27 SQ.M

DESCRIPTION	FSI AREA sq.m	NON FSI AREA sq.m	TOTAL AREA sq.m
STILT FLOOR AREA	-	249.03	249.03
FIRST FLOOR AREA	249.03		249.03
SECOND FLOOR AREA	249.03	-	249.03
THIRD FLOOR AREA	249.03	-	249.03
HEAD ROOM AREA	-	54.65	54.65
TOTAL AREA	747.09	303.68	1050.77

FLOOR SPACE NDEX (F.S.I)	1.61
PLOT COVERAGE (PC)	53.75%
CAR PARKING (REQUIRED)	06 NOS
CAR PARKING (PROVIDED)	08 NOS
TWO WHEELER PARKING (REQUIRED)	23 NOS
TWO WHEELER PARKING (PROVIDED)	30 NOS

FSI = TOTAL BUILTUP AERA AS PER FSI RULES / SITE AREA = 747.09 / 463.27 = 1.61 < 2

% OF PLOT COVERAGE AREA = MAX.ONE FLOOR AREA / SITE EXTENT = 249.03 / 463.27 x 100 = 53.75 % < 60%

SITE BOUNDARY — EXISTING ROAD

PROPOSED BUILDING — DRIVEWAY

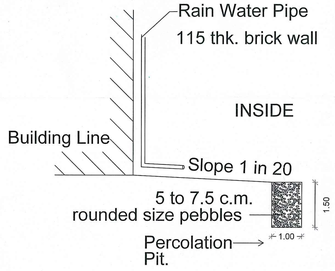
HEIGHT OF THE BUILDING - 11.95 M

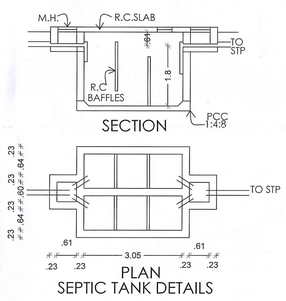
JOINERIES DETAILS

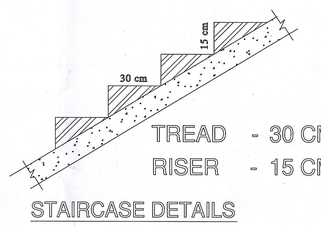
RS	ROLLING SHUTTER	2.50 X 2.13
LD	LIFT DOOR	1.22 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
W	WINDOW	1.83 X 1.52
W1	WINDOW	1.52 X 1.52
SW	SLIDING WINDOW	1.50 X 1.50
V	VENTILATOR	0.76 X 0.60

NOTE :

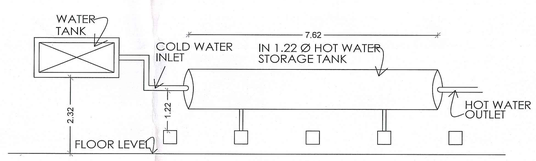
1) DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION
2) SOLAR WATER HEATING SYSTEM TO BE PROVIDED IN TERRACE FLOOR
3) RAIN WATER HARDVESTING SYSTEM TO BE PROVIDED
4) STP AND RECYCLING UNIT OF WASTE TO BE PROVIDED IN THE SITE
5) STRUCTURE IS SAFE FOR EARTHQUAKE
6) FE : FIRE EXISTINGUISHING SYSTEM PROVIDED IN ALL FLOORS
7) EA : EXISTING ALARM PROVIDED IN ALL FLOORS
8) MV : MECHANICAL VENTILATION TO BE PROVIDED



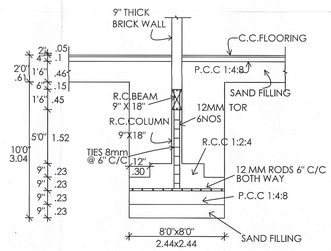




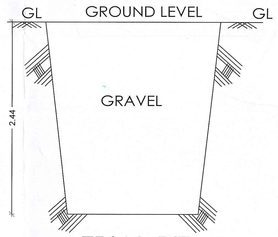
STAIRCASE DETAILS



SOLAR HOT WATER SYSTEM (SWHS) DETAIL



FOUNDATION DETAILS
SCALE 1"=4'0"



TRIAL PIT

S. Sree Vanth
S. Rohini Meena

APPLICANT

LP / MLPA No. 24/2023
PLANNING PERMISSION No.24/2023

Er.V.GANAPATHI B.E.M.E.,F.I.E.,F.I.V. D.I.M. (ISTAE)
REGISTERED Construction Engineer / Chartered Engineer
(CMDA Regn No: CE/II/005224 Dt. 06.03.2015)
GEOMATRIX CONSULTANCY, (Regn No: 2302422334R2E)
No.22, Thomas Street, Narimedu, Madurai - 625002.
Ph: 7598031360, 0452-2615598
Email: geomatrixconsultancy@gmail.com

ENGINEER

Er.V.MANIMARAN M.E.(Structural)
Consulting Engineer & Valuer
Registered Structural Engineer Grade-I(SE)
Reg. No: 004/2019/Gr.I
Madurai Local Planning Authority
6/129, OST Road, Thiruparankundram
Madurai-625 005. Mobile: 7598986989
Email: skplannersmdu@gmail.com

ENGINEER

Er. N. RAMESH, B.E.,M.I.E.,M.I.E.,
REGISTERED ENGINEER GRADE-I
& PLANNERS & ASSOCIATES (Reg.No: 03/2021)
MADURAI DISTRICT TOWN & COUNTRY PLANNING
No: 14/12 Lajapathiroy Road,
(opp. Madurai corporation west entry gate road)
Chinna Chokkikulam, Madurai-625 002.
e-mail: skplannersmdu@gmail.com
Cell: 97515-85161, 93855-78089

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.