PP APPROVAL RECORD

Planning Permission

Madurai

Madurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

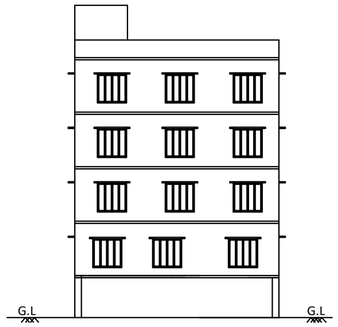
PURPOSE
Commercial

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

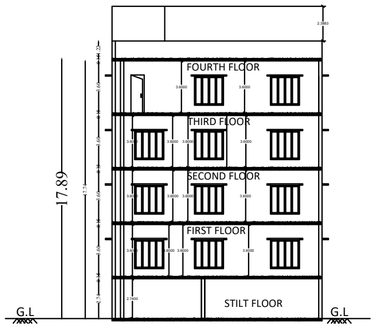
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (PROFESSIONAL CONSULTING OFFICE 1ST FLOOR,2ND 3RD & 4TH FLOOR) IN R.S.NO.5/3A2,13 pt, T.S.NO:15 WARD NO:18,BLOCK NO:4, MANAGIRI 1ST BIT VILLAGE, MADURAI CORPORATION, MADURAI NORTH TALUK, MADURAI DISTRICT.

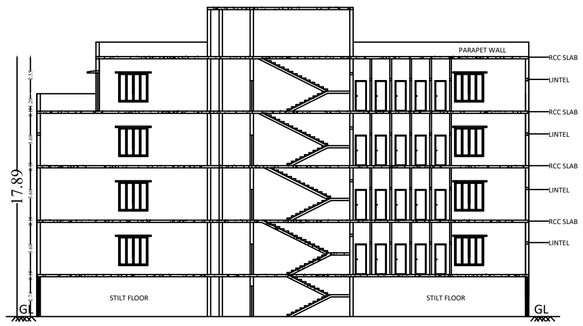
(ALL DIMENSIONS ARE IN METRE SCALE - 1:100)



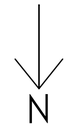
FRONT ELEVATION

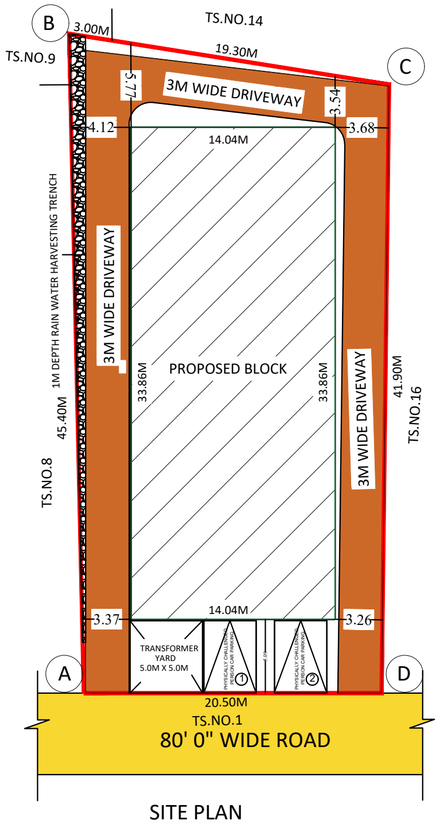


SECTION ON "A-A"

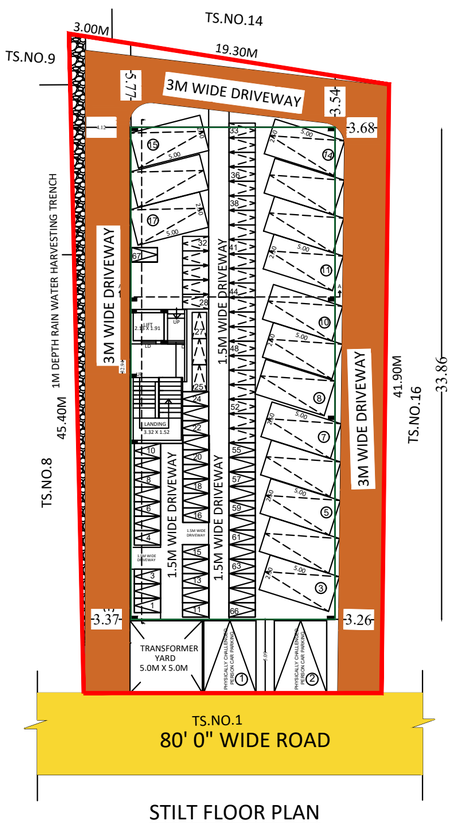


SECTION ON "A-B"

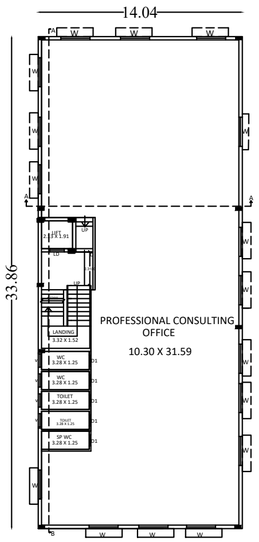




SITE PLAN



STILT FLOOR PLAN

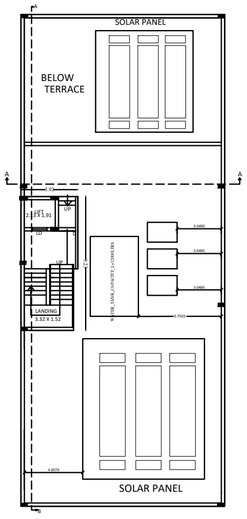


FIRST FLOOR PLAN

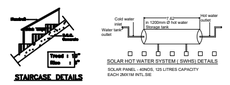
TYPICAL_FLOOR_PLAN=1,2,3



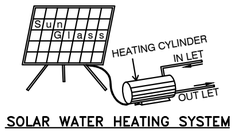
FOURTH FLOOR PLAN



TERRACE FLOOR PLAN







SOLAR WATER HEATING SYSTEM

NOTES:-

1. FIRE EXTINGUISHER WILL BE PROVIDED
2. EMERGENCY ALARM WILL BE PROVIDED.
3. LIGHTNING CONDUCTOR WILL BE PROVIDED.
4. SOLAR SYSTEM WILL BE PROVIDED.
5. WASTE WATER RECYCLED & USED FOR GARDEN PURPOSED.
6. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED
7. FIRST AID BOX AND EXHAUSTED FAN WILL BE PROVIDED.
8. ALL DOORS AND WINDOWS ARE OPEN OUT WARDS.
9. ALL ROOMS ARE CENTRALIZED AC PROVIDED

SPECIFICATION :

SUPER STRUCTURE : R.C.C FRAMED STRUCTURE &
FOUNDATION : R.C.C. COLUMN FOUNDATION
SLAB : R.C.C. 1:2:4 4½" TK
BEAM LINTEL SUNSHADE: R.C.C. 1:2:4
WEATHERING COURSE WITH PRESSED TILES.
ELECTRIFICATION WORK CONCEALED WIRING.
FE - FIRE EXTINGUISHER
EA - EMERGENCY ALARM
SB - SAND BUCKET

JOINERY DETAILS	Sq.ft	Sq.m
DOOR - MD	8'0" X 7'0"	2.44 m x 2.13 m
DOOR - D	3'0" X 7'0"	0.91 m x 2.13 m
DOOR - D1	2'6" X 7'0"	0.76 m x 2.13 m
LIFT DOOR - LD	3'0" X 7'0"	0.91m x 2.13 m
WINDOW - W	6'6" X 6'6"	2.00 m x 2.00 m
VENTILATER - D1	3'0" X 2'0"	0.91 m x 0.61 m

SITE AREA

AS PER DOCUMENT	= 899.20 Sqm.	9678.98 Sft	
AS PER PATTA	= 895.00 Sqm.	9633.78 Sft	
SUPER IMPOSED PLOT AREA	= 887.38 Sqm.	9551.75 Sft	

AREA DETAILS	FSI AREA SQ.M	NON FSI SQ.M	TOTAL AREA SQ.M
STILT FLOOR AREA	–	475.57	475.57
FIRST FLOOR AREA	475.57	–	475.57
SECOND FLOOR AREA	475.57	–	475.57
THIRD FLOOR AREA	475.57	–	475.57
FOURTH FLOOR AREA	353.04	–	353.04
HEAD ROOM AREA	–	34.93	34.93
TOTAL	1779.75	510.50	2290.25
	FSI ACHIEVED		1.98
	PLOT COVERAGE		53.13%

TOTAL BUILTUP AREA AS PER FSI RULES / SITE AREA = 1779.75 / 895.00 = 1.98< 2.0

% OF PLOT COVERAGE AREA = 475.57 / 895.00 × 100 = 53.13%

NO.Of Car Parking Required - 13 Nos.
NO.Of Car Parking Provided - 13 Nos.

NO.Of Two Wheeler Parking Required - 49 Nos.
NO.Of Two Wheeler Parking Provided - 49 Nos.

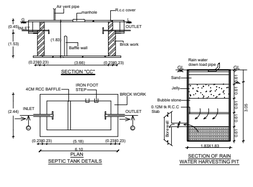
LEGEND

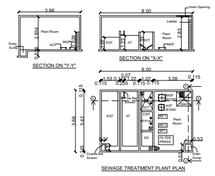
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
DRIVEWAY

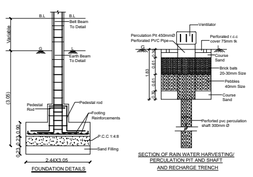
LP/ MLPA No. 37/2023
PLANNING PERMISSION No. 37/2023

APPLICANT

LICENSED BUILDER







STRUCTURAL ENGINEER

T. KARTHIK, DCE.,BE.,
Licenced Structural Engineer
Grade - II
(MLPA),(Reg.No.008/2019)

REGISTERED ARCHITECT

C.S.VENKATE[illegible] I
REGISTERED ARCHI[illegible]
Reg. No. CA/2007/41[illegible]
Mob : 9894984630

Er.C.SUNDARAPANDI,B.E.,PGDCE.,
Consulting Engineer & Registered Engineer
MDTCP Registration No. RE.10/2021
Shop No-1, Kallalagar Complex, Tallakulam
Madurai-2. Cell: 9655307709

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.