PP APPROVAL RECORD

Planning Permission

Madurai

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.

SHEET NO :2

DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF PROFESSIONAL CONSULTING OFFICE (COMMERCIAL BUILDING) AT DOOR NO:35&PLOT NO:A20, T.S.NO:110, 210 IN WARD NO:21,BLOCK NO:22,MADAKULAMVILLAGE, THIRUPPARANKUNDARM TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

NOT TO SCALE

SCALE 1 : 100	ALL DIMENSIONS ARE IN METER

SITE AREA

AS PER DOCUMENT	= 674.50 Sq.m
AS PER PLR	= 674.43 Sq.m
SUPER IMPOSED AREA	= 674.43 Sq.m

AREA DETAILS	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL AREA (SQ.M)
STILT FLOOR	-	418.99	418.99
FIRST FLOOR	418.99	-	418.99
SECOND FLOOR	418.99	-	418.99
THIRD FLOOR	418.99	-	418.99
TERRACE FLOOR STAIR CASE AND LIFT	-	28.91	28.91
TOTAL BUILT UP AREA	**1256.97**	447.90	**1704.87**

FSI = TOTAL COVERD AREA / SITE AREA = 1256.97 / 674.43 = 1.86< 2

% OF PLOT COVERAGE AREA = 418.99 / 674.43 X 100 = 62%

PARKING DETIALS:-	REQUIRED	PROVIDED
TWO WHEELER PARKING	42	45
CAR PARKING	10	10
PH CAR PARKING	1	2

JOINERY DETAILS

D1	DOOR	1.20 x 2.13
D2	DOOR	0.76 x 2.13
LD	LIFT DOOR	1.20 x 2.13
W	WINDOW	1.52 x1.20
V	VENTILATOR	0.76 x 0.76

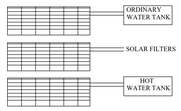
NOTE

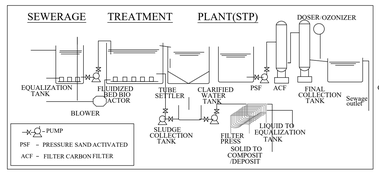
1. FIRE EXTINGUISHER WILL BE PROVIDED. FE △
2. FIRE ALARM TO BE PROVIDE. FA △
3. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED
4. SOLAR SYSTEM TO BE PROVIDED.
5. STRUCTURE IS DESIGNED SAFELY FOR EARTH QUAKE RESISTANCE
6. WASTE WATER TO BE CONNECTED TO UNDER GROUND SEWAGE SYSTEM
7. MECHANICAL VENTILATION TO BE PROVIDED

LEGEND

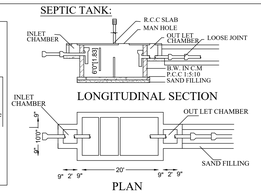
- SITE BOUNDARY
- SURVEY NO SUBDIVISION
- EXISTING ROAD
- PROPOSED DRIVEWAY
- PROPOSED BUILDING

OWL TOY PANEL

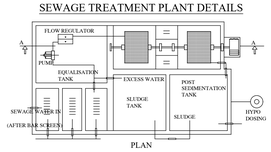


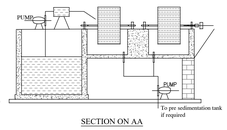


SEPTIC TANK:

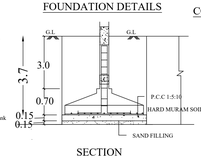


SEWAGE TREATMENT PLANT DETAILS

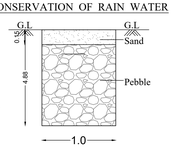




FOUNDATION DETAILS



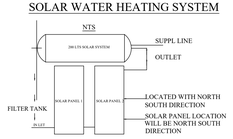
CONSERVATION OF RAIN WATER

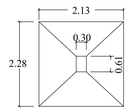


RAIN WATER HARVESTING

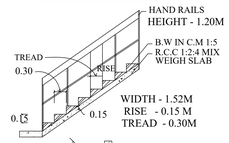


SOLAR WATER HEATING SYSTEM

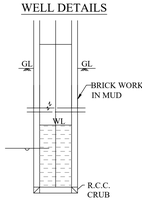




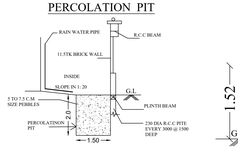
STAIR CASE DETAILS:



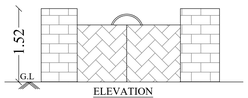
WELL DETAILS

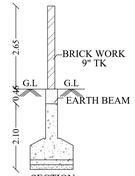


PERCOLATION PIT

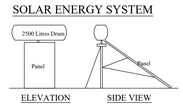


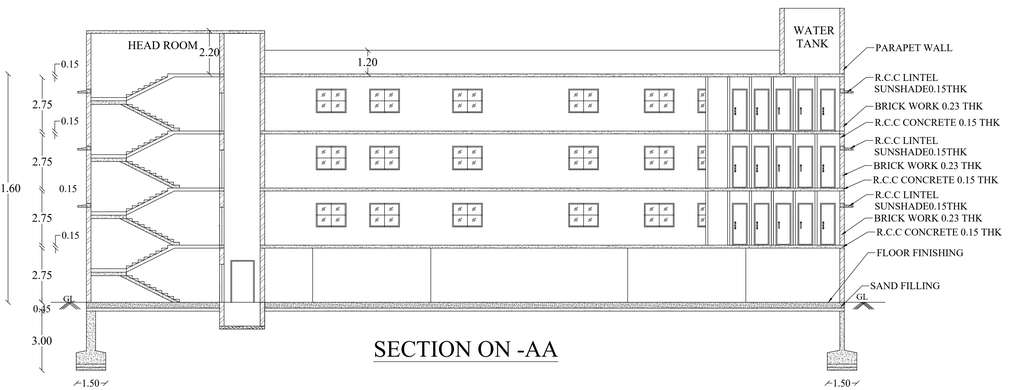
COMPOUND WALL DETAILS



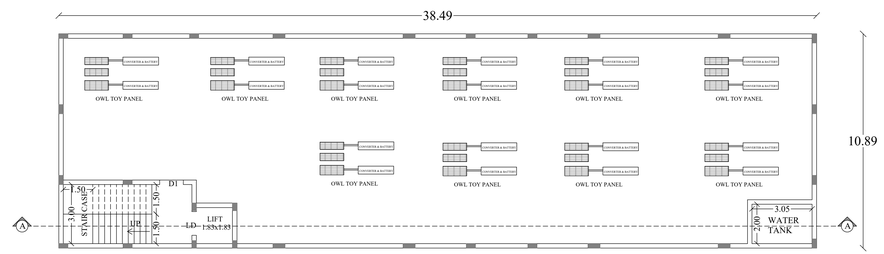


SOLAR ENERGY SYSTEM

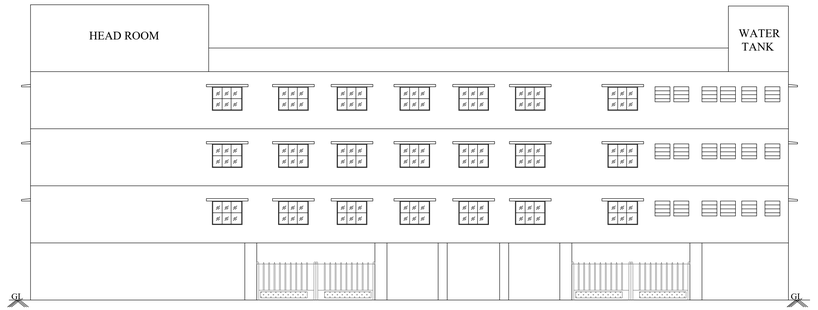




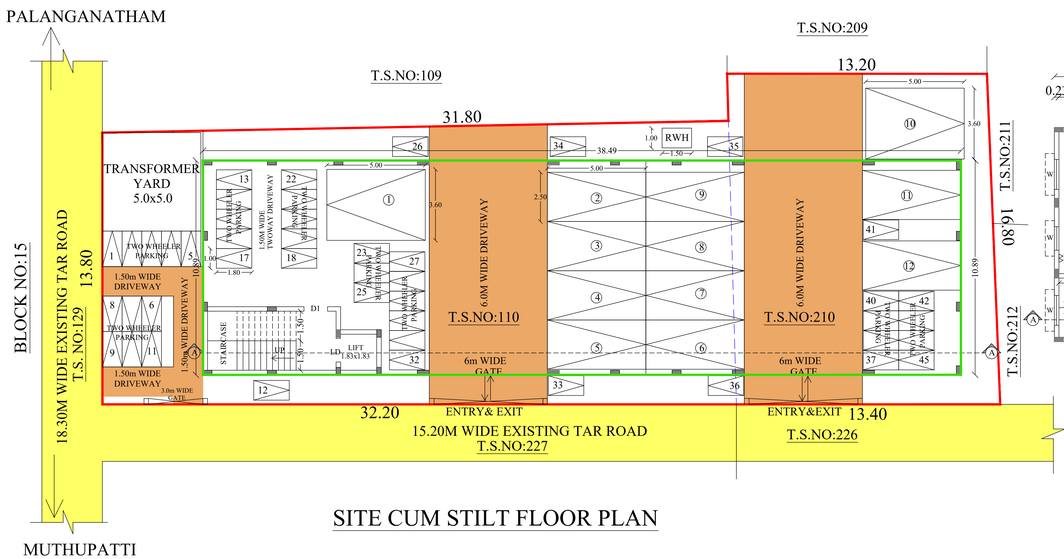
SECTION ON -AA



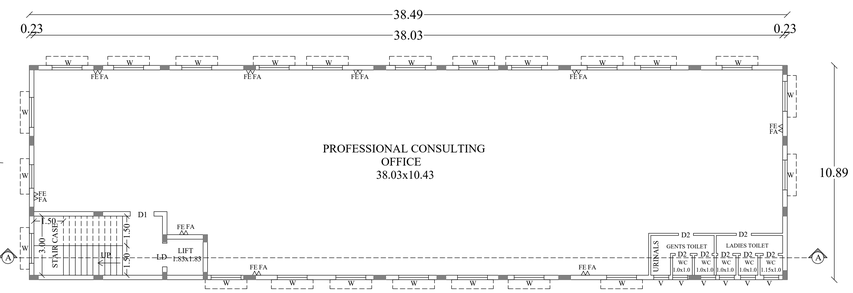
TERRACE FLOOR PLAN



SOUTH FACING ELEVATION



SITE CUM STILT FLOOR PLAN



FIRST FLOOR PLAN

SECOND, THIRD FLOOR PLAN(TYPICAL)

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளுர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண்.SWP/009710/2023 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
மனையிட ஒப்புதலும், கட்டடதிற்கு திட்ட
அனுமதியும் அளிக்கப்படுகிறது.
ம.வ/ம.உ.தி.கு. எண்: 222/2023
திட்ட அனுமதி எண்: 224B/2023

Er. A. BASKARAN,
B.Sc.,M.I.E.,M.I.S.O.C.E.,M.I.A.P.I.V.C.E.,Engg(E).,M.A.C.C.E.R.S.,M.I.T.A.,
- Chartered Engineer, Structural Consultant, Permit-A Rehabilitation Consultant
- Structural Engineer Grade I (Reg. No. IE/04/2021/Grade I)
- Construction Engineer (Reg. No. CE/03/2019)
- Madurai Corporation Registered Engineer Grade I (Reg. No. MCRE 1 0009
- Registered Panel Engineer (Class 1 A) for Crane Stability Certificate
- Registered Valuer for Income Tax & Wealth Tax (Reg. No. V/2014-2015)
- Registered Valuer Under Companys Act (Reg. No. IBBI/RVO/2017/10143)

Muthiah Complex, 51 West Avani Moola Street, MADURAI-1. Cell: 9942397717, 99421 74544, E-mail: kbcivilcrabkar21@gmail.com

STRUCTURAL ENGINEER

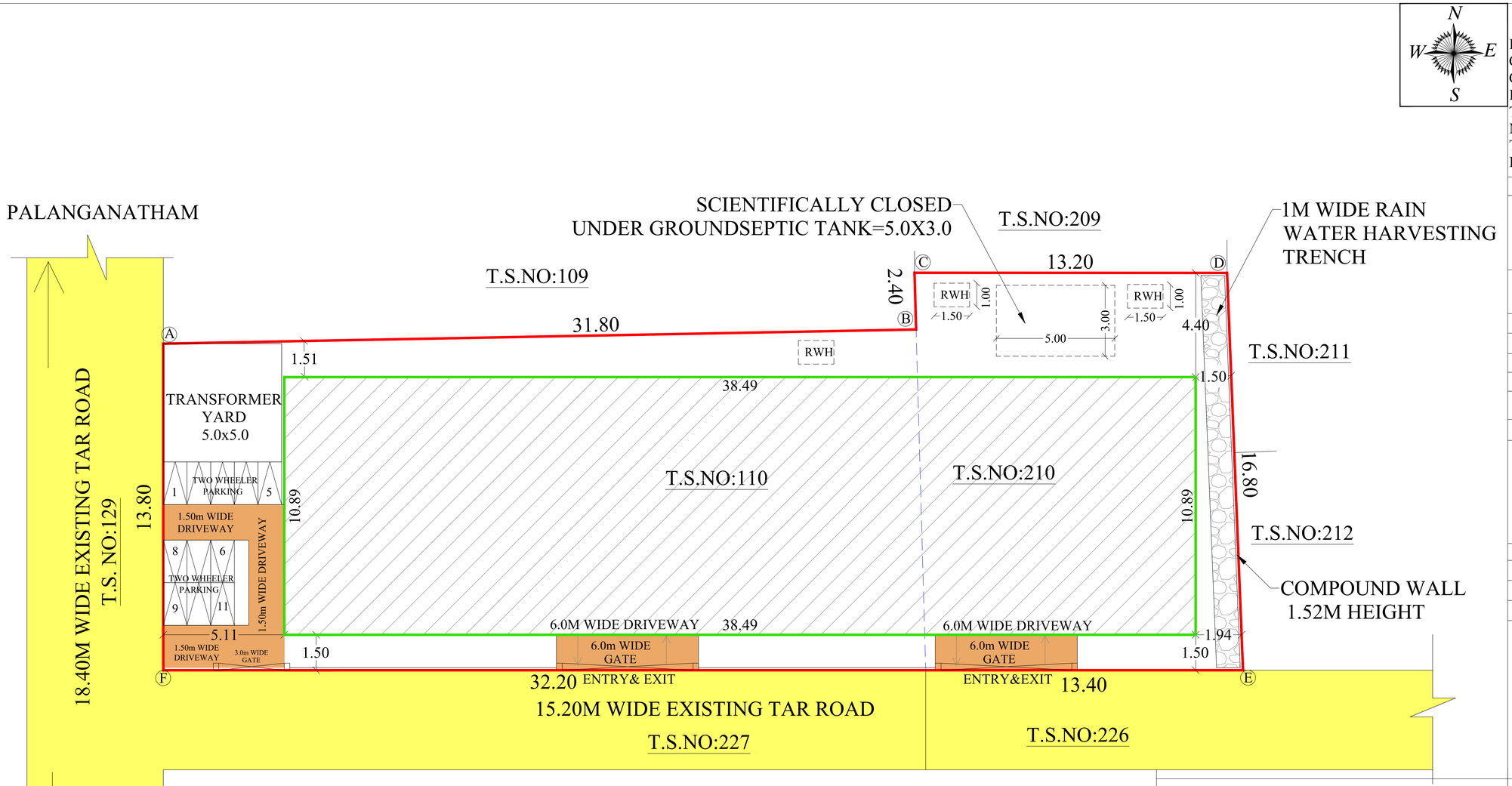
Er.K.VINOTHKUMAR,B.E.,
Registered Engineer Grade-II
019 / 2019 / RE - GR-II / MLPA
1-F, South Street, Minor Thoppu,
Palanganatham, Madurai-625 003.
Cell : 97519 99661

ENGINEER

APPLICANT

P.RAJADURAI B.Arch.,
48,Rajkrishna Plaza,First Floor,
Near SBI,Bye-Pass,Madurai-10.
Phone:0452-4243339

ARCHITECT



SITE PLAN

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண்.SWP/009710/2023 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
மனையிட ஒப்புதலும், கட்டடதிற்கு திட்ட
அனுமதியும் அளிக்கப்படுகிறது.
ம.வ/ம.உ.தி.கு. எண்: 222/2023
திட்ட அனுமதி எண்: 224A/2023

SHEET NO :1

DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF PROFESSIONAL CONSULTING OFFICE (COMMERCIAL BUILDING) AT DOOR NO:35&PLOT NO:A20, T.S.NO:110, 210 IN WARD NO:21,BLOCK NO:22, MADAKULAMVILLAGE,THIRUPPARANKUNDARM TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

SCALE 1:200 | ALL DIMENSIONS ARE IN METER

SITE AREA

AS PER DOCUMENT	= 674.50 Sq.m
AS PER PLR	= 674.43 Sq.m
SUPER IMPOSED AREA	= 674.43 Sq.m

AREA DETAILS	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL AREA (SQ.M)
STILT FLOOR	-	418.99	418.99
FIRST FLOOR	418.99	-	418.99
SECOND FLOOR	418.99	-	418.99
THIRD FLOOR	418.99	-	418.99
TERRACE FLOOR STAIR CASE AND LIFT	-	28.91	28.91
TOTAL BUILT UP AREA	**1256.97**	447.90	**1704.87**

FSI = TOTAL COVERD AREA / SITE AREA = 1256.97 / 674.43 = 1.86< 2

% OF PLOT COVERAGE AREA = 418.99 / 674.43 X 100 = 62%

PARKING DETIALS:-	REQUIRED	PROVIDED
TWO WHEELER PARKING	42	45
CAR PARKING	10	10
PH CAR PARKING	1	2

LEGEND

- SITE BOUNDARY
- EXISTING ROAD
- SURVEY NO SUBDIVISION
- PROPOSED DRIVEWAY
- PROPOSED BUILDING

Er. A. BASKARAN,
B.Sc.,A.M.I.E.,M.E.(Struct.),M.B.A.,F.I.V.C.Engrs(II),I.M.A.C.C.E(II),M.I.T.A.,
- Chartered Engineer, Structural Consultant, Repair & Rehabilitation Consultant
- Structural Engineer Grade I (Reg. No. SE 04/2021 I (Grade I)
- Construction Engineer (Reg. No. CE 013/2019)
- Madurai Corporation Registered Engineer Grade I (Reg. No. MCRE 1 008)
- Registered Panel Engineer (Class 1A) to issue Stability Certificate
- Registered Valuer for Income Tax & Wealth Tax (Reg. No. 5/2004-2005)
- Registered Valuer Under Companys Act (Reg. No. IBBI/RV/05/2021/14142)

Muthiah Complex, 15 West Avani Moola Street, MADURAI-01
Cell: 9842397717, 96421 74544, E-mail: hitechbuskar31@gmail.com

STRUCTURAL ENGINEER

Er.K.VINOTHKUMAR,B.E.,
Registered Engineer Grade-II
018 / 2019 / RE - GR-II / MLPA
1-F, South Street, Minor Thoppu,
Palanganatham, Madurai-625 003.
Cell : 97519 99661

ENGINEER

ARCHITECT

P.RAJADURAI B.Arch.,
48,Rajkrishna Plaza,First Floor,
Near SBI,Bye-Pass,Madurai-10.
Phone:0452-4243339

APPLICANT

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.