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.

Verified RealEstate™

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

hello@verified.realestate

+91 9996 12 9996

verified.realestate

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COTTAGE INDUSTRIAL BUILDING (APPALAM MANUFACTURING) IN R.S.NO- 5/1A & 5/1B, UDANKUNDU VILLAGE &KARSERI PANCHAYAT, MADURAI EAST PANCHAYAT UNION, MADURAI EAST TALUK, MADURAI DISTRICT.

(NON PLANNED AREA)

Scale:(1:400)

Scrutiny Reference Number : RRG5PQM8

Online Application Number : SWP/BPA/011072/2023/TCP

மாவட்ட நகர் ஊரமைப்பு அலுவலகம்

மதுரை மாவட்டம்

இணையதள எண்: **SWP/BPA/011072/2023/TCP** உத்தரவில் கண்டுள்ளவாறு மனையிடத்திற்கு **'A'** முதல் **'D'** என எல்லையிட்டு அம்மனையிடத்தில் அமையும் கட்டிட வரைபடத்திற்கு க.வ.ந.ஊ.உ.இ.(ம.மா) : **11/2023** என எண்ணிடப்பட்டு செயலானை கடிதம் **SWP/BPA/011072/2023/TCP**-ல் தெரிவித்துள்ள நிபந்தனைகளுடன் மனையிட ஒப்புதல் மற்றும் கட்டிட வரைபடத்திற்கு தொழிற்நுட்ப ஒப்புதல் வழங்கப்படுகிறது.

AREA DETAILS

AREA OF THE SITE	SQ.MT
(AS PER FMB)	4869.73
(AS PER DOCUMENT)	4775.25
(AS PER PATTA)	4800.00

AREA DETAILS	F.S.I	NON F.S.I	TOTAL AREA
	SQ.M	SQ.M	SQ.M
GROUND FLOOR AREA	783.18	.....	783.18
HEAD ROOM AREA	.....	21.76	21.76
TOTAL BUILT UP AREA	783.18	21.76	804.94

MAXIMUM ONE FLOOR AREA = 783.18 Sq.M

F.S.I = TOTAL BUILT UP AREA / SITE EXTENT = 783.18 Sq.M / 4775.25 Sq.M = 0.16

PLOT COVERAGE = MAX. ONE FLOOR AREA / SITE EXTENT X 100

= 783.18 Sq.M / 4775.25 Sq.M X 100 = 16.40 %

	Required	Provided
TWO WHEELER PARKING	15 NOS	15 NOS
CAR PARKING (INCLUDING PH PARKING)	02 NOS	02 NOS
CYCLE PARKING	15 NOS	15 NOS
OPEN SPACE RESERVATION	186.97 Sq.M	196.79 Sq.M

JOINERY DETAILS

	DESCRIPTION	SIZE IN M
RS	Rolling Shutter	2.44 x 2.44
RS 1	Rolling Shutter	1.52 x 2.44
MD	Main Door	1.98 X 2.10
D	Door	0.91 X 2.10
D1	Door	0.76 X 2.10
O	Opening	1.53 x 2.10
SW	Sliding Window	1.22 X 1.53
W	Window	1.22 X 1.53
V	Ventilator	1.22 X 0.60
V1	Ventilator	0.76 X 0.60
V2	Ventilator	1.53 X 0.91

NOTE :

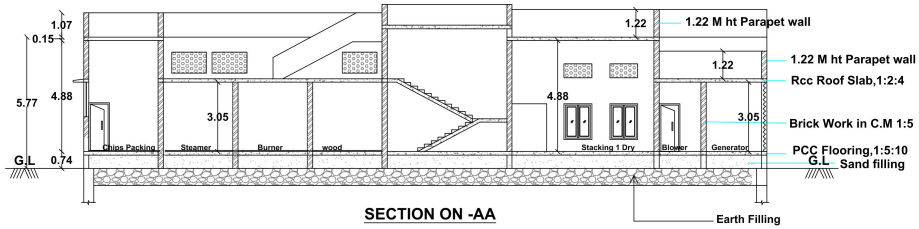
1) DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION
2) SOLAR WATER HEATING SYSTEM AND SOLAR PHOTO VOLTANIC ENERGY SYSTEM TO BE PROVIDEDIN TERRACE FLOOR
3) RAIN WATER HARVESTING SYSTEM TO BE PROVIDED
4) STP AND RECYCLING UNIT OF WASTE WATER TO BE PROVIDED IN THE SITE
5) STRUCTURE IS SAFE FOR EARTHQUAKE
6) FE:FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS
7) MV:MECHANICAL VENTILATION TO BE PROVIDED

MACHINERY DETAILS

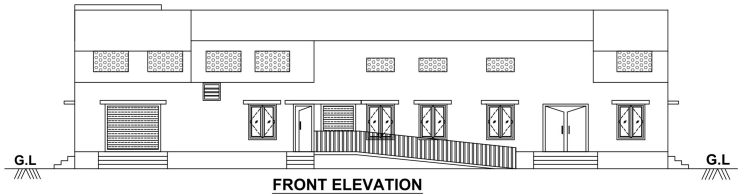
S.NO	DESCRIPTION	POWER(HP)
1	PULVERISER	45
2	GRINDER	3
3	POUNDING MACHINE	5
4	APPALAM MACHINE	12
5	DRYER	10
6	PICK & PLACE	5
7	BURNER	3
8	PACKING	5
9	CHIPS	5
10	ADDITIONAL	10
	TOTAL	103.0 H.P

WORKERS DETAILS

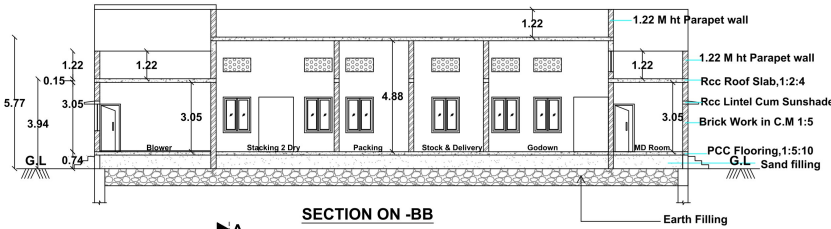
S.NO	DESCRIPTION	
1	STAFF	4 Nos
2	WORKERS	21 Nos
	TOTAL	25 Nos



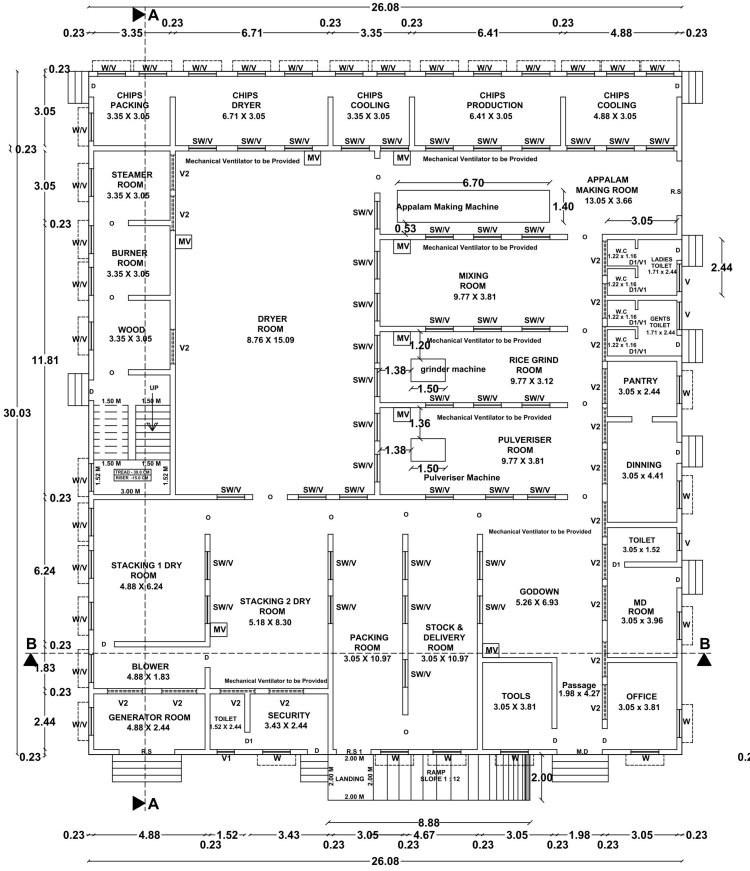
SECTION ON -AA



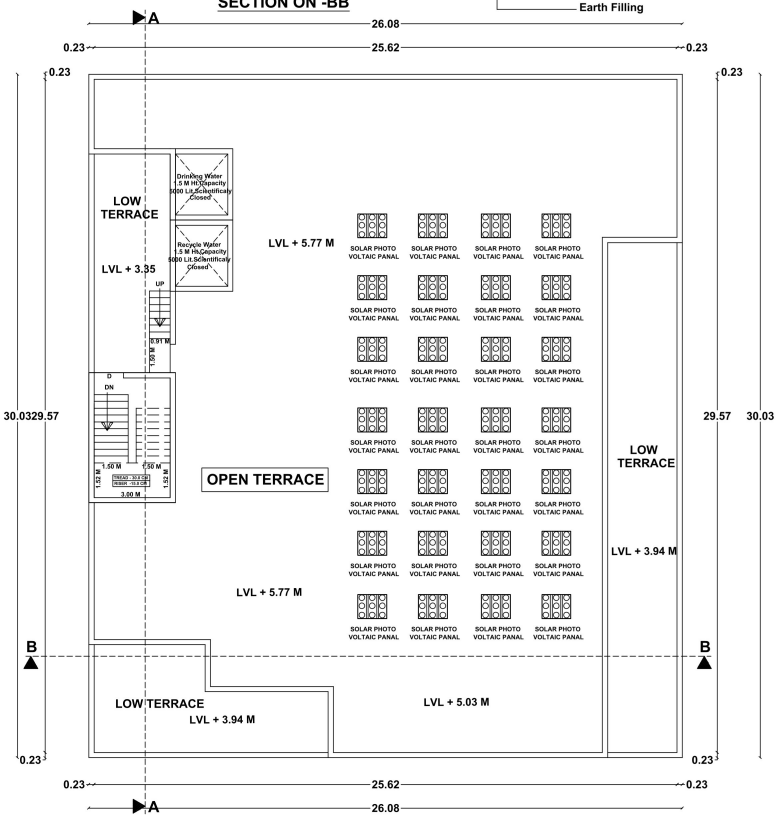
FRONT ELEVATION



SECTION ON -BB



GROUND FLOOR PLAN



TERRACE FLOOR PLAN

Er. S.KANNAN M.E.,MIE.,
STRUCTURAL ENGINEER GRADE - 1 (SE)
Reg No - SE 011 / 2019 (Gr.I), MLPA
3/14 H, Maruvankulam Village,Thirumangalam, Madurai - 625 706 Cell : 97906 39799

STRUCTURAL ENGINEER

R. MUTHUGANESH, B.Arch.,MCA.,
COA ..... Date .....
No.38, Chandragandhi Nagar
By-Pass Road, Madurai-625 010.

ARCHITECT

APPLICANT

Cell: 9500443603
Er.A.ARONE, B.E.,
Licensed Builder & Consulting Civil Engineer
RE. No: 08/2021 (Gr.II)
2/180, Kesava Samy St.,
Narayanapuram, Madurai-14.

ENGINEER

SHEET NO.1/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COTTAGE INDUSTRIAL BUILDING (APPALAM MANUFACTURING) IN R.S.NO- 5/1A & 5/1B, UDANKUNDU VILLAGE &KARSERI PANCHAYAT, MADURAI EAST PANCHAYAT UNION, MADURAI EAST TALUK, MADURAI DISTRICT.

(NON PLANNED AREA)

Scale:(1:400)

மாவட்ட நகர் ஊரமைப்பு அலுவலகம்

மதுரை மாவட்டம்

இணையதள எண்: **SWP/BPA/011072/2023/TCP** உத்தரவில் கண்டுள்ளவாறு மனையிடத்திற்கு **'A'** முதல் **'D'** என எல்லையிட்டு அம்மனையிடத்தில் அமையும் கட்டிட வரைபடத்திற்கு க.வ.ந.ஊ.உ.இ.(ம.மா) : **11/2023** என எண்ணிட்டப்பட்டு செயலானை கடிதம் **SWP/BPA/011072/2023/TCP**-ல் தெரிவித்துள்ள நிபந்தனைகளுடன் மனையிட ஒப்புதல் மற்றும் கட்டிட வரைபடத்திற்கு தொழிற்நுட்ப ஒப்புதல் வழங்கப்படுகிறது.

Scrutiny Reference Number : RRG5PQM8

Online Application Number : SWP/BPA/011072/2023/TCP

N

AREA DETAILS

AREA OF THE SITE	SQ.MT
(AS PER FMB)	4869.73
(AS PER DOCUMENT)	4775.25
(AS PER PATTA)	4800.00

AREA DETAILS	F.S.I	NON F.S.I	TOTAL AREA
	SQ.M	SQ.M	SQ.M
GROUND FLOOR AREA	783.18	.....	783.18
HEAD ROOM AREA	.....	21.76	21.76
TOTAL BUILT UP AREA	783.18	21.76	804.94

MAXIMUM ONE FLOOR AREA = 783.18 Sq.M

F.S.I = TOTAL BUILT UP AREA / SITE EXTENT = 783.18 Sq.M / 4775.25 Sq.M = 0.16

PLOT COVERAGE = MAX. ONE FLOOR AREA / SITE EXTENT X 100

= 783.18 Sq.M / 4775.25 Sq.M X 100 = 16.40 %

	Required	Provided
TWO WHEELER PARKING	15 NOS	15 NOS
CAR PARKING (INCLUDING PH PARKING)	02 NOS	02 NOS
CYCLE PARKING	15 NOS	15 NOS
OPEN SPACE RESERVATION	186.97 Sq.M	196.79 Sq.M

JOINERY DETAILS

	DESCRIPTION	SIZE IN M
RS	Rolling Shutter	2.44 x 2.44
RS 1	Rolling Shutter	1.52 x 2.44
MD	Main Door	1.98 X 2.10
D	Door	0.91 X 2.10
D1	Door	0.76 X 2.10
O	Opening	1.53 x 2.10
W	Window	1.22 X 1.53
V	Ventilator	1.22 X 0.60
V1	Ventilator	0.76 X 0.60
V2	Ventilator	1.53 X 0.91

REFERENCE

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- DRIVE WAY
- OPEN SPACE RESERVATION

NOTE :

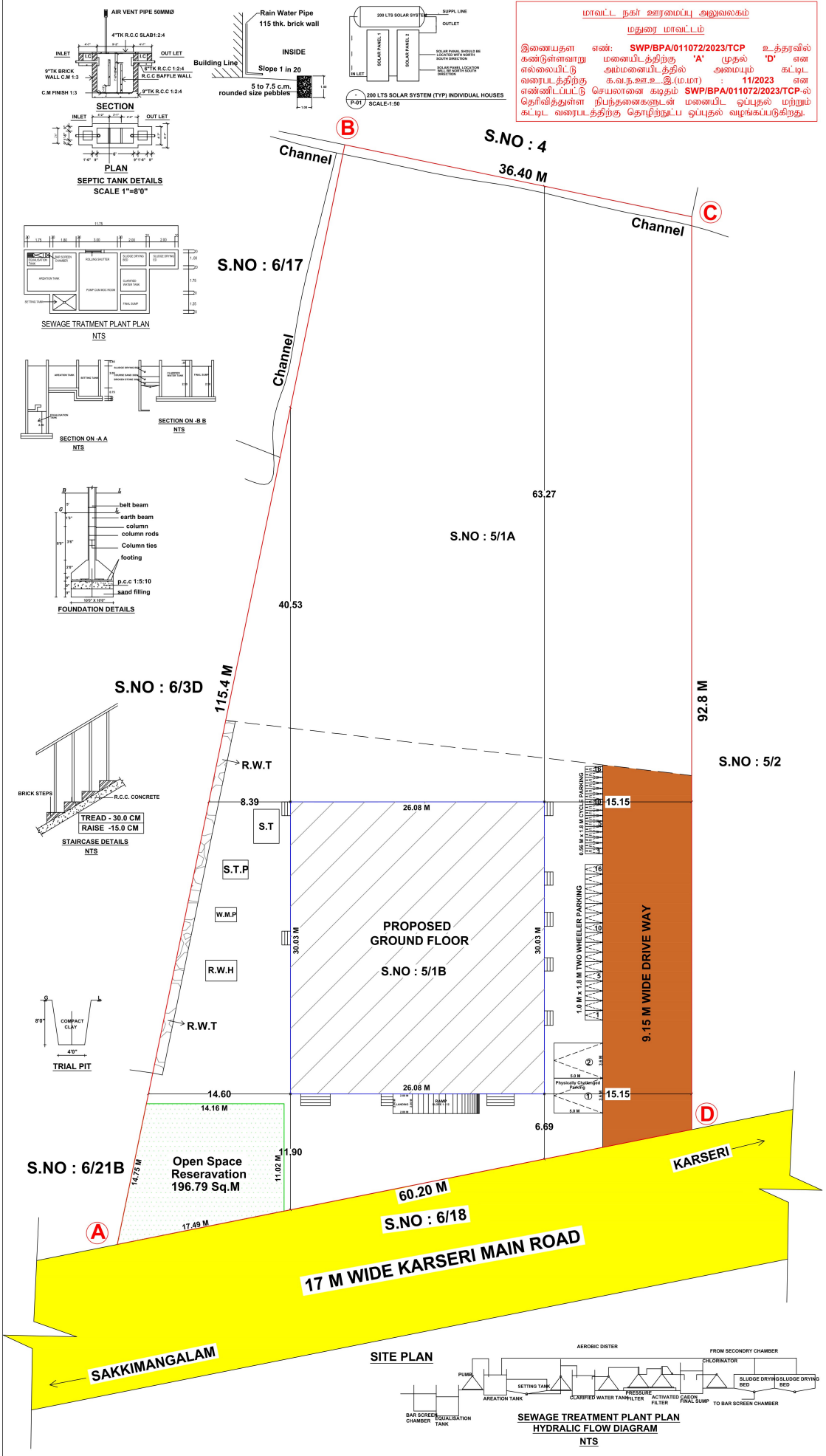
1) DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION
2) SOLAR WATER HEATING SYSTEM AND SOLAR PHOTO VOLTANIC ENERGY SYSTEM TO BE PROVIDEDIN TERRACE FLOOR
3) RAIN WATER HARVESTING SYSTEM TO BE PROVIDED
4) STP AND RECYCLING UNIT OF WASTE WATER TO BE PROVIDED IN THE SITE
5) STRUCTURE IS SAFE FOR EARTHQUAKE
6) FE:FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS
7) MV:MECHANICAL VENTILATION TO BE PROVIDED

MACHINERY DETAILS

S.NO	DESCRIPTION	POWER(HP)
1	PULVERISER	45
2	GRINDER	3
3	POUNDING MACHINE	5
4	APPALAM MACHINE	12
5	DRYER	10
6	PICK & PLACE	5
7	BURNER	3
8	PACKING	5
9	CHIPS	5
10	ADDITIONAL	10
	TOTAL	103.0 H.P

WORKERS DETAILS

S.NO	DESCRIPTION	
1	STAFF	4 Nos
2	WORKERS	21 Nos
	TOTAL	25 Nos



Er. S.KANNAN M.E.,MIE.,
STRUCTURAL ENGINEER GRADE - 1 (SE)
Reg No - SE 011 / 2019 (Gr.I), MLPA
3/14 H, Maravankulam Village,Thirumangalam, Madurai - 625 706 Cell : 97906 39799

STRUCTURAL ENGINEER

R. MUTHUGANESH, B.Arch.,MCA.,
COA .....
No.38, Chandragandhi Nagar By-Pass Road, Madurai-625 010

ARCHITECT

APPLICANT

Cell: 9500443803
Er.A.ARONE, B.E.,
Licensed Builder & Consulting Civil Engineer
RE. No: 08/2021 (Gr.II)
2/180, Kesava Samy St.,
Narayanapuram, Madurai-14.

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.