

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.

SPECIAL CONDITION :
"AS PER RULE NO.12 OF TAMILNADU COMBINED DEVELOPMENT AND BUILDING RULES-2019, THE APPLICANT SHOULD PREPARE AND SUBMIT DEMOLITION PLAN FOR THE DEMOLITION OF EXISTING BUILDING TO THE MADURAI CORPORATION. THE CORPORATION HAS TO DECIDE ON THE DEMOLITION PLAN AND ENSURE THE EXISTING BUILDING ARE DEMOLISHED BEFORE APPROVAL OF THE PLAN FOR PROPOSED BUILDING."

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (PROFESSIONAL CONSULTING OFFICE) IN PLOT NO : 415, T.S.NO- 41, BLOCK NO :15, S.WARD : XVII, R.S.NO:159/4 & 159/8PT, TALLAKULAM VILLAGE, MADURAI NORTH TALUK, MADURAI CORPORATION, MADURAI.

Scale: 1"=8'0" (1:100)

AREA DETAILS

AREA OF THE SITE	SQ.MT
(AS PER DOCUMENT)	464.51
(AS PER PATTA)	463.50
(AS PER FMB)	463.60

AREA DETAILS	TOTAL COVERED AREA (FSI) SQ.M	NON F.S.I COVERED PARKING	REDUCTION	TOTAL BUILT UP AREA SQ.M
STILT FLOOR AREA	288.17	288.17		288.17
FIRST FLOOR AREA	288.17			288.17
SECOND FLOOR AREA	288.17			288.17
TERRACE FLOOR AREA		33.09		33.09
	576.34	321.26		897.60

MAXIMUM ONE FLOOR AREA = 288.17 Sq.M

F.S.I = TOTAL COVERED AREA ON ALL FLOORS = 576.34 Sq.M

PLOT AREA = 463.50 Sq.M = 1.24 * 2.0

PLOT COVERAGE = MAX. ONE FLOOR AREA X 100

SITE EXTENT

= 288.17 Sq.M X 100 = 62.17%

Required Provided

CAR PARKING (INCLUDING PHYSICALLY CHALLENGED PARKING)

06 Nos (4 + 2) 07 Nos (5 + 2)

TWO WHEELER PARKING (INCLUDING PHYSICALLY CHALLENGED PARKING)

25 Nos (22 + 3) 26 Nos (23 + 3)

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE IN M	REFERENCE
MD	Main Door	1.53 X 2.13	SITE BOUNDARY
D	Door	0.91 X 2.13	PROPOSED BUILDING
D1	Door	0.76 X 2.13	EXISTING ROAD
W	Window	1.83 X 1.53	DRIVE WAY
W1	Window	1.22 X 2.45	
GW	Glass Window	6.00 X 2.69	
V	Ventilator	0.58 X 0.91	
LD	Lift Door	1.22 X 2.90	

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 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) EA: EXISTING ALARM PROVIDED IN ALL FLOORS

NOTE : ALL DIMENSION ARE IN METER

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மதுரை உள்ளூர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண்: SWP/PA/17283/2023 உத்தரவில்
கண்டுள்ளபடி நடுத்தரகட்டிடத் திட்டம்
மனைபிடி, ஒப்புதலும், கட்டிடத் திட்ட
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ம.அ/ம.உ.தி.க, எண்: 347/2023
திட்ட அனுமதி எண்: 357A/2023

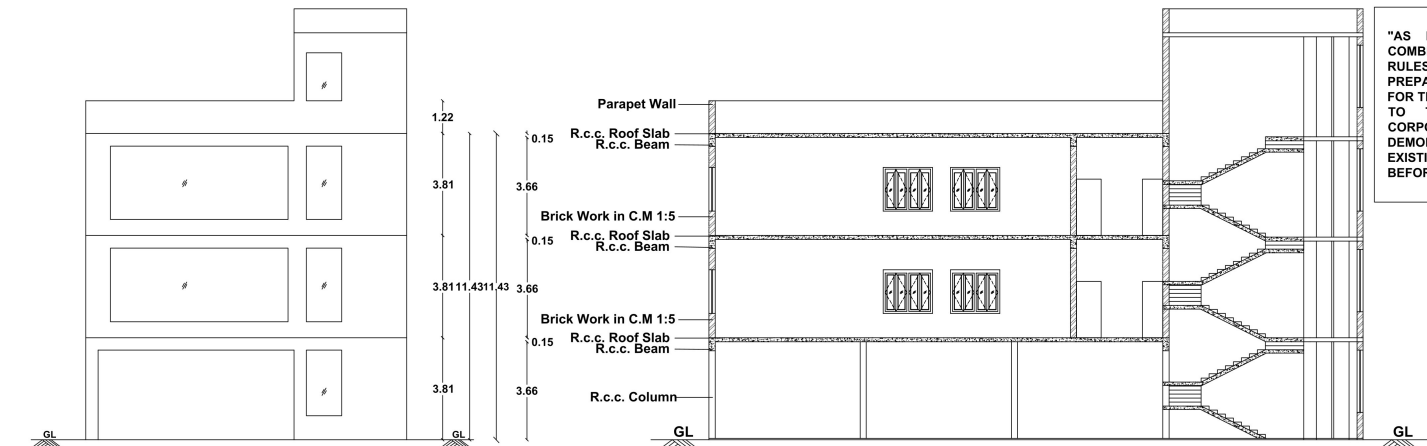
M.S.WASIL AHAMED
ARCHITECTURAL/PLANNING ASSITANT

STRUCTURAL ENGINEER

I.KARTHIKEYAN
DRAUGHTSMAN GRADE III

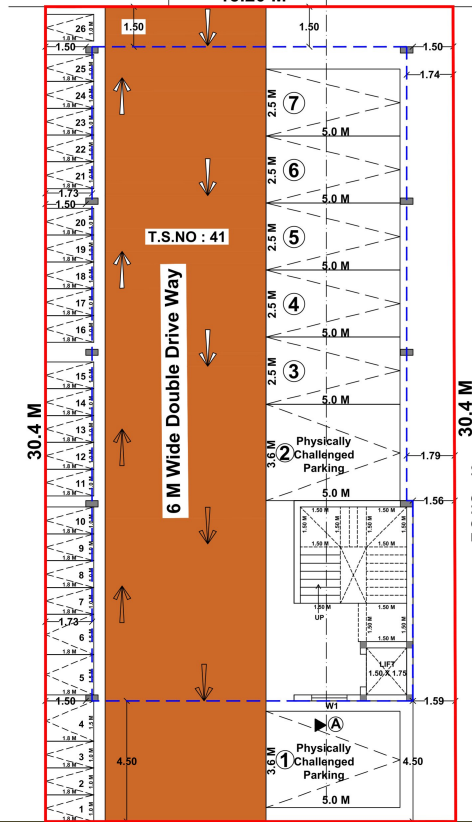
APPLICANT

ENGINEER



SECTION "AA"

ELEVATION
T.S.NO : 9 15.20 M T.S.NO : 10

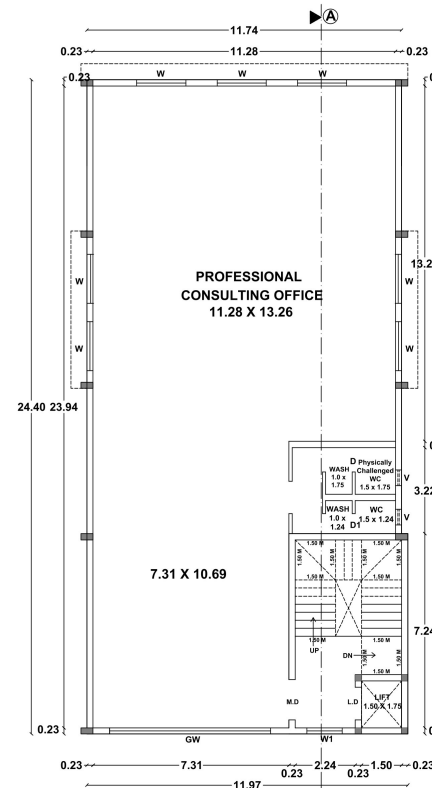


15.30 M

T.S.NO : 50

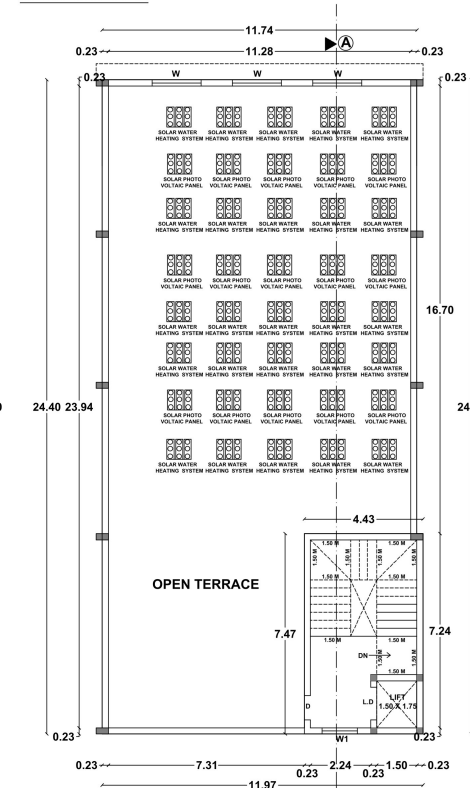
18.3 M WIDE K.K. NAGAR EAST 9TH STREET

STILT FLOOR PLAN



TYPICAL FLOOR PLAN

(FIRST & SECOND)



TERRACE FLOOR PLAN

Dr. S.KANNAN M.E.M.E.,
STRUCTURAL ENGINEER GRADE - I (SR)
Reg.No: SE-011/2019 G.O. NO. 354/H, Marudamalai Village, Tirunelveli,
Tamil Nadu - 625 002. Cell: 9789 50709

Dr. K. SAKTHIVEL
Licensed Structural Engineer
Reg. No: SE-019/2019 G.O. NO. 354/H, Marudamalai Village, Tirunelveli,
Tamil Nadu - 625 002. Cell: 9789 50709



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M.S.WASIL AHAMED
 ARCHITECTURAL/PLANNING ASSITANT

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 District-605 009. Call: 97893 30795

STRUCTURAL ENGINEER

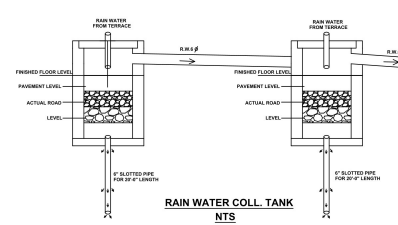
I.KARTHIKEYAN
 DRAUGHTSMAN GRADE III

Dr. K. SAKTHIVEL
 Licensed Surveyor & Certified Civil Engineer
 Reg. No. 25019/19 (S.R.) Madurai Corporation
 110, Vinnu-Chandrar Street,
 TELLUR, MADURAI - 625 002

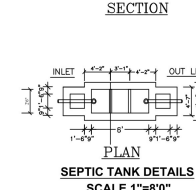
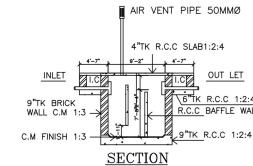
ENGINEER

APPLICANT

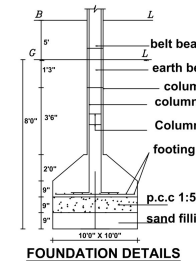
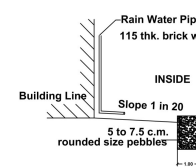
ENGINEER



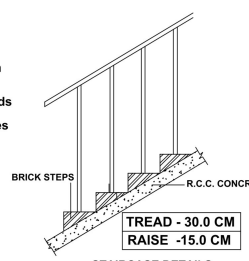
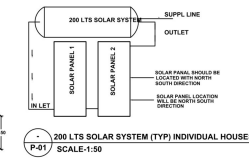
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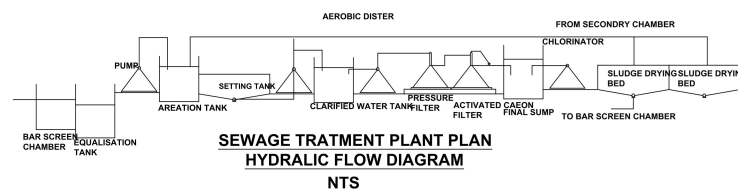
SEPTIC TANK DETAILS SCALE 1"=8'0"



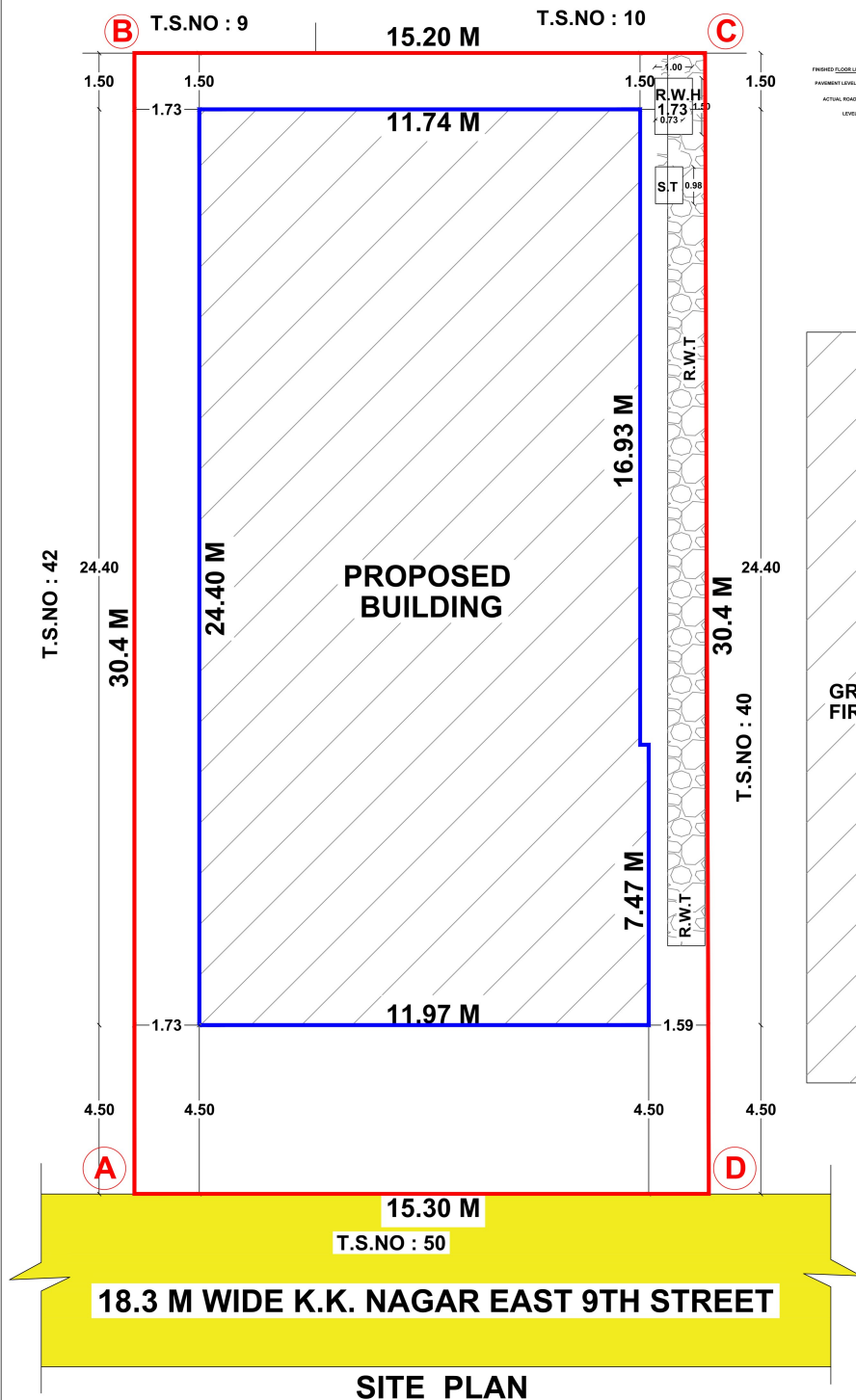
FOUNDATION DETAILS



STAIRCASE DETAILS NTS



SEWAGE TREATMENT PLANT PLAN HYDRAULIC FLOW DIAGRAM NTS



SITE PLAN

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](#)



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

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

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

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



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.

