

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.

Scrutiny Reference Number: FCCNEYDD
Online Application Number: SWP/BPA/017790/2023

SHEET NO:3

PLAN SHOWING THE PROPOSED RESIDENTIAL
APARTMENT BUILDING IN PLOT NO:1&2, T.S.NO:1&2,
(OLD T.S NO:2482/1A1PT,2482/1A2PT), BLOCK NO:68,
S.WARD:X, THALLAKULAM VILLAGE, VISWANATHAPURAM,
MADURAI NORTH TALUK, MADURAI CORPORATION.

SCALE - 1:100

AREA OF SITE (Document)	22.48CENTS	909.88 SQM
AREA OF SITE (As per TSLR)	22.32CENTS	903.50 SQM
Least Area to be taken		
AREA OF SITE (As per TSLR)	22.32CENTS	903.50 SQM

AREA DETAILS:	FSI AREA IN SQM	NON-FSI AREA IN SQM	TOTAL IN SQM
AREA OF STILT FLOOR	-----	463.54	463.54
AREA OF FIRST FLOOR	455.61	-----	455.61
AREA OF SECOND FLOOR	455.61	-----	455.61
AREA OF THIRD FLOOR	455.61	-----	455.61
AREA OF FOURTH FLOOR	455.61	-----	455.61
AREA OF FIFTH FLOOR	455.61	-----	455.61
AREA OF HEAD ROOM	-----	20.36	20.36
TOTAL AREA	2278.05	483.90	2761.95

TOTAL F.S.I AREA= 2278.05 SQM F.S.I - 2278.05/903.50 2.521 < 2.60 (PREMIUM F.S.I)		FLAT DETAILS FLAT A =75.46 sq.m FLAT B =85.30 sq.m FLAT C =70.63 sq.m FLAT D =76.00 sq.m FLAT E =95.63 sq.m Total Number of Units -25
Plot Coverage=	Max. One Floor Area Site Extent x100 = 463.54 x100 903.50	
Plot Coverage=	51.30%	

CAR PARKING REQUIRED=24NOS PROVIDED=22NOS+02 P.H PROVIDED=24NOS	TWO WHEELER PARKING REQUIRED=06NOS PROVIDED=06NOS
---	---

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 EXTINGUISHER TO BE PROVIDED. 7) EA- EXTINGUISHING ALARM TO BE PROVIDED. 8) MV- MECHANICAL VENTILATION TO BE PROVIDED.	JOINERY DETAILS D -0.92M X 2.13M D1-0.92M X 2.13M D2-0.76M X 2.13M W -1.22M X 1.22M W1-1.07M X 1.82M W2-1.60M X 1.82M W3-1.22M X 1.82M W4-1.41M X 1.82M FW-1.75M X 1.82M FW1-1.82M X 1.82M V-0.91M X 0.76M
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திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண்.SWP/BPA/017790/2023 உத்தரவில் கண்டுள்ளவாறு
நிபந்தனைகளுக்குட்பட்டு "A" முதல் "D" வரை என
எல்லையிடப்பட்ட மனையிட ஒப்புதலும், கட்டிடத் திரு
திட்ட அனுமதியும் அளிக்கப்படுகிறது.
ம.வ/ம.உ.தி.கு. எண்: 384/2023
திட்ட அனுமதி எண்: 395C/2023

OFFICE USE

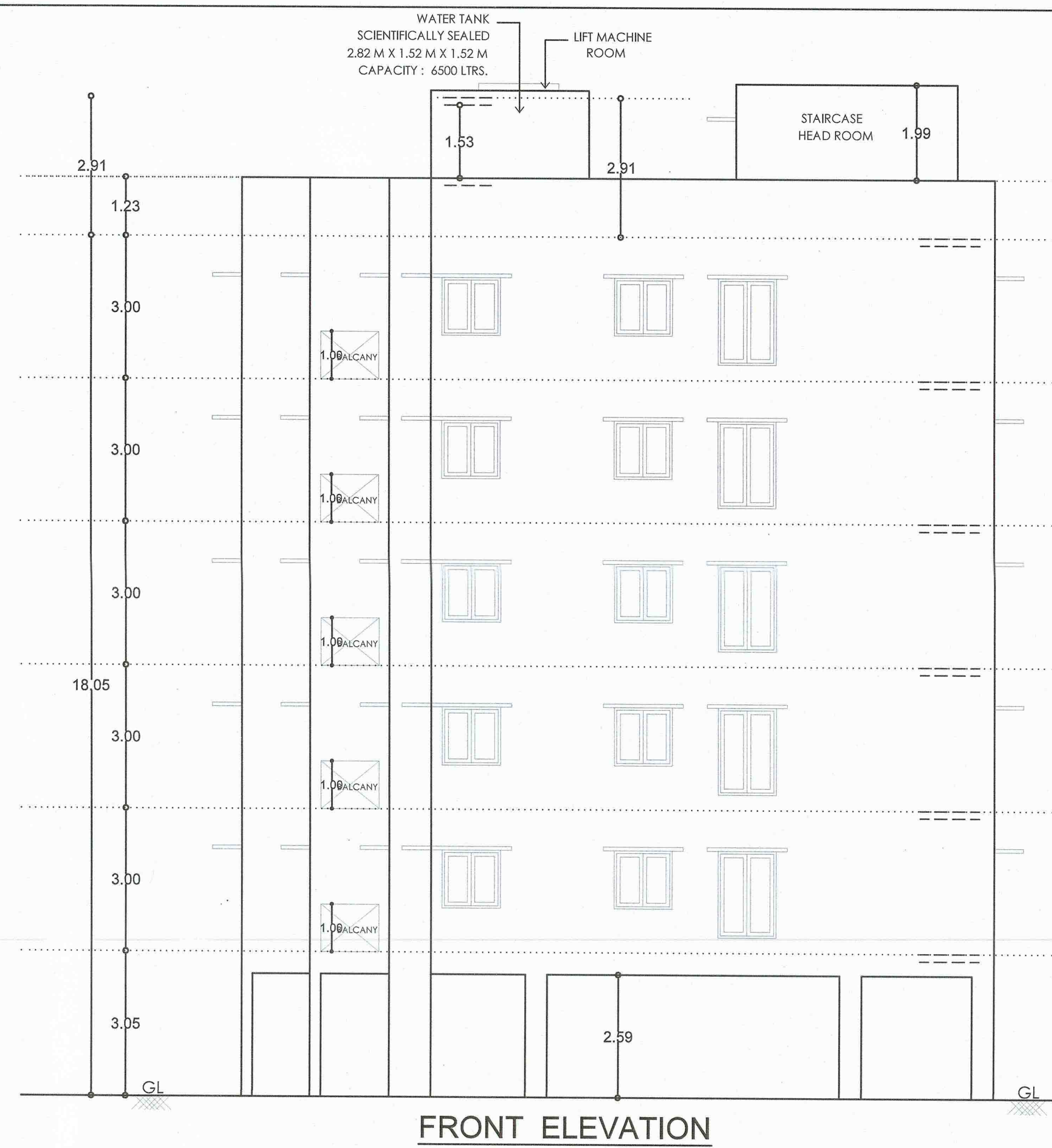
STRUCTURAL ENGINEER	APPLICANT
CONSTRUCTION ENGINEER	ARCHITECT/ENGINEER

M.KANNAN M.E.STRUCT.
REG. NO : SE.01/2022 (Gr. I)
85/1F, Sri Ananda Ganapathy Nam,
North Gate, S.S.Colony, Madurai-18.

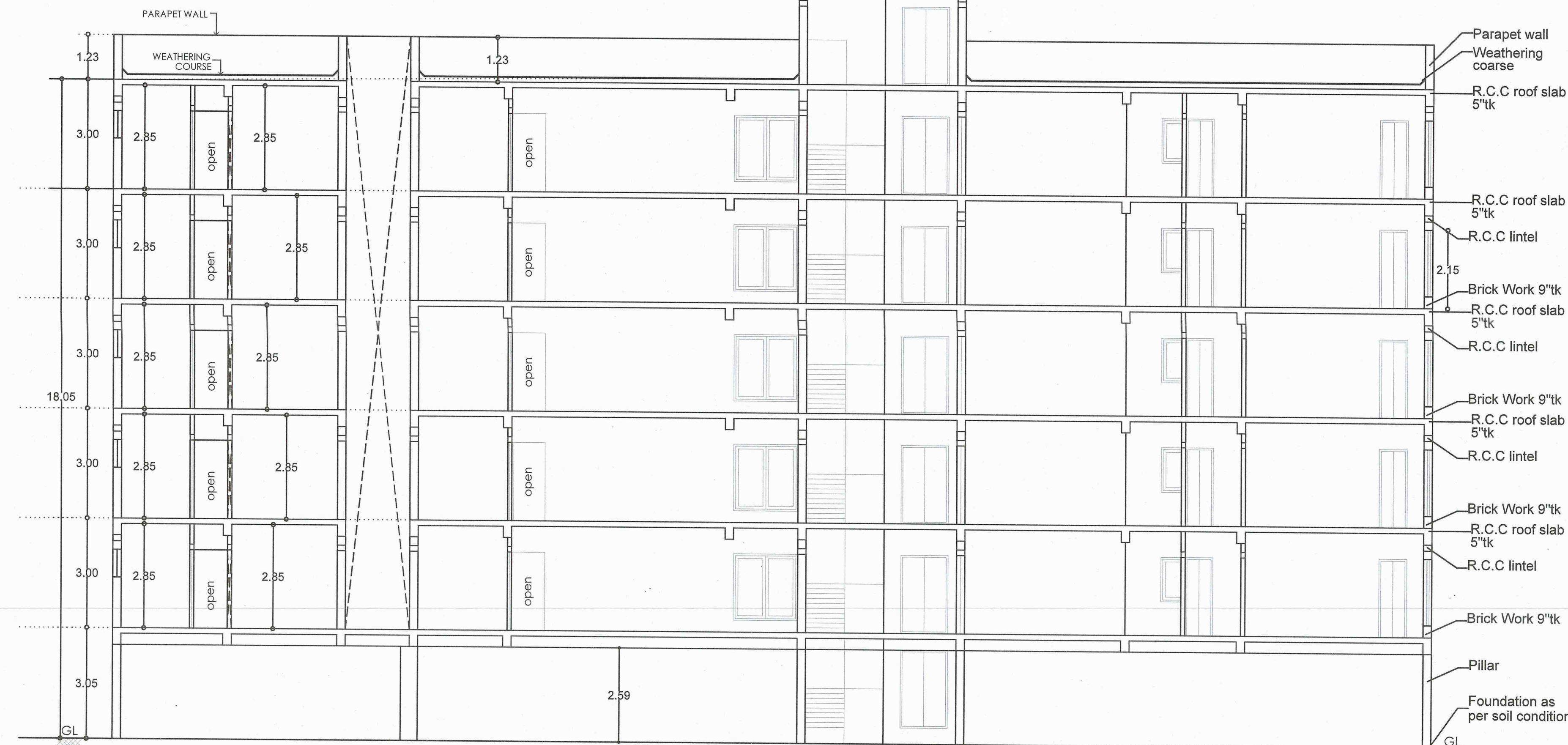
For Vastu Bylders Pvt. Ltd.
Director

Ex. KARTHIKAI KUMAR, B.E.
TLP/ARCE 02/2021
69/2, V.K.S. Complex,
Sivagangal Main Road,
Nagar Anna Bus Stand, MADURAI-20.
Cell: 98661 91000

R. MUTHUGANESH, B.Arch., MCA.,
COA No. 32487
No.38, Chandragandhi Nagar,
By-Pass Road, Madurai-625 010.
Cell: 98661 91000

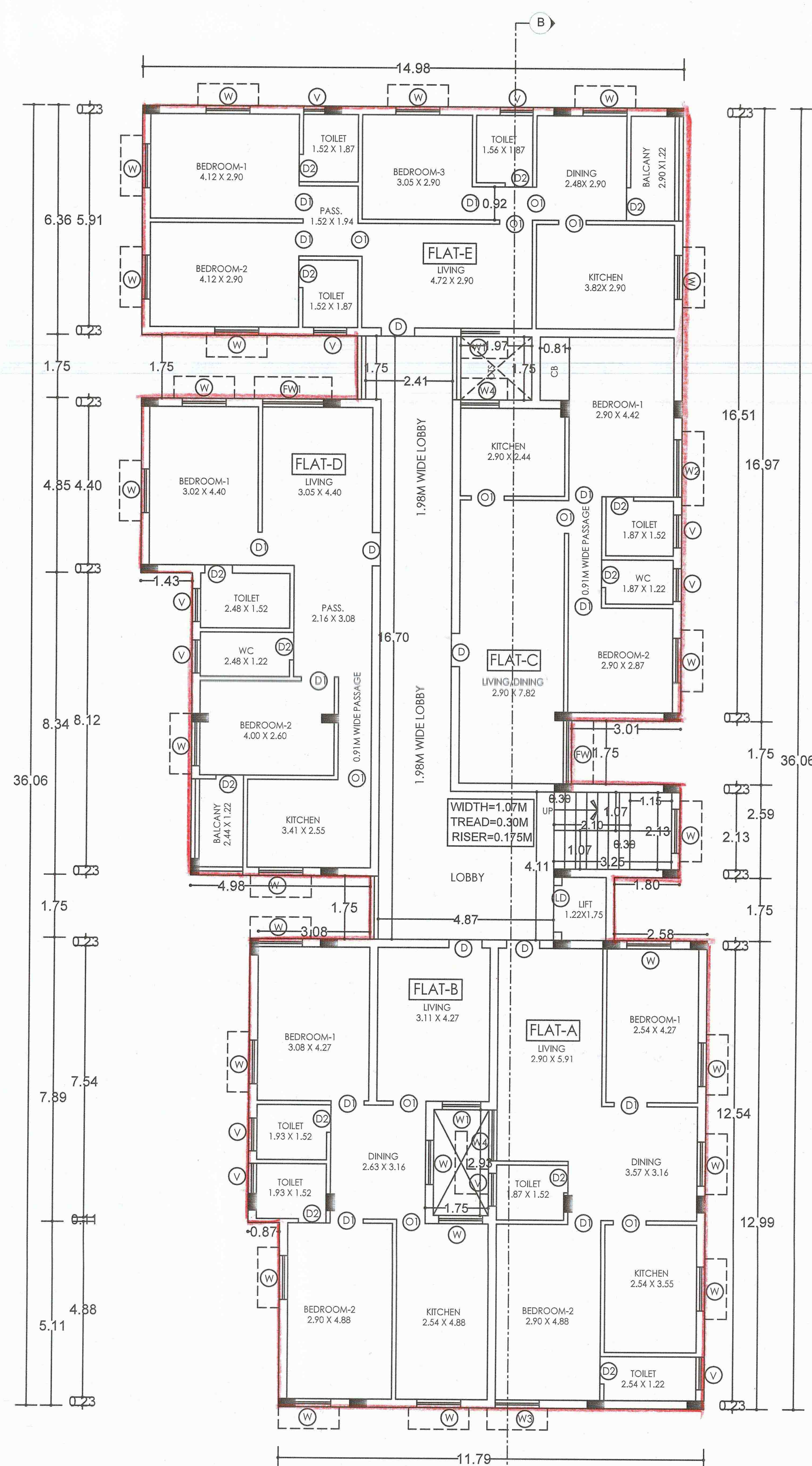


FRONT ELEVATION

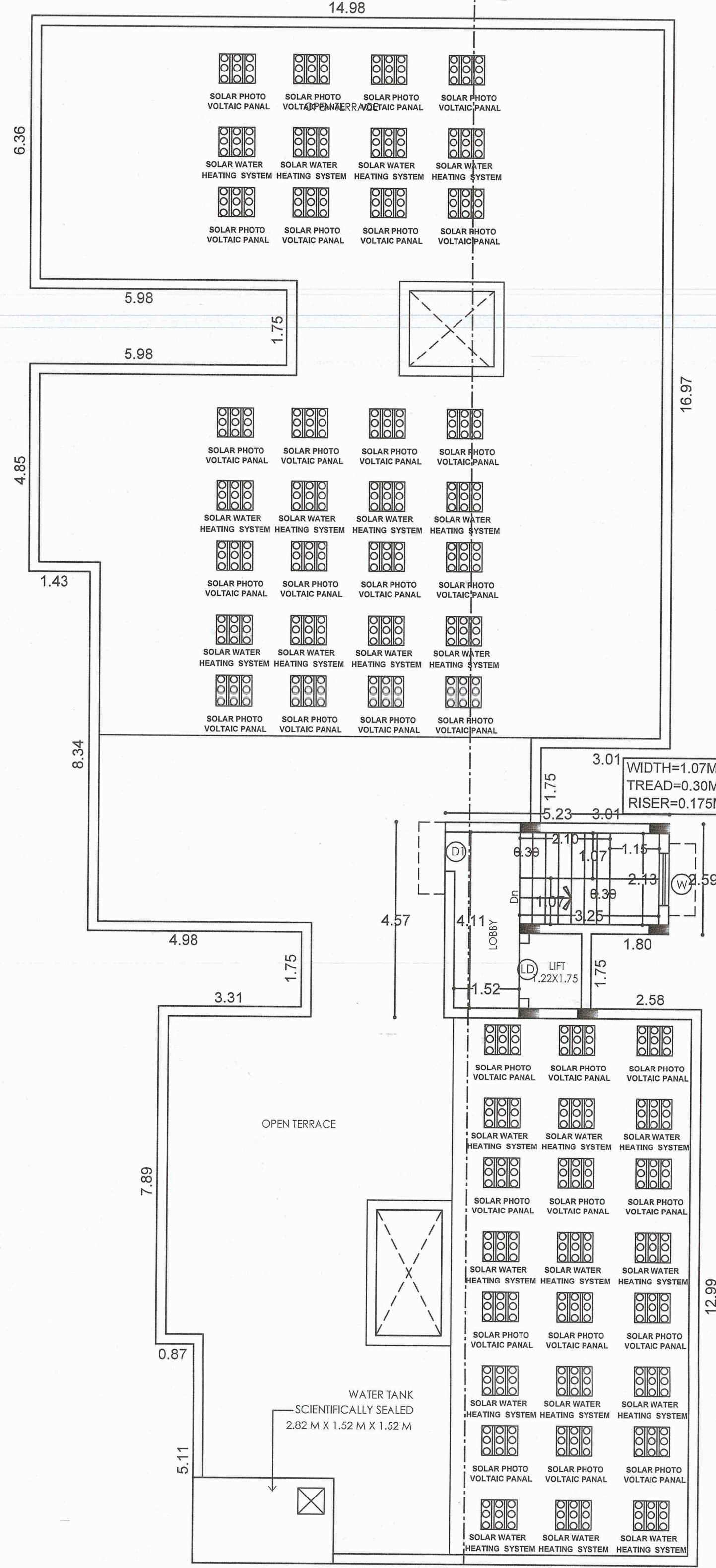


SECTION - BB

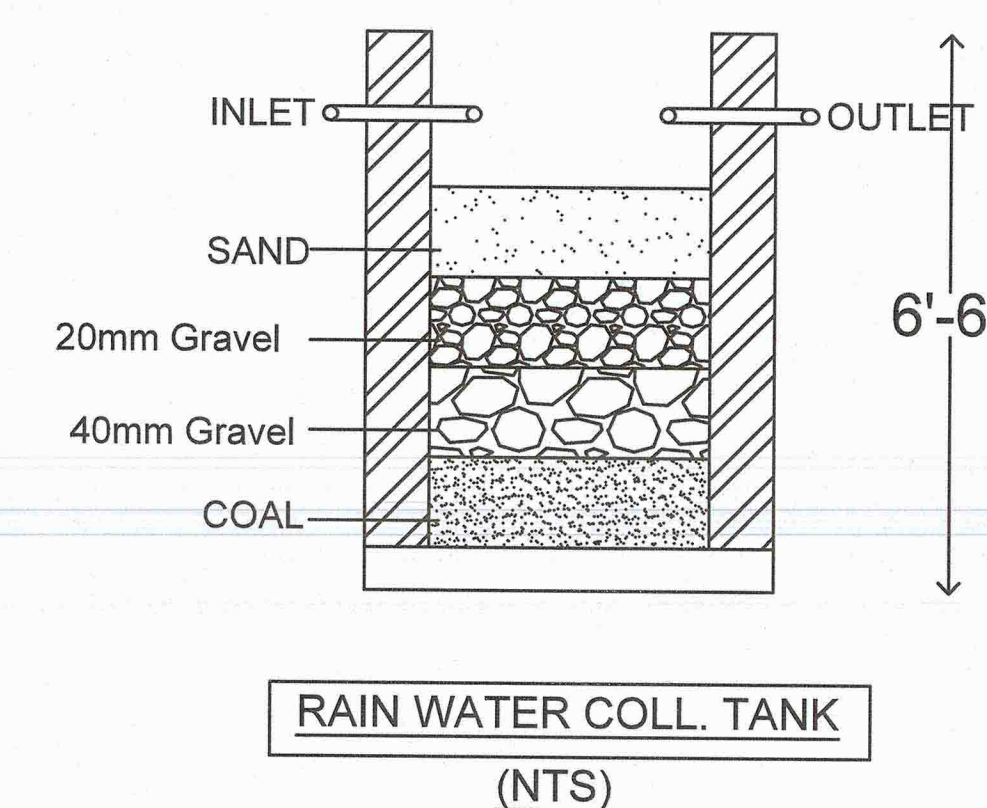
REFERENCE:
PRO. BUILDING



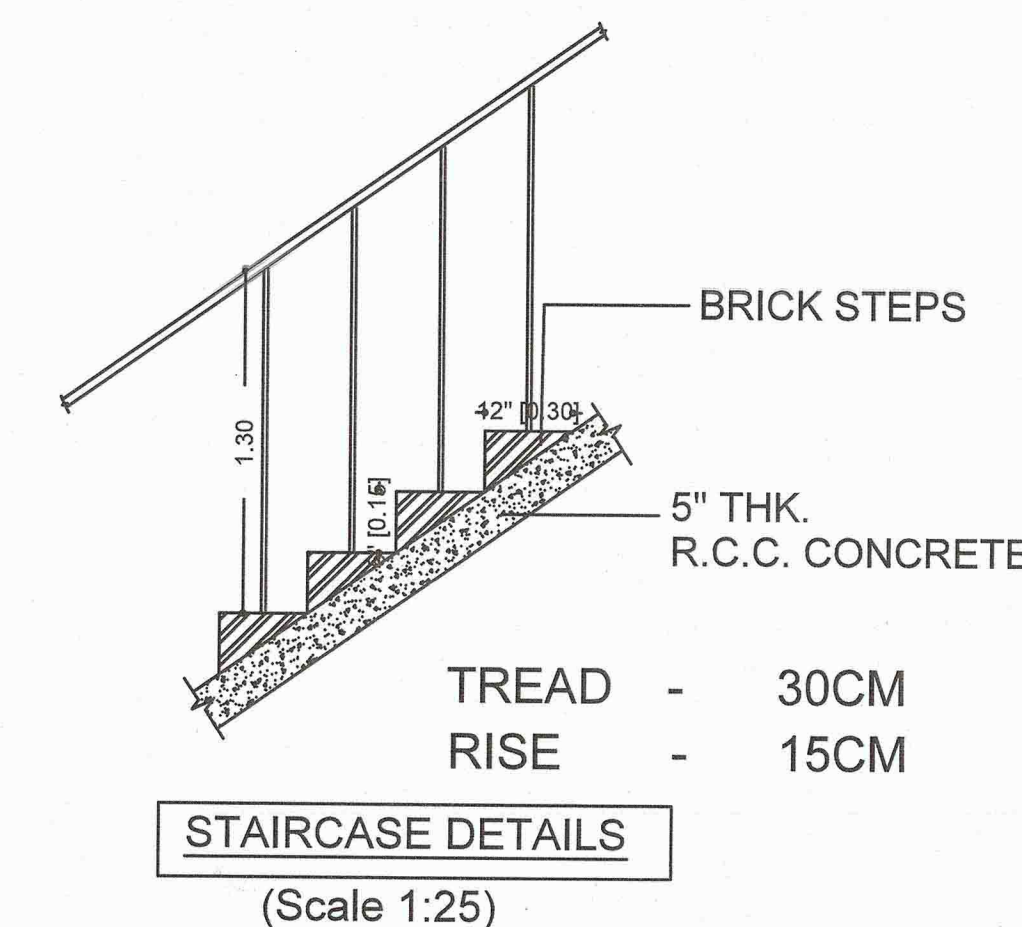
TYPICAL FLOOR PLAN
(FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN)



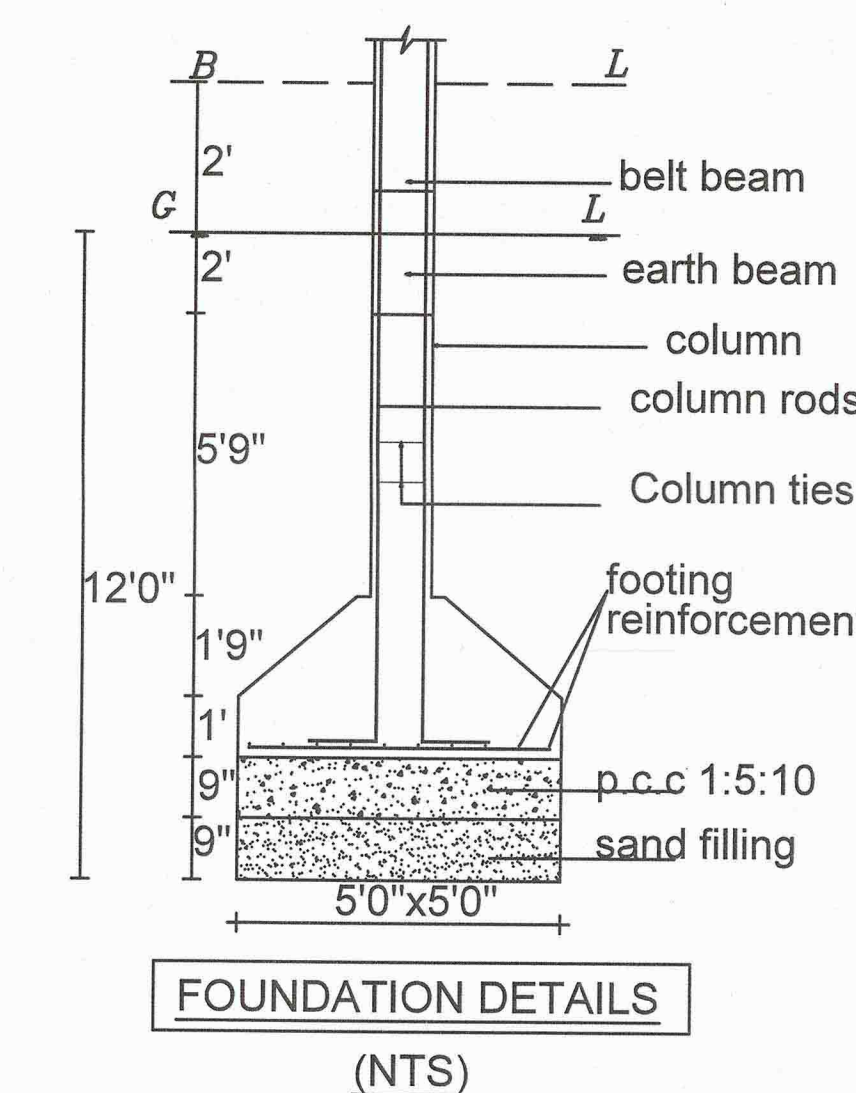
TERRACE FLOOR PLAN



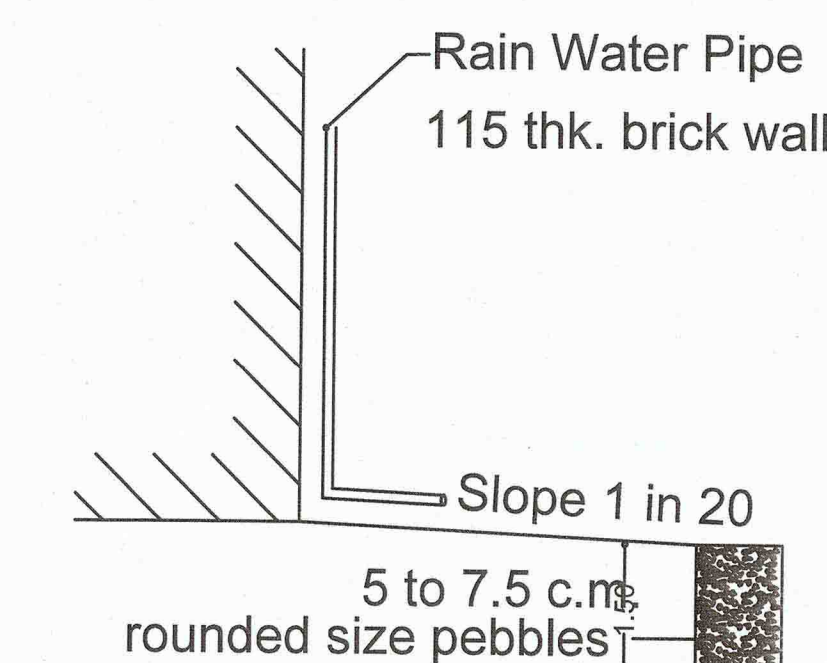
RAIN WATER COLL. TANK
(NTS)



STAIRCASE DETAILS
(Scale 1:25)



FOUNDATION DETAILS
(NTS)



Rain Water Pipe
115 thk. brick wall
Slope 1 in 20
5 to 7.5 c.m.
rounded size pebbles

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TOTAL F.S.I AREA= 2278.05 SQM		FLAT DETAILS FLAT A =75.46 sq.m FLAT B =85.30 sq.m FLAT C =70.63 sq.m FLAT D =76.00 sq.m FLAT E =95.63 sq.m
F.S.I - 2278.05/903.50		
<u>2.521 < 2.60 (PREMIUM F.S.I)</u>		
Plot Coverage= $\frac{\text{Max. One Floor Area}}{\text{Site Extent}} \times 100$		
= $\frac{463.54}{903.50} \times 100$		
Plot Coverage=51.30%		Total Number of Units -25

CAR PARKING REQUIRED=24NOS PROVIDED=22NOS+02 P.H PROVIDED=24NOS	TWO WHEELER PARKING REQUIRED=06NOS PROVIDED=06NOS
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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 EXTINGUISHER TO BE PROVIDED. 7)EA- EXTINGUISHING ALARM TO BE PROVIDED. 8)MV- MECHANICAL VENTILATION TO BE PROVIDED.	JOINERY DETAILS D -0.92M X 2.13M D1-0.92M X 2.13M D2-0.76M X 2.13M W -1.22M X 1.22M W1-1.07M X 1.82M W2-1.60M X 1.82M W3-1.22M X 1.82M W4-1.41M X 1.82M FW-1.75M X 1.82M FW1-1.82M X 1.82M V-0.91M X 0.76M
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REFERENCE:

- SITE
- PRO.BUILDING
- ROAD
- DRIVE WAY

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மதுரை உள்ளூர் திட்ட குழுவும்,
மதுரை - 625017.
ந.க.எண்.SWP/BPA/017790/2023 உத்தரவில் கண்டுள்ளவாறு
நிபந்தனைகளுக்குட்பட்டு "A முதல் D" வரை என
எல்லையிடப்பட்ட மனையிட ஒப்புதலும், கட்டிடத்திற்கு
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ம.வ/ம.உ.தி.கு. எண்: 384/2023
திட்ட அனுமதி எண்: 395B/2023

OFFICE USE

M.KANNAN M.E.(STRUC.),
REG. NO : SE.01/2022 (Gr. I)
85/1P, Sri Ananda Ganapathy Illam,
North Gate, S.S.Colony, Madurai-10.

For Yasin Builders Pvt. Ltd.
Director

STRUCTURAL ENGINEER

APPLICANT

Dr. KARTHIKAI KUMAR,B.E.,
TLP/RCE 02/2021
69/2, V.R.S. Complex,
Sivagangai Main Road,
Near Anna Bus Stand, MADURAI-20.
Cell: 98651 51000

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

CONSTRUCTION ENGINEER

ARCHITECT/ENGINEER

STILT FLOOR PLAN

SITE PLAN SHOWING THE PROPOSED RESIDENTIAL APPARTMENT BUILDING IN PLOT NO:1&2,T.S.NO:1&2, (OLD T.S NO:2482/1A1PT,2482/1A2PT),BLOCK NO:68, S.WARD:X,THALLAKULAM VILLAGE ,VISWANATHAPURAM, MADURAI NORTH TALUK,MADURAI CORPORATION.

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PROVIDED=22NOS+02 P.H
PROVIDED=24NOS

TWO WHEELER
PARKING REQUIRED=06NOS
PROVIDED=06NOS

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JOINERY DETAILS

D -0.92M X 2.13M

D1-0.92M X 2.13M

D2-0.76M X 2.13M

W -1.22M X 1.22M

W1-1.07M X 1.82M

W2-1.60M X 1.82M

W3-1.22M X 1.82M

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CONSTRUCTION ENGINEER


R. MUTHUGANESH, B.Arch., MCA.,
COA No. 22241
No.36, Chandragandhi Nagar
By-Pass Road, Madurai-625 010.

ARCHITECT/ENGINEER

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

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



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.

