

PP

APPROVAL RECORD

Planning Permission

Madurai district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

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) IN PLOT NO: 49 & 50, NEW R.S.NO- 119/26, OLD R.S.NO: 119/3B2, KAPPALUR VILLAGE/PANCHAYAT, THIRUMANGALAM PANCHAYAT UNION, THIRUMANGALAM TALUK, MADURAI.

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

Scrutiny Reference Number : O88P7Z0I

Online Application Number : SWP/BPA/062640/2023

AREA DETAILS

AREA OF THE SITE	SQ.MT
(AS PER DOCUMENT)	433.01
(AS PER PATTA)	401.00
(AS PER SITE)	401.28

AREA DETAILS	TOTAL COVERED AREA (F.S.I) SQ.M	NON F.S.I SQ.M	TOTAL BUILT UP AREA SQ.M
STILT FLOOR AREA		198.31	198.31
FIRST FLOOR AREA	198.31		198.31
SECOND FLOOR AREA	198.31		198.31
THIRD FLOOR AREA	198.31		198.31
HEAD ROOM AREA		30.81	30.81
	594.93	229.12	824.05

MAXIMUM ONE FLOOR AREA = 198.31 Sq.M

F.S.I = TOTAL COVERED AREA ON ALL FLOORS = 594.93 Sq.M
PLOT AREA = 401.00 Sq.M = 1.484 < 2PLOT COVERAGE = MAX. ONE FLOOR AREA X 100
SITE EXTENT
= 198.31 Sq.M X 100 = 49.45 %
401.00 Sq.M

	Required	Provided
CAR PARKING (INCLUDING PHYSICALLY CHALLENGED PARKING)	6 Nos (4 + 2 Nos)	7 Nos (5 + 2 Nos)
TWO WHEELER PARKING	19 Nos	20 Nos

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE IN M	REFERENCE
MD	Main Door	1.41 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 1.53	
V	Ventilator	0.91 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

Er. S. KANNAN M.E.,
STRUCTURAL ENGINEER GRADE - I (SE)
Reg No - SE 011 / 2009 (G.O.), MDP
3/14 H, Marudavallam Village, Thirumangalam,
Madurai - 625 708 Call : 99096 39799

STRUCTURAL ENGINEER

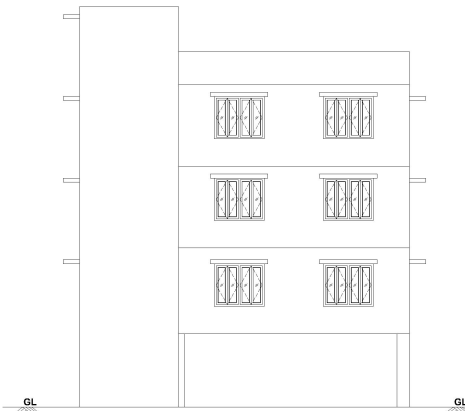
Er. A. ARONE E.E.,
Licensed Surveyor & Consulting Civil Engineer
Reg No - SE 00221 (G.O.),
21/80, Keskava Sany St.,
Narayanaapuram, Madurai-14.

APPLICANT

ENGINEER

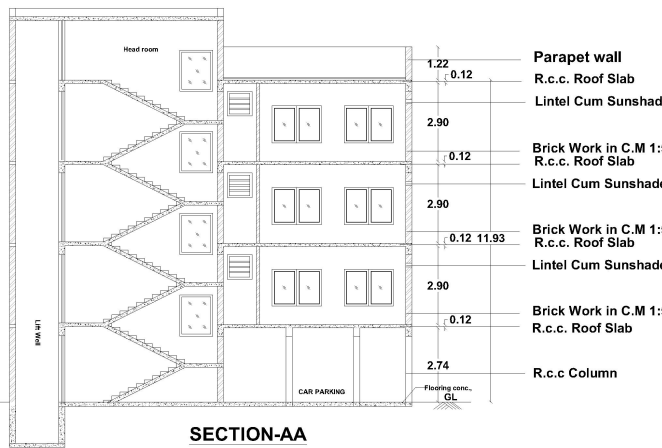
SPECIAL CONDITION :
"AS PER RULE NO.12 OF TAMILNADU COMBINED DEVELOPMENT AND BUILDING RULES-2019, THE APPLICANT SHOULD PREPARE AND SUBMIT DEMOLITION PLAN FOR THE DEMOLITION OF EXISTING BUILDING TO THE MADURAI CORPORATION. THE CORPORATION HAS TO DECIDE ON THE DEMOLITION PLAN AND ENSURE THE EXISTING BUILDING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

திட்ட அனுமதி
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மதுரை உயிர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண்.SWP/BPA/062640/2023 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
'A' முதல் 'D' வரை எல்லையிடப்பட்டு
மனையிட ஒப்புதலும், கட்டடத்திற்கு திட்ட
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ம.வ/ம.உ.தி.கு. எண்: 59/2024
திட்ட அனுமதி எண்: 68B/2024

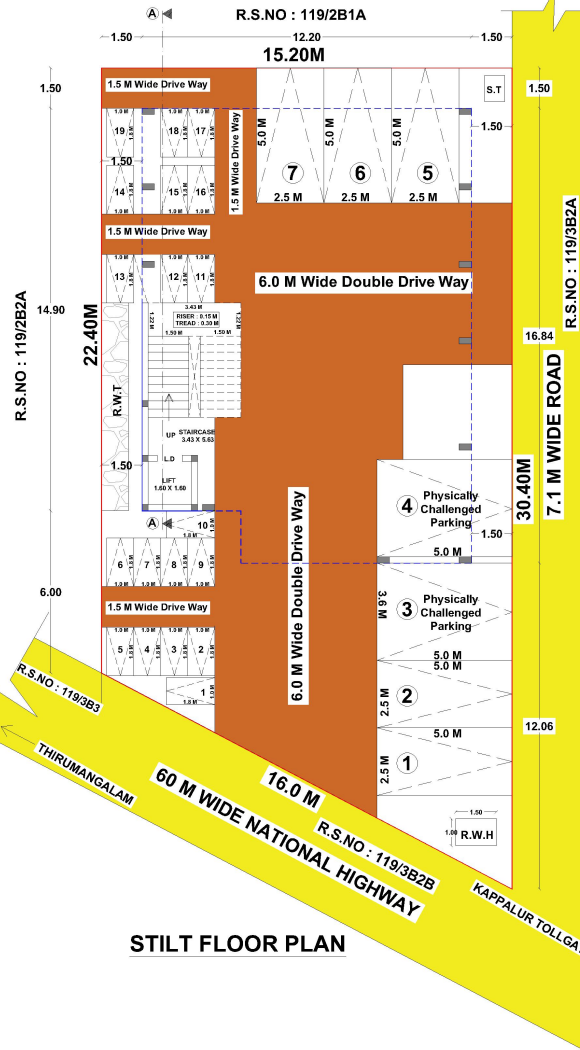


ELEVATION

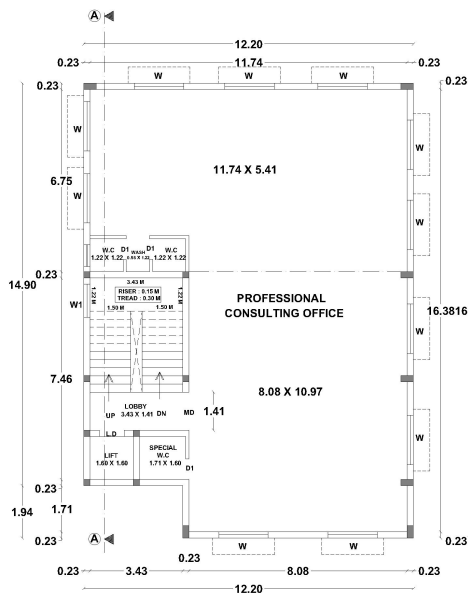
R.S.NO : 119/2B1A



SECTION-AA

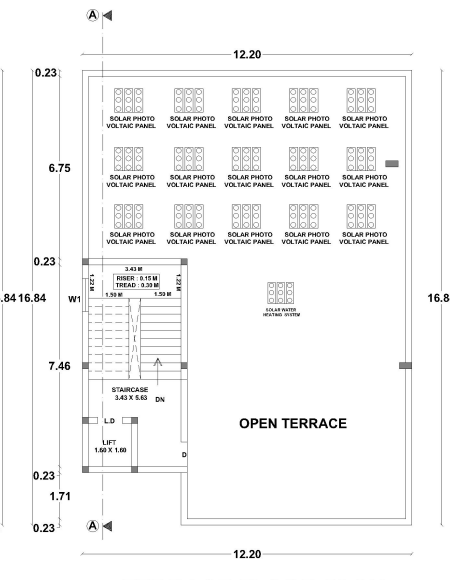


STILT FLOOR PLAN



TYPICAL FLOOR PLAN

(FIRST, SECOND & THIRD)



TERRACE FLOOR PLAN



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PLOT COVERAGE = $\frac{\text{MAX. ONE FLOOR AREA}}{\text{SITE EXTENT}} \times 100$
 $= \frac{198.31 \text{ Sq.M}}{401.00 \text{ Sq.M}} \times 100 = 49.45 \%$

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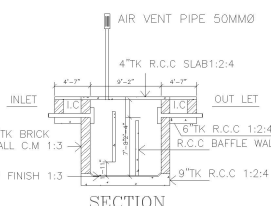
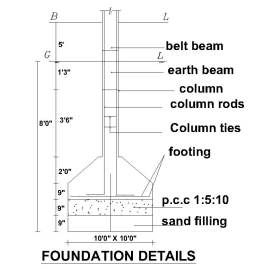
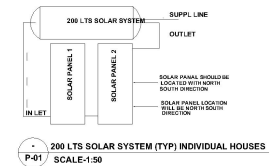
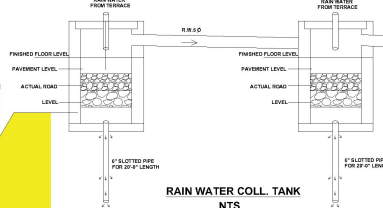
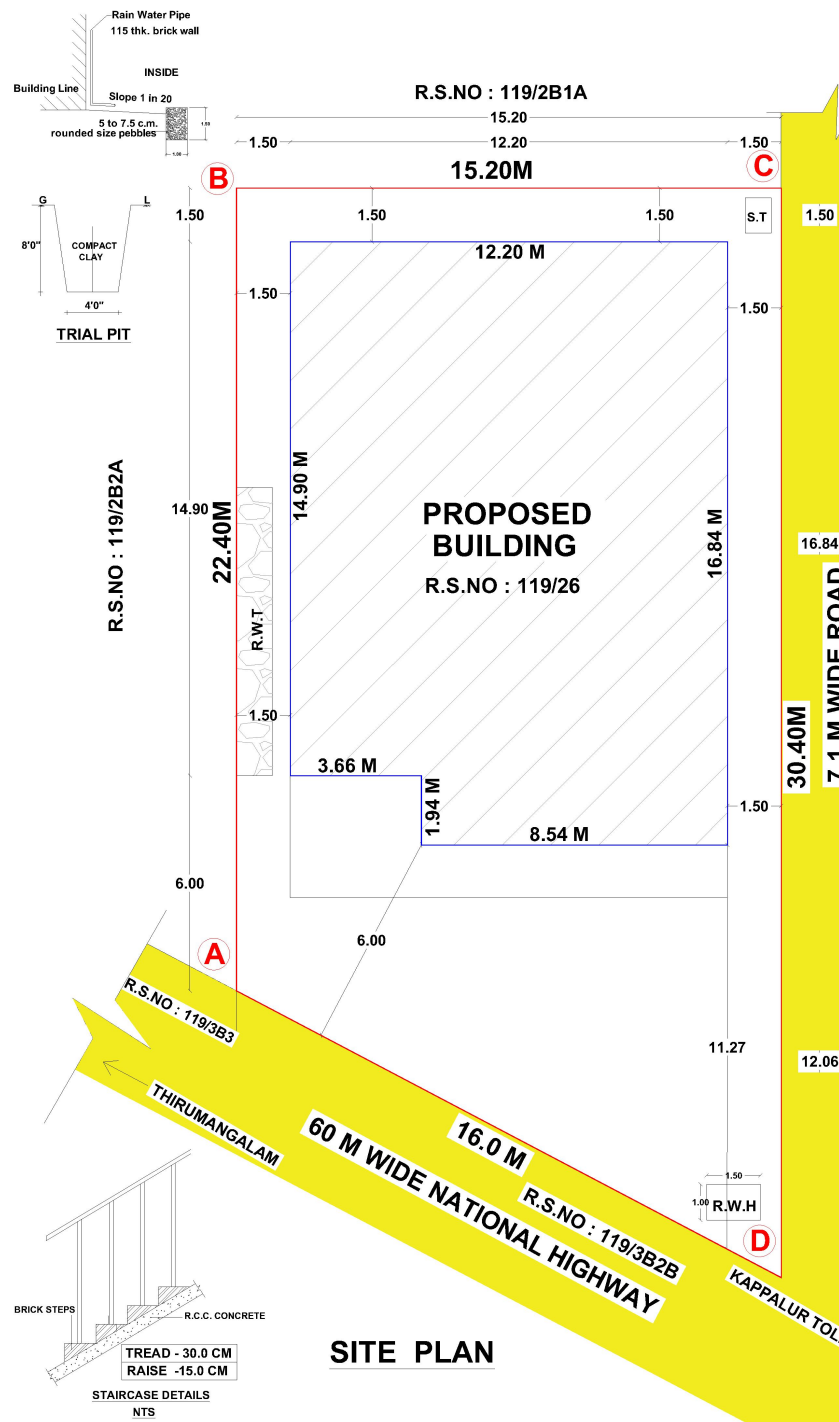
Er. S.KANNAN M.E.M.E.
 STRUCTURAL ENGINEER GRADE - 1 (SE)
 Reg No - SE 011 / 2019 (G.O), M.P.A.
 21/50, Kasaava Samy St.,
 Narayanapuram, Madurai-625 004

STRUCTURAL ENGINEER

APPLICANT

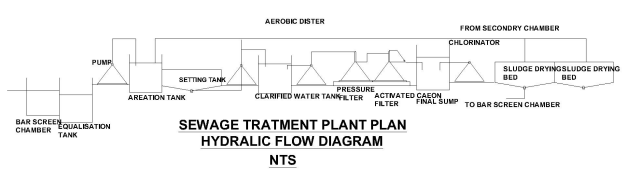
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 Licensed Surveyor & Consulting Civil Engineer
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 21/50, Kasaava Samy St.,
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ENGINEER



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 திட்ட அனுமதி எண்: 68A/2024



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.

