

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.

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

| JOINERY DETAILS |             |             | REFERENCE                                                                                                |
|-----------------|-------------|-------------|----------------------------------------------------------------------------------------------------------|
| TYPE            | DESCRIPTION | SIZE IN M   |                                                                                                          |
| MD              | Main Door   | 1.41 X 2.13 | SITE BOUNDARY<br>     |
| D               | Door        | 0.91 X 2.13 |                                                                                                          |
| D1              | Door        | 0.76 X 2.13 | PROPOSED BUILDING<br> |
| W               | Window      | 1.83 X 1.53 |                                                                                                          |
| W1              | Window      | 1.22 X 1.53 | EXISTING ROAD<br>     |
| V               | Ventilator  | 0.91 X 0.91 |                                                                                                          |
| LD              | Lift Door   | 1.22 X 2.90 | DRIVE WAY<br>         |
|                 |             |             |                                                                                                          |

**NOTE :** ALL DIMENSION ARE IN METER

ENGINEER



**திட்ட அனுமதி**  
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி  
மதுரை உள்நகர் திட்ட குழுமம்,  
மதுரை - 625017.  
ந.க.எண்:SWP/BAPO/62640/2023 உத்தரவில்  
கண்டுள்ளவாறு நிதித்தகனகளுக்குட்பட்டு  
'A' முதல் 'D' வரை எல்லையிடப்பட்டு  
மனைபிடி ஒப்புதலும், கட்டடப்பிற்கு திட்ட  
அனுமதியும் அளிக்கப்படுகிறது.  
ம.வ/ம.உ.தி.கு. எண்: 59/2024  
திட்ட அனுமதி எண்: 68B/2024



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" (1:96)

Scrutiny Reference Number : 088P7Z01

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.) 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 =  $\frac{\text{TOTAL COVERED AREA ON ALL FLOORS}}{\text{PLOT AREA}} = \frac{594.93 \text{ Sq.M}}{401.00 \text{ Sq.M}} = 1.484 < 2$ 

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

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

## JOINERY DETAILS

| TYPE | DESCRIPTION | SIZE IN M   | REFERENCE         |
|------|-------------|-------------|-------------------|
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| LD   | Lift Door   | 1.22 x 2.90 |                   |

## NOTE:

- DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION
- SOLAR WATER HEATING SYSTEM TO BE PROVIDED IN TERRACE FLOOR
- RAIN WATER HARVESTING SYSTEM TO BE PROVIDED
- STP AND RECYCLING UNIT OF WASTE WATER TO BE PROVIDED IN THE SITE
- STRUCTURE IS SAFE FOR EARTHQUAKE
- FE: FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS
- EA: EXISTING ALARM PROVIDED IN ALL FLOORS

NOTE: ALL DIMENSION ARE IN METER

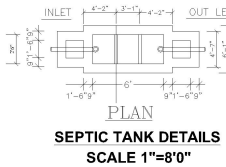
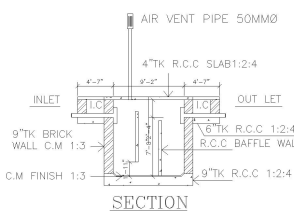
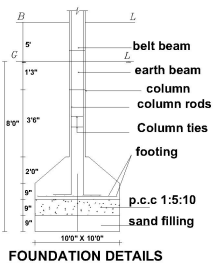
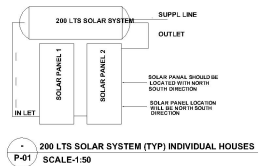
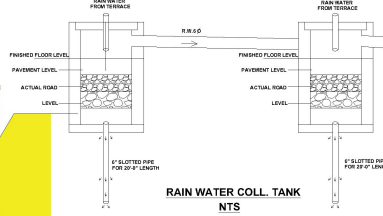
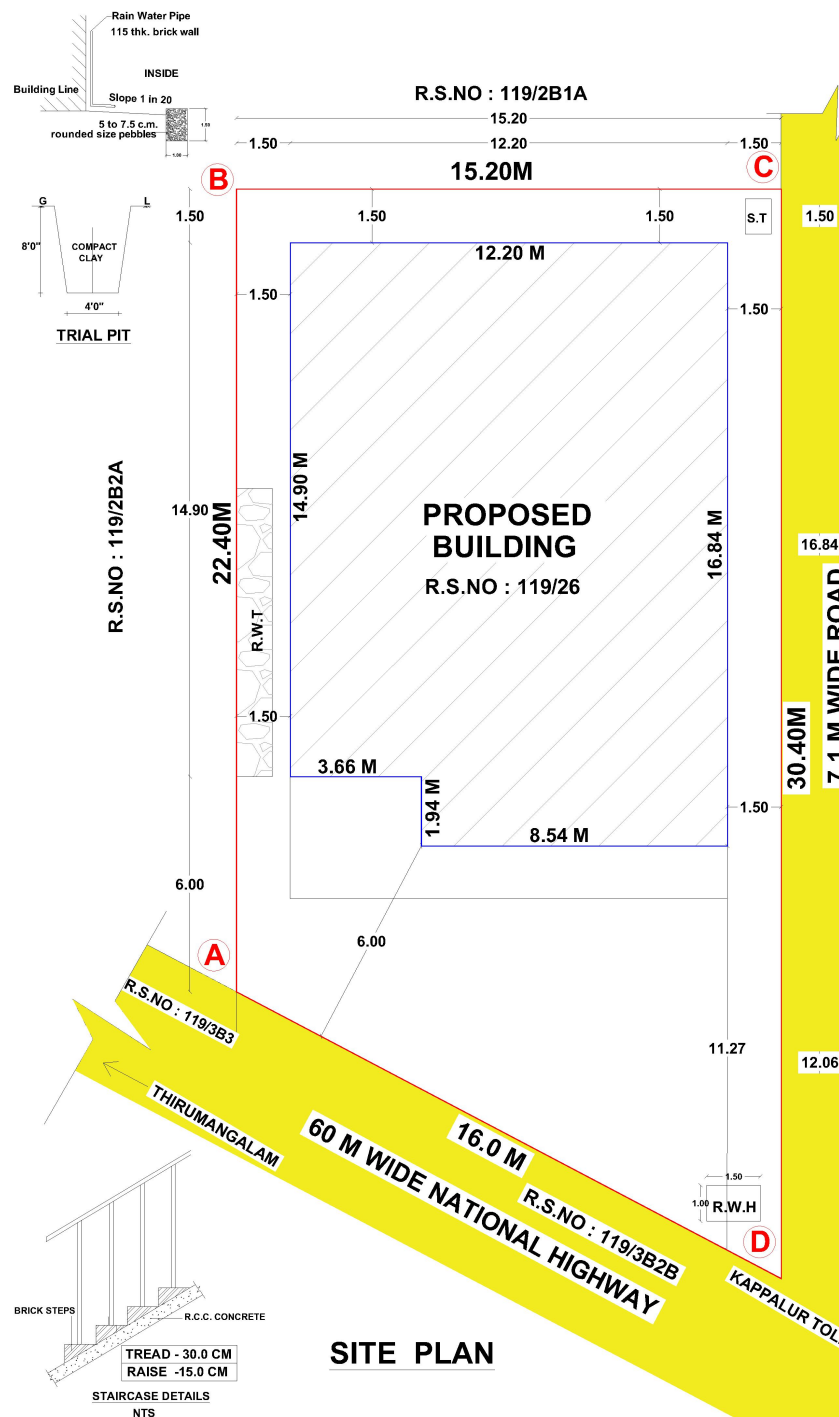
Er. S.KANNAN M.E.M.E.  
 STRUCTURAL ENGINEER GRADE - 1 (SE)  
 Reg No - SE 011 / 2019 (Gr.1), M.P.A.  
 2150, Kasaava Samy St.,  
 Narayanapuram, Madurai-625 004

STRUCTURAL ENGINEER

Er. A. ARONE, B.E.  
 Licensed Builder & Consulting Civil Engineer  
 RE No: 08/2021 (Gr.1)  
 2150, Kasaava Samy St.,  
 Narayanapuram, Madurai-625 004

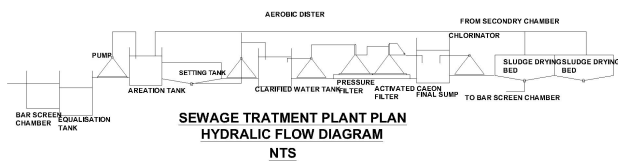
APPLICANT

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."

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 அனுமதியும் அளிக்கப்படுகிறது.  
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 திட்ட அனுமதி எண்: 68A/2024



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

## 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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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.

