

PP

APPROVAL RECORD

Planning Permission

Madurai

Madurai district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

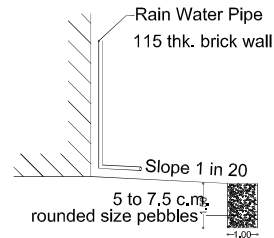
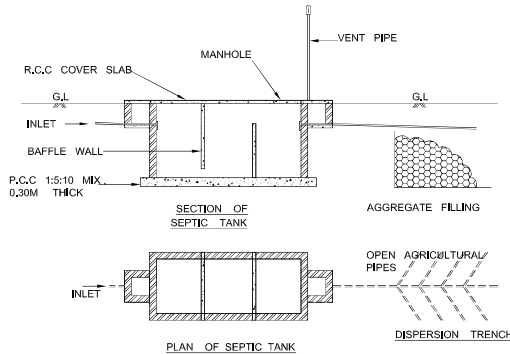
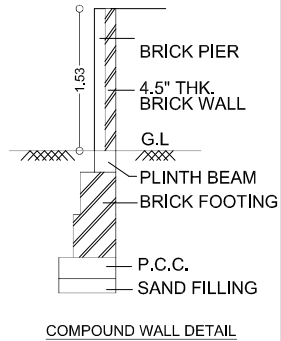
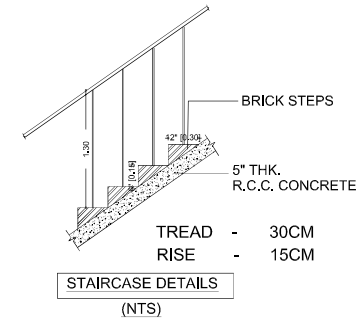
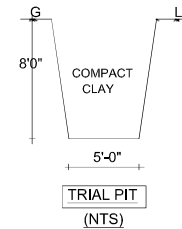
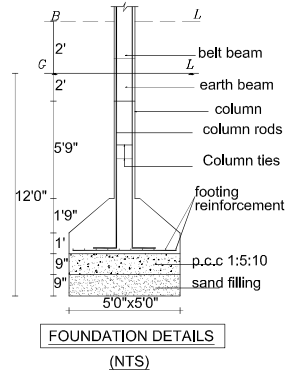
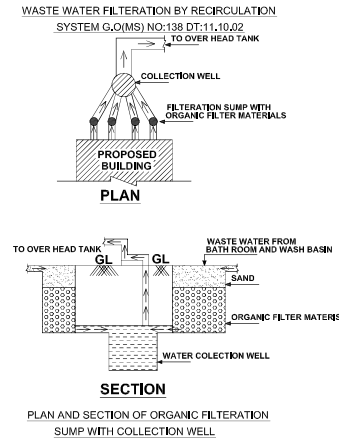
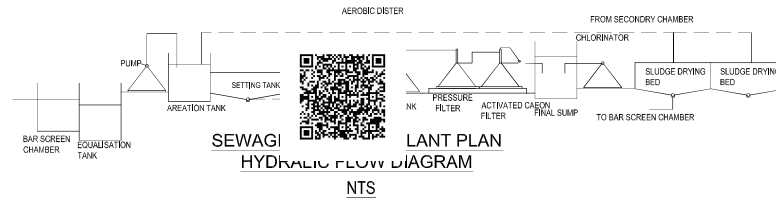
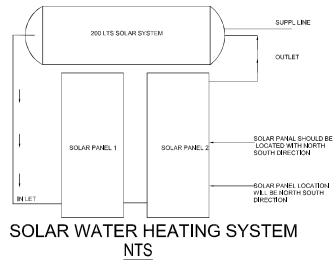
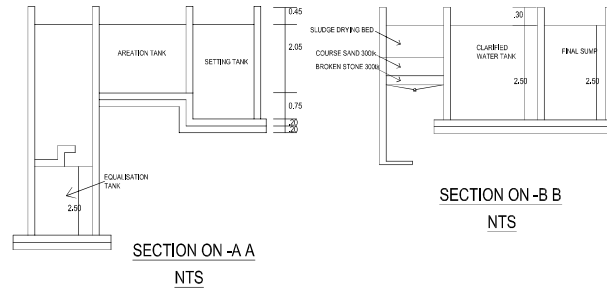
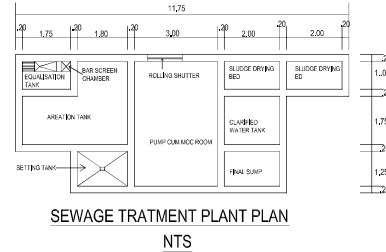
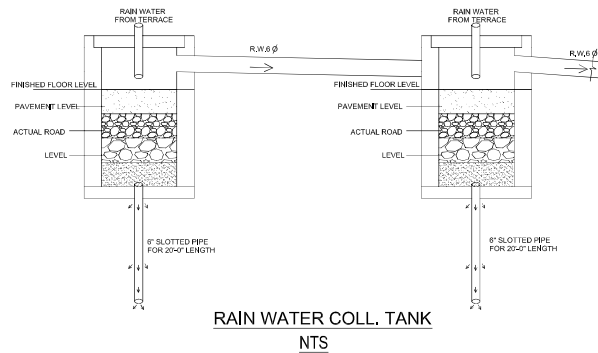
DTCP

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.

PLAN SHOWING THE PROPOSED RESIDENTIAL APPARTMENT BUILDING IN T.S.NO:53/1,53/2,54,55,56,58,59,60,61 & 62,BLOCK NO:157,S.WARD:X,
B.B.KULAM VILLAGE,MADURAI NORTH TALUK,MADURAI CORPORATION,MADURAI DISTRICT.

SHEET NO:5



APPLICANT

R. MUTHUGANESH, B.Arch., MCA.,
COA: 32981
No.38, Chandragandhi Nagar
By-Pass Road, Madurai-625 010.

ARCHITECT

PLAN SHOWING THE PROPOSED RESIDENTIAL
APPARTMENT BUILDING (TOTAL NO. OF UNITS-35) IN
T.S.NO:53/1,53/2,54,55,56,58,59,60,61 & 62,BLOCK NO:157,
S.WARD:X.B,KULAM VILLAGE,MADURAI NORTH TALUK,
MADURAI CORPORATION, MADURAI DISTRICT.

SCALE - 1:100

AREA DETAILS:	FSI AREA IN SQM	NON-FSI AREA IN SQM	TOTAL IN SQM
STILT FLOOR	—	938.77	938.77
FIRST FLOOR	852.44	—	852.44
SECOND FLOOR	852.44	—	852.44
THIRD FLOOR	852.44	—	852.44
FOURTH FLOOR	852.44	—	852.44
AREA OF FIFTH FLOOR	852.44	—	852.44
HEAD ROOM	—	42.70	42.70
TOTAL AREA	4282.20	981.47	5243.67

JOINERY DETAILS

D -0.92M X 2.13M
D1-0.92M X 2.13M
D2-0.76M X 2.13M
LD-1.10M X 2.13M
W-1.10M X 1.22M
W1-1.60M X 1.22M
W2-1.10M X 1.75M
FW-1.60M X 1.82M
V-0.91M X 0.76M

REFERENCE:

PRO-BUILDING



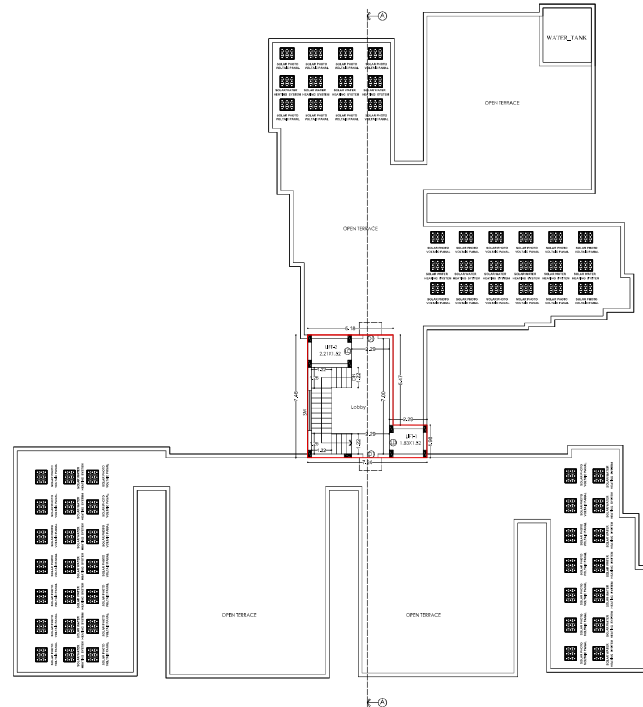
FRONT ELEVATION



SECTION - AA



TYPICAL FLOOR PLAN
(First,Second,Third,Fourth and Fifth Floor Plan)



TERRACE FLOOR PLAN

OFFICE USE

APPLICANT

Dr. K. KARTHIKAI KUMAR, B.E.
TLP/ARCE 02/2021
69/2, V.R.S. Complex,
Sivagangal Main Road,
Near Anna Bus Stand, MADURAI-625 010.
Cell: 98651 51000

CONSTRUCTION ENGINEER

M. KANNAN, B.E. (Structures)
No.38, Chandragandhi Nagar,
By-Pass Road,
MADURAI-625 010

STRUCTURAL ENGINEER

R. MUTHUGANESH, B.Arch., MCA.
OAA No. 124/11
No.38, Chandragandhi Nagar,
By-Pass Road, Madurai-625 010.

ARCHITECT

PLAN SHOWING THE PROPOSED RESIDENTIAL
APARTMENT BUILDING(TOTAL NO. OF UNITS-35) IN
T.S.NO:53/1,53/2,54,55,56,58,59,60,61 & 62 BLOCK NO:157,
S.WARD-X,B.B,KULAM VILLAGE,MADURAI NORTH TALUK,
MADURAI CORPORATION, MADURAI DISTRICT.

SCALE - 1:100

AREA OF SITE (Document) 40.02CENTS 1619.55 SQM
AREA OF SITE (As per TSLR) 40.21CENTS 1627.50 SQM

Least Area To be taken
AREA OF SITE (Document) 40.02CENTS 1619.55 SQM

AREA DETAILS:	FSI AREA IN SQM	NON-FSI AREA IN SQM	TOTAL IN SQM
STILT FLOOR	—	938.77	938.77
FIRST FLOOR	852.44	—	852.44
SECOND FLOOR	852.44	—	852.44
THIRD FLOOR	852.44	—	852.44
FOURTH FLOOR	852.44	—	852.44
FIFTH FLOOR	852.44	—	852.44
HEAD ROOM	—	42.70	42.70
TOTAL AREA	4262.20	981.47	5243.67

TOTAL F.S.I AREA= 4262.20 SQM
F.S.I - 4262.20/1619.55
2.63 < 2.80 (PREMIUM F.S.I.)
Plot Coverage = $\frac{\text{Max. One Floor Area}}{\text{Site Extent}} \times 100$
= $\frac{852.44}{1619.55} \times 100$
= 52.43%

Total Number of Units -35

CAR PARKING REQUIRED=39NOS
PROVIDED=39NOS+04 Visitors Parking
PROVIDED=99NOS

TWO WHEELER
PARKING REQUIRED=00NOS
PROVIDED=10NOS

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) FIRE EXTINGUISHER TO BE PROVIDED.
7) EX-EXTINGUISHING ALARM TO BE PROVIDED.
8) MECHANICAL VENTILATION TO BE PROVIDED.

JOINERY DETAILS
D - 0.60M X 2.13M
D1 - 0.60M X 2.13M
D2 - 0.70M X 2.13M
W - 1.0M X 1.22M
W1 - 1.60M X 1.22M
W2 - 1.0M X 1.75M
W3 - 1.0M X 1.22M
W4 - 1.0M X 0.70M

REFERENCE:
SITE
PROPOSED BUILDING
ROAD
DRIVE WAY

OFFICE USE

APPLICANT

(Signature)
T. SURESH

(Signature)
E. KARTHIK KUMAR, E.
TUPAICE 02/2021
602, V.R.S. Complex,
Sivagangal Main Road,
Near Anna Bus Stand, MADURAI-625 010
Cell: 98951 51000

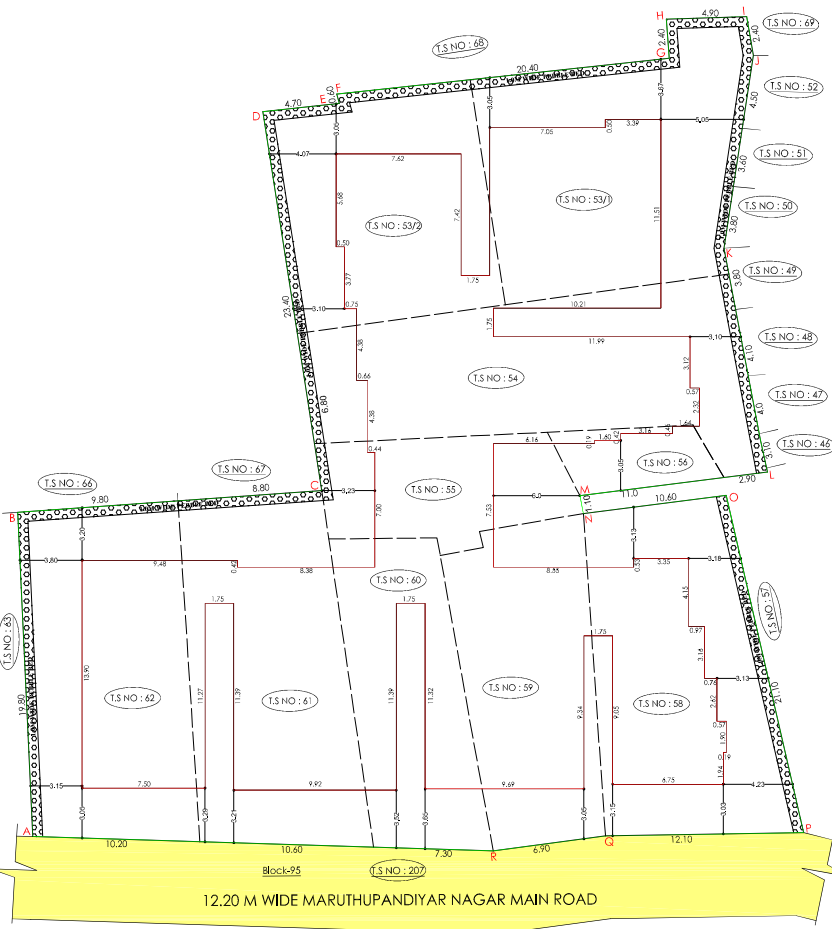
CONSTRUCTION ENGINEER

(Signature)
M. KANNAN, E. (Professional Structures)
No.38, Chandragandhi Nagar,
By-Pass Road,
MADURAI-625 010

STRUCTURAL ENGINEER

(Signature)
R. SURESHKUMAR, E. (Professional Structures)
COA - 32481
No.38, Chandragandhi Nagar,
By-Pass Road, Madurai-625 010.

ARCHITECT



SITE PLAN



STILT FLOOR 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.

