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.

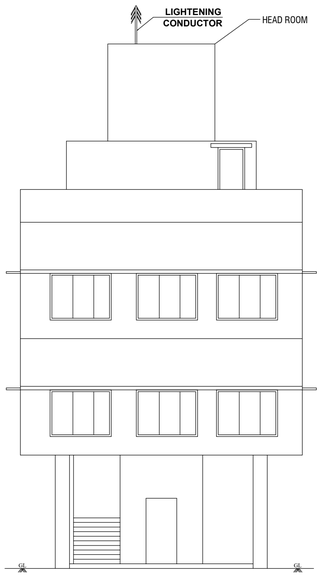
Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

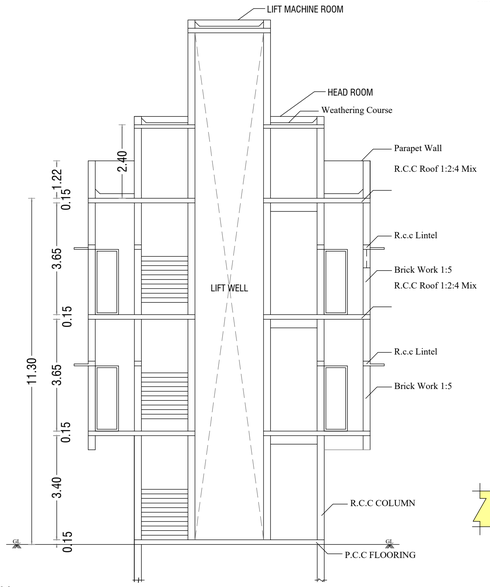
hello@verified.realestate

+91 9996 12 9996

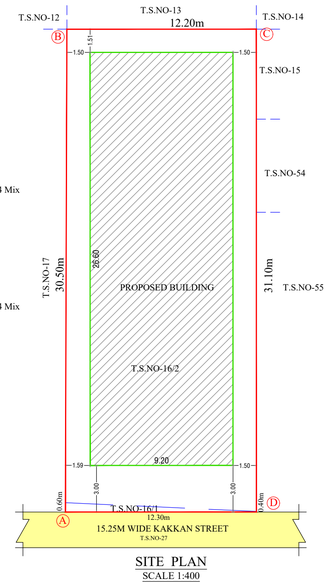
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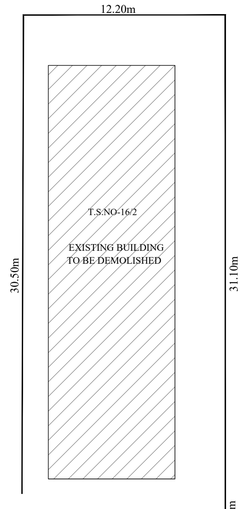
FRONT ELEVATION

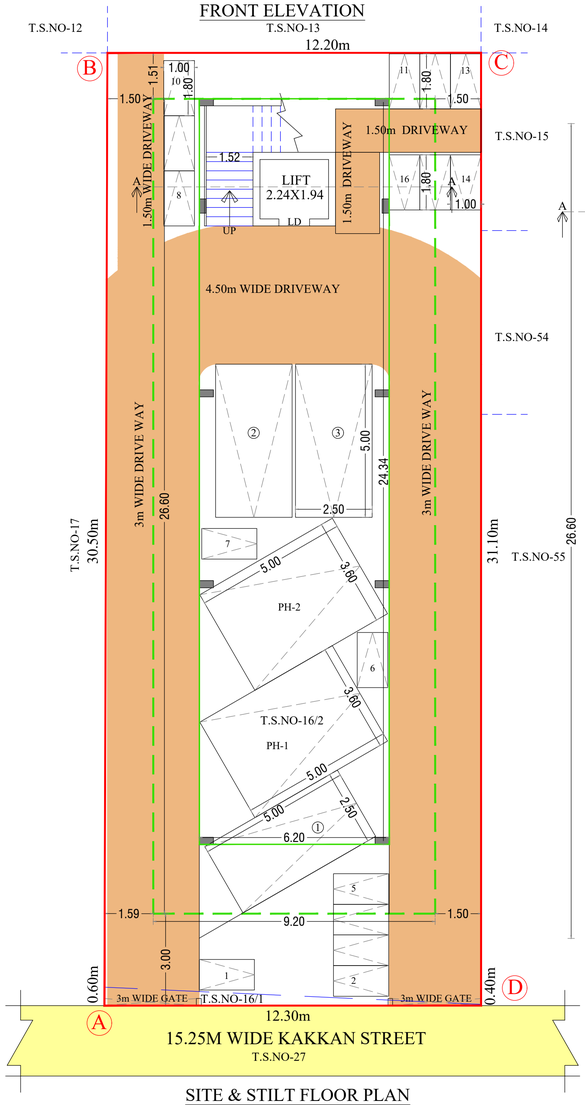


SECTION ON 'A-A'

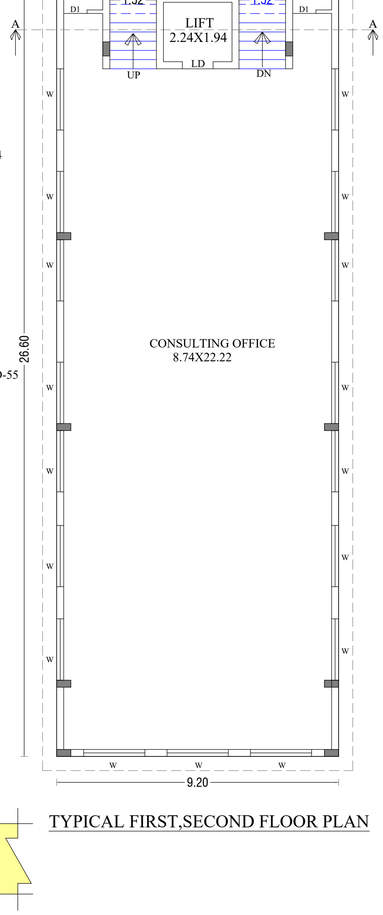


SITE PLAN
SCALE 1:400

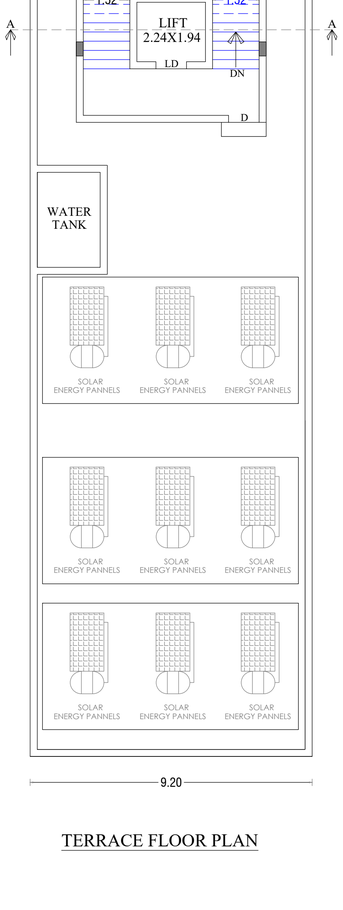




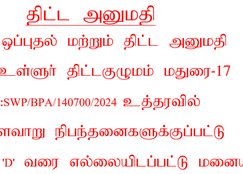
SITE & STILT FLOOR PLAN



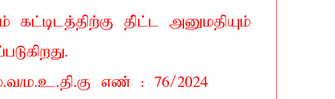
TYPICAL FIRST,SECOND FLOOR PLAN



TERRACE FLOOR PLAN

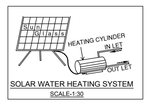


SECTION

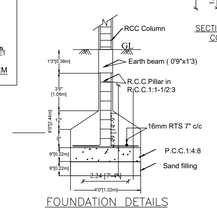


SEPTIC TANK DETAILS

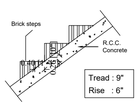
SECTION OF RAIN WATER COLLECTION PITS (NTS)



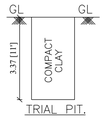
SOLAR WATER HEATING SYSTEM
SCALE-1:30



FOUNDATION DETAILS



STAIRCASE DETAILS



TRIAL PIT

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 DECIDED ON THE DEMOLITION PLAN AND ENSURE THE EXISTING BUILDING ARE DEMOLISHED BEFORE APPROVAL OF THE PLAN FOR PROPOSED BUILDING

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர் திட்டகுழுமம் மதுரை-17 ந.க.எண்:SWP/BPA/140700/2024 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குப்பட்டு 'A' முதல் 'D' வரை எல்லையிடப்பட்டு மனையிட ஒப்புதலும் கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.

ம.வ/ம.உ..தி.கு எண் : 76/2024

திட்ட/அனுமதி எண் : 85/2024

SHEET NO - 1

NORTH

PLAN SHOWING PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING(**CONSULTING OFFICE**) IN OLD T.S.NO:108(pt),109/A1(pt) NEW T.S.NO - 16/1,2,BLOCK NO:07,WARD NO:10, AT MATHICHIYAM,MADURAI NORTH,MADURAI CORPORATION,MADURAI.

SCALE 1:100

AREA DETAILS

AREA OF THE SITE (AS PER DOCUMENT)	373.46 Sqm
AREA OF THE SITE (AS PER TSLR)	381.00 Sqm

	FSI AREA Sqm	NON FSI AREA Sqm	TOTAL AREA Sqm
STILT FLOOR AREA	-	152.52	152.52
FIRST FLOOR AREA	244.84	-	244.84
SECOND FLOOR AREA	244.84	-	244.84
HEAD ROOM AREA		28.75	28.75
TOTAL AREA	489.68	181.27	670.95

FLOOR SPACE INDEX (F.S.I) 489.68 / 373.46	1.31< 2.00
PLOT COVERAGE (PC) 152.52 / 373.46 X 100	40.84
CAR PARKING (REQUIRED)	05 NOS
CAR PARKING (PROVIDED)	05 NOS
TWO WHEELER PARKING (REQUIRED)	17 NOS
TWO WHEELER PARKING (PROVIDED)	16 NOS
PHYSICALLY CHALLENGED RESERVATION (REQUIRED)	02 NOS
PHYSICALLY CHALLENGED RESERVATION (PROVIDED)	02 NOS

JOINERY DETAILS

LD	LIFT DOOR	1.00X2.13
D	DOOR	0.91X2.13
D1	DOOR	0.76X2.13
W	WINDOW	2.00X1.52
V	VENTILATOR	1.00X0.60

COLOR INDEX

SITE | EXG ROAD | DRIVE WAY | PRO

NOTE:

1. FIRE EXTINGUISHER WILL BE PROVIDED - FE
2. FIRE ALARM TO BE PROVIDED -FA
3. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED.
4. SOLAR SYSTEM TO BE PROVIDED.
5. STRUCTURE IS DESIGNED SAFELY FOR EARTH QUAKE RESISTANCE.
6. WASTE WATER TO BE CONNECTED TO UNDER GROUND SEWAGE SYSTEM
7. MECHANICAL VENTILATION TO BE PROVIDED

OFFICE USE

APPLICANT

G.MANIMALA B.E.,M.I.E.,
STRUCTURAL ENGINEER
REGN No : M-149405-2
86-A,P.T.Rajan Road
B.B.Kulam. Madurai-625002
STRUCTURAL ENGINEER

G GRID FACHITECTS
HOUSE OF THE VALUABLE SPACE
G. RADHASHYAMAN, B.Arch.,
COA Reg. No:- A/2017/182663
4/77-C, Anuppanadi-C Jothamani Cross Road
(Near Anaiyur Amma Mahal)
MADURAI 625 009
Mobile No:- 18438 56050
REGISTERED ENGINEER

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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
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+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.