

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 DOCUMENT SCRUTINY REPORT

STATUS : Verified

APPLICATION DETAILS					
1	APPLICANT NAME	SHANMUGASUNDARAM V	2	APPLICATION DATE	14/04/2024
3	APPLICATION NUMBER	375490-2024-IC	4	APPLICATION TYPE	Permit
5	OCCUPANCY TYPE	Commercial	6	DCR NUMBER	DCR42024LFPOZ
7	REGISTERED ARCHITECT/ENGINEER	-	8	DEVELOPMENT TYPE	New Construction
PLOT DETAILS					
1	SURVEY NO	94/2,95/1A,95/1B,95/2,96/1B,96/2			
2	PLOT NO	NO	3	PATTA NO	426
4	TALUK	Melur	5	DISTRICT	Madurai
6	PLOT AREA (As per declaration) in m²	1387.49	7	PLOT AREA (As per measurement) in m²	1387.49
8	AVERAGE WIDTH OF PLOT in m	79.195	9	AVERAGE DEPTH OF PLOT in m	17.54
10	ROAD WIDTH in m	23.55	11	SURRENDER ROAD WIDTH AREA in m²	0.00
12	AREA TYPE (Continuous/Economically Weaker Section/Others)	OTHERS	13	DEMOLITION AREA in m²	0
14	OSR APPLICABLE	NO	15	OSR SURRENDER/ BUYBACK/ RETAIN	

Overall Summary

Total Area

Built Up

Plot Area

As At Site
FMB or PLI
As Per Doc



Area in m²	FSI Area in m²	Non FSI Area in m²
184.78	184.78	0.00

Area in m²
1387.49
1387.49
1387.49

Block W



Block No 1 - Proposed Details

Floor	Occupancy/Sub Occupancy	Floor Area in m ²	Deduction Area in m ²	FSI Area in m ²	Non FSI Area in m ²	Carpet Area in m ²
0	Shops/Shopping Centres/Departmental Stores/Super Markets	184.78	0	184.78	0	0
Total		184.78	0.00	184.78	0.00	0.00
1. Covered Area is 184.78 m ² 2. Height of building is 6.96 m 3. Head Room Area (Non FSI Area) is 0 m ² 4. Total Non FSI Area is 0.00 m ²						

Common - Scrutiny Details

1.No. of Blocks

Description	Provided	Status
Total Number Of Blocks	1	Verified

2.FSI

As per TNCDBR	Occupancy	Area Type	Road Width	Required	Provided	Status
Part VI Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Commercial	OTHERS	23.55	<= 3.25	0.133	Verified

3.Parking

As per TNCDBR	Description	Required	Provided	Status
Annexure iv - part I-13,17,b,part II-A,C	Parking Slots Area	5 M x 2.5 M Minimum Area of Each parking	No violation of area in 1 parking	Verified
Annexure iv - part I-13,17,b,part II-A,C	Two wheeler parking dimension	1 M x 1.8 M	Out of 2 parking 0 parking violated dimension.	Verified
Annexure iv - part I-13,17,b,part II-A,C	Car Parking	1	1	Verified
Annexure iv - part I-13,17,b,part II-A,C	Two Wheeler Parking	1	2	Verified
Annexure iv - part II-C	Aisle Width for perpendicular parking	>=4.5m	5.09m	Verified

4.Drive Way

As per TNCDBR	Description	Required	Provided	Status
Annexure-IV,Part-I(1),Part-II(A)(B)(C)	Width of driveway(Four Wheeler)	6 m	7.62 m	Verified
Annexure-IV,Part-I(1),Part-II(A)(B)(C)	Width of driveway(Four Wheeler)	6 m	7.62 m	Verified
Annexure-IV,Part-I(1),Part-II(A)(B)(C)	Width of driveway(Two Wheeler)	1.5 m	4.34 m	Verified

5.Solar

As per TNCDBR	Description	Required	Provided	Status
Part VI 44(2)	Solar Assisted Water Heating / Lighting system		Defined in the plan.	Verified

6.Height of Building

As per TNCDBR	Description	Required	Provided	Status
Part VI Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Height of Building for Block 1	If height >30 every 6m height 1m setback req.	6.96m	Verified

7.Collection and disposal of Solid and Liquid Waste

As per TNCDBR	Description	Field Verified	Status
part vi-pt 35-17	Collection and disposal of solid and liquid Waste	Defined in the Plan.	Verified

8.Rain Water Harvesting

As per TNCDBR	Description	Provided	Status
Annexure XXII-A	Rain Water Harvesting	Defined in the plan	Verified

9.Travel Distance To Emergency Exits

Maximum travel distance to emergency exit

As per TNCDBR	Required	Provided	Status
42-2	30m	23.32m	Verified

10.North Direction

As per TNCDBR	Description	Provided	Status
part ii - 8 -iii-(I)	North Direction	North directions provided	Verified

11.Location Plan

As per TNCDBR	Description	Provided	Status
part ii - 8 -i	Location Plan	Location plans provided	Verified

12.Toilet Ventilation

As per TNCDBR	Description	Required	Provided	Status
part vii-52(16a)	Toilet Ventilation	Min 0.5 Sq.m	0.56 Sq.m	Verified

13.Road Width

As per TNCDBR	Description	Occupancy	Required	Provided	Status
Part VI	Road Width	Shops/Shopping Centres/Departmental Stores/Super Markets	>=3m	23.55m	Verified

Block 1 - Scrutiny Details

1.Setback

As per TNCDBR	Setback	Occupancy	Level	Field Verified	Required	Provided	Status
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Front	Shops/Shopping Centres/Departmental Stores/Super Markets	0	Minimum distance	4.5	7.88	Verified
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Rear	Shops/Shopping Centres/Departmental Stores/Super Markets	0	Minimum distance	0	0.68	Verified
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Side Setback 1	Shops/Shopping Centres/Departmental Stores/Super Markets	0	Minimum distance	1	23.37	Verified

As per TNCDBR	Setback	Occupancy	Level	Field Verified	Required	Provided	Status
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Side Setback 2	Shops/Shopping Centres/Departmental Stores/Super Markets	0	Minimum distance	1	31.41	Verified

2.DA Ramp - Maximum Slope

As per TNCDBR	Description	Required	Provided	Status
part vi-pt43-d(ii)	Minimum Slope of DA Ramp 1	1:12	1:15	Verified

3.DA Ramp - Slope width

As per TNCDBR	Description	Required	Provided	Status
part vi-pt43-d(ii)	Slope of DA Ramp		Defined in the plan.	Verified

4.Exit Width- Minimum Exit Width

As per TNCDBR	Floor	Occupancy	Required	Provided	Status
Annexure IV, Part II (d) (iv)	floor 0	Shops/Shopping Centres/Departmental Stores/Super Markets	0.9m	3.0m	Verified

5.Plinth

As per TNCDBR	Description	Required	Provided	Status
part vii-pt52-1	Minimum plinth height	>= 0.45m	0.92m	Verified

6.Portico

As per TNCDBR	Description	Required	Provided	Status
PORTICO DEDUCTION AREA	Portico 1 deduction area	-	0 Sq.Mtr.	Verified

7.Sanitation

As per TNCDBR	Description	Required	Provided	Status
Annexure – X	Male Water Closet one for every 25 persons or part thereof, exceeding 15 (including employees and customers).	1	4	Verified
Annexure – X	Female Water Closet one for every 15 female personnel or part thereof, exceeding 10 (including employees and customers).	1	2	Verified
Annexure – X	Drinking Water Fountain one for every 100 persons with a minimum of one on each floor	0	1	Verified
Annexure – X	Wash Basin one for every 25 persons or part thereof.	1	1	Verified
Annexure – X	Cleaner Sink one for every 25 persons or part thereof.	0	1	Verified

This report is generated based on the Applicant Declaration and a provided drawing. The drawing has been verified with TNCDBR rules and final decision on approval will be taken by Department officials. Completion Certificate will not be issued if any deviation from the submitted drawing more than tolerance Limits.

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.

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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.

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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.

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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
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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

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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.

