PP APPROVAL RECORD

Planning Permission

Madurai

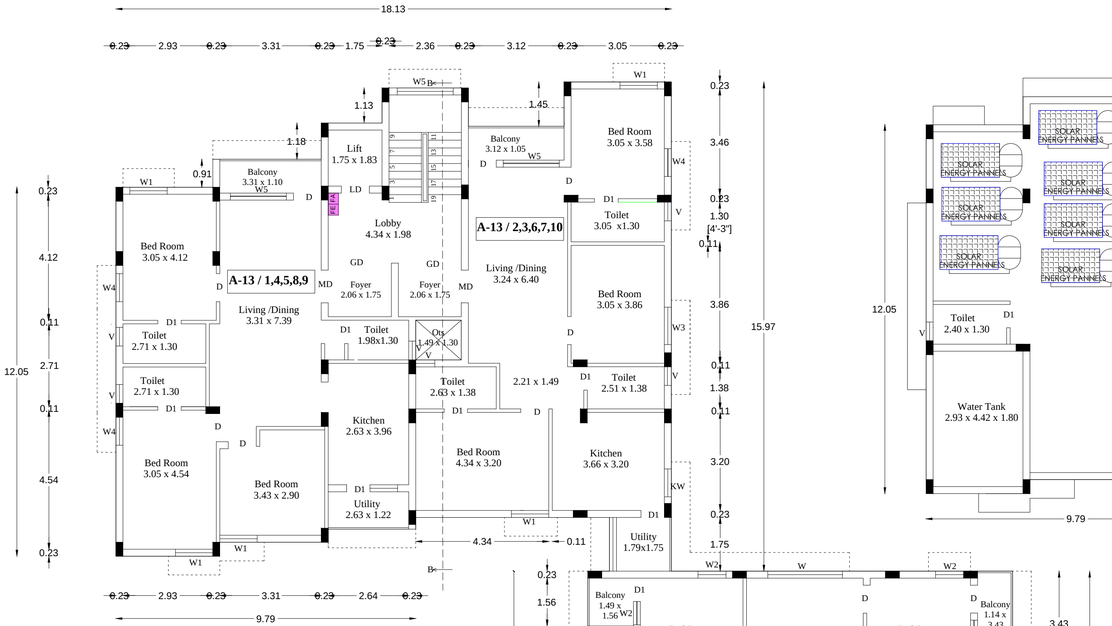
Madurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

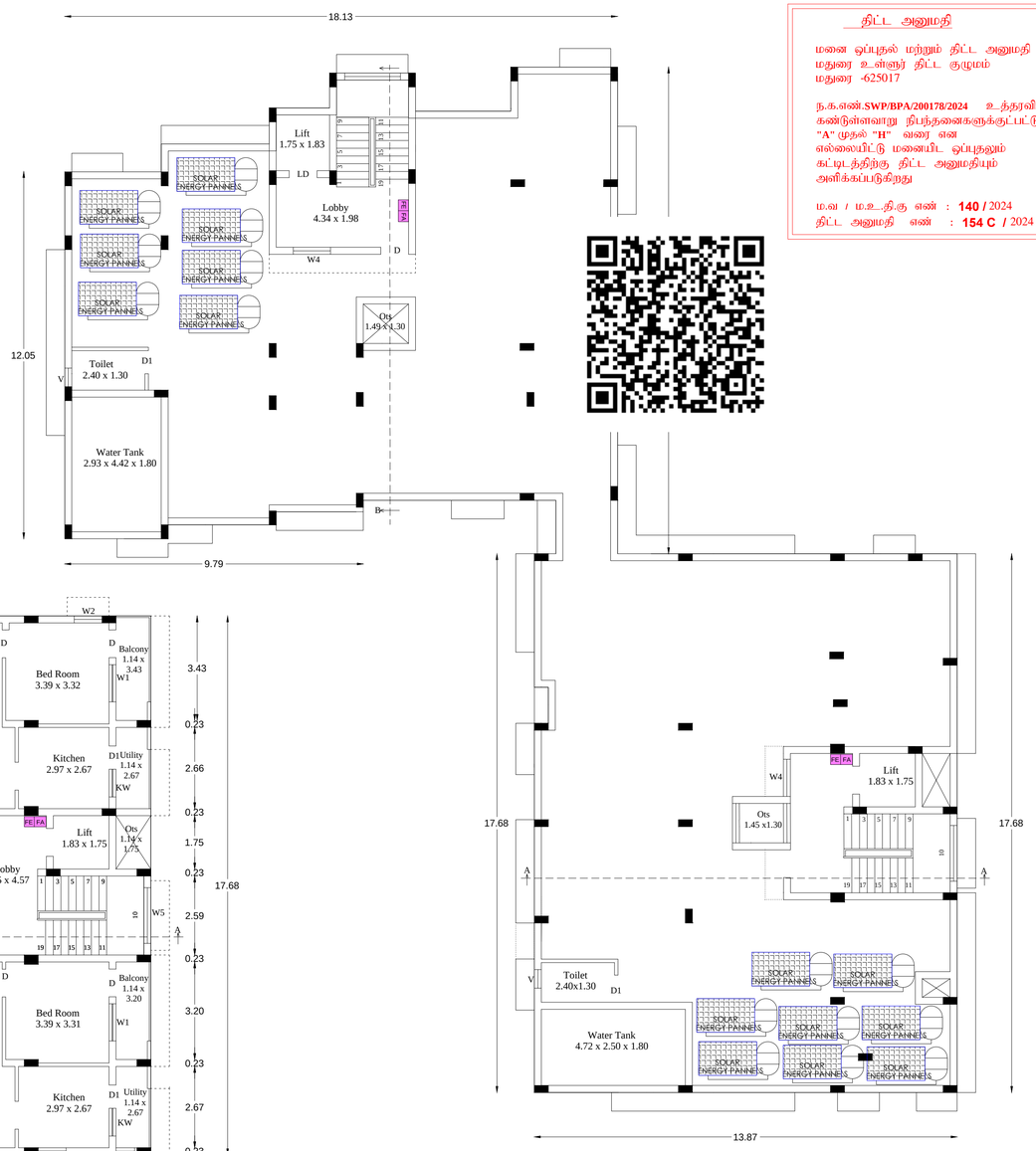
ISSUING AUTHORITY
DTCP

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.



TYPICAL FLOOR PLAN
(First to Fifth Floor)



TERRACE FLOOR PLAN

OFFICE USE

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 ENDURE THE EXISTING BUILDING ARE DEMOLISHED BEFORE APPROVAL OF THE PLAN FOR PROPOSED BUILDING

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்
மதுரை -625017

ந.க.எண்.**SWP/BPA/200178/2024** உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு **"A"** முதல் **"H"** வரை என எல்லையிட்டு மனையிட ஒப்புதலும் கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது

ம.வ / ம.உ..தி.கு எண் : **140 /** 2024
திட்ட அனுமதி எண் : **154 C /** 2024

Sheet No.3/4

Proposed Construction of Shree Meenakshi Apartments Block A-12 & A-13 at RSno.10(P), Sathamangalam Village, Madurai North Taluk, Madurai T.S.No.22/5 & 22/6, Block No.4, S.ward No.XIX, Annanagar 1st East main Road, Annanagar, Madurai - 625020 C.Ward No. 34, Zone-2, Madurai Corporation Madurai.

Scale1:100

Title

TYPICAL FLOOR PLAN , TERRACE FLOOR PLAN

Area Statement:

	Description	Sqm
Site Area	As per FMB	998.00
	As per Document	998.00
	As on Site	997.50
	Super Imposed plot boundary	997.50

Build up Area: (A-12 & A-13)

Description	Build Up Area	Deduction	Total Area	FSI Area	Non FSI Area
	Sqm	Sqm	Sqm	Sqm	Sqm
Stilt Floor	486.12	-----	486.12	-----	486.12
First Floor	486.12	3.80	482.32	482.32	-----
Second Floor	486.12	3.80	482.32	482.32	-----
Third Floor	486.12	3.80	482.32	482.32	-----
Fourth Floor	486.12	3.80	482.32	482.32	-----
Fifth Floor	486.12	3.80	482.32	482.32	-----
Terrace Floor					
Head Room	52.70	-----	52.70	-----	52.70
Toilet	9.00	-----	9.00	-----	9.00
Total	2978.42	19.00	2959.42	2411.60	547.82

FSI details:

Normal FSI - 2.0
Premium FSI allowed 40% - 2.8
FSI achieved (2411.60 / 997.50) = 2.42 < 2.80

Dwelling unit details:

Floor	No.of Units	Flat Nos	Per Flat Area
First Floor	4	12/1, 12/2, 13/1, 13/2	107.91 sqm
Second Floor	4	12/3, 12/4, 13/3, 13/4	107.91 sqm
Third Floor	4	12/5, 12/6, 13/5, 13/6	107.91 sqm
Fourth Floor	4	12/7, 12/8, 13/7, 13/8	107.91 sqm
Fifth Floor	4	12/9, 12/10, 13/9, 13/10	107.91 sqm

Parking details:

Description	Dwelling units	Parking required		Parking provided	
		Two wheeler	Car	Two wheeler	Car
More than 75 sqm	20 nos	------	20 nos	------	20 nos
PHP/Visitor's parking		------	2 nos	------	2 nos
Total		------	22 nos	------	22 nos

Joineries Details:

LD - Lift Door - 0.91 x 2.13
MD - Main Door - 1.14 x 2.13
D - Door - 0.91 x 2.13
D1 - Door - 0.76 x 2.13
W - Window - 2.44 x 1.60
W1 - Window - 1.22 x 1.60
W2 - Window - 0.91 x 1.60
W3 - Window - 1.22 x 1.37
W4 - Window - 0.91 x 1.37
W5 - Window - 1.83 x 1.83
KW - Kit. Window - 0.91 x 1.07
V - Ventilator - 0.60 x1.45

PRO.SITE
PRO.BUILDING
ROAD
EXG.BUILDING

1. Fire Extinguisher / Alarm
2. Solar System
3. Rain water harvesting system

Applicant

1) T Pandiarajan, Managing Partner - M/s.Vedha Homes (Authorized agent of the Owners)
2) B.Meena (A-12/4 Flat Owners)
3) R.B.Udayakumar (A-12/4 Flat Owners)
4) Mareeswari (A-12/4 Flat Owners)
5) R.B.Yogeswaran (A-12/4 Flat Owners)

Registered Architect

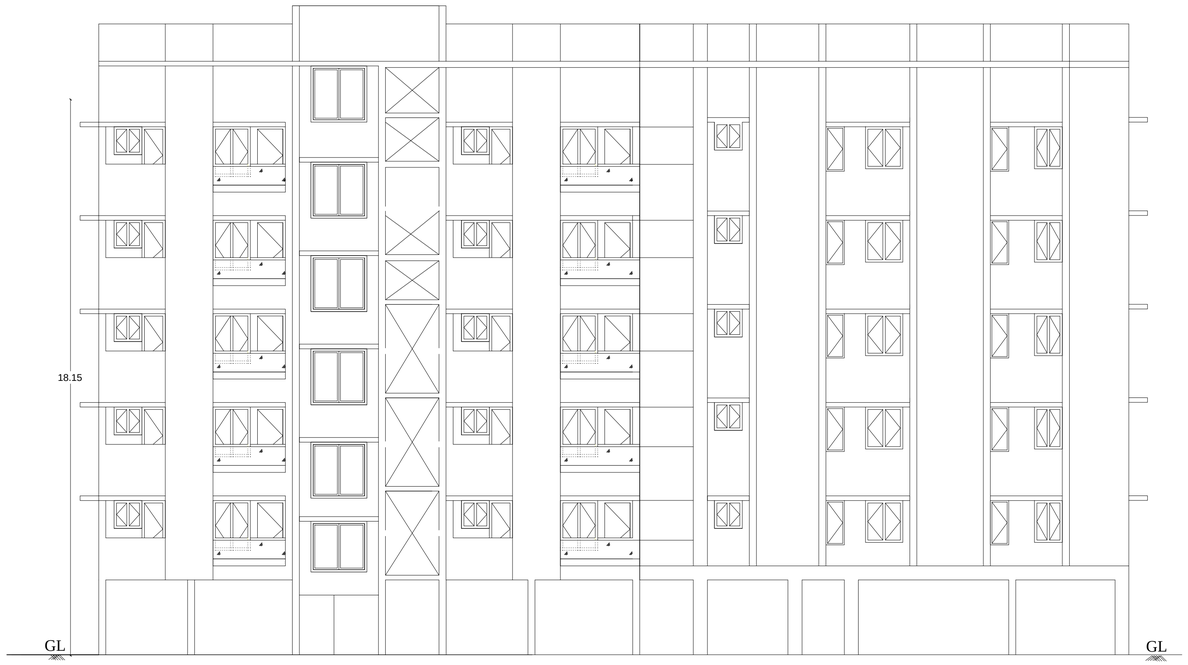
Ar.Viswanath .P
Registered Architect
COA - Reg.No - CA/2017/85538
Lakshmi Towers,81,PT Rajan Road,
Bibikulam,Madurai-625002 Cell - 7373018363

Structural Engineer

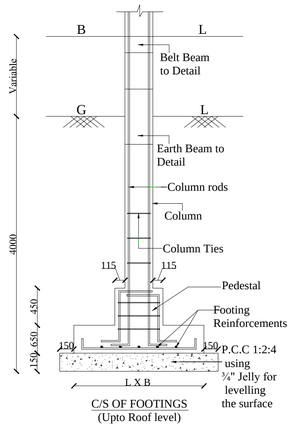
Dr.T.MAYILVAHANAN M.E(Struct),A.I.I.S.E., Ph.D(Engg)
REGISTERED ARCHITECT / STRUCTURAL ENGINEER
CHARTERED ENGINEER / PANEL VALUER
Registration (COA) No : CA/2000/10531
Registration (CE) No : CE/064709
613, Kamaraj Nagar 6th Street, Tallakulam, Madurai-625002.

Registered Construction Enginer

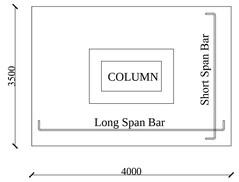
Er. T. Pandiarajan, B.E.,M.I.E.F.I.V.,
Regd. Construction Engineer
Reg. No. MI, PA / CE: 003 / 2019
Lakshmi Towers, 81, P.T. Rajan Road,
Bibikulam, Madurai - 625 002
Mobile: 9842136933



Elevation - East side



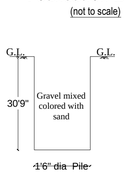
C/S OF FOOTINGS
(Upto Roof level)



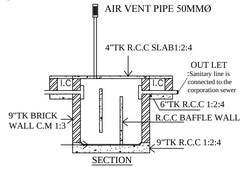
TYPICAL FOOTING PLAN

Foundation Details

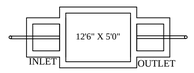
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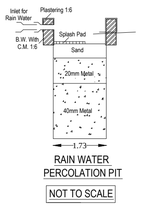
Trial Pit
(not to scale)



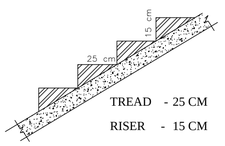
SECTION



STP PLAN

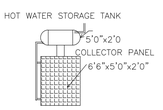


RAIN WATER PERCOLATION PIT
NOT TO SCALE

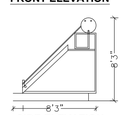


TREAD - 25 CM
RISER - 15 CM

STAIRCASE DETAILS

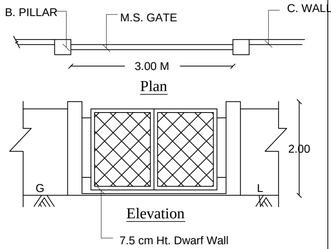


FRONT ELEVATION



SIDE ELEVATION

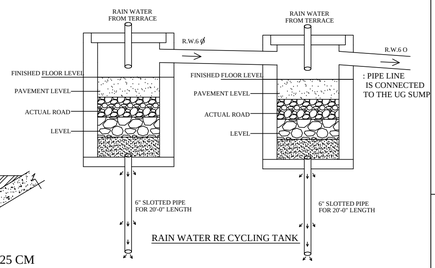
SOLAR WATER HEATING SYSTEM



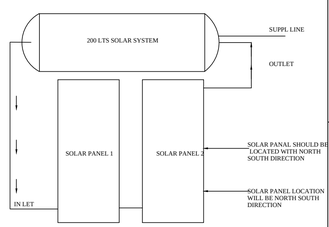
Plan

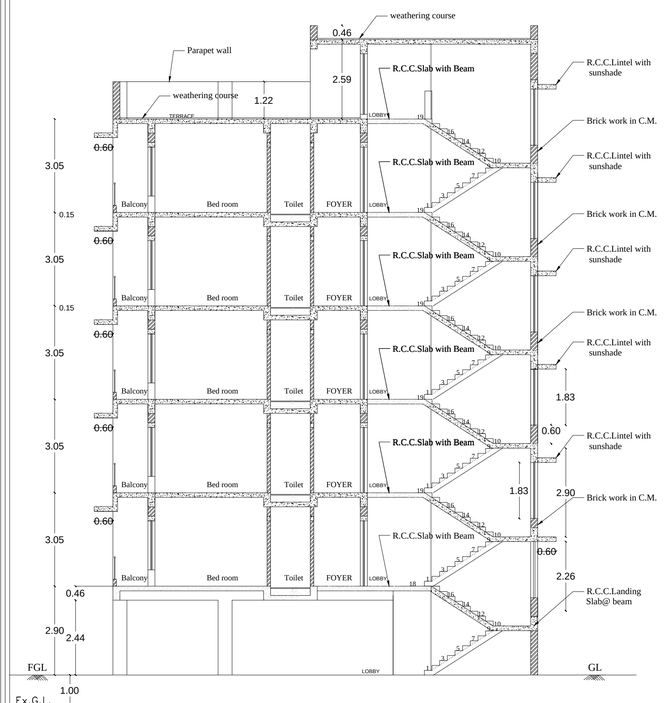
Elevation

Compound Wall & Gate Details

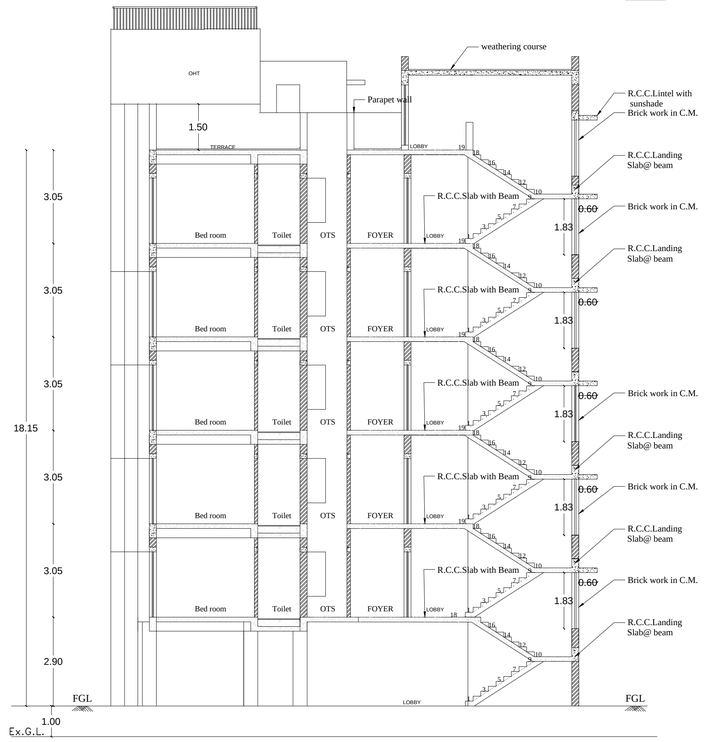


RAIN WATER RE CYCLING TANK





Section on AA



Section on BB

OFFICE USE

SPECIAL CONDITION

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மதுரை உள்ளுர் திட்ட குழுமம்
மதுரை -625017

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ம.வ / ம.உ.தி.கு எண் : **140** / 2024
திட்ட அனுமதி எண் : **154 D** / 2024

Sheet No.4/4

Proposed Construction of Shree Meenakshi Apartments Block A-12 & A-13 at RSno.10(P), Sathamangalam Village, Madurai North Taluk, Madurai T.S.No.22/5 & 22/6, Block No.4, S.ward No.XIX, Annanagar 1st East main Road, Annanagar, Madurai - 625020 C.Ward No. 34, Zone-2, Madurai Corporation Madurai.

Scale1:100

Title

Section, Elevation - details

Area Statement:

	Description	Sqm
Site Area	As per FMB	998.00
	As per Document	998.00
	As on Site	997.50
	Super Imposed plot boundary	997.50

Build up Area: (A-12 & A-13)

Description	Build Up Area	Deduction	Total Area	FSI Area	Non FSI Area
	Sqm	Sqm	Sqm	Sqm	Sqm
Stilt Floor	486.12	-----	486.12	-----	486.12
First Floor	486.12	3.80	482.32	482.32	-----
Second Floor	486.12	3.80	482.32	482.32	-----
Third Floor	486.12	3.80	482.32	482.32	-----
Fourth Floor	486.12	3.80	482.32	482.32	-----
Fifth Floor	486.12	3.80	482.32	482.32	-----
Terrace Floor					
Head Room	52.70	-----	52.70	-----	52.70
Toilet	9.00	-----	9.00	-----	9.00
Total	2978.42	19.00	2959.42	2411.60	547.82

FSI details:

Normal FSI - 2.0
Premium FSI allowed 40% - 2.8
FSI achieved (2411.60 / 997.50) = 2.42 < 2.80

Dwelling unit details:

Floor	No.of Units	Flat Nos	Per Flat Area
First Floor	4	12/1, 12/2, 13/1, 13/2	107.91 sqm
Second Floor	4	12/3, 12/4, 13/3, 13/4	107.91 sqm
Third Floor	4	12/5, 12/6, 13/5, 13/6	107.91 sqm
Fourth Floor	4	12/7, 12/8, 13/7, 13/8	107.91 sqm
Fifth Floor	4	12/9, 12/10, 13/9, 13/10	107.91 sqm

Parking details:

Description	Dwelling units	Parking required		Parking provided	
		Two wheeler	Car	Two wheeler	Car
More than 75 sqm	20 nos	------	20 nos	------	20 nos
PHP/Visitor's parking		------	2 nos	------	2 nos
Total		------	22 nos	------	22 nos

Joineries Details:

LD - Lift Door - 0.91 x 2.13
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W4 - Window - 0.91 x 1.37
W5 - Window - 1.83 x 1.83
KW - Kit. Window - 0.91 x 0.91
V - Ventilator - 0.60 x1.45

PRO.SITE
PRO.BUILDING
ROAD
EXG.BUILDING

1. Fire Extinguisher / Alarm
2. Solar System
3. Rain water harvesting system

Applicant

1) T.Pandiarajan, Managing Partner - M/s.Vedha Homes (Authorized agent of the Owners)
2) B.Meena (A-12/4 Flat Owners)
3) R.B.Udayakumar (A-12/4 Flat Owners)
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Registered Architect

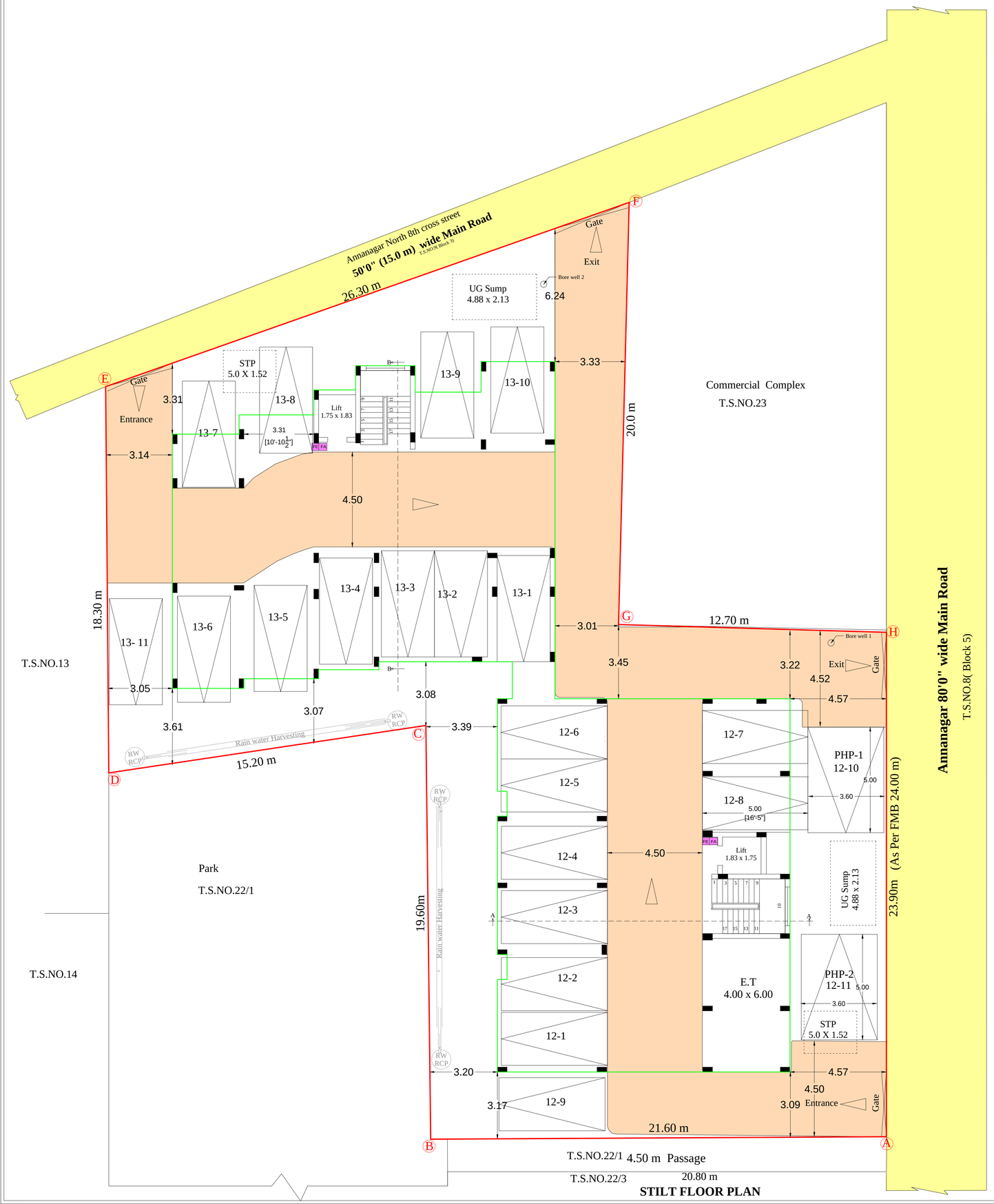
Ar.Viswanath.P
Registered Architect
COA - Reg.No - CA/2017/85538
Lakshmi Towers,81,P.T Rajan Road, Bibikulam,Madurai-625002 Cell : 7373036630

Structural Engineer

Dr.T.MAYILVAHANAN M.E.(Struct.),M.I.S.T.E.(Hons) REGISTERED ARCHITECT / STRUCTURAL ENGINEER CHARTERED ENGINEER / PANEL VALUER Registration (COA) No: CA/2001/29531 Registration (CE) No: CE/664799 6/13, Kamaraj Nagar 4th Street, Tallakulam, Madurai-625002.

Registered Construction Enginer

Er. T. Pandiarajan, B.E.M.I.E.F.I.V.
Regd. Construction Enginner
Reg. No: MI, PA / CE. 003 / 2019
Lakshmi Towers, 81, P.T. Rajan Road
Bibikulam, Madurai - 625 002.
Mobile: 9842136933



OFFICE USE

SPECIAL CONDITION

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கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
"A" முதல் "H" வரை என
எல்லையிட்டு மனையிட ஒப்புதலும்
கட்டிடத்திற்கு திட்ட அனுமதியும்
அளிக்கப்படுகிறது

ம.வ / ம.உ...தி.கு எண் : **140 /** 2024
திட்ட அனுமதி எண் : **154 B /** 2024

Sheet No.2/4

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Title
STILT FLOOR PLAN
Scale1:100

Area Statement:

	Description	Sqm
Site Area	As per FMB	998.00
	As per Document	998.00
	As on Site	997.50
	Super Imposed plot boundary	997.50

Build up Area: (A-12 & A-13)

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Fifth Floor	4	12/9, 12/10, 13/9, 13/10	107.91 sqm

Parking details:

Description	Dwelling units	Parking required		Parking provided	
		Two wheeler	Car	Two wheeler	Car
More than 75 sqm	20 nos	------	20 nos	------	20 nos
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Total		------	22 nos	------	22 nos

PRO.SITE
PRO.BUILDING
ROAD
EXG.BUILDING

1. Fire Extinguisher / Alarm
2. Solar System
3. Rain water harvesting system

Applicant

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5) R.B.Yogeswaran (A-12/4 Flat Owners)

Registered Architect

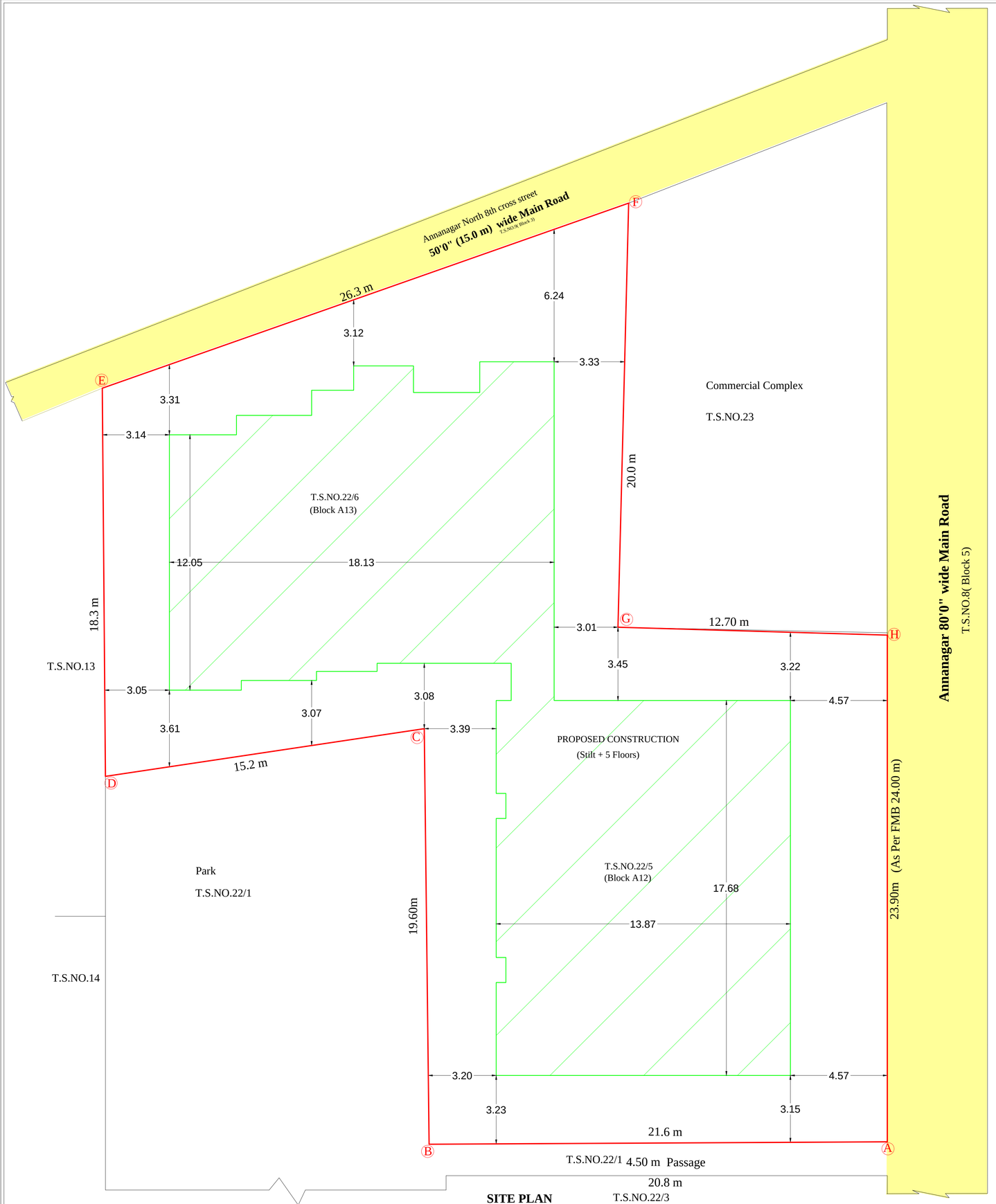
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COA - Reg.No - CA/2017/85538
Lakshmi Towers,81,P.T Rajan Road,
Bibikulam,Madurai-625002 Cell - 7373036630

Structural Engineer

Dr.T.MAYILVAHANAN, M.E(Struct.),A.I.I.S.C., Ph.D(Temp)
REGISTERED ARCHITECT / STRUCTURAL ENGINEER
CHARTERED ENGINEER / PANEL VALUER
Registration (COA) No: CA/2001/28531
Registration (CE) No: CE/64799
6/13, Kamaraj Nagar 4th Street, Tallakulam, Madurai-625002.

Registered Construction Enginer

Ex.T.Pandiarajan, B.E.M.I.E.F.I.V.
Regd. Construction Engineer
Reg. No. MLPA / CE. 003 / 2019
Lakshmi Towers, 81, P.T. Rajan Road.
Bibikulam, Madurai - 625 002.
Mobile : 9842136933



SITE PLAN

OFFICE USE

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 ENDURE THE EXISTING BUILDING ARE DEMOLISHED BEFORE APPROVAL OF THE PLAN FOR PROPOSED BUILDING

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்
மதுரை -625017

ந.க.எண்.**SWP/BPA/200178/2024** உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு "A" முதல் "H" வரை என எல்லையிட்டு மனையிட ஒப்புதலும் கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது

ம.வ / ம.உ.தி.கு எண் : **140 /** 2024
திட்ட அனுமதி எண் : **154 A /** 2024



EXISTING BUILDING PLAN
(To be Demolished)
(Not to scale)

Sheet No.1/4

Proposed Construction of Shree Meenakshi Apartments Block A-12 & A-13 at RSno.10(P),Sathamangalam Village, Madurai North Taluk, Madurai T.S.No.22/5 & 22/6, Block No.4, S.ward No.XIX, Annanagar 1st East main Road, Annanagar, Madurai - 625020 ,C.Ward No. 34, Zone-2, Madurai Corporation Madurai.

Title: SITE PLAN Scale1:100

Area Statement:

	Description	Sqm
Site Area	As per FMB	998.00
	As per Document	998.00
	As on Site	997.50
	Super Imposed plot boundary	997.50

PRO.SITE
PRO.BUILDING
ROAD
EXG.BUILDING

Applicant

1) T Pandiarajan
Managing Partner - M/s Vedha Homes
(Authorized agent of the Owners)

2) B.Meena
(A-12/4 Flat Owners)

3) R.B.Jayakumar
(A-12/4 Flat Owners)

4) M.Maheswari
Maheswari
(A-12/4 Flat Owners)

5) R.B.Jayakumar
(A-12/4 Flat Owners)

Registered Architect

Ar.Viswanath ,P
Registered Architect
COA - Reg.No - CA/2017/85538
Lakshmi Towers,81,P.T Rajan Road,
Bibikulam,Madurai-625001 Cell - 7373036632

Structural Engineer

Dr.T.MAYILVAHANAN
REGISTERED ARCHITECT / STRUCTURAL ENGINEER
CHARTERED ENGINEER / PANEL VALUER
Registration (COA) No: CA/2001/26531
Registration (CE) No: CE/94/709
6/13, Kamaraj Nagar 4th Street, Tallakulam, Madurai-625002.

Registered Construction Enginer

Er.T.PandiaRajan,B.E.M.I.E.,F.I.V.
Regd. Construction Engineer
Reg. No. MLPA / CE. 003 / 2019
Lakshmi Towers, 81, P.T. Rajan Road.
Bibikulam, Madurai - 625 002.
Mobile : 9842136933

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
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.