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

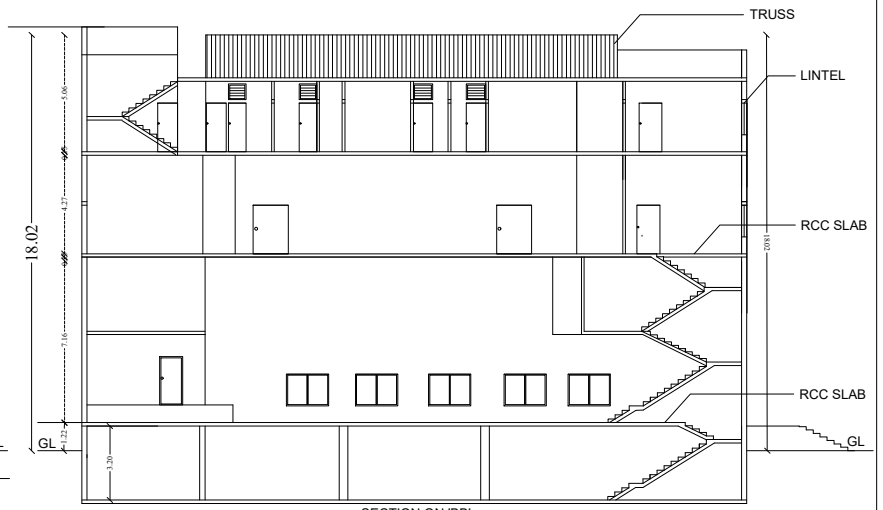
+91 9996 12 9996

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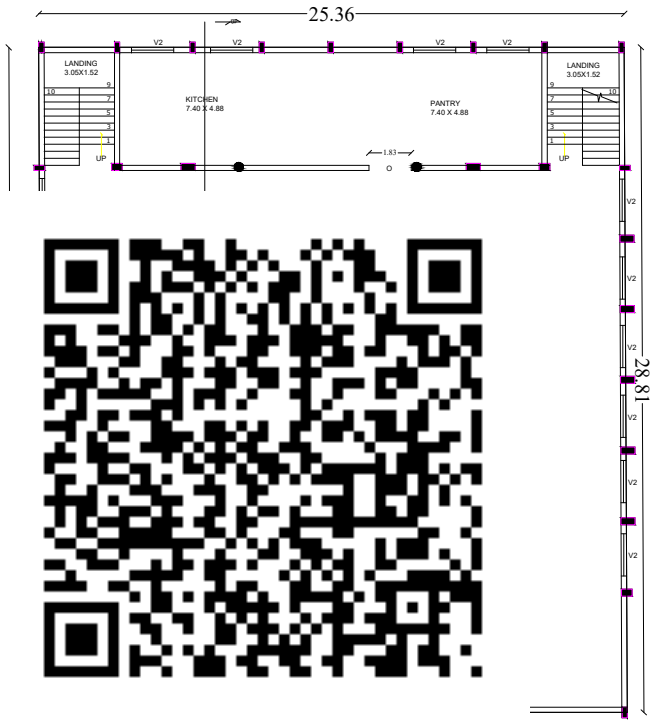
REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF KALYANAMANDAPAM BUILDING (COMMERCIAL)IN R.S.NO:80/9A, 80/9B1, 80/9B2A,81/1A1A,81/1A2, VIRAHANUR VILLAGE/PANCHAYAT, THIRUPPARANKUNDRAM PANCHAYAT UNION MADURAI SOUTH TALUK, MADURAI DISTRICT.



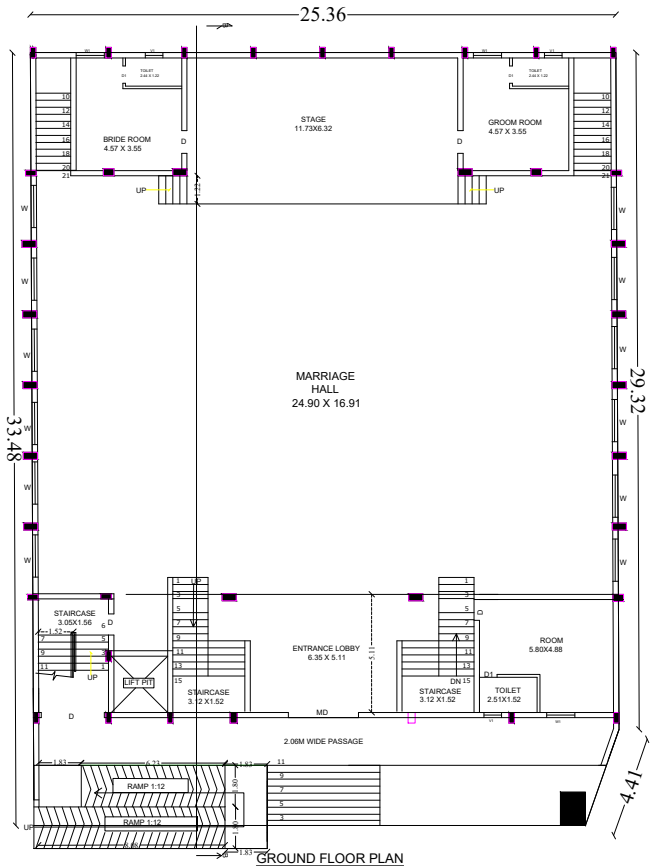
FRONT ELEVATION (EAST SIDE)



SECTION ON 'BB'



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

AREA DETAILS	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL AREA SQ.M
BASEMENT FLOOR AREA	730.56	-	730.56
GROUND FLOOR AREA	846.02	-	846.02
MEZZANINE FLOOR AREA	194.20	-	194.20
FIRST FLOOR AREA	770.40	-	770.40
SECOND FLOOR AREA	770.40	-	770.40
HEAD ROOM AREA	-	50.44	-
TOTAL	3311.58	50.44	3362.02
		FSI ACHIEVED	1.38
		PLOT COVERAGE	32.21%

FSI = 3311.58 / 2392.00 = 1.38<2.00

PLOT COVERAGE = 846.02 / 2392.00 X 100 = 35.37 %

JOINERY DETAILS

MD	MAIN DOOR	3.04 X 2.37
D	DOOR	0.91 X 2.10
W	WINDOW	1.83 X 1.37
W1	WINDOW	1.22 X 1.37
V1	VENTILATOR	0.76 X 0.60
V2	VENTILATOR	1.83 X 1.00

திட்ட அனுமதி
திருத்திய மனை ஒப்புதல் மற்றும் திருத்திய திட்ட
மதுரை உள்ளூர் திட்ட குழுமம் - 625017
ந.க.எண். SWP/BPA/206060/2024 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
ஏற்கனவே நகர் ஊரமைப்பு இயக்குநர் சென்னை
அவர்களால்
'A' முதல் 'F' வரை எல்லையிட்டு
ஒப்புதலளிக்கப்பட்ட மனையிடத்தில் புல எண் :
80/9B2A கூடுதலாக சேர்க்கப்பட்டு தற்சமயம்
1 முதல் 7 வரை எல்லையிடப்பட்டு திருத்திய மனை
ஒப்புதல் மற்றும் திருத்திய திட்ட அனுமதி
வழங்கப்படுகிறது.
ம.வ/ம.உ.தி.கு.எண் : 229/2024
திட்ட அனுமதி எண்: 254C/2024

APPLICANT

T. KARTHIK, DOE,BE. Licensed Structural Engineer Grade - II (MLFA) (Reg.No.604/2019)

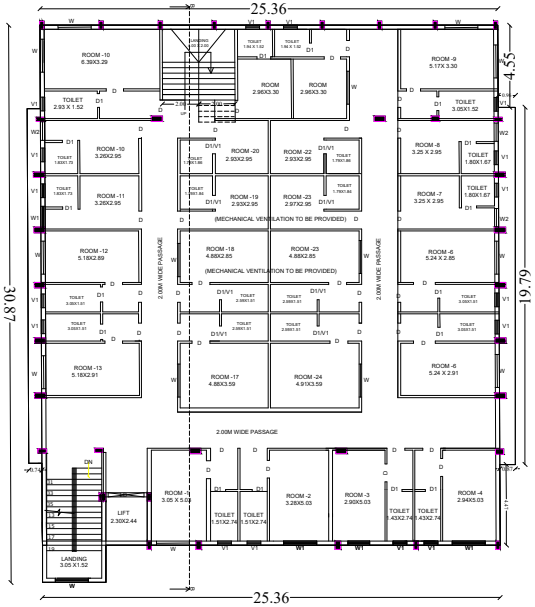
STRUCTURAL ENGINEER

C.S.VENKATESH REGISTERED ARCHITECT

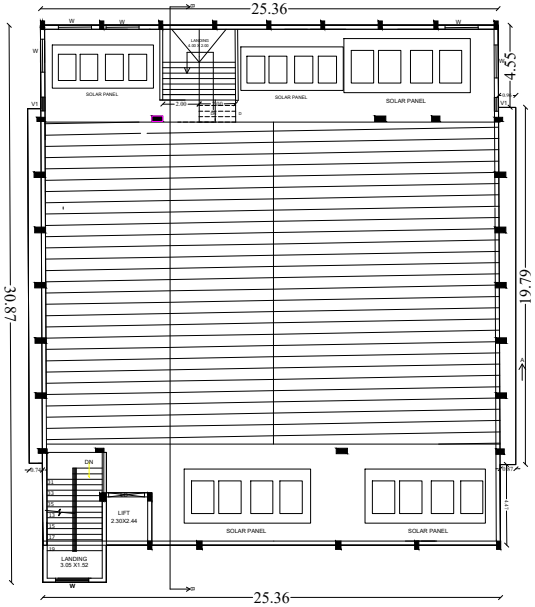
ARCHITECT

ENGINEER

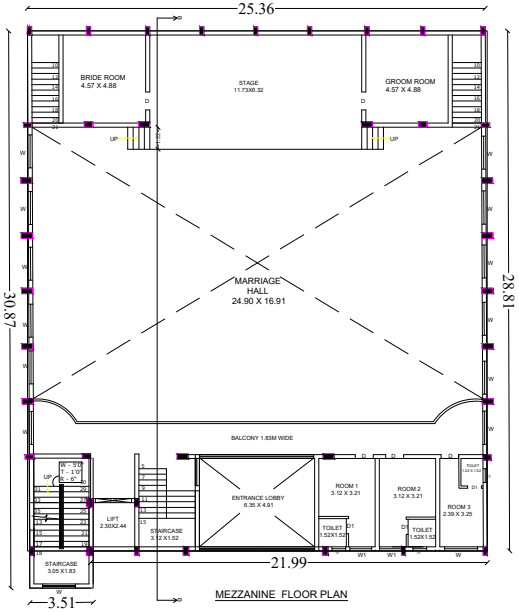
REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF KALYANAMANDAPAM BUILDING (COMMERCIAL) IN R.S.NO:80/9A, 80/9B1,80/9B2A,81/1A1A, 81/1A2, VIRAHANUR VILLAGE/PANCHAYAT, THIRUPPARANKUNDRAM PANCHAYAT UNION , MADURAI SOUTH TALUK, MADURAI DISTRICT.



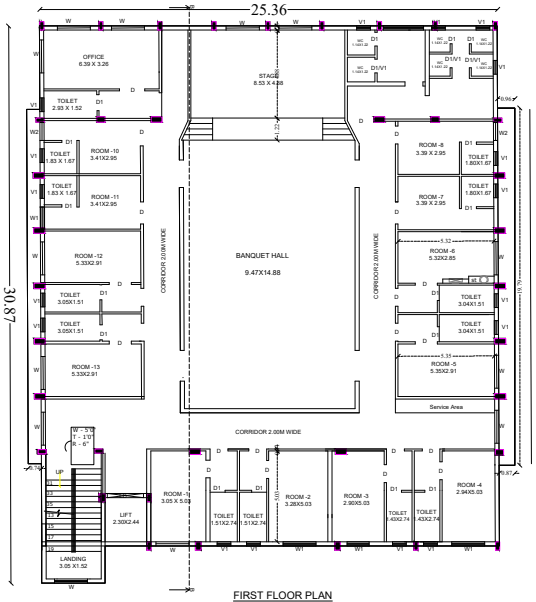
SECOND FLOOR PLAN



TERRACE FLOOR PLAN

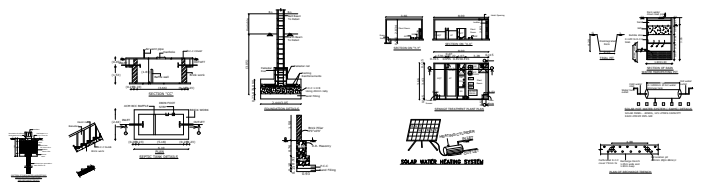


MEZZANINE FLOOR PLAN



FIRST FLOOR PLAN

SPECIFICATION (NOT TO SCALE)



AREA DETAILS

AREA DETAILS	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL AREA SQ.M
BASEMENT FLOOR AREA	730.56	-	730.56
GROUND FLOOR AREA	846.02	-	846.02
MEZZANINE FLOOR AREA	194.20	-	194.20
FIRST FLOOR AREA	770.40	-	770.40
SECOND FLOOR AREA	770.40	-	770.40
HEAD ROOM AREA	-	50.44	-
TOTAL	3311.58	50.44	3362.02
		FSI ACHIEVED	1.38
		PLOT COVERAGE	32.21%

FSI = $\frac{3311.58}{2392.00}$ =1.38<2.00

PLOT COVERAGE = $\frac{846.02}{2392.00}$ X 100 =35.37 %

JOINERY DETAILS

MD	MAIN DOOR	3.04 X 2.37
D	DOOR	0.91 X 2.10
W	WINDOW	1.83 X 1.37
W1	WINDOW	1.22 X 1.37
V1	VENTILATOR	0.76 X 0.60
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மதுரை உள்ளூர் திட்ட குழுமம் - 625017
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புல எண் : 80/9B2A கூடுதலாக சேர்க்கப்பட்டு
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ஒப்புதல் மற்றும் திருத்திய திட்ட அனுமதி
வழங்கப்படுகிறது.
ம.வ/ம.உதி.கு.எண் : 229/2024
திட்ட அனுமதி எண்: 254C/2024

APPLICANT

C.S.VENKATESH
REGISTERED ARCHITECT
Reg. No. CA/2007/41040

ARCHIETECT

T. KARTHIK, DCE.,BE.,
Licensed Structural Engineer
Grade - II
(MLPA) (Reg.No.008/2019)

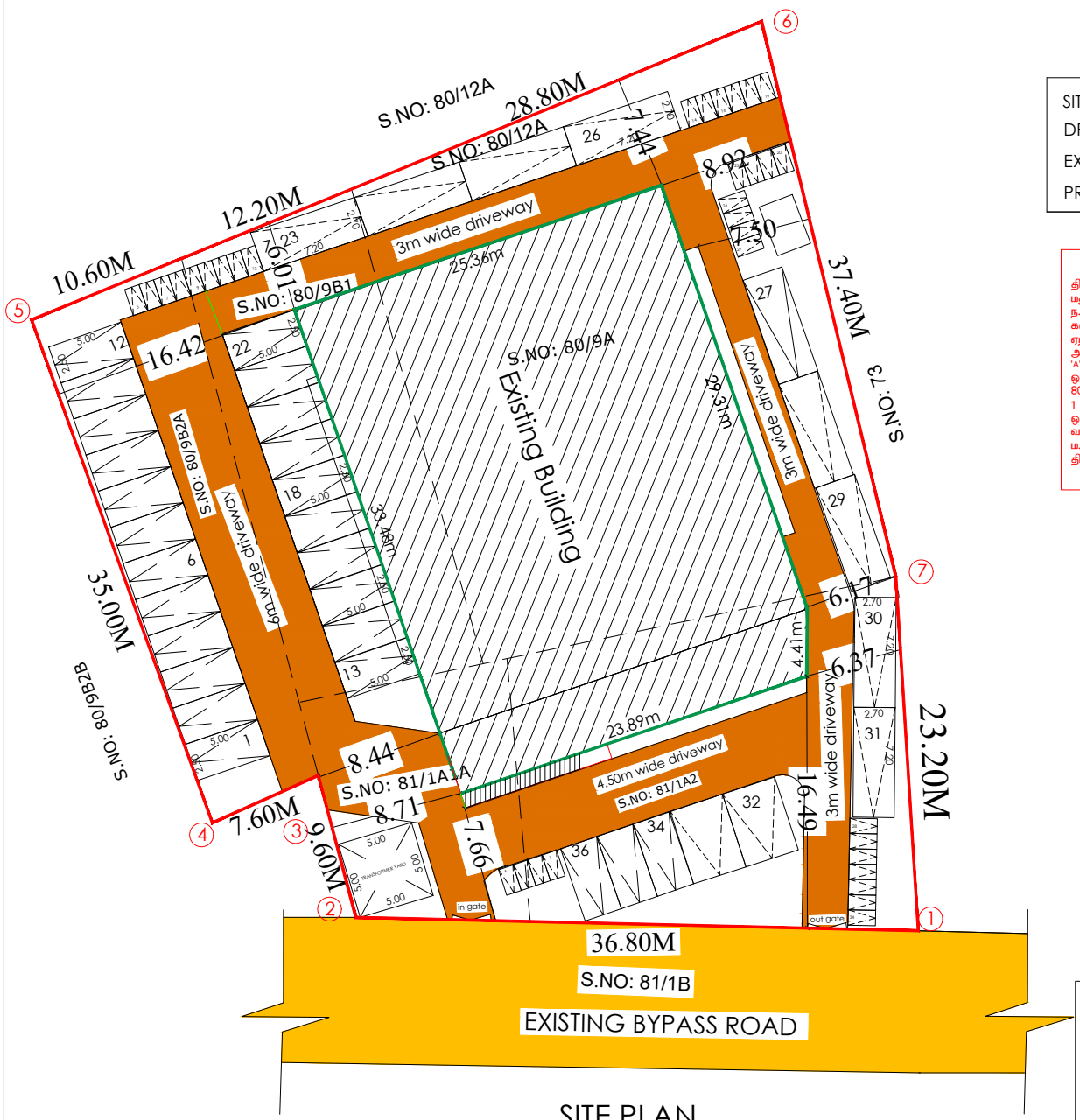
STRUCTURAL ENGINEER

S.THIRUPATHI RAJ.B.E.,

REGISTERED ENGINEER

SHEET NO:1/4

REVISED SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF KALYANAMANDAPAM BUILDING (COMMERCIAL)IN R.S.NO:80/9A, 80/9B1, 80/9B2A,81/1A1A,81/1A2, VIRAHANUR VILLAGE/PANCHAYAT, THIRUPPARANKUNDRAM PANCHAYAT UNION MADURAI SOUTH TALUK, MADURAI DISTRICT.



NOTES:-
1. FIRE EXTINGUISHER WILL BE PROVIDED
2. EMERGENCY ALARM WILL BE PROVIDED.
3. LIGHTNING CONDUCTOR WILL BE PROVIDED.
4. SOLAR SYSTEM WILL BE PROVIDED.
5. WASTE WATER RECYCLED & USED FOR GARDEN PURPOSED.
6. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED
7. FIRST AID BOX AND EXHAUSTED FAN WILL BE PROVIDED.
8. ALL DOORS AND WINDOWS ARE OPEN OUT WARDS.
9.ALL ROOMS ARE CENTRALIZED AC PROVIDED

SPECIFICATION :
SUPER STRUCTURE : R.C.C FRAMED STRUCTURE & FOUNDATION : R.C.C. COLUMN FOUNDATION
SLAB : R.C.C. 1:2:4 4½" TK
BEAM LINTEL SUNSHADE: R.C.C. 1:2:4
WEATHERING COURSE WITH PRESSED TILES.
ELECTRIFICATION WORK CONCEALED WIRING.
FE - FIRE EXTINGUISHER

AREA DETAILS

SITE AS PER DOCUMENT =2392.00 SQ.M
SITE AS PER PATTA =2392.00 SQ.M

EXISTING APPROVED DETAILS

க.வ/ந.ஊ.இ.எண்:368/2021
திட்ட அனுமதி எண்:240அ-240ஈ வரை/2021

AREA DETAILS	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL AREA SQ.M
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FSI = 3311.58 / 2392.00 =1.38<2.00

PLOT COVERAGE = 846.02 / 2392.00 X 100 =35.37 %

PARKING DETAILS

CAR PARKING REQUIRED=21nos
CAR PARKING PROVDED=34nos+(02 PH PARKING STALLS)

TWO WHEELER PARKING REQUIRED=21nos
TWO WHEELER PARKING PROVIDED=34nos

APPLICANT

ARCHIETECT
C.S.VENKATESH
REGISTERED ARCHITECT
Reg. No. CA/2007/11640
Mob : 9894981630

STRUCTURAL ENGINEER
T. KARTHIK, DCE.,BE.,
Licensed Structural Engineer
Grade – II
(MLPA) (Reg.No.008/2019)

ENGINEER
S.A.THIRUPATHI RAJA.E.,

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

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OMR Thoraipakkam,
Chennai 600 097, India
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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.