PP APPROVAL RECORD

Planning Permission

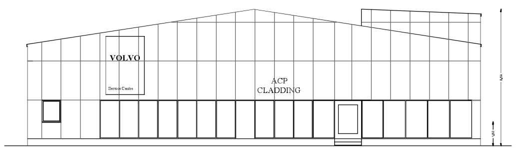
Madurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

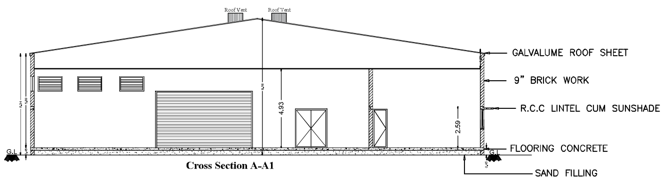
ISSUING AUTHORITY
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

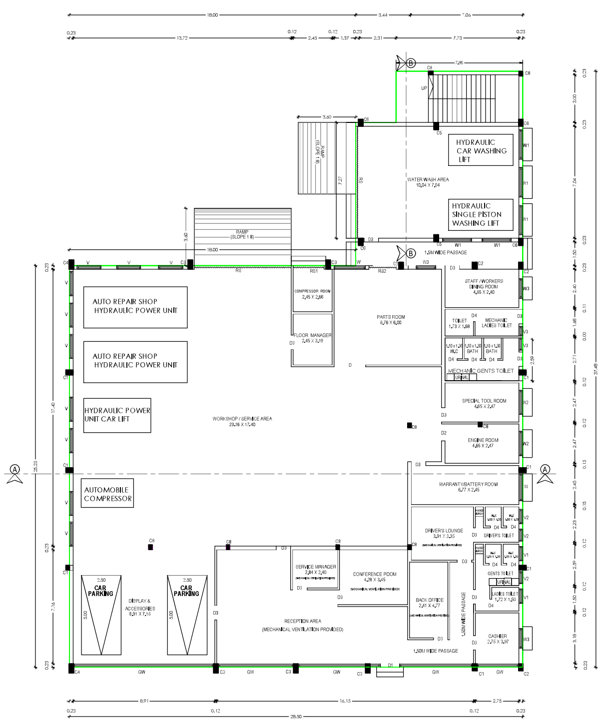
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



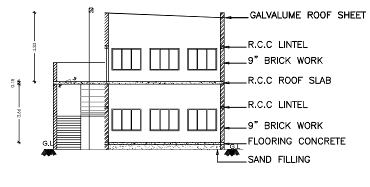
FRONT ELEVATION



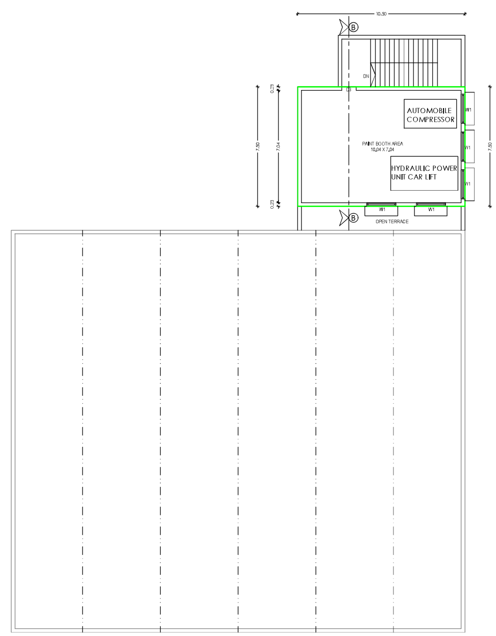
Cross Section A-A1



GROUND FLOOR PLAN



Cross Section B-B



FIRST FLOOR PLAN

<u>திட்ட அனுமதி</u>

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

ந.க.எண். SWP/BPA/214336/2024 குழு உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்கு உட்பட்டு A முதல் D வரை எல்லையிடப்பட்ட மனையிட ஒப்புதலும், கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.

ம.வ/ம.உ.தி.கு. எண் - 138 / 2024
திட்ட அனுமதி எண் - 152B / 2024

PLAN SHOWI … UTOMOBILE
SHOWROOM … IR STATION
(ANNEXURE - … LDING IN
SIDCO APPRC … 664 pt, NEW
S.NO:126(part) … I TALUK,
MADURAI DI…

…T NO:02

AREA DETAILS

SITE AREA

AS PER DOCUMENT = 4087.19 Sqm.
AS PER PLR = 4016.31 Sqm.
SUPER IMPOSED AREA = 4016.31 Sqm.

REFERENCE

SITE — ROAD
PROPOSED BUILDING — DRIVEWAY

DESCRIPTION	FSI AREA sq.m	NON FSI AREA sq.m	TOTAL AREA sq.m
GROUND FLOOR AREA	839.68	-	839.68
FIRST FLOOR AREA	78.75	-	78.75
TOTAL AREA	918.43	-	918.43

FLOOR SPACE INDEX:

$$= \frac{\text{TOTAL BUILTUP AERA AS PER FSI RULES}}{\text{SITE AREA}}$$

$$= \frac{918.43}{4016.31}$$

$= 0.22<2$

PLOT COVERAGE AREA:

$$= \frac{\text{MAXIMUM ONE FLOOR AREA}}{\text{SITE EXTENT}} \times 100$$

$$= \frac{839.68}{4016.31} \times 100$$

$= 0.20 \% < 60 \%$

SCHEDULE OF JOINERIES

RS	- 6.10 x 3.56	ROLLING SHUTTER
RS1	- 2.45 x 2.44	ROLLING SHUTTER
RS2	- 2.00 X 2.44	ROLLING SHUTTER
D	- 2.00 X 2.44	T.W PANELLED DOOR
D1	- 1.22 X 2.44	T.W PANELLED DOOR
D2	- 1.07 X 2.44	T.W PANELLED DOOR
D3	- 0.91 X 2.44	T.W PANELLED DOOR
D4	- 0.76 X 2.10	T.W PANELLED DOOR
O	- 1.50 X 2.44	OPEN
W	- 2.44 X 1.37	T.W GLAZED WINDOW
W1	- 1.83 X 1.37	T.W GLAZED WINDOW
W2	- 1.52 X 1.37	T.W GLAZED WINDOW
W3	- 1.22 X 1.37	T.W GLAZED WINDOW
W5	- 26.47 X 8.59	T.W GLAZED WINDOW
V	- 1.52 X 0.91	T.W GLAZED VENTILATOR
V1	- 0.91 X 0.91	T.W GLAZED VENTILATOR
V2	- 0.75 X 0.91	T.W GLAZED VENTILATOR
V3	- 0.61 X 0.91	T.W GLAZED VENTILATOR

SCHEDULE OF MACHINERY	POWER - HP
AUTO REPAIR SHOP HYDRAULIC POWER UNIT 2NOS	6 HP
HYDRAULIC CAR WASHING LIFT 1 NOS	1 HP
HYDRAULIC POWER UNIT CAR LIFT 2 NOS	5 HP
AUTOMOBILE COMPRESSOR 3NOS	1.5 HP
HYDRAULIC SINGLE PISTON WASHING LIFT	1.5 HP
TOTAL	15 HP

PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING	10 NOS	12 NOS
TWO WHEELER PARKING	17 NOS	17 NOS
CYCLE PARKING	18 NOS	18 NOS
LORRY PARKING	2 NOS	2 NOS

HEIGHT OF THE BUILDING - 8.59 m

ALL DIMENSION ARE IN METER

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REGISTERED ENGINEER GRADE - I
SK PLANNERS & ASSOCIATES (Reg.No:03/2021)
MADURAI DISTRICT TOWN & COUNTRY PLANNING
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Email: skplannersmdu@gmail.com
Off: 0452-3501275, 9344589161, 6385578969
9597590299,7993986969
ENGINEER

C. Saumth
APPLICANT:

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Dindigul - 624 005.
Mob : 63796 82087
REGISTERED STRUCTURAL ENGINEER
DINDIGUL LPA REG. No : SE 01 / 2023 (Gr-I)
ENGINEER

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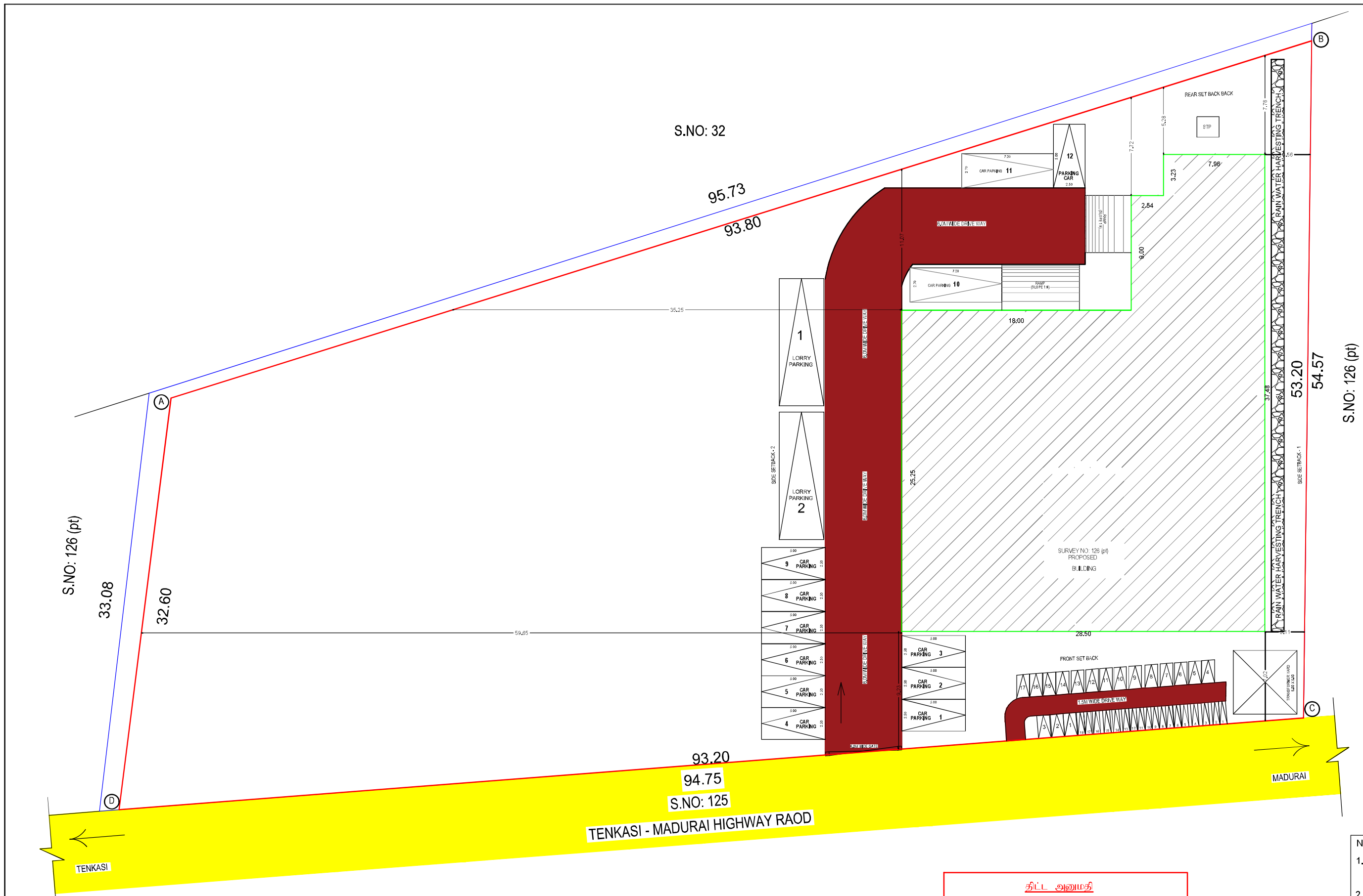
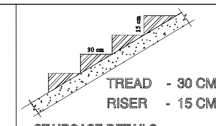
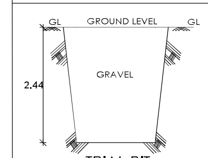


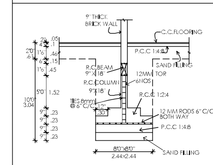
SITE PLAN



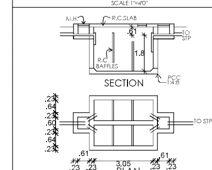
STAIRCASE DETAILS



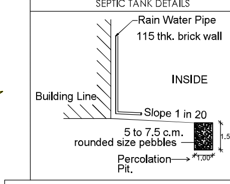
TRIAL PIT



FOUNDATION DETAILS



SEPTIC TANK DETAILS



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. FE: FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS.
7. EA: EXISTING ALARM PROVIDEDIN ALL FLOORS.

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ம.வ/ம.உ.தி.கு. எண் - 138 / 2024
திட்ட அனுமதி எண் - 152A / 2024

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF AUTOMOBILE SHOWROOM CUM AUTOMOBILE SERVICING AND REPAIR STATION (ANNEXURE - VII,CLAUSE -IV,ORANGE INDUSTRY) BUILDING IN SIDCO APPROVED LAYOUT IN PLOT NO: H2 OLD S.NO: 664 pt, NEW S.NO:126(part),UCHAPPATTI VILLAGE, TIRUMANGALAM TALUK, MADURAI DISTRICT.

N | SCALE 1: 100 | SHEET NO:01

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Email: geomatrixconsultancy@gmail.com
ENGINEER

Signature valid
Signed by: Assistant Director
Location: Madurai
Date: 2024.06.03 17:05:12

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

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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

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

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The LandLens suite
/landlens/one

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- 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.