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.

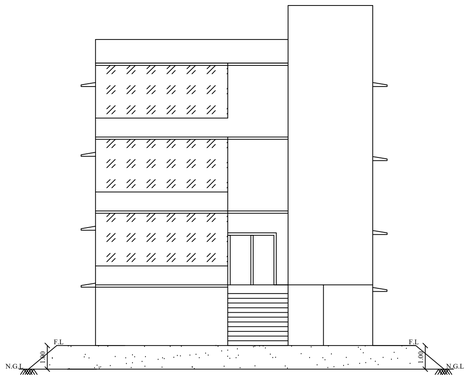
REVISED SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF A PROFESSIONAL CONSULTING OFFICE (COMMERCIAL) IN Old R.S.No29/2,29/8,OldTS NO10/8part, NEW T.S.No:10/11,WARD No:25,BLOCK No:12, KOCHADAI VILLAGE, MADURAI WEST TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

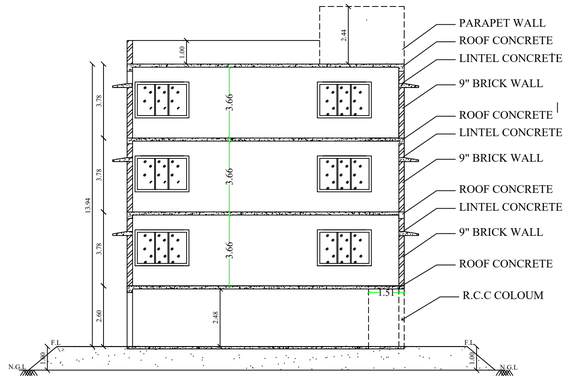
SCALE 1: 100

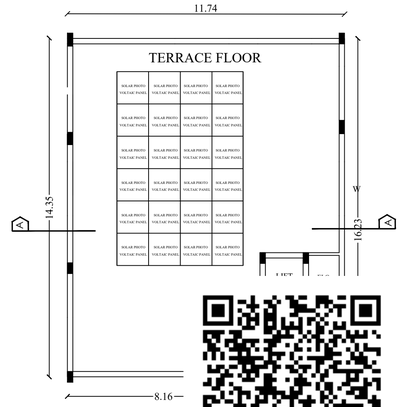
EXISTING APPROVAL DETAILS

ONLINE APPLICATION NUMBER - SWP/BPA/011211/2023
PLANNING PERMISSION NO- 277/2023
SITE APPROVAL NO- 271-2023

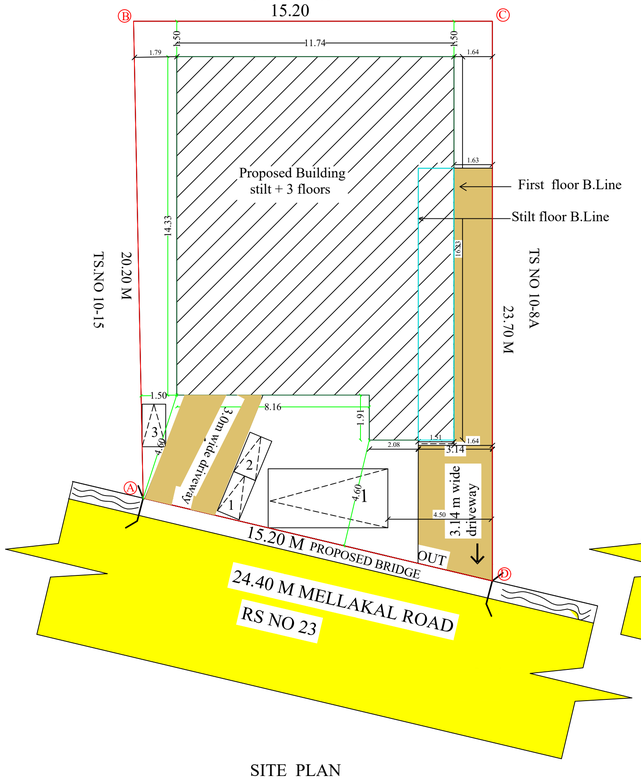
N



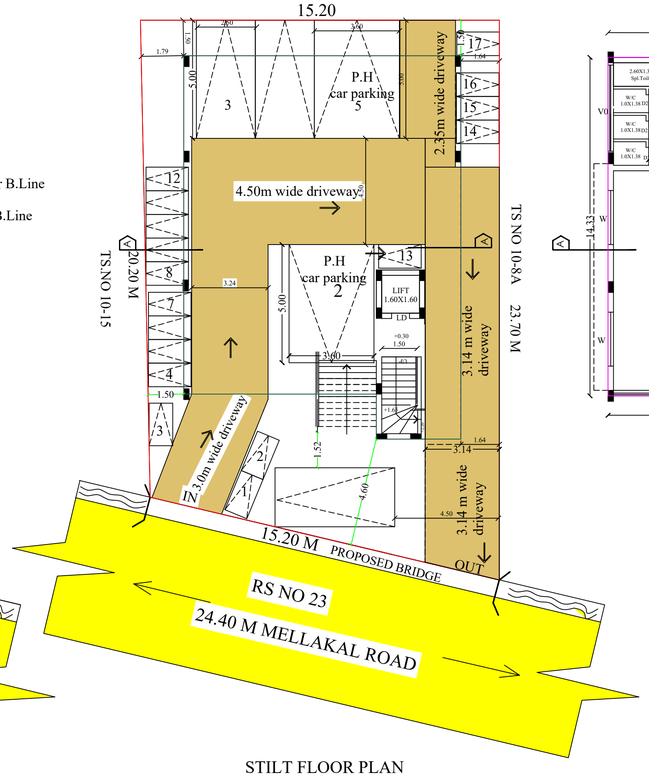




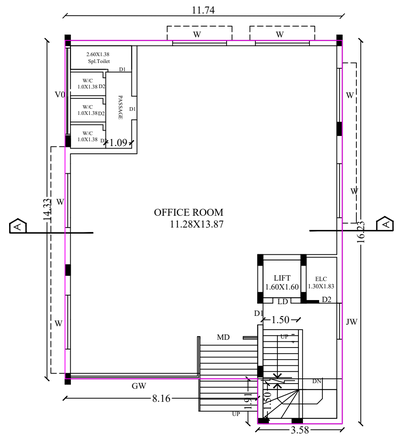
TERRACE



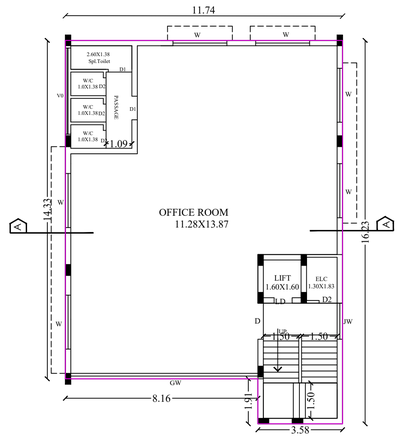
SITE PLAN



STILT FLOOR PLAN



FIRST FLOOR PLAN



SECOND AND THIRD FLOOR PLAN

திட்ட அனுமதி

மதுரை உள்ளூர் திட்ட குழுமம், மதுரை-625017.
ந.க.எண்: SWP/BPA/214802/2024 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு ஏற்கனவே
A முதல் D வரை என எல்லையிடப்பட்டு
மனையிட ஒப்புதல் அளிக்கப்பட்ட
ம.வ/ம.உ.தி.கு. எண்: 271/2023 - ல் அமையும்
கட்டிடத்திற்கு திருத்திய திட்டஅனுமதி எண்:150/2024

AREA DETAILS

SITE AREA

AS PER DOCUMENT	=	331.61 Sqm
AS PER PLR	=	331.00 Sqm
SUPER IMPOSED AREA	=	328.76 Sqm

AREA DETAILS	FSI IN Sqm	NON FSI IN Sqm	TOTAL Sqm
STILT FLOOR AREA	-	175.02	175.02
FIRST FLOOR AREA	175.02	-	175.02
SECOND FLOOR AREA	175.02	-	175.02
THIRD FLOOR AREA	175.02	-	175.02
HEAD ROOM AREA	-	25.54	25.54
TOTAL AREA	525.06	200.56	725.62

FLOOR SPACE INDEX (F.S.I)	1.59
PLOT COVERAGE (PC)	53.23 %
CAR PARKING (REQUIRED)	05 NOS
CAR PARKING (PROVIDED)	05 NOS
TWO WHEELER PARKING (REQUIRED)	16 NOS
TWO WHEELER PARKING (PROVIDED)	17 NOS

TOTAL BUILTUP AERA AS PER FSI RULES / SITE AREA = 525.06 / 328.76 = 1.59< 2

% OF PLOT COVERAGE AREA = 175.02 / 328.76 x 100 = 53.23 % < 60 %

	JOINERIES DETAILS IN METER	
L.D	LIFT DOOR	1.22 X 2.13
D	DOOR	0.92 X 2.13
GW	GLASSED WINDOW	5.44 X 2.13
D1	DOOR	0.76 X 2.13
W	WINDOW	1.83 X 1.52
V0	VENTILATOR	3.60 X 0.76

HEIGHT OF BUILDING -- 13.96 m
ALL DIMENSIONS ARE IN METER
FIRE EXTINGUISHER TO BE PROVIDED AS PER FIRE DEPARTMENT NORMS

COLOR INDEX
SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING (SF)
PROPOSED BUILDING (1-3 F)
DRIVE WAY

APPLICANT

Y.R.RAMANATH,B.ARCH.,FIA.,FIV,MICL,
REGD. ARCHITECT, REGN. No: CA / 75 / 461
PLOT No: 11, DOOR No: 28,
ASHOK NAGAR 3RD STREET,
KOCHADAI, MADURAI - 625 016.
ENGINEER

M. KIRUBAGARAN, DCE.,BE.,
Registered Engineer - II
Reg No:(M)/Gr.II/SVC Region/007/2019)
Sri MG Associate
No. 66, First Floor, Bharathisingh Street
Indirani Nagar, Kokkulam
Madurai - 625 016 Mob: 82481 57237
Mail: am.kirubas1@gmail.com
ENGINEER

Er L. GANESH KANNA, M.E.,
Structural Consultancy by Detailed Drawings
Registered Structural Engineer - Grade I
METCP Reg. No: SE 07/2022 (GR.I)
73, Navalar Nagar 3rd Street
S.S. Colony, Madurai - 625 016
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
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.