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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.



STATUS : **Verified**

APPLICATION DETAILS

|   |                               |                        |   |                  |               |
|---|-------------------------------|------------------------|---|------------------|---------------|
| 1 | APPLICANT NAME                | K SUBRAMANIAN          | 2 | APPLICATION DATE | 17/05/2024    |
| 3 | APPLICATION NUMBER            | 476009-2024-GI         | 4 | APPLICATION TYPE | Permit        |
| 5 | OCCUPANCY TYPE                | Commercial,Residential | 6 | DCR NUMBER       | DCR52024CI9O1 |
| 7 | REGISTERED ARCHITECT/ENGINEER | -                      | 8 | DEVELOPMENT TYPE |               |

PLOT DETAILS

|    |                                                           |              |    |                                                  |         |
|----|-----------------------------------------------------------|--------------|----|--------------------------------------------------|---------|
| 1  | SURVEY NO                                                 | 78/1         |    |                                                  |         |
| 2  | PLOT NO                                                   | 67           | 3  | PATTA NO                                         | 78      |
| 4  | TALUK                                                     | Madurai East | 5  | DISTRICT                                         | Madurai |
| 6  | PLOT AREA (As per declaration) in m <sup>2</sup>          | 117.78       | 7  | PLOT AREA (As per measurement) in m <sup>2</sup> | 117.78  |
| 8  | AVERAGE WIDTH OF PLOT in m                                | 10.21        | 9  | AVERAGE DEPTH OF PLOT in m                       | 12.19   |
| 10 | ROAD WIDTH in m                                           | 6.10         | 11 | SURRENDER ROAD WIDTH AREA in m <sup>2</sup>      | 0.00    |
| 12 | AREA TYPE (Continuous/Economically Weaker Section/Others) | OTHERS       | 13 | DEMOLITION AREA in m <sup>2</sup>                | 0       |
| 14 | OSR APPLICABLE                                            | NO           | 15 | OSR SURRENDER/ BUYBACK/ RETAIN                   |         |

Overall Summary

Total Area

|                                 |                               |                                |                            |                                |
|---------------------------------|-------------------------------|--------------------------------|----------------------------|--------------------------------|
| Built Up Area in m <sup>2</sup> | Carpet Area in m <sup>2</sup> | Covered Area in m <sup>2</sup> | FSI Area in m <sup>2</sup> | Non FSI Area in m <sup>2</sup> |
| 107.26                          | 0.00                          | 82.32                          | 107.26                     | 0.00                           |

Plot Area Details

| Description     | Area in m <sup>2</sup> |
|-----------------|------------------------|
| As At Site      | 117.78                 |
| FMB or PLR      | 117.78                 |
| As Per Document | 118.26                 |

Block Wise Summary

### Block No 1 - Existing Details

| Floor | Occupancy/Sub Occupancy | Floor Area in m <sup>2</sup> | Deduction Area in m <sup>2</sup> | FSI Area in m <sup>2</sup> | Non FSI Area in m <sup>2</sup> | Carpet Area in m <sup>2</sup> |
|-------|-------------------------|------------------------------|----------------------------------|----------------------------|--------------------------------|-------------------------------|
| 0     | Individual residence    | 26.47                        | 0                                | 26.47                      | 0                              | 0                             |
| Total |                         | 26.47                        | 0.00                             | 26.47                      | 0.00                           | 0.00                          |

### Total Existing Areas

| Floor Area in m <sup>2</sup> | FSI Area in m <sup>2</sup> | Carpet Area in m <sup>2</sup> |
|------------------------------|----------------------------|-------------------------------|
| 26.47                        | 26.47                      | 0.00                          |

### Block No 1 - Proposed Details

| Floor | Occupancy/Sub Occupancy                                  | Floor Area in m <sup>2</sup> | Deduction Area in m <sup>2</sup> | FSI Area in m <sup>2</sup> | Non FSI Area in m <sup>2</sup> | Carpet Area in m <sup>2</sup> |
|-------|----------------------------------------------------------|------------------------------|----------------------------------|----------------------------|--------------------------------|-------------------------------|
| 0     | Shops/Shopping Centres/Departmental Stores/Super Markets | 55.84                        | 0                                | 55.84                      | 0                              | 0                             |
| 1     | Individual residence                                     | 24.95                        | 0                                | 24.95                      | 0                              | 0                             |
| Total |                                                          | 80.79                        | 0.00                             | 80.79                      | 0.00                           | 0.00                          |

1. Covered Area is 82.32 m<sup>2</sup>
2. Height of building is 6.97 m
3. Head Room Area (Non FSI Area) is 0 m<sup>2</sup>
4. Total Non FSI Area is 0.00 m<sup>2</sup>

### Total Proposed Areas

| Floor Area in m <sup>2</sup> | FSI Area in m <sup>2</sup> | Carpet Area in m <sup>2</sup> |
|------------------------------|----------------------------|-------------------------------|
| 80.79                        | 80.79                      | 0.00                          |

## 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    | 6.10       | <= 2     | 0.911    | Verified |

#### 3.Floor Units

| Block   | Floor   | Unit Number | Unit Area  |
|---------|---------|-------------|------------|
| Block 1 | Floor 0 | 1           | 55.84 Sq.m |
| Block 1 | Floor 0 | 2           | 52.94 Sq.m |
| Block 1 | Floor 1 | 1           | 24.95 Sq.m |

#### 4.Parking

| As per TNCDBR | Description | Required | Provided | Status |
|---------------|-------------|----------|----------|--------|
|---------------|-------------|----------|----------|--------|



| As per TNCDBR                            | Description                   | Required    | Provided                                       | Status   |
|------------------------------------------|-------------------------------|-------------|------------------------------------------------|----------|
| Annexure iv - part I-13,17,b,part II-A,C | Two wheeler parking dimension | 1 M x 1.8 M | Out of 0 parking 0 parking violated dimension. | Verified |
| Annexure iv - part I-13,17,b,part II-A,C | Car Parking                   | 0           | 0                                              | Verified |
| Annexure iv - part I-13,17,b,part II-A,C | Two Wheeler Parking           | 0           | 0                                              | Verified |

#### 5.Bathroom Water Closets

| As per TNCDBR   | Description            | Required                                 | Provided                                    | Status   |
|-----------------|------------------------|------------------------------------------|---------------------------------------------|----------|
| Part vii-pt52-7 | Bathroom Water Closets | Height >= 2.1, Area >= 2.4, Width >= 1.2 | Height >= 2.90, Area >= 7.86, Width >= 1.43 | Verified |

#### 6.Parapet

| As per TNCDBR     | Description | Required                        | Provided                          | Status   |
|-------------------|-------------|---------------------------------|-----------------------------------|----------|
| Part VII , 52(13) | Parapet     | Height >= 1.2 and height <= 1.5 | Height >= 1.22 and height <= 1.22 | Verified |

#### 7.Solar

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

#### 8.No. of Dwelling units

| Description          | Provided | Status   |
|----------------------|----------|----------|
| Total Dwelling units | 1        | Verified |

#### 9.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 | 14m / G+2 or Stilt +3 / up to 16 Dwelling Units | 6.97m / 2 Floors / 1 Dwelling units | Verified |

#### 10.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 |

#### 11.Rain Water Harvesting

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

#### 12.North Direction

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

#### 13.Location Plan

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

#### 14.Toilet Ventilation

| As per TNCDBR    | Description        | Required     | Provided  | Status   |
|------------------|--------------------|--------------|-----------|----------|
| part vii-52(16a) | Toilet Ventilation | Min 0.5 Sq.m | 0.55 Sq.m | Verified |

#### 15.Road Width

| As per TNCDBR | Description | Occupancy                                                | Required | Provided | Status   |
|---------------|-------------|----------------------------------------------------------|----------|----------|----------|
| Part VI       | Road Width  | Shops/Shopping Centres/Departmental Stores/Super Markets | >=3m     | 6.10m    | 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,Individual residence | 0     | Minimum distance | 1.5      | 1.50     | Verified |
| Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39 | Rear           | Individual residence                                                          | 0     | Minimum distance | 0        | 0        | Verified |
| Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39 | Side Setback 1 | Shops/Shopping Centres/Departmental Stores/Super Markets,Individual residence | 0     | Minimum distance | 1        | 1.0      | Verified |
| Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39 | Side Setback 2 | Shops/Shopping Centres/Departmental Stores/Super Markets,Individual residence | 0     | Minimum distance | 1        | 1.0      | Verified |

### 2.Exit Width- Minimum Exit Width

| As per TNCDBR                 | Floor   | Occupancy                                                                       | Required | Provided | Status   |
|-------------------------------|---------|---------------------------------------------------------------------------------|----------|----------|----------|
| Annexure IV, Part II (d) (iv) | floor 0 | Individual residence , Shops/Shopping Centres/Departmental Stores/Super Markets | 0.9m     | 2.41m    | Verified |
| Annexure IV, Part II (d) (iv) | floor 1 | Individual residence                                                            | 0.9m     | 3.19m    | Verified |

### 3.General Stair - Mid landing

| As per TNCDBR     | Floor   | Description                                   | Required | Provided | Status   |
|-------------------|---------|-----------------------------------------------|----------|----------|----------|
| Part VII , 52(17) | floor 0 | Minimum width for general stair 1 mid landing | 0.9      | 0.90     | Verified |
| Part VII , 52(17) | floor 1 | Minimum width for general stair 1 mid landing | 0.9      | 0.90     | Verified |

### 4.General Stair - Number of risers

| As per TNCDBR     | Floor   | Description                                                           | Required | Provided | Status   |
|-------------------|---------|-----------------------------------------------------------------------|----------|----------|----------|
| Part VII , 52(17) | floor 0 | Maximum no of risers required per flight for general stair 1 flight 1 | 15       | 10       | Verified |

| As per TNCDBR     | Floor   | Description                                                           | Required | Provided | Status   |
|-------------------|---------|-----------------------------------------------------------------------|----------|----------|----------|
| Part VII , 52(17) | floor 0 | Maximum no of risers required per flight for general stair 1 flight 2 | 15       | 7        | Verified |
| Part VII , 52(17) | floor 1 | Maximum no of risers required per flight for general stair 1 flight 1 | 15       | 10       | Verified |
| Part VII , 52(17) | floor 1 | Maximum no of risers required per flight for general stair 1 flight 2 | 15       | 7        | Verified |

#### 5.General Stair - Tread width

| As per TNCDBR     | Floor   | Description                                | Required | Provided | Status   |
|-------------------|---------|--------------------------------------------|----------|----------|----------|
| Part VII , 52(17) | floor 0 | Minimum tread for general stair 1 flight 1 | 0.3      | 0.33     | Verified |
| Part VII , 52(17) | floor 0 | Minimum tread for general stair 1 flight 2 | 0.3      | 0.35     | Verified |
| Part VII , 52(17) | floor 1 | Minimum tread for general stair 1 flight 1 | 0.3      | 0.33     | Verified |
| Part VII , 52(17) | floor 1 | Minimum tread for general stair 1 flight 2 | 0.3      | 0.35     | Verified |

#### 6.General Stair - Width

| As per TNCDBR     | Floor   | Description                                | Required | Provided | Status   |
|-------------------|---------|--------------------------------------------|----------|----------|----------|
| Part VII , 52(17) | floor 0 | Minimum width for general stair 1 flight 1 | 0.9      | 0.90     | Verified |
| Part VII , 52(17) | floor 0 | Minimum width for general stair 1 flight 2 | 0.9      | 0.90     | Verified |
| Part VII , 52(17) | floor 1 | Minimum width for general stair 1 flight 1 | 0.9      | 0.90     | Verified |
| Part VII , 52(17) | floor 1 | Minimum width for general stair 1 flight 2 | 0.9      | 0.90     | Verified |

#### 7.Kitchen

| As per TNCDBR   | Description               | Floor   | Required | Provided | Status   |
|-----------------|---------------------------|---------|----------|----------|----------|
| part vii-pt52-6 | Minimum height of kitchen | floor 0 | 2.75m    | 2.90m    | Verified |

#### 8.Kitchen Ventilation

| As per TNCDBR    | Description           | Required                        | Provided                                              | Status   |
|------------------|-----------------------|---------------------------------|-------------------------------------------------------|----------|
| part vii-52(16a) | Light and Ventilation | Minimum 1/8th of the floor area | Ventilation area 2.04 of Kitchen Area 0.00 at floor 0 | Verified |

#### 9.Plinth

| As per TNCDBR   | Description           | Required | Provided | Status   |
|-----------------|-----------------------|----------|----------|----------|
| part vii-pt52-1 | Minimum plinth height | >= 0.45m | 0.91m    | Verified |

#### 10.Room

| As per TNCDBR | Description | Floor | Required | Provided | Status |
|---------------|-------------|-------|----------|----------|--------|
|---------------|-------------|-------|----------|----------|--------|

| As per TNCDBR          | Description            | Floor   | Required | Provided | Status   |
|------------------------|------------------------|---------|----------|----------|----------|
| part vii-pt52-5,6,9,10 | Minimum height of room | floor 0 | 2.75m    | 2.9m     | Verified |
| part vii-pt52-5,6,9,10 | Minimum height of room | floor 1 | 2.75m    | 2.9m     | Verified |

## 11.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        | 2        | Verified |
| Annexure – X  | Female Water Closet one for every 15 female personnel or part thereof, exceeding 10 (including employees and customers). | 1        | 1        | Verified |
| Annexure – X  | Drinking Water Fountain one for every 100 persons with a minimum of one on each floor                                    | 1        | 2        | Verified |
| Annexure – X  | Wash Basin one for every 25 persons or part thereof.                                                                     | 1        | 2        | Verified |
| Annexure – X  | Cleaner Sink one for every 25 persons or part thereof.                                                                   | 1        | 2        | Verified |

## 12.Ventilation

| As per TNCDBR    | Description           | Required                        | Provided                                            | Status   |
|------------------|-----------------------|---------------------------------|-----------------------------------------------------|----------|
| part vii-52(16a) | Light and Ventilation | Minimum 1/8th of the floor area | Ventilation area 6.45 of Room Area 32.91 at floor 0 | Verified |
| part vii-52(16a) | Light and Ventilation | Minimum 1/8th of the floor area | Ventilation area 2.82 of Room Area 0.00 at floor 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.

[/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](#)



# 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  
/landlens/one



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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