

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION AMALGAMATION OF A COMMERCIAL PROFESSIONAL CONSULTING OFFICE CUM RESIDENTIAL BUILDING IN NEW T.S.NO: 2 (WARD NO:10,BLOCK NO:73,PLOT NOS:1 &2) T.S.NO: 49/6 (WARD NO:10, BLOCK NO: 73) T.S.NO:11/2, (WARD NO:14, BLOCK NO:03) PLOT NO:1(E.P), OLD T.S.NOS.2738/1, 2738/4, 2738/5, OF BIBI KULAM, MADURAI TOWN, MADURAI CORPORATION, MADURAI DISTRICT.

(SCALE 1:200)

SITE AREA DETAILS

AS PER DOCUMENT AREA - 530.00 SQ.M

AS PER FMB/TSR AREA - 515.50 SQ.M

AS PER SUPER IMPOSED AREA - 490.70 SQ.M

Sl.No	T.S.No	PLOT.No	S.WARD	S.BLOCK	EXTENT Sq.m
1	2	1,2	10	73	404.00
2	49/6	1(E.P)	10	73	93.50
3	11/2	1(E.P)	14	03	18.00
Total					515.50

JOINERY DETAILS

REFERENCE:

D	DOOR	1.00 x 2.10	SITE BOUNDARY - 
D1	DOOR	0.76 x 2.00	
W	WINDOW	2.00 x 1.22	EXISTING ROAD - 
W1	WINDOW	1.83 x 1.22	DRIVE - 
V	VENTILATOR	0.60 x 0.90	PROPOSED - 
V1	VENTILATOR	1.52 x 0.90	BUILDING

AREA DETAILS

SITE EXTENT - 490.70 Sq.m

Descriptions	Non FSI	FSI	Total Area
COMMERCIAL AREA			
Area of the Stilt Floor	224.62		224.62
Area of the First Floor	---	224.62	224.62
Area of the Second Floor	---	224.62	224.62
Area of the Third Floor	---	224.62	224.62
Total Area	224.62	673.86	898.48
RESIDENTIAL AREA			
Area of the Fourth Floor	---	224.62	224.62
Area of the Lift & Head Room	24.45		24.45
Total Area	24.45	224.62	249.07
Grant Total	249.07	898.48	1147.55

Dwelling unit details:

Fourth Floor:		
UNIT-I	= 92.01 sq.m	
UNIT-II	= 83.86 sq.m	
Staircase and Lift Area	= 48.75 sq.m	
TOTAL	= 224.62 sq.m	

FLOOR SPACE INDEX

$$= \frac{898.48}{490.70} = 1.83 < 2.0$$

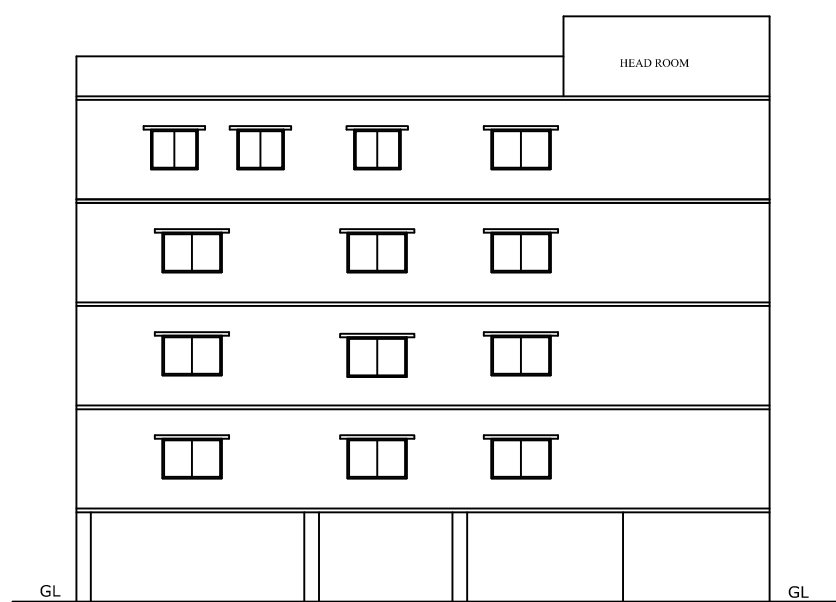
No. of Car Parking Required	07 Nos
No. of Car Parking Provided	07 Nos
No. of Physically Challenged Car Parking Required	2 Nos
No. of Physically Challenged Car Parking Provided	2 Nos
No. of Two Wheeler Parking Required	22 Nos
No. of Two Wheeler Parking Provided	22 Nos
No. of Physically Challenged Two Wheeler Parking Required	3 Nos
No. of Physically Challenged Two Wheeler Parking Provided	3 Nos

FIRE EXTINGUISHER TO BE PROVIDED
FIRE ALARM TO BE PROVIDED

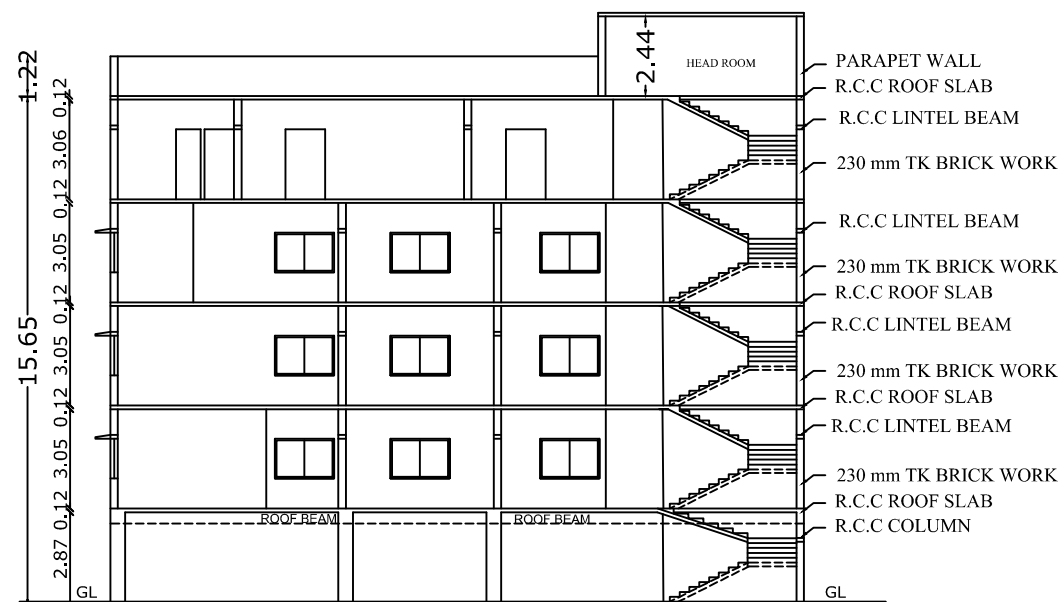
OFFICE USE

 Er. R. SUBRAMANIAN, B.E.,(M.E.), L.B No: MCRE3089 CHARTED ENGINEER AM 166655-2 RCE 2021 / 03 / 001 rsubramanian@gmail.com 2A North Krishnan Kovil Street, North Masi Street Madurai - 625001, Mobile: 98421-58110 CONSTRUCTION ENGINEER	 Er. B. SHALINI, M.E. STRUCTURAL Building & Structural Consultant Structural Engineer Grade- II Reg. No: SE 05/2021 (Gr.II) 2/943, MMS Colony, 5th Street, Kannanendhal, Madurai-14 Contact:- 82209 64631, Email id: shalini1991@gmail.com, crn STRUCTURAL ENGINEER
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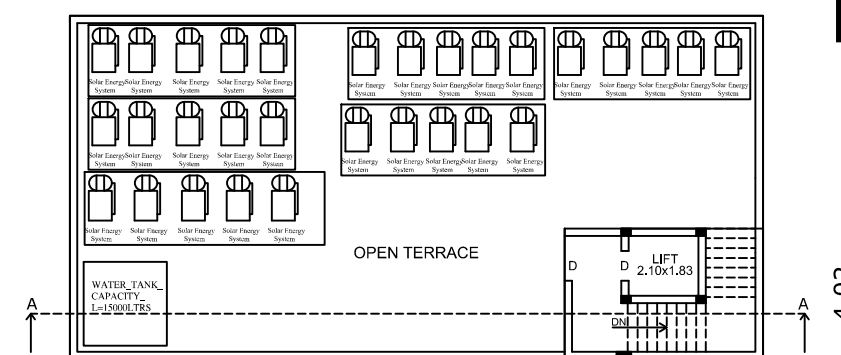
 Er. A. BHUVANESHWARAN B.E., Licensed Builder & Consulting Engineer MDTCP Licensed No: RE 09/2021 (II) Kallalagar Complex, Talakulam, Madurai-2, Ph: 8072046635. Email: bhuvancivil77@gmail.com REG.,ENGINEER	
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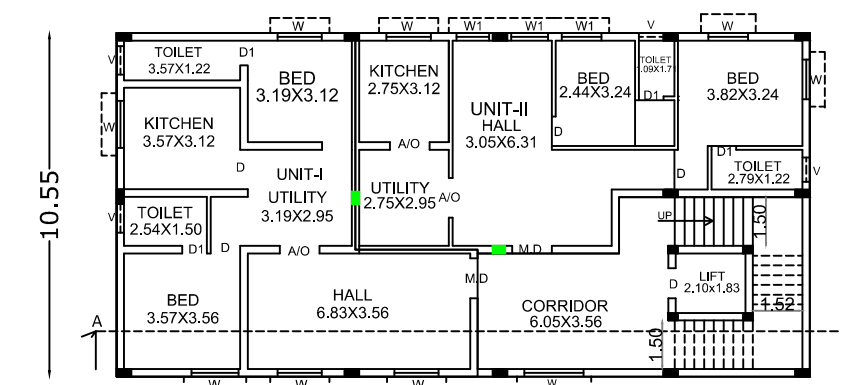
ELEVATION



SECTION ON "A-A"



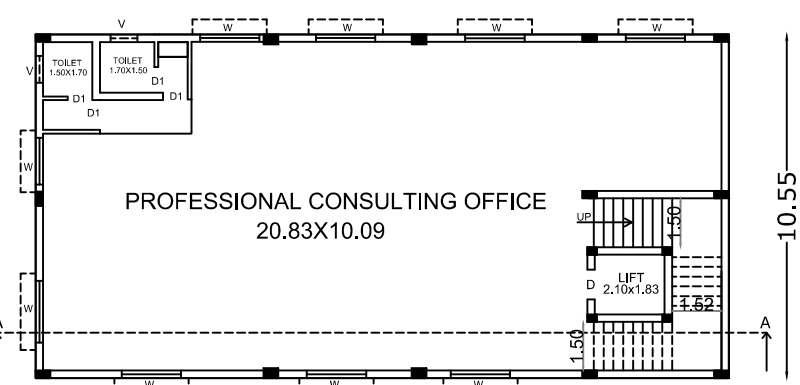
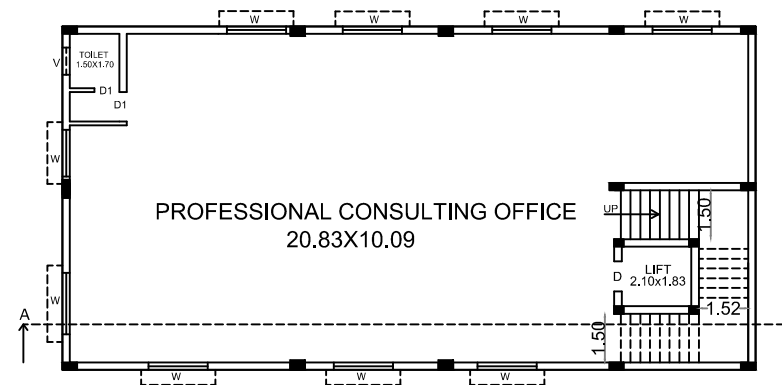
TERRACE FLOOR PLAN



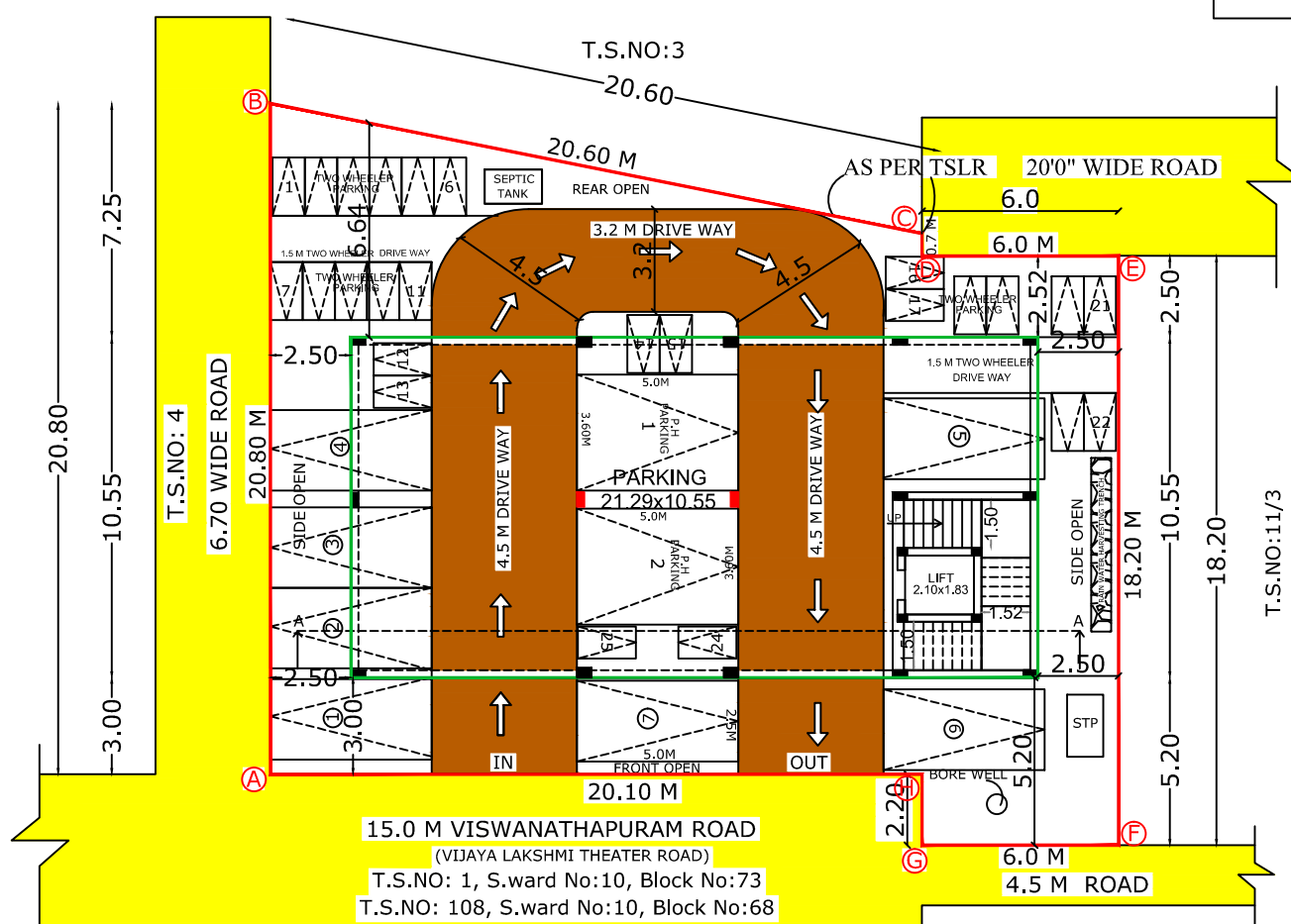
FOURTH FLOOR PLAN

SPECIAL CONDITION:
 "AS PER RULE NO.12 OF TAMILNADU COMBINED DEVELOPMENT AND BUILDING RULE-2019, THE APPLICANT SHOULD PREPARE AND SUBMIT DEMOLITION PLAN FOR THE MADURAI CORPORATION. THE CORPORATION HAS TO DECIDE ON THE DEMOLITION PLAN AND ENSURE THE EXISTING BUILDING ARE DEMOLISHED BEFORE APPROVAL OF THE PLAN FOR PROPOSED BUILDING.

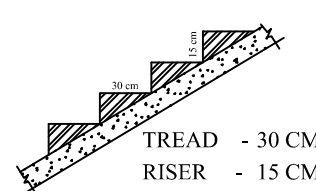
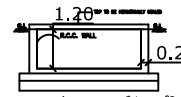
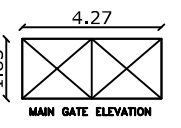
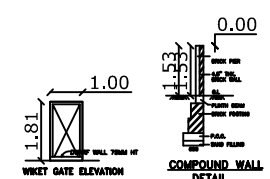
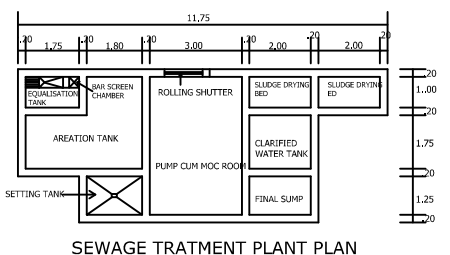
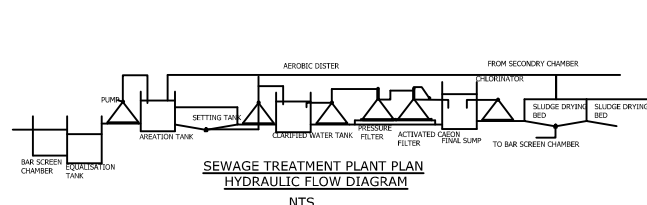
திட்ட அனுமதி
 மனை ஒப்பந்தம் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர் திட்டகுழுவும், மதுரை - 625017.
 நக.எண்: SWP/BPA/270633/2024 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குப்பட்டு 'A' முதல் 'H' வரை எல்லைமீடப்பட்டு மனைமீட ஒப்பந்தமும், கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.
 ம.வ.ம.உ.தி.கு எண்: 221 / 2024
 திட்ட அனுமதி எண்: 245B / 2024

TYPICAL FLOOR PLAN
(FIRST & SECOND FLOOR)

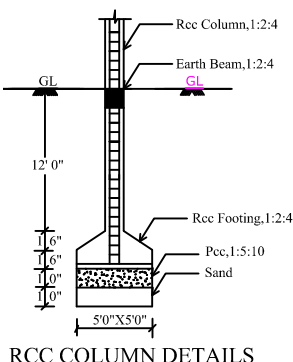
THIRD FLOOR PLAN



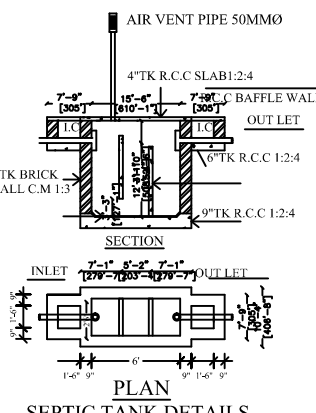
STILT FLOOR PLAN



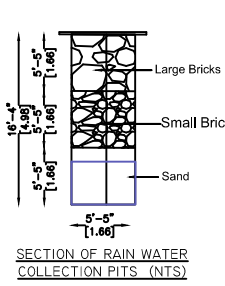
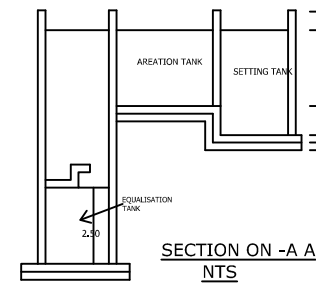
STAIRCASE DETAILS



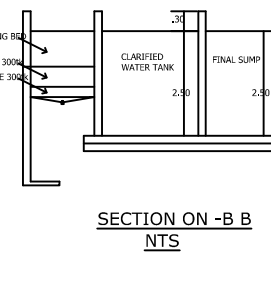
RCC COLUMN DETAILS



SEPTIC TANK DETAILS

SECTION OF RAIN WATER
COLLECTION PITS (INTS)

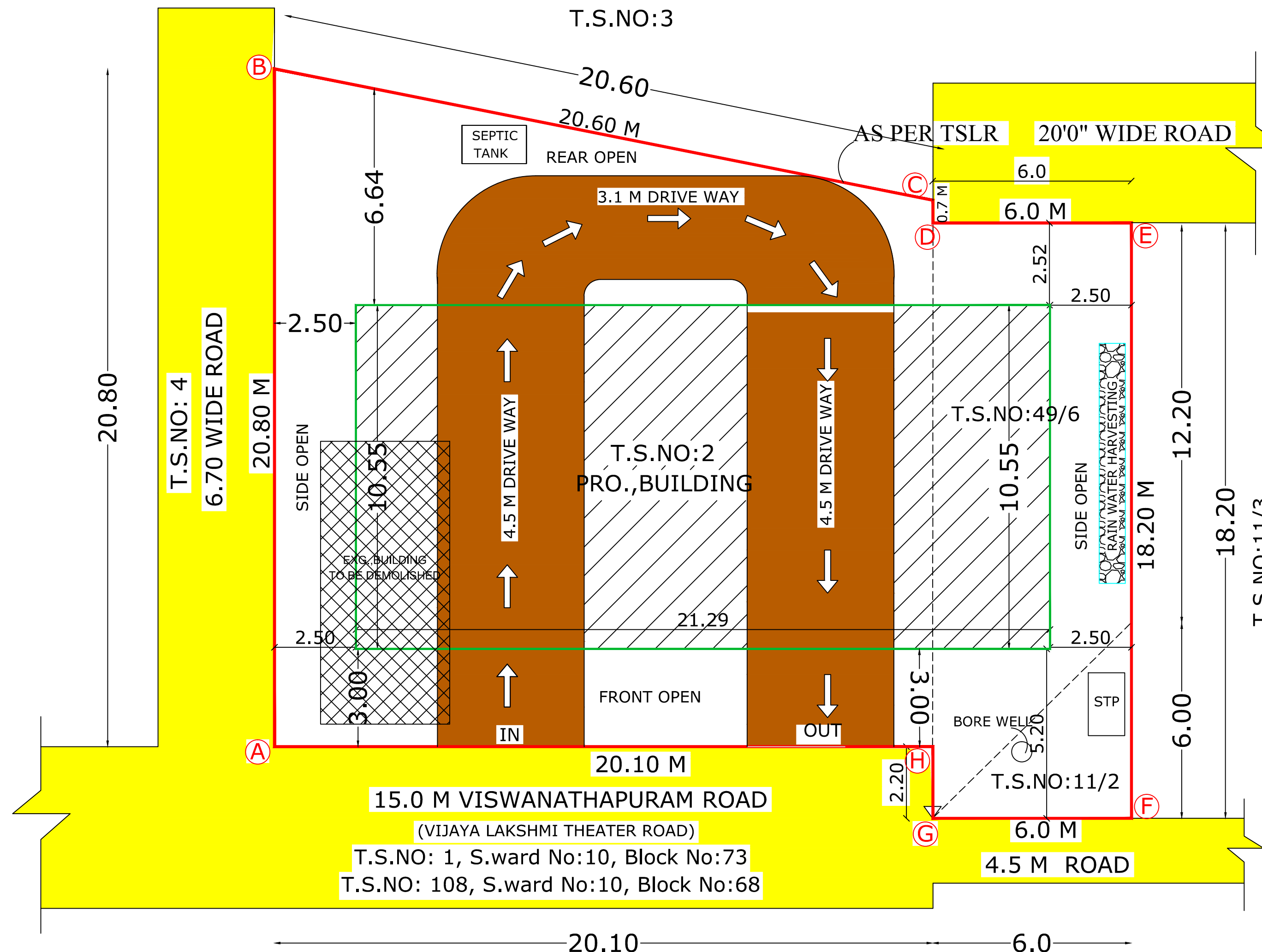
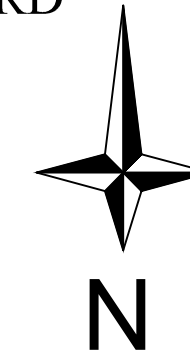
SECTION ON -A-A



SECTION ON -B-B

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION AMALGAMATION OF A COMMERCIAL PROFESSIONAL CONSULTING OFFICE CUM RESIDENTIAL BUILDING IN NEW T.S.NO: 2 (WARD NO:10, BLOCK NO: 73,PLOT NOS:1 &2) T.S.NO: 49/6 (WARD NO:10, BLOCK NO: 73) T.S.NO:11/2 (WARD NO:14, BLOCK NO:03) PLOT NO:1 E.P), OLD T.S.NOS.2738/1, 2738/4, 2738/5, OF BIBI KULAM, MADURAI TOWN, MADURAI CORPORATION, MADURAI DISTRICT.

(SCALE 1:100)



SPECIAL CONDITION:

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திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர் திட்டகுழுமம், மதுரை - 625017.
ந.க.எண்: SWP/BPA/270633/2024 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குப்பட்டு 'A' முதல் 'H' வரை எல்லையிடப்பட்டு மனைபிட ஒப்புதலும், கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.

ம.வ.ம.உ.தி.கு எண் : 221 / 2024

திட்ட அனுமதி எண் : 245A / 2024

SHEET NO 1/2

AS PER DOCUMENT AREA	- 530.00 SQ.M
AS PER FMB/TSLR AREA	- 515.50 SQ.M
AS PER SUPER IMPOSED AREA	- 490.70 SQ.M

Sl.No	T.S.No	PLOT.No:	S.WARD	S.BLOCK	EXTENT Sq.m
1	2	1, 2	10	73	404.00
2	49/6	1(E.P)	10	73	93.50
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				Total	515.50

JOINERY DETAILS			REFERENCE:	
D	DOOR	1.00 x 2.10	SITE BOUNDARY -	
D1	DOOR	0.76 x 2.00	EXISTING ROAD -	
W	WINDOW	2.00 x 1.22	DRIVE -	
W1	WINDOW	1.83 x 1.22	PROPOSED -	
V	VENTILATOR	0.60 x 0.90	BUILDING	
V1	VENTILATOR	1.52 x 0.90	TO BE DEMOLISHED -	

AREA DETAILS			
SITE EXTENT - 490.70 Sq.m			
Descriptions	Non FSI	FSI	Total Area
COMMERCIAL AREA			
Area of the Stilt Floor	224.62		224.62
Area of the First Floor		224.62	224.62
Area of the Second Floor		224.62	224.62
Area of the Third Floor		224.62	224.62
Total Area	224.62	673.86	898.48

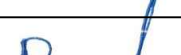
RESIDENTIAL AREA			
Area of the Fouth Floor		224.62	224.62
Area of the Head Room	24.45		24.45
Total Area	24.45	224.62	249.07
Grant Total	249.07	898.48	1147.55

<u>Dwelling unit details:</u> <u>Fourth Floor:</u> UNIT-I = 92.01sqm UNIT-II = 83.86 sqm Staircase and Lift Area = 48.75 sq.m TOTAL = 224.62 sqm	FLOOR SPACE INDEX = $\frac{998.98}{490.70} = 1.83 < 2.0$
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No. of Car Parking Required	— 07 Nos
No. of Car Parking Provided	— 07 Nos
No. of Physically Challenged Car Parking Required	— 2 Nos
No. of Physically Challenged Car Parking Provided	— 2 Nos
No. of Two Wheeler Parking Required	— 22 Nos
No. of Two Wheeler Parking Provided	— 22 Nos
No. of Physically Challenged Two Wheeler Parking Required	— 3 Nos
No. of Physically Challenged Two Wheeler Parking Provided	— 3 Nos

FIRE EXTINGUISHER TO BE PROVIDED
FIRE ALARM TO BE PROVIDED

OFFICE USE


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Building & Structural Consultant
Structural Engineer Grade- II
 Reg. No: SE 05/2021 (Gr.II)
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 Kannanendhal, Madurai-14
 Contact:- 82209 64631,
 Email Id:- shalini@vsnl.com@gmail.com

CONSTRUCTION ENGINEER

(Signature)
A. N. Smith

APPLICANT

STRUCTURAL ENGINEER



Er. A. BHUVANESHWARAN B.E.,
Licensed Builder & Consulting Engineer
MDTCP Licensed No: RE 09/2021 (II)
Kallalagar Complex, Tallakulam, Madurai -2.
Ph: 8072046635. Email: bhuvanesh776@gmail.com

REG.,ENGINEER

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

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



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.

