

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.



SPECIAL CONDITION :
"AS PER RULE NO.12 OF TAMILNADU COMBINED DEVELOPMENT AND BUILDING RULES-2019, THE APPLICANT SHOULD PREPARE AND SUBMIT DEMOLITION PLAN FOR THE DEMOLITION OF EXISTING BUILDING TO 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 ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர் திட்ட குழுமம், மதுரை - 625017.
ந.க.எண்.SWP/BPA/279583/2024 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு 'A' முதல் 'E' வரை எல்லையிடப்பட்டு மனையிட ஒப்புதலும், கட்டடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.
ம.வ/ம.உ.தி.கு. எண்: 202/2024
திட்ட அனுமதி எண்: 224B/2024

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL (PROFESSIONAL CONSULTING OFFICE CUM RESIDENTIAL APARTMENT) BUILDING IN PLOT NO - 497, T.S.NO- 155, BLOCK NO:18, S.WARD : XIX (OLD R.S.NO : 81/9,10,12,13,14), SATHAMANGALM VILLAGE, MADURAI NORTH TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

(MADICHIAM DETAILED DEVELOPMENT PLAN NO- 2_5)

Scale: 1"=8'0" (1:100)

Scrutiny Reference Number : 4YPIKCL8
Online Application Number : SWP/BPA/279583/2024

AREA DETAILS

AREA OF THE SITE	SQ.MT
(AS PER DOCUMENT)	667.50
(AS PER PATTI)	667.50
(AS PER FMB)	667.47

AREA DETAILS	USE OF FLOOR	TOTAL COVERED AREA (FSI) SQ.M	NON F.S.I	TOTAL BUILT UP AREA SQ.M
STILT FLOOR AREA	Parking		332.73	332.73
FIRST FLOOR AREA	Commercial	332.73		332.73
SECOND FLOOR AREA	Residential	332.73		332.73
THIRD FLOOR AREA	Residential	332.73		332.73
FOURTH FLOOR AREA	Residential	332.73		332.73
HEAD ROOM AREA			36.71	36.71
TOTAL		1330.92	369.44	1700.36

F.S.I = TOTAL COVERED AREA ON ALL FLOORS = 1330.92 Sq.M
PLOT AREA = 667.47 Sq.M = 1.99 < 2.0

PLOT COVERAGE = MAX. ONE FLOOR AREA X 100
= 332.73 Sq.M X 100 = 49.85%
= 667.47 Sq.M

	Required	Provided
CAR PARKING (INCLUDING PHYSICALLY CHALLENGED PARKING)	13 Nos (11 + 2)	17 Nos (15 + 2)
TWO WHEELER PARKING (INCLUDING PHYSICALLY CHALLENGED PARKING)	14 Nos (12 + 2)	28 Nos (26 + 2)

FLAT DETAILS

SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR
FLAT A 80.75 Sq.M	FLAT A 80.75 Sq.M	FLAT A 80.75 Sq.M
FLAT B 76.99 Sq.M	FLAT B 76.99 Sq.M	FLAT B 76.99 Sq.M
FLAT C 77.44 Sq.M	FLAT C 77.44 Sq.M	FLAT C 77.44 Sq.M
FLAT D 39.64 Sq.M	FLAT D 39.64 Sq.M	FLAT D 39.64 Sq.M

TOTAL NUMBER OF DWELLING UNITS : 12 Nos

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE IN M
MD	Main Door	1.53 X 2.13
D	Door	0.91 X 2.13
D1	Door	0.76 X 2.13
W	Window	1.83 X 1.53
W1	Window	1.22 X 2.45
GW	Glass Window	6.00 X 2.69
V	Ventilator	0.58 X 0.91
LD	Lift Door	1.22 x 2.90

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 PROVIDED IN ALL FLOORS

NOTE : ALL DIMENSION ARE IN METER

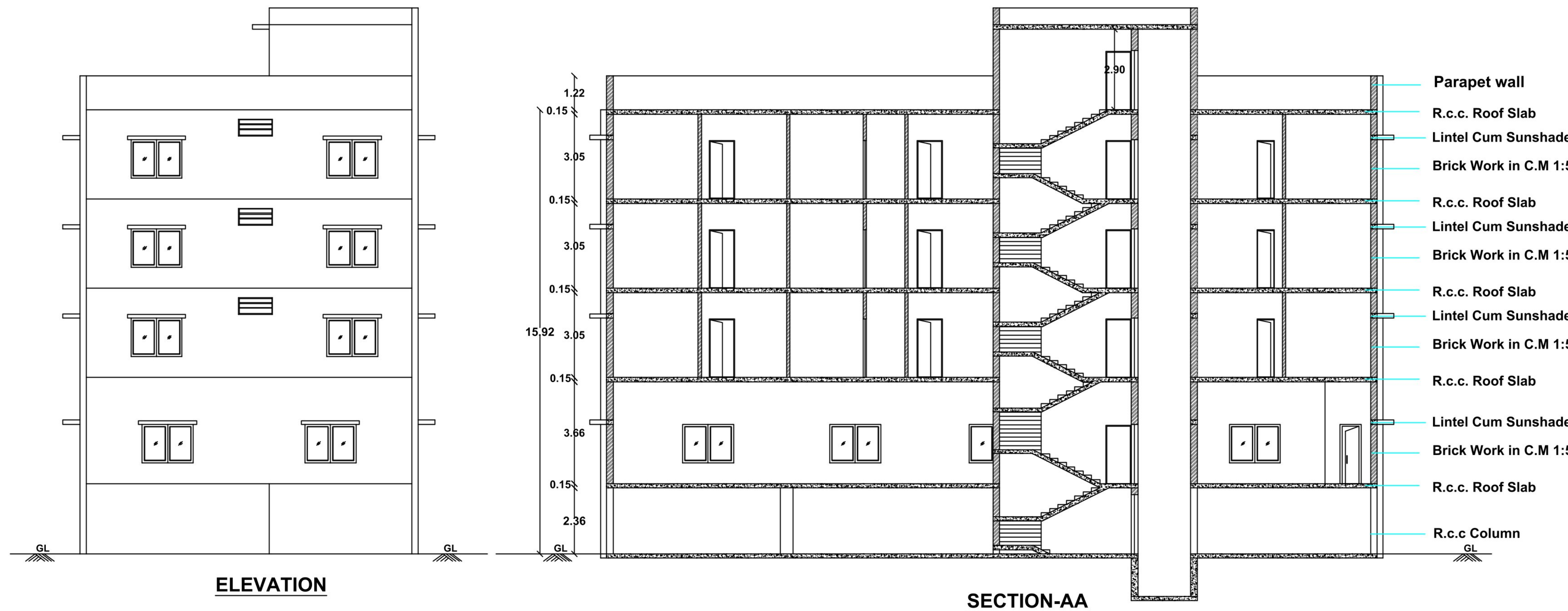
Er. S.KANNAN M.E.,
STRUCTURAL ENGINEER GRADE - 1 (SE)
Reg No - SE 011 / 2019 (G), MLPA
2/4/11, Maravankulam Village, Thirumangaludi,
Tamil Nadu - 622 708. Call: 97906 39789

STRUCTURAL ENGINEER

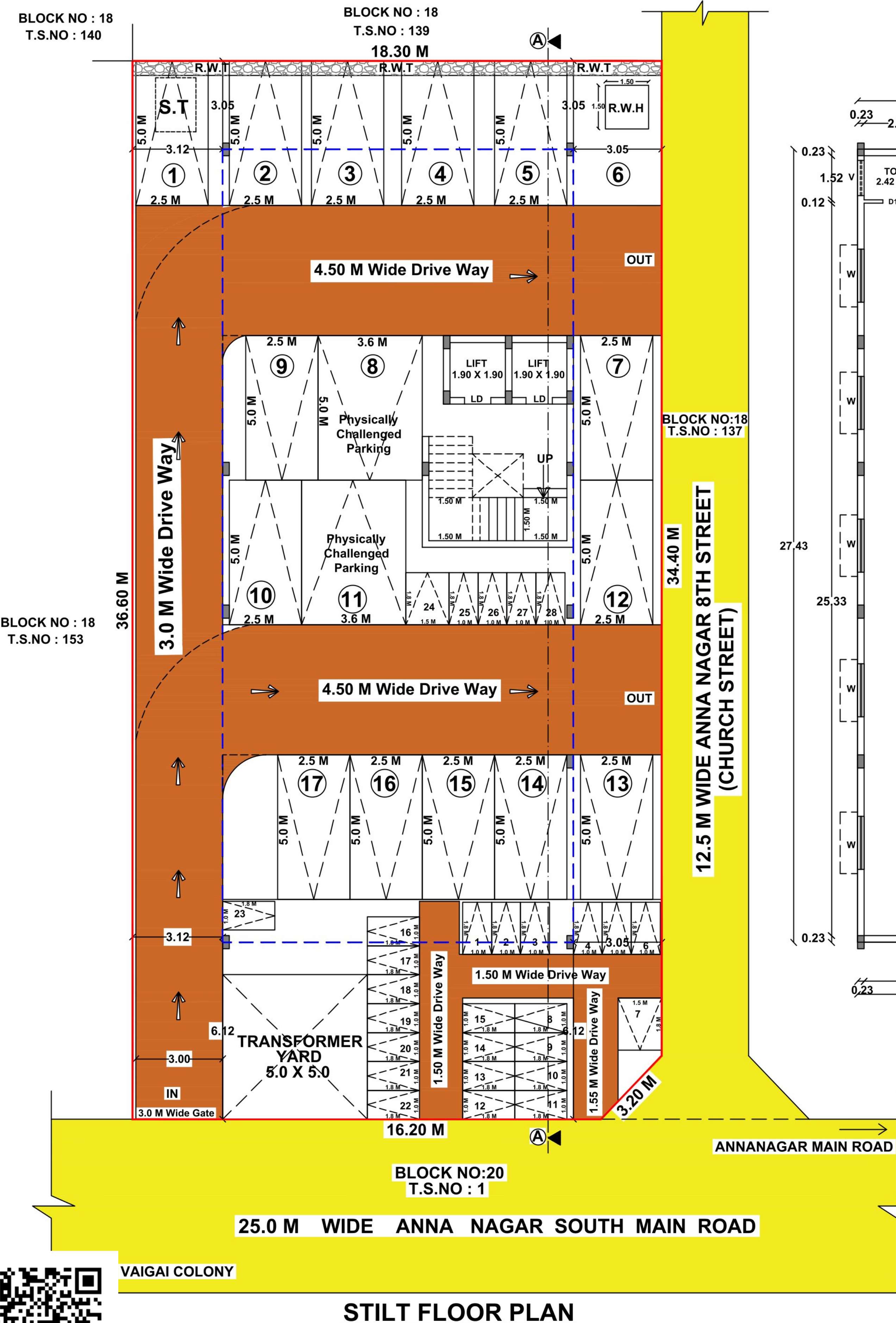
Er.A.ARONE, B.E.,
Licensed Builder & Consulting Civil Engineer
RE No: 08/2021 (G.C.I)
2/180, Kesava Samy St.,
Narayanapuram, Madurai-14.

APPLICANT

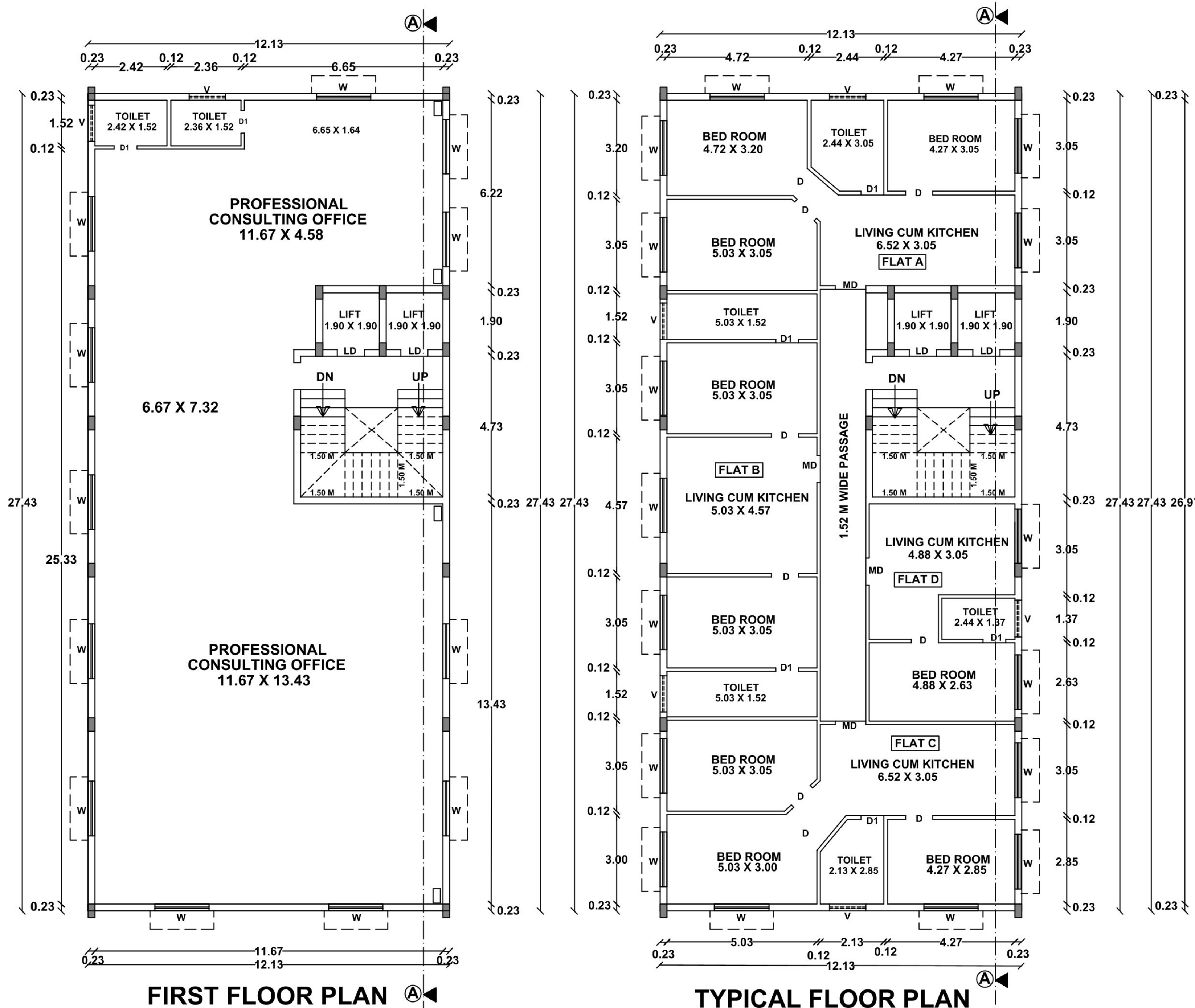
ENGINEER



SECTION-AA



STILT FLOOR PLAN



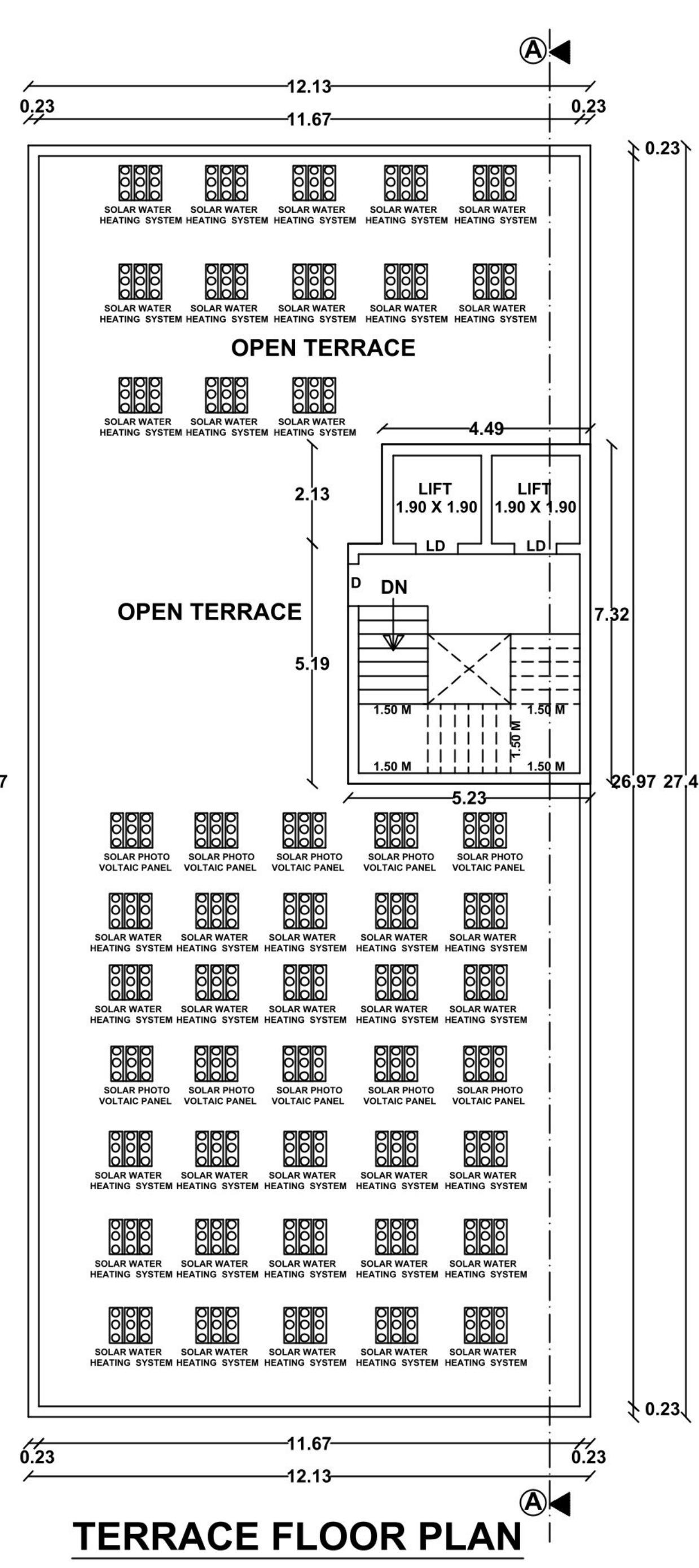
FIRST FLOOR PLAN

TYPICAL FLOOR PLAN

(SECOND,THIRD & FOURTH)

REFERENCE

SITE BOUNDARY	
PROPOSED BUILDING	
EXISTING ROAD	
DRIVE WAY	



TERRACE FLOOR PLAN



BLOCK NO : 18
T.S.NO : 140

BLOCK NO : 18
T.S.NO : 139

18.30 M

B

C

S.T

3.05

Bore Well

3.05

R.W.H

3.12

12.13 M

3.05

27.43 M

T.S.NO : 155
PROPOSED
BUILDING

27.43 M

BLOCK NO:18
T.S.NO : 137

12.5 M WIDE ANNA NAGAR 8TH STREET
(CHURCH STREET)

34.4 M

BLOCK NO : 18
T.S.NO : 153

36.60 M

3.12

12.13 M

3.05

6.12

TRANSFORMER
YARD
5.0 X 5.0

6.12

STP

16.20 M

D

E

3.20 M

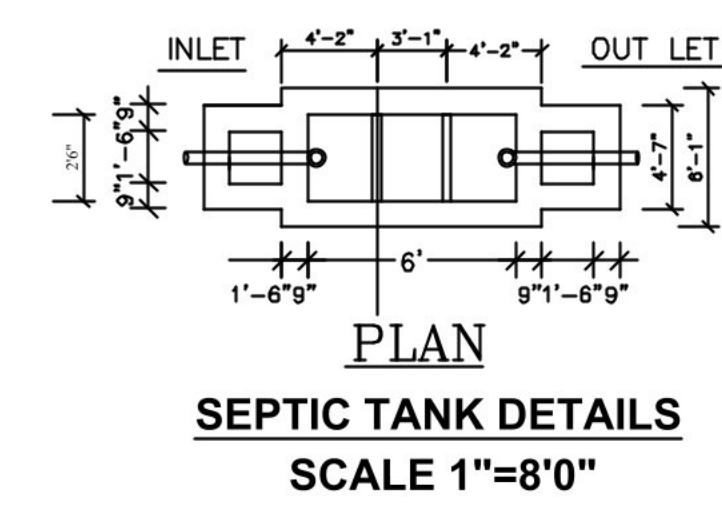
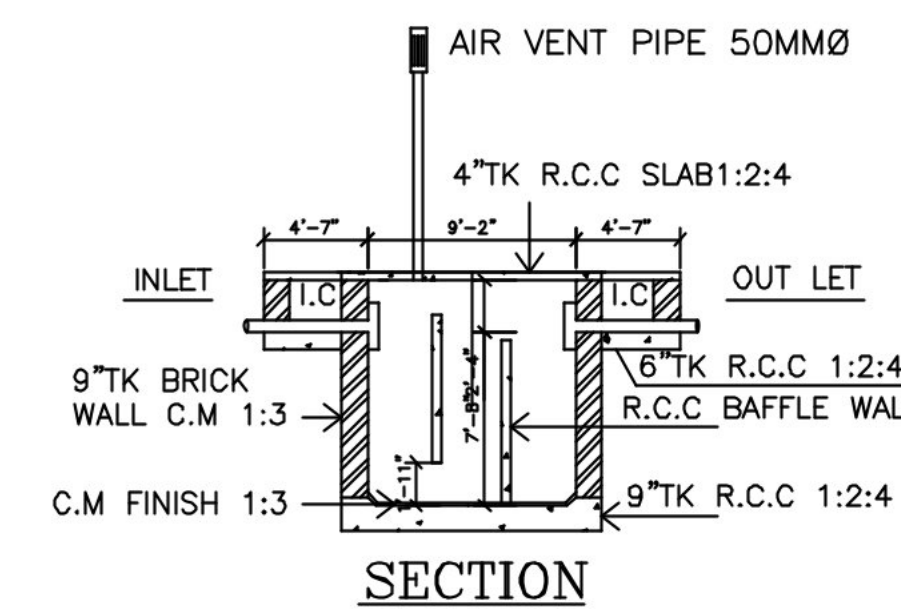
ANNANAGAR MAIN ROAD

25.0 M WIDE ANNA NAGAR SOUTH MAIN ROAD

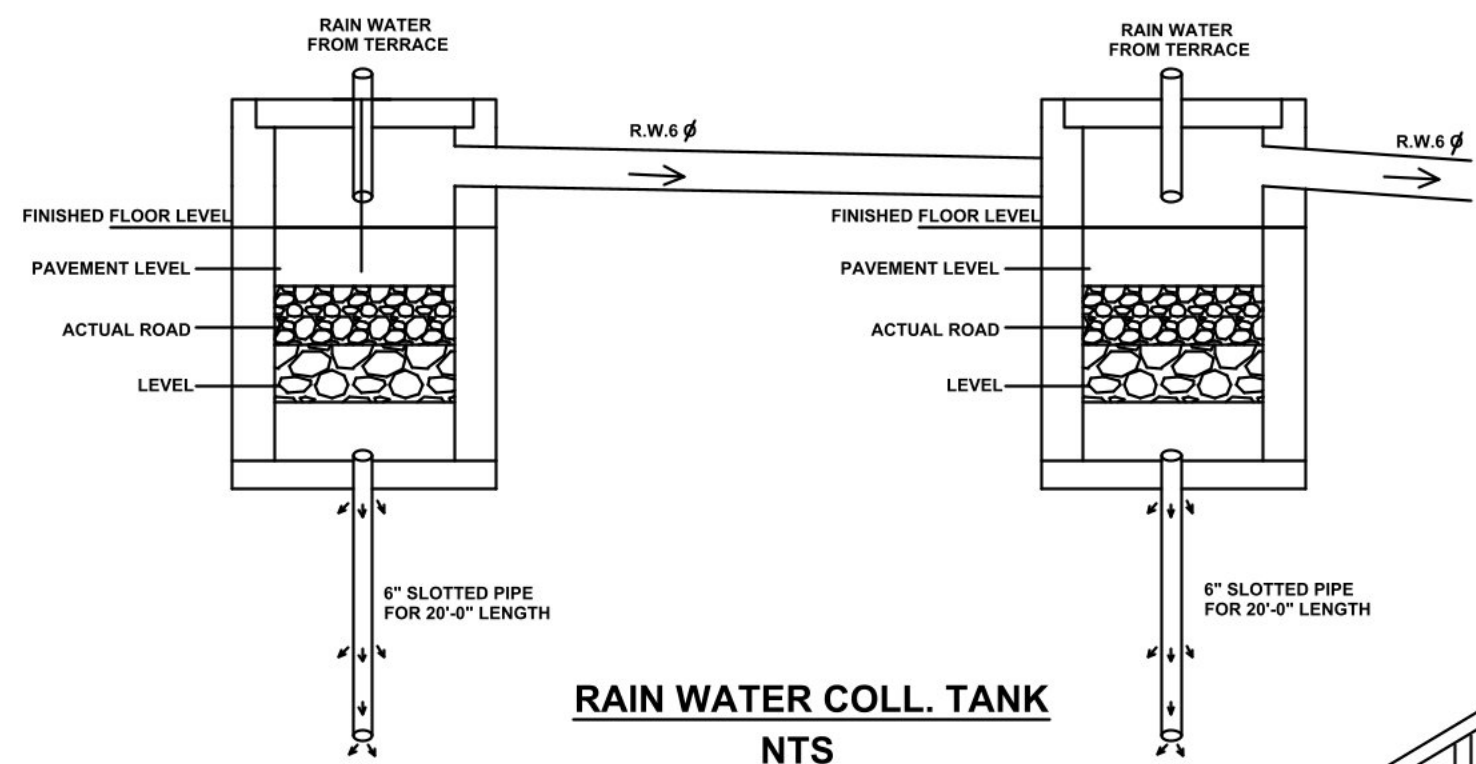
VAIGAI COLONY

SITE PLAN

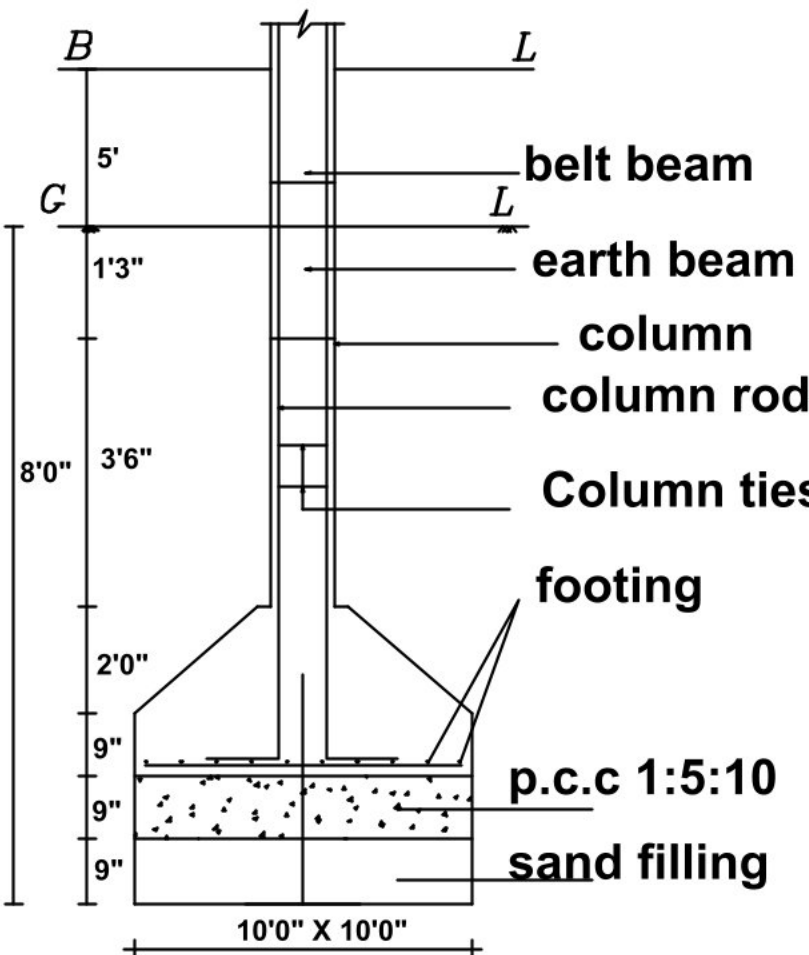
EXISTING BUILDING
TO BE DEMOLISHED
GROUND FLOOR - 200.00 SQ.M
FIRST FLOOR - 200.00 SQ.M



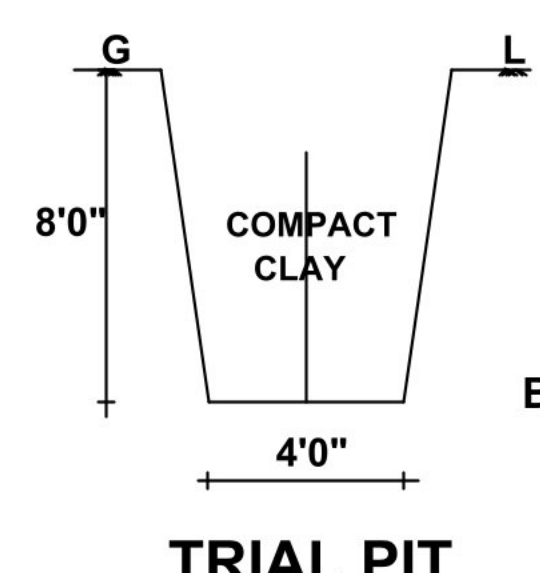
SEPTIC TANK DETAILS
SCALE 1"=8'0"



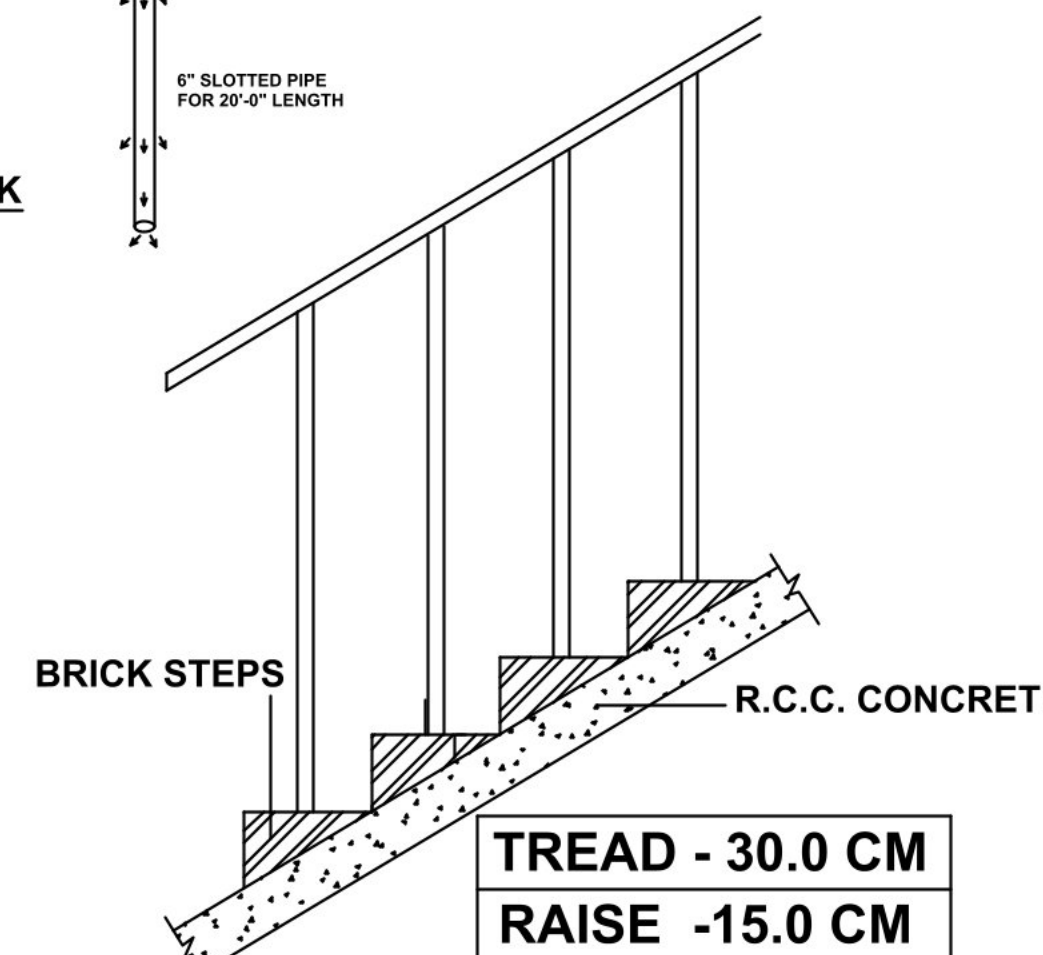
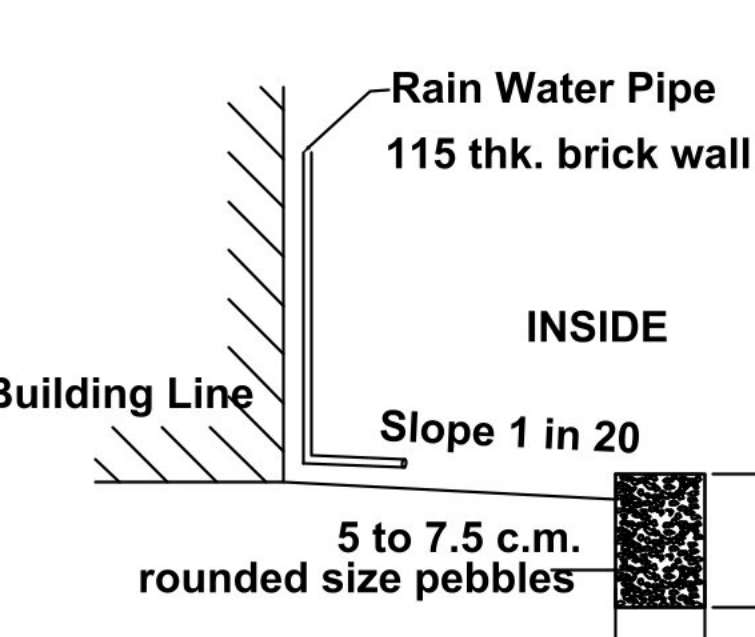
RAIN WATER COLL. TANK
NTS



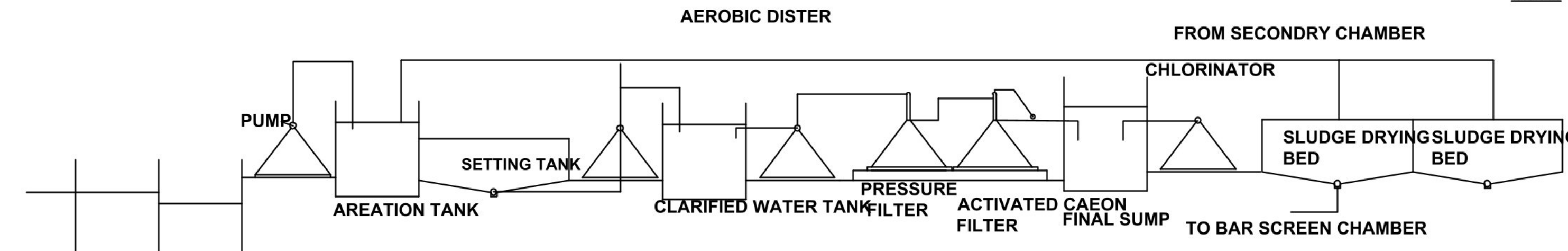
FOUNDATION DETAILS



TRIAL PIT

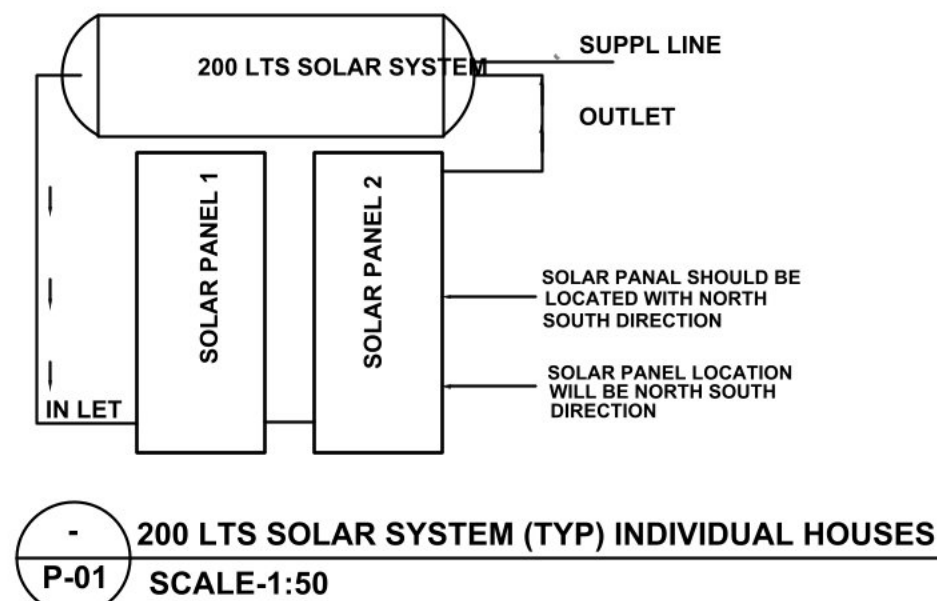


STAIRCASE DETAILS
NTS



SEWAGE TREATMENT PLANT PLAN
HYDRALIC FLOW DIAGRAM
NTS

REFERENCE
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
DRIVE WAY



200 LTS SOLAR SYSTEM (TYP) INDIVIDUAL HOUSES
SCALE:1:50

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மதுரை உள்ளூர் திட்ட குழுவும்,
மதுரை - 625017.
ந.க.எண். SWP/BPA/279583/2024 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குப்பட்டு
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மனையிட ஒப்புதலும், கட்டடதிற்கு திட்ட
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SHEET NO.1/2

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Er. S.KANNAN M.E.,
STRUCTURAL ENGINEER GRADE - 1 (SE)
(Reg No - SE 011/2019 (Gr.I), MLPA
2/24 H, Maravankulam Village, Thirumangaludi,
Madurai - 625 708 - Cell : 979305 30759

APPLICANT

ENGINEER

Er.A.ARONE, B.E.,
Licensed Builder & Consulting Civil Engineer
RE. No: 08/2021 (Gr.II)
2/180, Kesava Sany St.,
Narayanapuram, Madurai-14.

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.

