

PP

APPROVAL RECORD

Planning Permission

Madurai

Madurai district, Tamil Nadu

APPROVAL TYPE

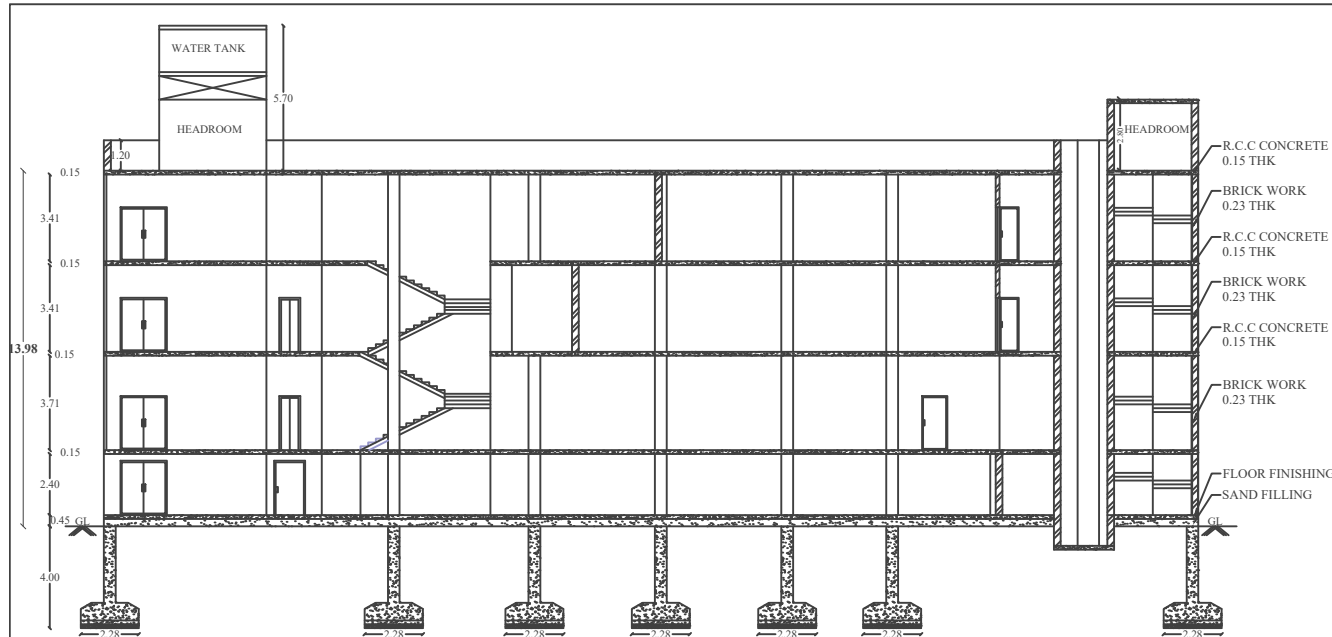
Building Plan

ISSUING AUTHORITY

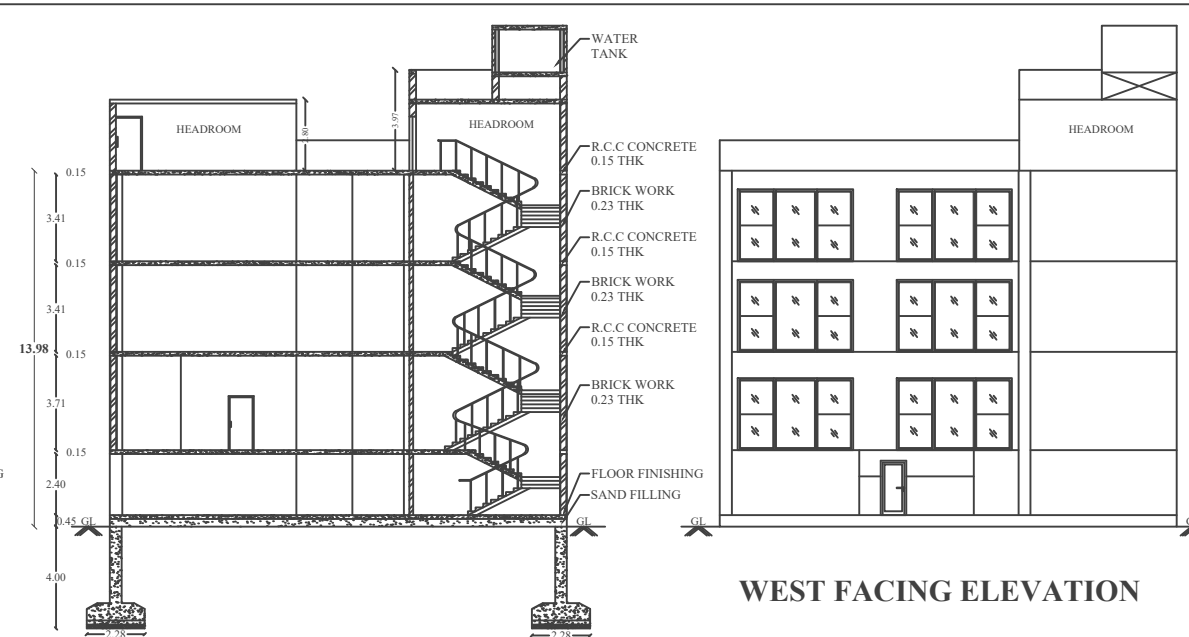
DTCP

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.

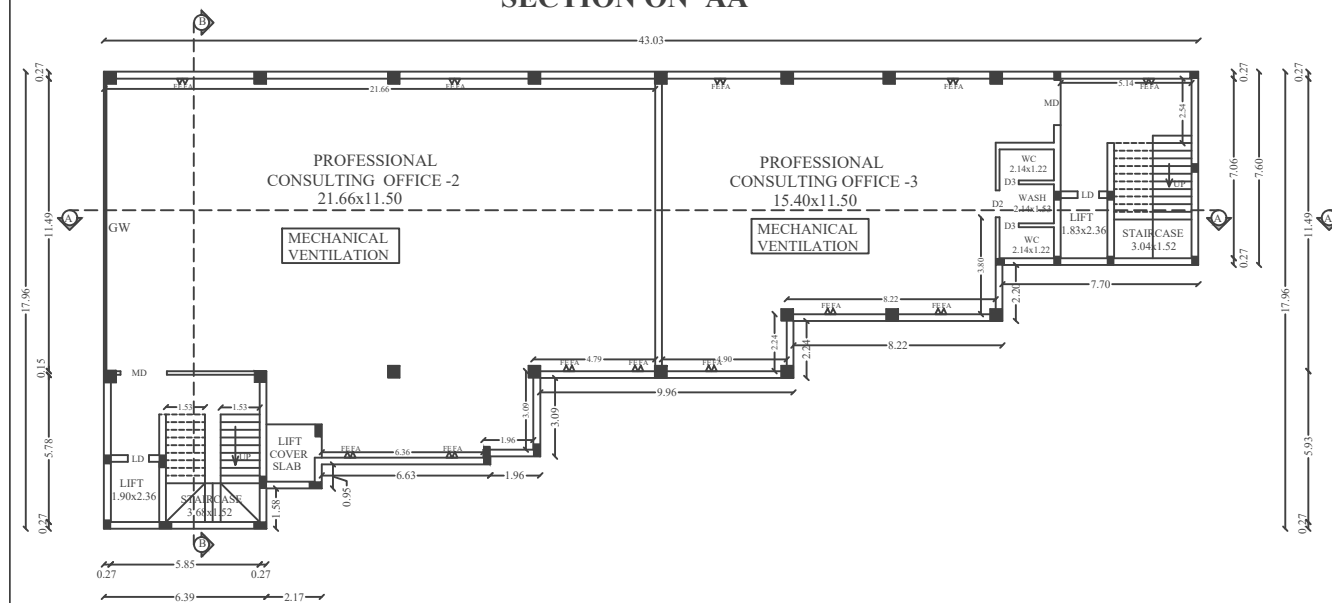


SECTION ON 'AA'

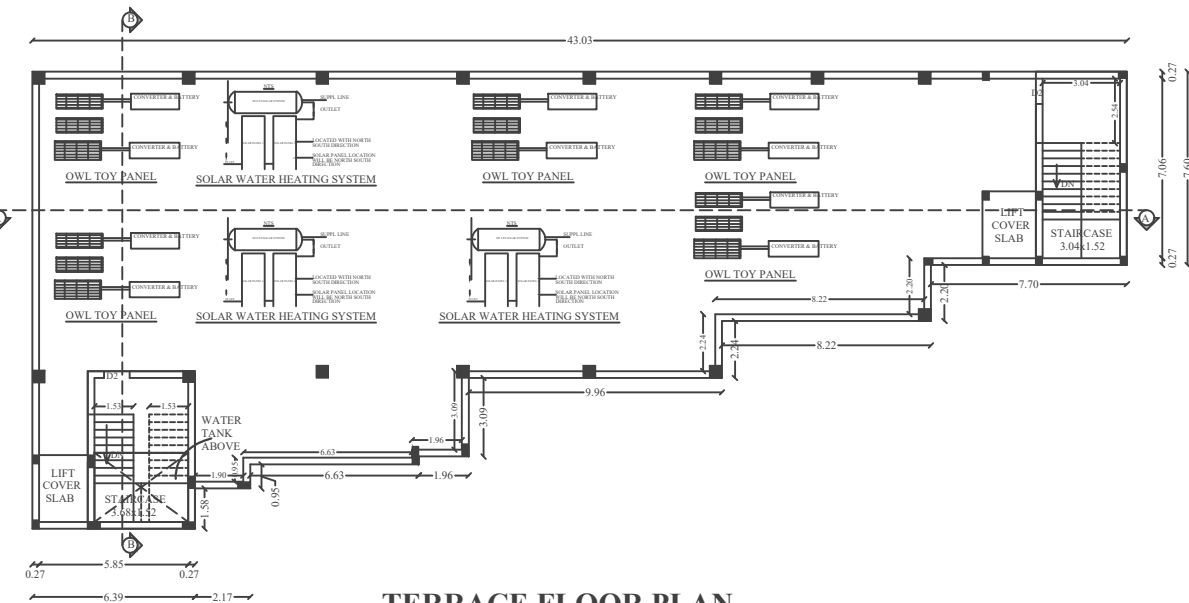


SECTION ON 'BB'

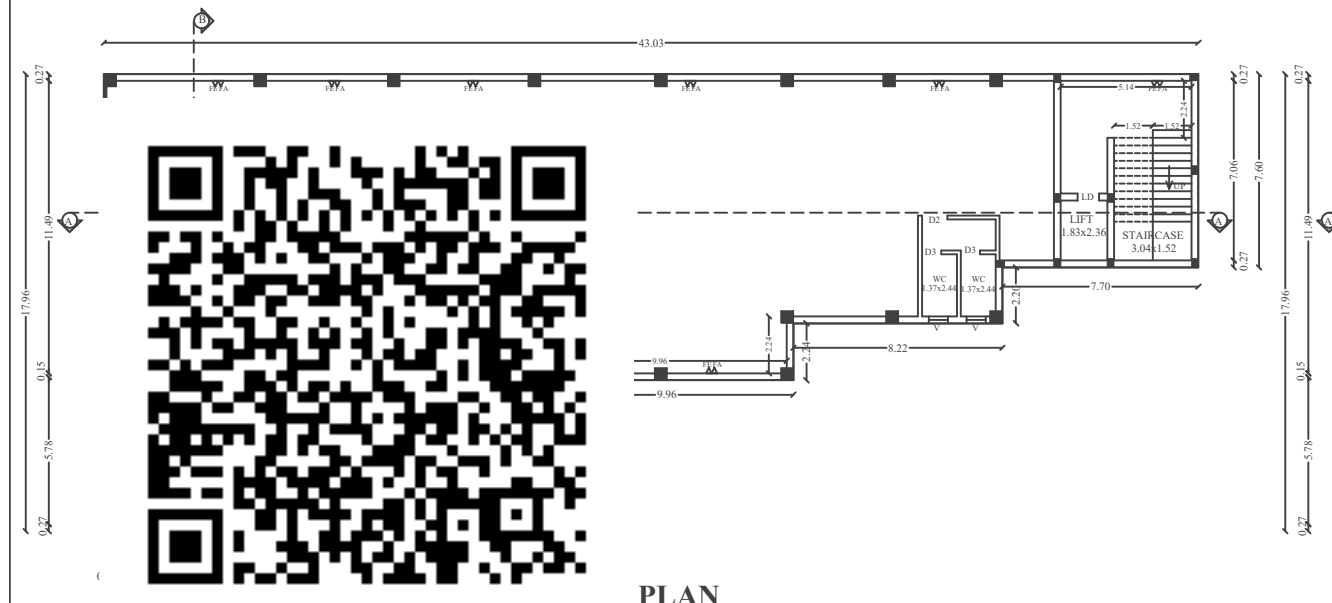
WEST FACING ELEVATION



THIRD FLOOR PLAN



TERRACE FLOOR PLAN



SECOND FLOOR PLAN

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர் திட்டகுழுமம், மதுரை -17 ந.க.எண்: SWP/BPA/283701/2024/TCP உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குபட்டு 'A' முதல் 'F' வரை எல்லையிடப்பட்டு மனையிட ஒப்புதலும், கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.
ம.வ / ம.உ.திரு எண்: 233/2024
திட்ட/ அனுமதி எண்: 258 -B/2024



SHEET NO: 2

DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING AT T.S.NO: 3 & 51, WARD NO: VA, BLOCK NO: 2, PONMENI VILLAGE, MADURAI WEST TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

SCALE 1:100 ALL DIMENSIONS ARE IN METERS

SITE AREA
AS PER DOCUMENT = 890.00 Sq.m
(Least Area to be considered)
AS ON SITE = 902.86 Sq.m
AS PER FMB = 919.88 Sq.m
SUPER IMPOSED SITE AREA = 901.39 Sq.m

AREA DETAILS	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL AREA
STILT FLOOR	-	541.25	541.25
FIRST FLOOR	SHOP	541.25	541.25
SECOND FLOOR	SHOP	299.05	299.05
THIRD FLOOR	OFFICE	541.25	541.25
TERRACE FLOOR	OFFICE	-	-
STAIR CASE AND LIFT	-	53.35	53.35
TOTAL BUILT UP AREA	1623.75	594.60	2218.35

FSI = $\frac{\text{TOTAL COVERED AREA}}{\text{SITE AREA}} = \frac{1623.75}{890.00} = 1.82 \leq 2.0$
SITE AREA = 890.00
% OF PLOT COVERAGE AREA = $\frac{541.25}{890.00} \times 100 = 61\%$

JOINERY DETAILS		
MD	MAIN DOOR	1.83 x 2.13
D1	DOOR	1.22 x 2.13
D2	DOOR	1.00 x 2.13
D3	DOOR	0.76 x 2.13
LD	LIFT DOOR	0.84 x 2.13
GW	GLASS WINDOW	11.27 x 2.13
V	VENTILATOR	0.76 x 0.76

R. Vinodh, B.Arch.,
COA REG. No: CA/2009/45825
ORANGE ARCHITECT
25-D, Besant Road,
Chinnai Chokkikulam, Madurai-625 002,
Ph: 0452-4217375

ARCHITECT

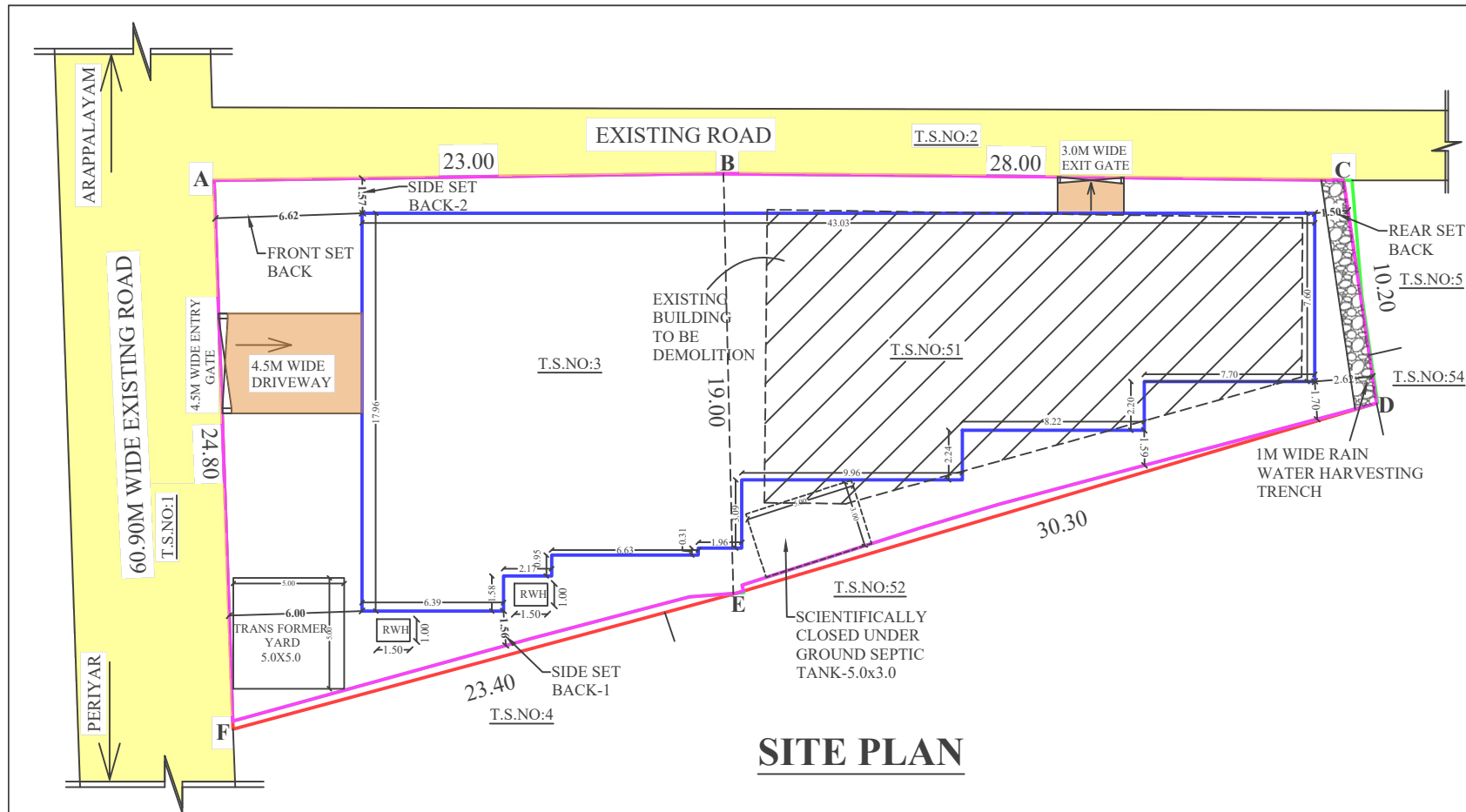
L. VEERAMANI B.E.
STRUCTURAL ENGINEER
24M, Old Kuyavaraiyalam Road,
2nd Floor, Kalin Castle
MADURAI - 625009
Reg. No. SE.02/2022 (Gr.II)

STRUCTURAL ENGINEER

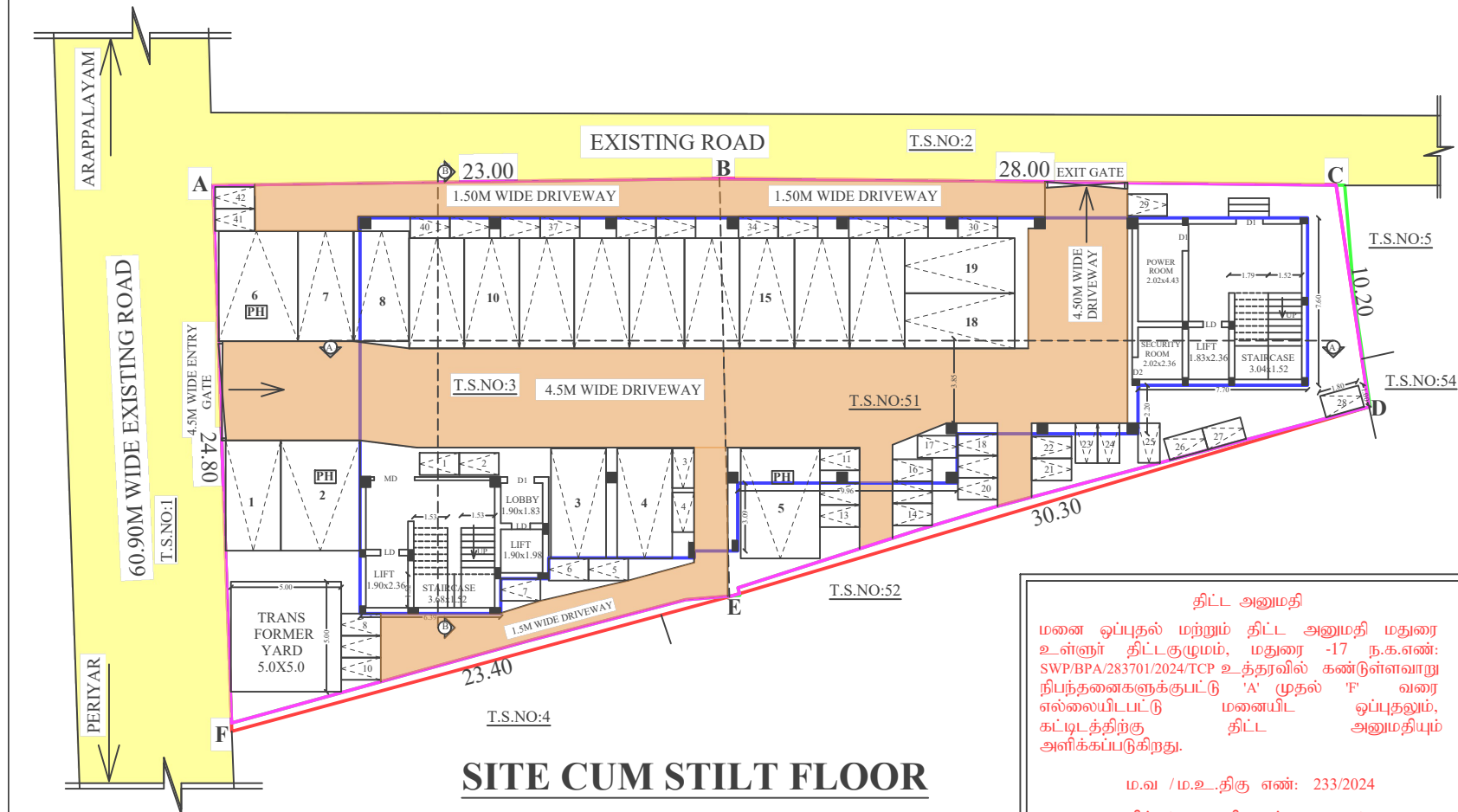
Er.K.VINOTHKUMAR,B.E.,
Registered Engineer Grade-II
018 / 2019 / RE - GR-II / MLPA
1-F, South Street, Minor Thoppu,
Palanganatham, Madurai-625 003.
Cell : 97519 99661

ENGINEER

R. Samkaralingam
g. Arunagayam
APPLICANT



SITE PLAN



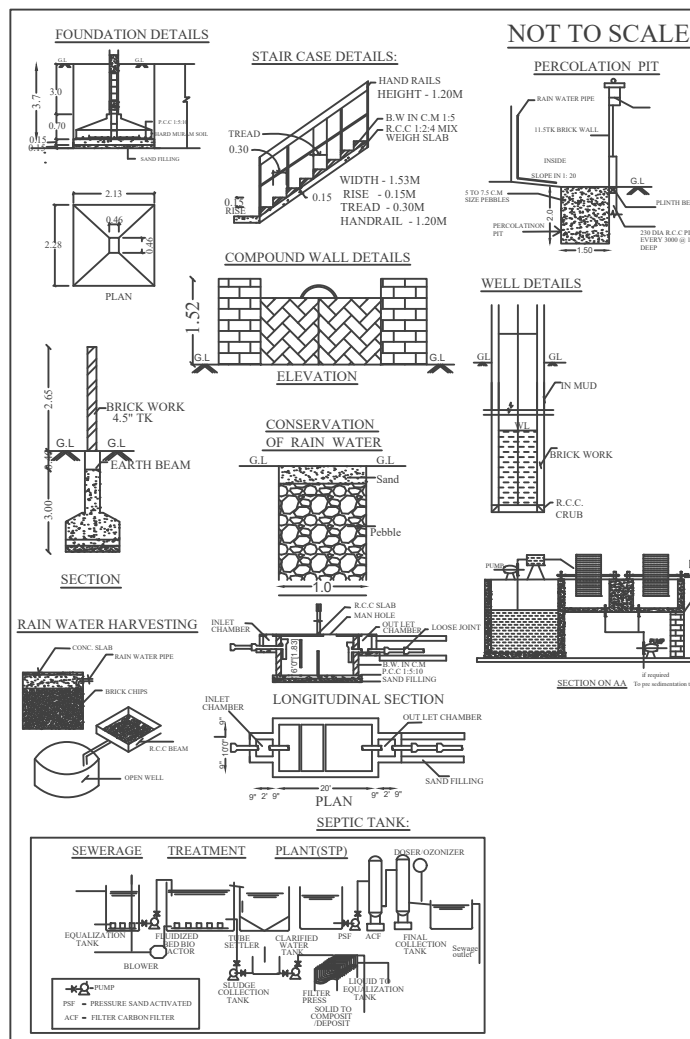
SITE CUM STILT FLOOR

திட்ட அனுமதி
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திட்ட/ அனுமதி எண்: 258 -A/2024

LEGEND:

- SITE BOUNDARY AS ON SITE
- SITE BOUNDARY AS PER FMB
- SUPER IMPOSED SITE BOUNDARY
- EXISTING ROAD
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED DRIVEWAY



ARCHITECT

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COAREG. No: CA/2009/45825
ORANGE ARCHITECT
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Chinna Chokikulam, Madurai-625 007,
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STRUCTURAL ENGINEER

L. VEERAMANI B.E.
STRUCTURAL ENGINEER
2nd Floor, Ralin Castle
MADURAI - 625009
Reg. No. SE.02/2022 (Gr.II)

SHEET NO :1
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FIRST FLOOR	SHOP	541.25	-	541.25
SECOND FLOOR	SHOP	299.05	-	299.05
THIRD FLOOR	OFFICE	242.20	-	242.20
THIRD FLOOR	OFFICE	541.25	-	541.25
TERRACE FLOOR		-	53.35	53.35
STAIR CASE AND LIFT		-	53.35	53.35
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- NOTE**
- FIRE EXTINGUISHER TO BE PROVIDED. FE Δ
 - FIRE ALARM TO BE PROVIDED. FA Δ
 - RAIN WATER HARVESTING SYSTEM TO BE PROVIDED
 - SOLAR SYSTEM TO BE PROVIDED.
 - STRUCTURE IS DESIGNED SAFELY FOR EARTH QUAKE RESISTANCE
 - WASTE WATER TO BE CONNECTED TO UNDER GROUND SEWAGE SYSTEM
 - MECHANICAL VENTILATION TO BE PROVIDED.

PARKING DETAILS:-	REQUIRED	PROVIDED
TWO WHEELER PARKING	39	39
CAR PARKING (Including PH Parking)	19	19

ENGINEER

Er.K.VINOTHKUMAR,B.E.,
Registered Engineer Grade-II
018/2019/RE - GR-II/MLPA
1-F, South Street, Minor Thoppu,
Palanganatham, Madurai-625 003.
Cell : 97519 99661

APPLICANT

R. Sankaralingam
g. Arunagiri

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.

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.

