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.

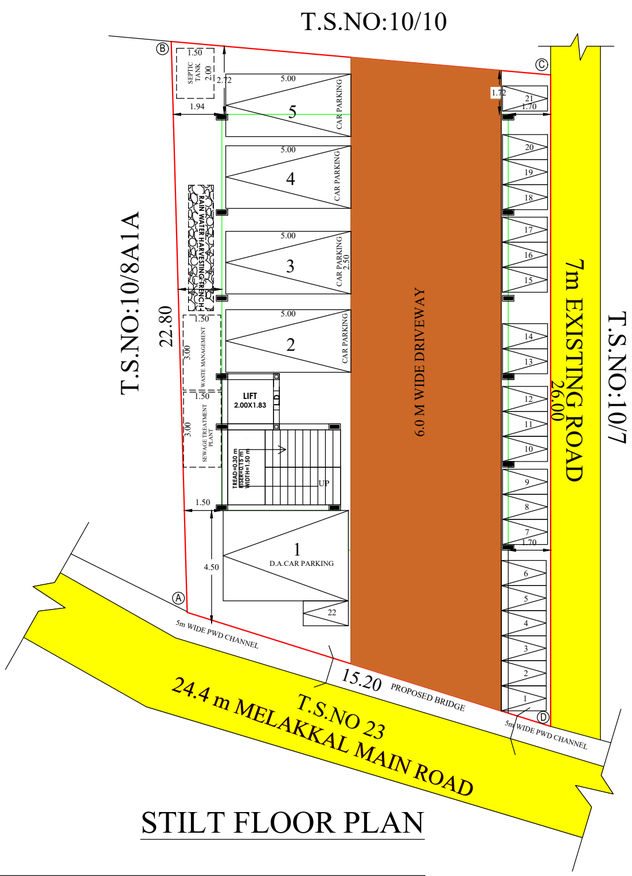
Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

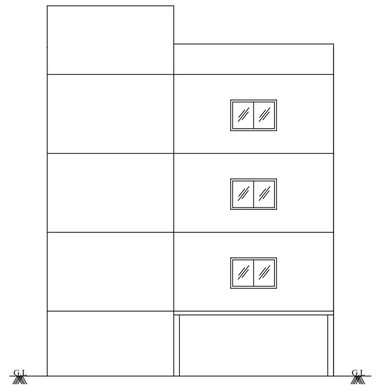
hello@verified.realestate

+91 9996 12 9996

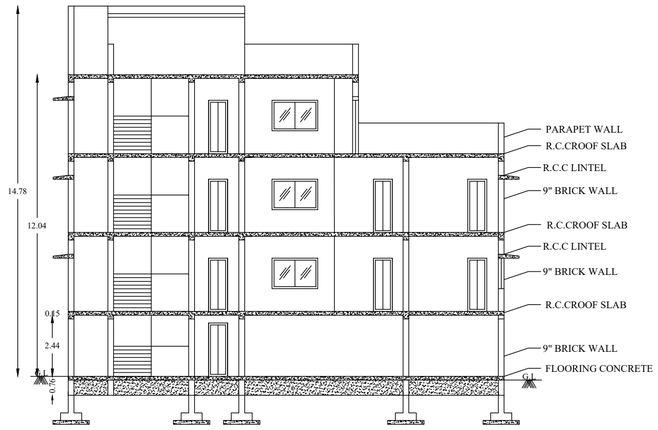
verified.realestate



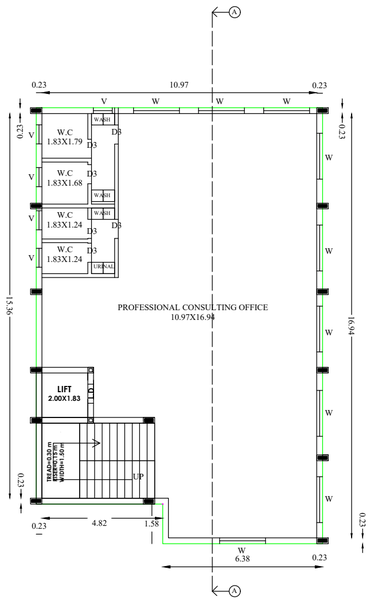
STILT FLOOR PLAN



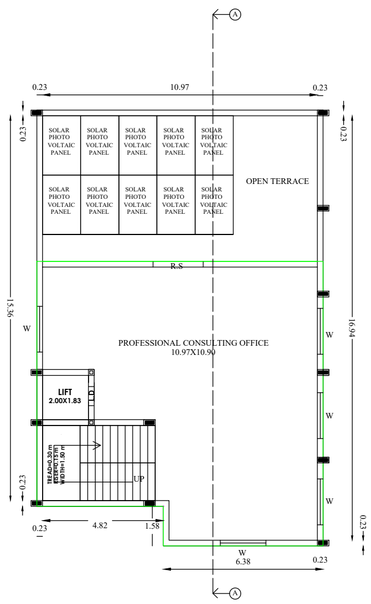
FRONT ELEVATION



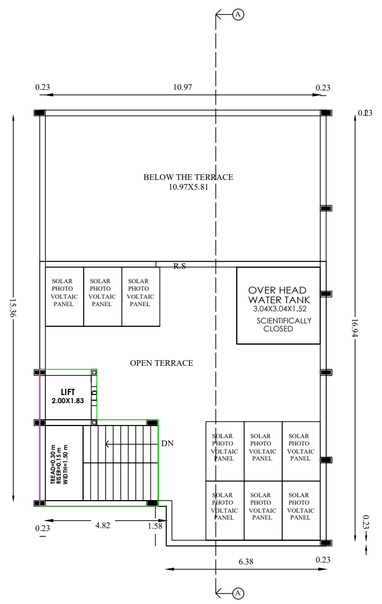
SECTION "A-A"



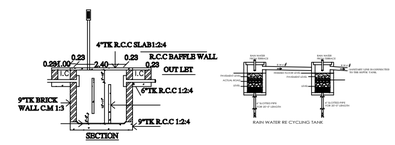
TYPICAL FLOOR 1&2 PLAN

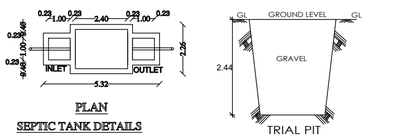


THIRD FLOOR PLAN



TERRACE FLOOR PLAN





SEPTIC TANK DETAILS

SCALE 1"=8'0"



SOLAR





lean,1:2:4
Z
.92
√L
Footing,1:2:4
xo,1:5:10
und

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்,
மதுரை-625017

ந.க.எண். SWP/BPA/341322/2024 குழு உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்கு உட்பட்டு A முதல் D வரை எல்லையிடப்பட்ட மனையிட ஒப்புதலும், கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.

ம.வ/ம.உ..தி.கு. எண் - 284/ 2024
திட்ட அனுமதி எண் - 316 B/ 2024

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.
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REVISED BUILDING SHOWING THE PROPOSED CONSTRUCTION OF A PROFESSIONAL CONSULTING OFFICE (COMMERCIAL) IN OLD R.S.No : 29/7A(pt), T.S.No:10/12,WARD No:25,BLOCK No:12, MELAKKAL MAIN ROAD, KOCHADAI VILLAGE, MADURAI WEST TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

N | SCALE 1: 100 | SHEET :2

AREA DETAILS

SITE AREA

AS PER DOCUMENT	=	475.94 Sqm
AS PER PLR	=	476.00 Sqm
SUPER IMPOSED AREA	=	360.93 Sqm

EXISTING APPROVAL DETAILS

APPLICATION NO	=	SWP/BP/055423/2023
PLANNING PERMISSION NO	=	8A to 8B/2024
LAYOUT APPROVAL NO	=	8/2024

AREA DETAILS	FSI IN Sqm	NON FSI IN Sqm	TOTAL Sqm
STILT FLOOR AREA	-	190.92	190.92
FIRST FLOOR AREA	190.92	-	190.92
SECOND FLOOR AREA	190.92	-	190.92
THIRD FLOOR AREA	121.86		121.86
HEAD ROOM AREA	-	20.95	20.95
TOTAL AREA	503.70	211.87	715.57

FLOOR SPACE INDEX (F.S.I)	1.39
PLOT COVERAGE (PC)	52.89 %
CAR PARKING (REQUIRED)	05 NOS
CAR PARKING (PROVIDED)	05 NOS
TWO WHEELER PARKING (REQUIRED)	19 NOS
TWO WHEELER PARKING (PROVIDED)	20 NOS
VISITORS TWO WHEELER PARKING	02 NOS

$$\frac{\text{TOTAL FSI AREA}}{\text{SITE AREA}} = \frac{503.70}{360.93} = 1.39 < 2$$

$$\%\ \text{OF PLOT COVERAGE AREA} = \frac{190.92}{360.93} \times 100 = 52.89\ \% < 60\ \%$$

JOINERIES DETAILS IN METER

L.D	LIFT DOOR	1.00 X 2.13
R.S	SHUTTER	2.00 X 2.13
DG	DOOR	1.20 X 2.13
ED	DOOR	1.54 X 2.13
D2	DOOR	0.91 X 2.13
D3	DOOR	0.76 X 2.13
W	WINDOW	1.83 X 1.22
V	VENTILATOR	0.76 X 0.76

HEIGHT OF BUILDING -- 12.04 m
ALL DIMENSIONS ARE IN METER
FIRE EXTINGUISHER TO BE PROVIDED AS PER FIRE DEPARTMENT NORMS

COLOR INDEX

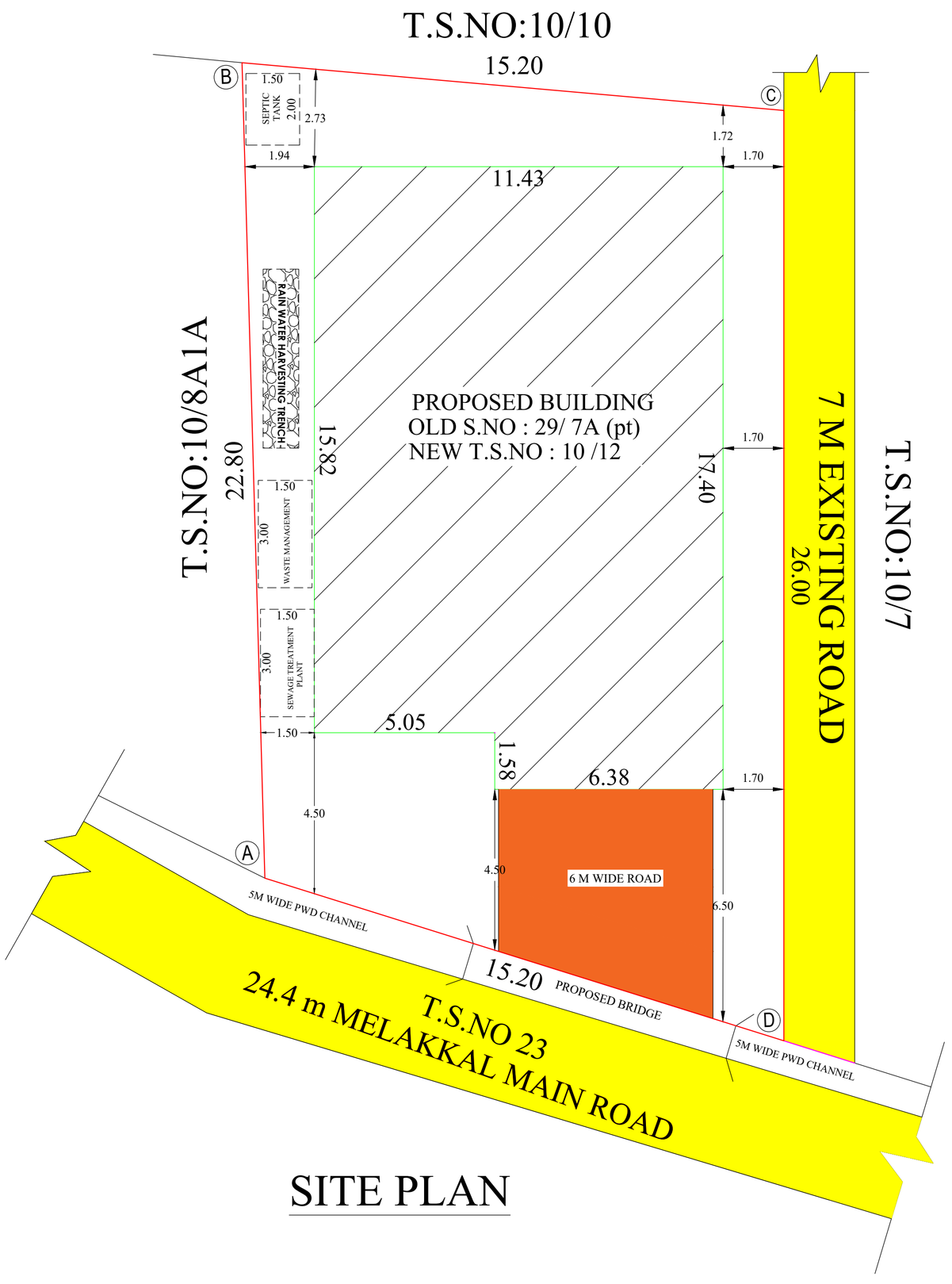
SITE BOUNDARY AS PER TSLR
PROPOSED BUILDING
EXISTING ROAD
PROPOSED BUILDING
DRIVE WAY

APPLICANT

Er.N.RAMESH, B.E.,M.E.,MIE.,
REGISTERED ENGINEER GRADE I
SK PLANNERS & ASSOCIATES (Regn.No:03/2021)
MADURAI DISTRICT TOWN & COUNTRY PLANNING
No.14/12 Lajapathiroy Road
(Opp.Madurai Corporation West Entry Gate Road)
Chinna Chokkikulam, Madurai - 625002
Email: skplannersmdu@gmail.com
Off: 0452-3501275, 9344589161, 6385578969
9597596299,7598986869
ENGINEER

Er.S.SURENDAR, B.E., M.E., (Structures)
62, Alagampatti, Balakrishnapuram,
Dindigul - 624 005.
Mob : 63796 82087
REGISTERED STRUCTURAL ENGINEER
DINDIGUL LPA REG. No : SE 01/ 2023 (Gr-I)
ENGINEER

Er.K.GANAPATHI B.E.M.E.,F.I.E.,F.IV.D.I.M.,(USA)
REGISTERED Construction Engineer / Chartered Engineer
(CMDA Regn No: CE/15105/224 Dt. 06.05.2019)
GEOMATRIX CONSULTANCYY, (Regn No: 3302142234826)
No.22, Thomas Street, Narimedu, Madurai - 625002.
Ph: 7558031360, 0452-2962566
Email: geomatrixconsultancy@gmail.com
ENGINEER



SITE PLAN

திட்ட அனுமதி

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ம.வ/ம.உ.தி.கு. எண் - 284 / 2024
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Ph: 7558031360, 0452-2965565
Email: geomatrixconsultancy@gmail.com
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
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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.