

PP

APPROVAL RECORD

Planning Permission

Madurai

Madurai district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

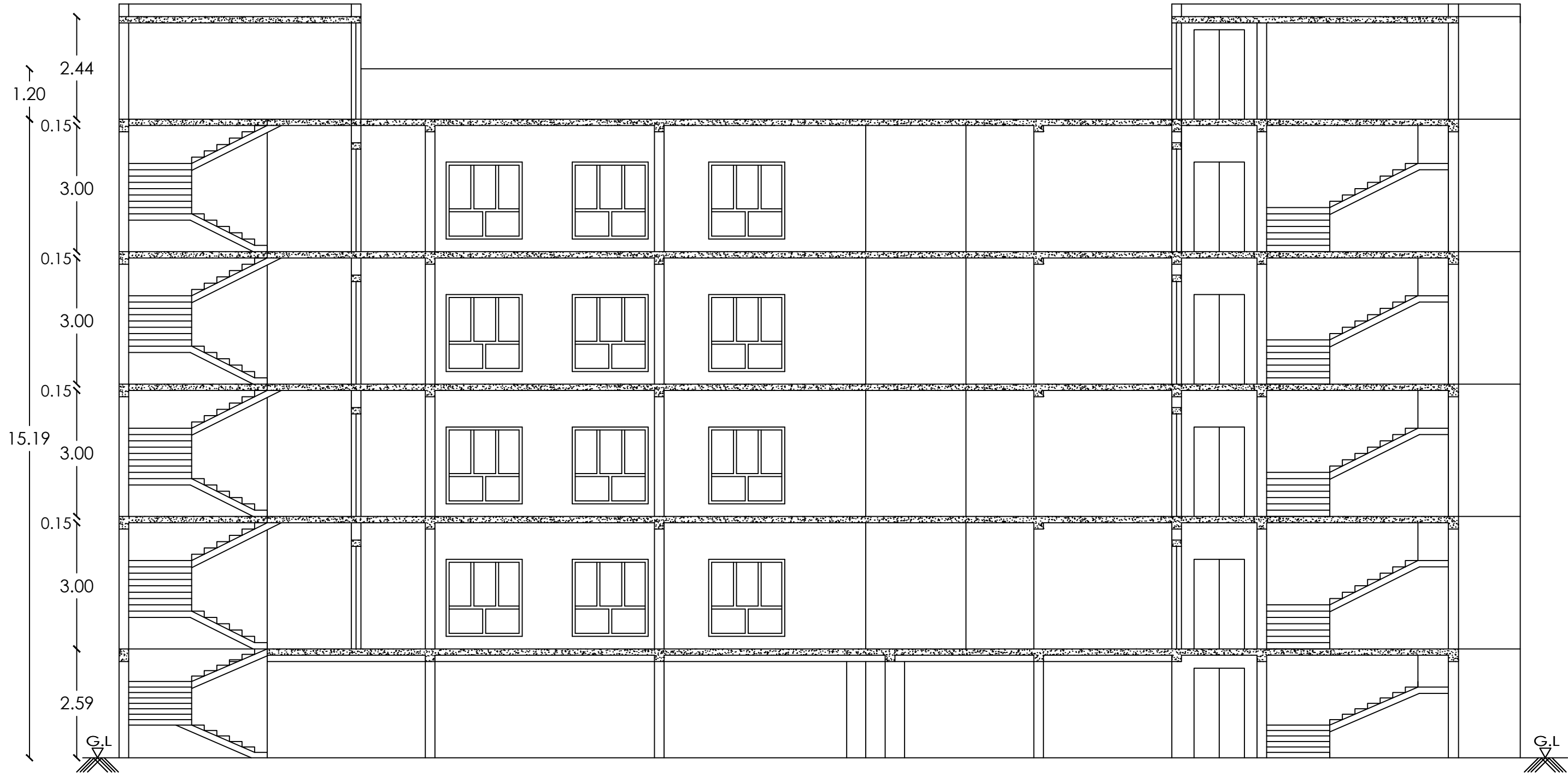
DTCP

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.



ELVATION



SECTION A-A

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A
PROFESSIONAL CONSULTING OFFICE (COMMERCIAL)
BUILDING IN R.S.NO:46/3D & 46/11, PLOT NO:1, MELAMADAI
1st BIT VILLAGE, MADURAI EAST TALUK, MADURAI DISTRICT.



SCALE 1: 100

SHEET NO:03

AREA DETAILS		REFERENCE	
SITE AREA		SITE ☐ ROAD ☐	
AS PER DOCUMENT = 590.43 Sqm.		PROPOSED BUILDING ☐ DRIVEWAY ☐	
AS PER PLR = 534.00 Sqm.			
SUPER IMPOSED AREA = 559.23 Sqm.			
DESCRIPTION	FSI AREA sq.m	NON FSI AREA sq.m	TOTAL AREA sq.m
STILT FLOOR AREA	-	213.19	213.19
FIRST FLOOR AREA	213.19		213.19
SECOND FLOOR AREA	213.19	-	213.19
THIRD FLOOR AREA	213.19	-	213.19
FORTH FLOOR AREA	213.19	-	213.19
HEAD ROOM AREA	-	80.00	80.00
TOTAL AREA	852.76	293.19	1145.95

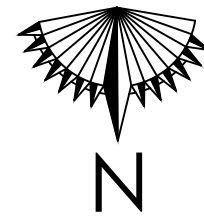
DOORS AND WINDOWS SCHEDULE:		= <u>TOTAL BUILTUP AERA AS PER FSI RULES</u>		
2.44 x 2.44	ROLLING SHUTTER	SITE AREA		
2.00 x 2.44	ROLLING SHUTTER	= $\frac{852.76}{534.00} = 1.60 < 2$		
0.91 X 2.10	T.W PANELLED DOOR	% OF PLOT COVERAGE AREA =		
0.76 X 2.10	T.W PANELLED DOOR	= $\frac{213.19}{534.00} \times 100 = 39.92 \% < 60 \%$		
1.22 X 2.10	LIFT DOOR			
1.83 X 1.83	T.W GLAZED WINDOW	PARKING DETAILS	REQUIRED	PROVIDED
1.22 X 1.83	T.W GLAZED WINDOW	CAR PARKING	9 NOS	9 NOS
1.83X 1.52	JALLY	TWO WHEELER PARKING	35 NOS	39 NOS
0.46 RADIUS	EXHAUST FAN	HEIGHT OF BUILDING -- 15.19 m		
0.76 X 0.76	T.W GLAZED VENTILATOR			

APPLICANT:		திட்ட அனுமதி மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்நாள் திட்ட குழுமம் மதுரை-625017 ந.க.எண்.SWP/BPA/342740/2024 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு 'A' முதல் 'F' வரை என எல்லைபிட்டு மனையிட ஒப்புதலும், கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது ம.வ/ம.உ.தி.கு எண்: 19/2025 திட்ட அனுமதி எண்: 22C/2025	
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Er. V. I. PRADHEEP, M.E.(STRU)., MDTCP / SE(II)04 / 2022 347, NR Tower, First Floor, Suguna Store Junction Madurai-20. Cell: 9943843331, ENGINEER		ENGINEER	
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Er. KARTHIKAI KUMAR, B.E., TLPA / RCE 02/2021 69/2, V.R.S. Complex, Sivagangai Main Road Near Anna Bus Stand, Madurai-20. Cell: 98651 51000 ENGINEER		Er. A. BHUVANESHWARAN B.E., Licensed Builder & Consulting Engineer, MDTCP Licensed No:RE 002021 (II) MDU Corporation Licensed No.: RE 00032 (II) 1/1, 1st Floor, Thirumukudain North Street Opp Navaneetha Krishnan Kovil, Thalakulam, Madurai-02 Ph: 8072046635, Email: bhuvaanv776@gmail.com ENGINEER	
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF A
PROFESSIONAL CONSULTING OFFICE (COMMERCIAL)
BUILDING IN R.S.NO:46/3D & 46/11, PLOT NO:1, MELAMADAI
1st BIT VILLAGE, MADURAI EAST TALUK, MADURAI DISTRICT.



SCALE 1: 100

SHEET NO:01

AREA DETAILS

SITE AREA

AS PER DOCUMENT = 590.43 Sqm.
AS PER PLR = 534.00 Sqm.
SUPER IMPOSED AREA = 559.23 Sqm.

REFERENCE

SITE ROAD
PROPOSED BUILDING DRIVEWAY

DESCRIPTION	FSI AREA sq.m	NON FSI AREA sq.m	TOTAL AREA sq.m
STILT FLOOR AREA	-	213.19	213.19
FIRST FLOOR AREA	213.19		213.19
SECOND FLOOR AREA	213.19	-	213.19
THIRD FLOOR AREA	213.19	-	213.19
FORTH FLOOR AREA	213.19	-	213.19
HEAD ROOM AREA	-	80.00	80.00
TOTAL AREA	852.76	293.19	1145.95

DOORS AND WINDOWS SCHEDULE:

R.S	2.44 x 2.44	ROLLING SHUTTER
R.S-1	2.00 x 2.44	ROLLING SHUTTER
D	0.91 x 2.10	T.W PANELLED DOOR
D1	0.76 x 2.10	T.W PANELLED DOOR
L.D	1.22 x 2.10	LIFT DOOR
W	1.83 x 1.83	T.W GLAZED WINDOW
W1	1.22 x 1.83	T.W GLAZED WINDOW
SW	1.83x 1.52	JALLY
EF	0.46 RADIUS	EXHAUST FAN
V	0.76 x 0.76	T.W GLAZED VENTILATOR

= TOTAL BUILTUP AREA AS PER FSI RULES

SITE AREA
= $\frac{852.76}{534.00}$ = 1.60 < 2
% OF PLOT COVERAGE AREA =
= $\frac{213.19}{534.00} \times 100$ = 39.92 % < 60 %

PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING	8 NOS	8 NOS
TWO WHEELER PARKING	32 NOS	33 NOS

HEIGHT OF BUILDING -- 15.19 m

APPLICANT:

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்
மதுரை-625017
ந.க.எண்.SWP/BPA/342740/2024 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு 'A' முதல் 'F'
வரை என எல்லையிட்டு மனையில் ஒப்புதலும்,
கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது
ம.வ/ம.உ.தி.கு. எண்: 19/2025
திட்ட அனுமதி எண்: 22A/2025

Er.V.I.PRADHEEP, M.E.(STRU).,
MDTCP / SE(II)04 / 2022
347, NR Tower, First Floor,
Suguna Store Junction
Madurai-20. Cell: 9943843331

ENGINEER

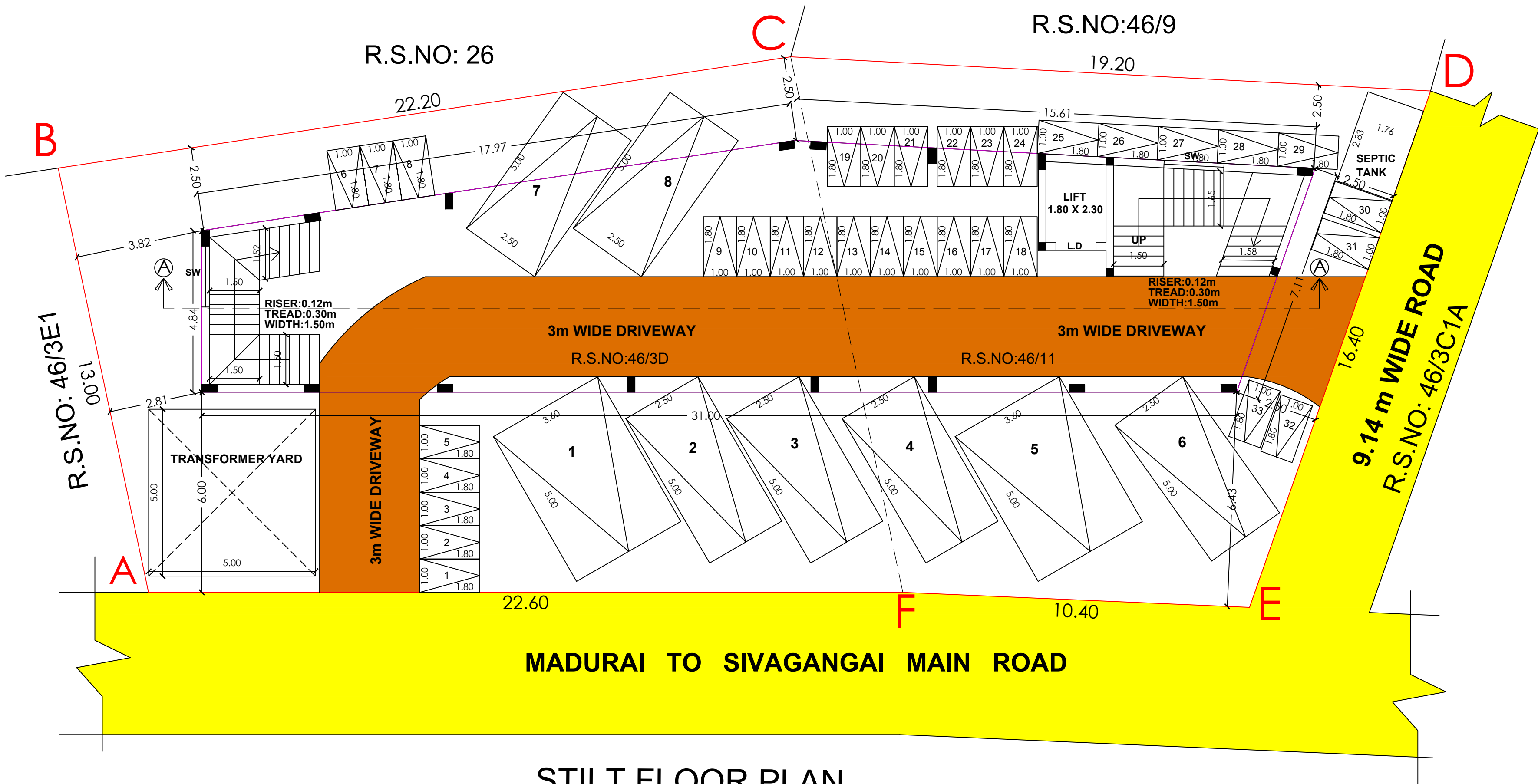
ENGINEER

Er.KARTHIKAI KUMAR, B.E.,
TLPA / RCE 02/2021
69/2, V.R.S. Complex, Sivagangai Main Road
Near Anna Bus Stand, Madurai-20.
Cell: 98651 51000

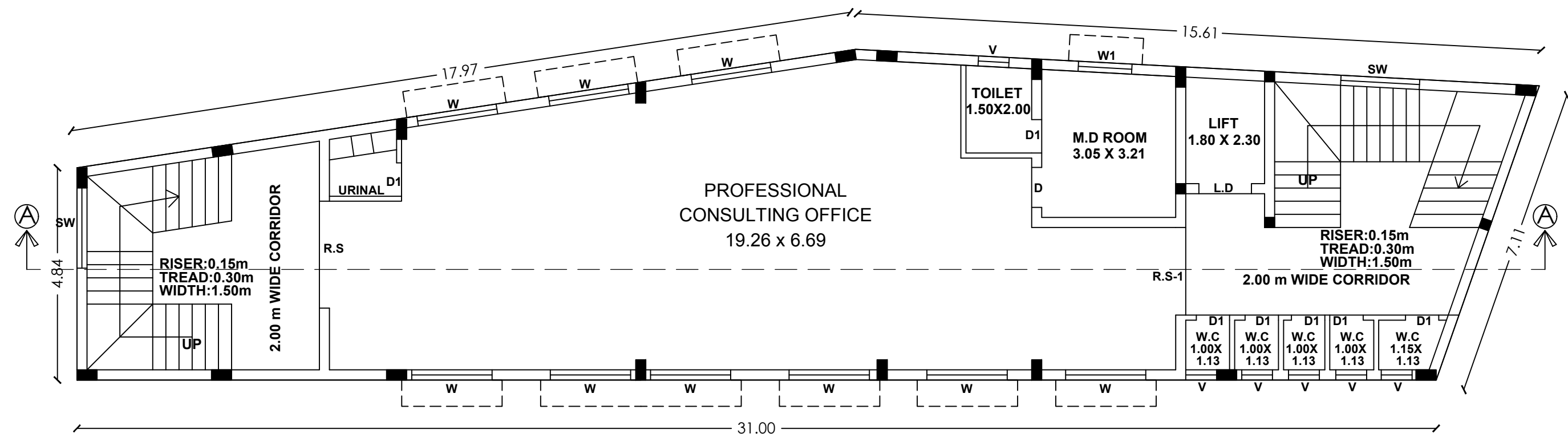
ENGINEER

Er. A.BHUVANESHWARAN B.E.,
Licensed Builder & Consulting Engineer
MDTCP Licensed No:RE 08/2021 (II)
MDU Corporation Licensed No:RE 00053(II)
1/1, 1st Floor, Thimamalai North Street
Opp Navamethe Krishnan Kovil, Thalsalam, Madurai-02
Ph: 8072046635, Email: bhuvand77@gmail.com

ENGINEER



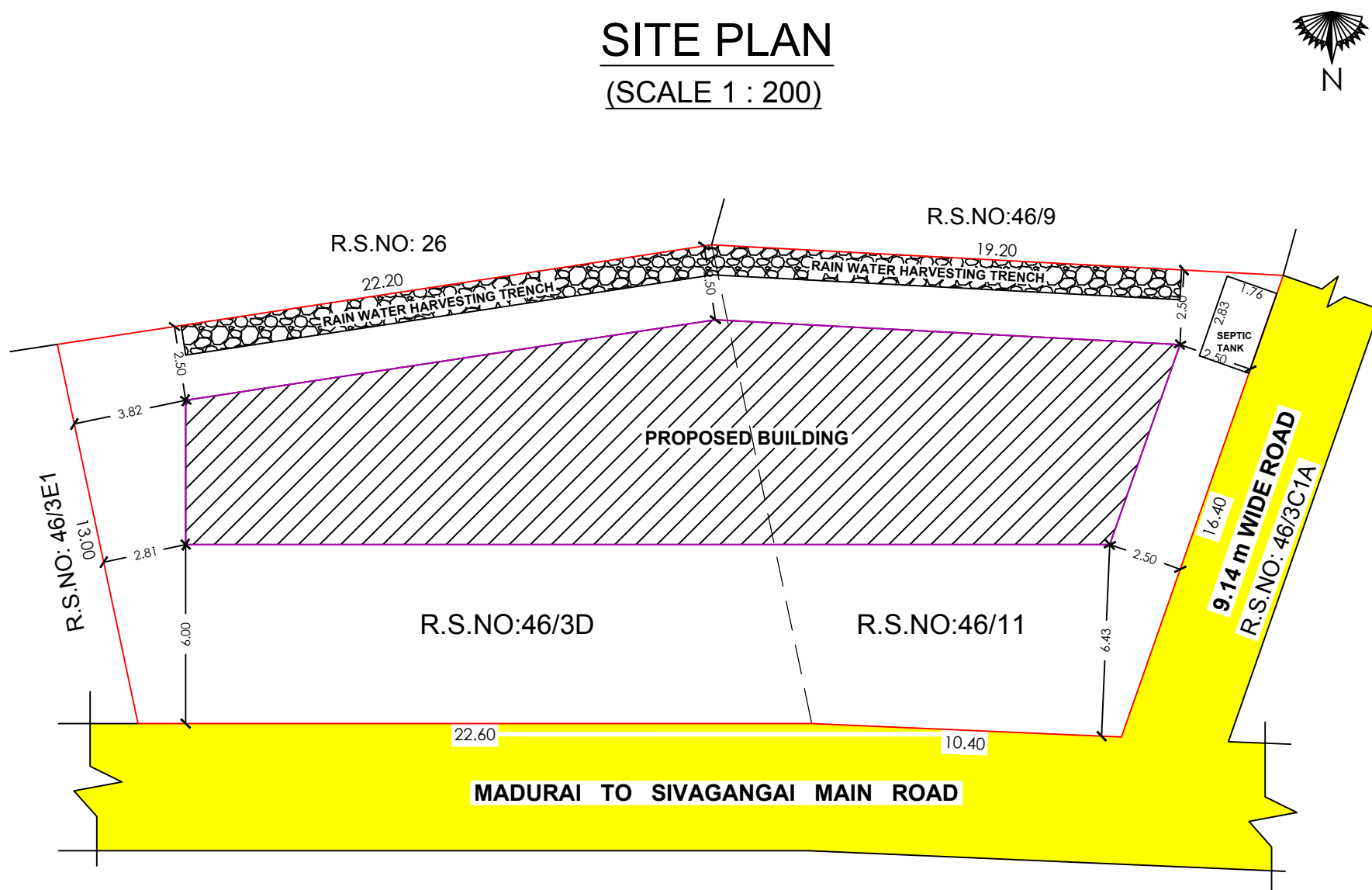
STILT FLOOR PLAN



FIRST FLOOR PLAN

SITE PLAN

(SCALE 1 : 200)



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.

