

PP

APPROVAL RECORD

# Planning Permission

Madurai

Madurai district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

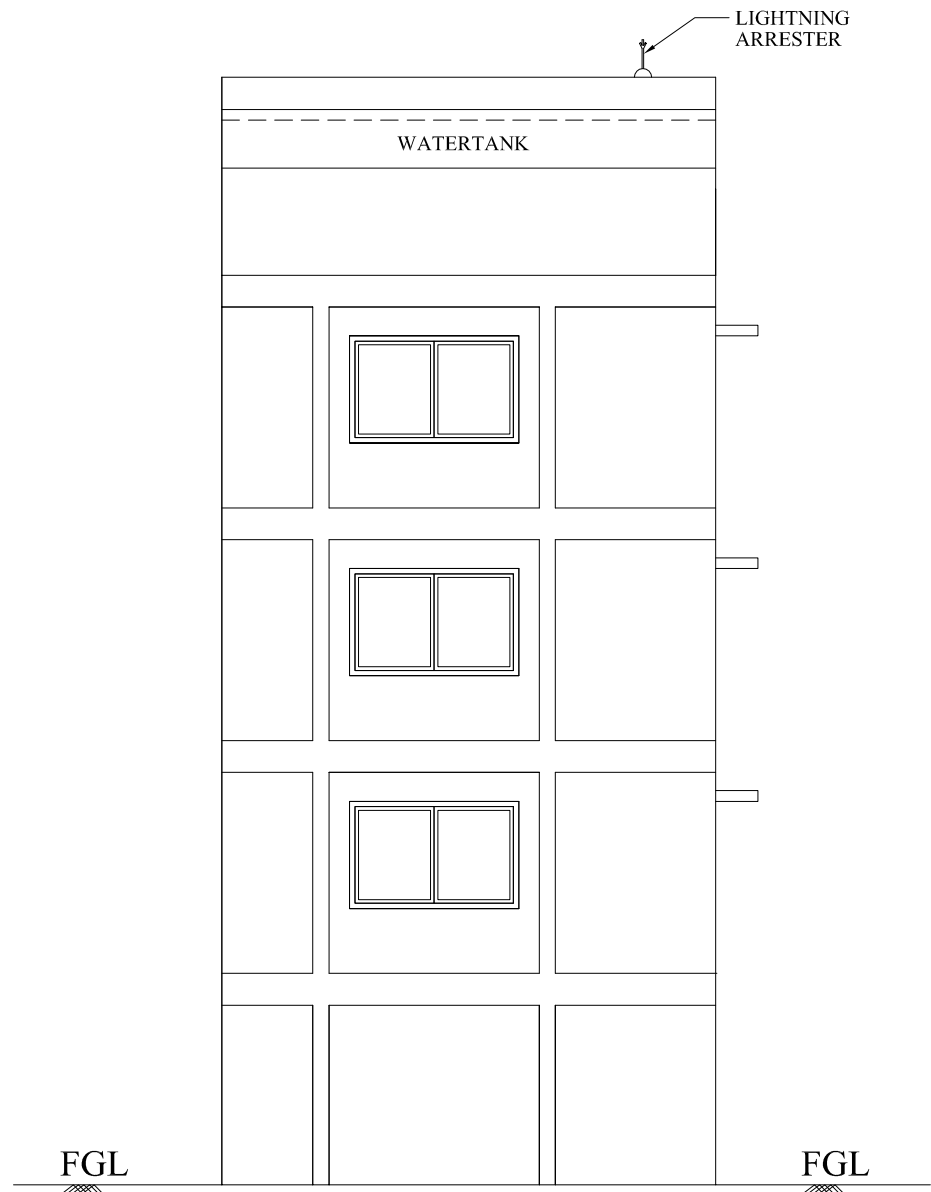
**DTCP**

The approval as the planning authority issued it, reproduced in full behind this page.

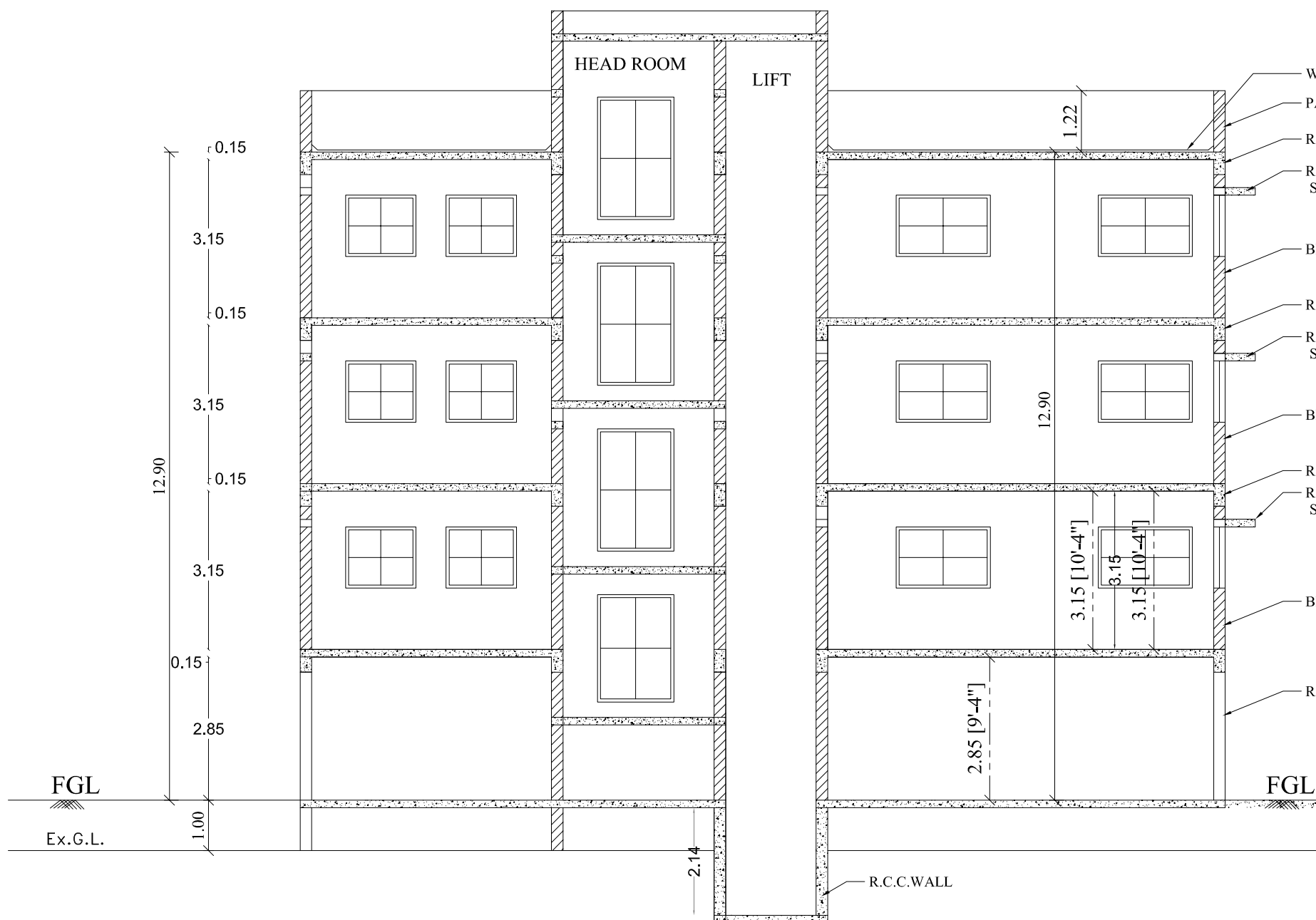
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (COTTAGE - INDUSTRIES, ANNEXURE - V(32) - TAILORING INDUSTRY) IN PLOT NO :H.I.G. HOUSE NO.60, DOOR NO:H.I.G.60, T.S.NO:54, BLOCK NO-7, S.WARD NO:XIX,OLD R.S.NO:13 (PART) & 15/1(PART) AT SATHAMANGALAM VILLAGE, MADURAI NORTH TALUK, MADURAI CORPORATION, MADURAI DISTRICT,C.WARD NO -35, ZONE-2

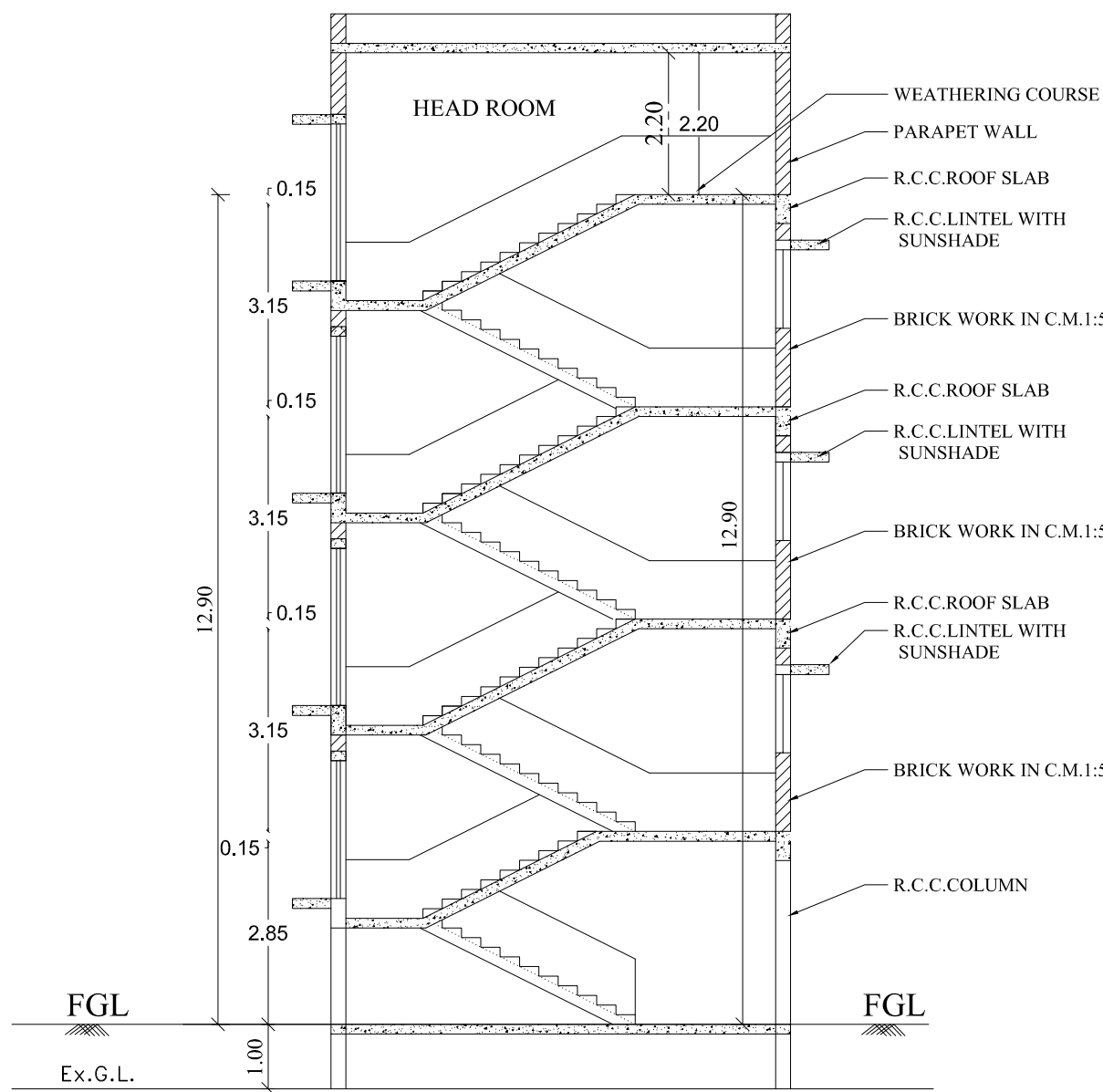
Scale:1:150



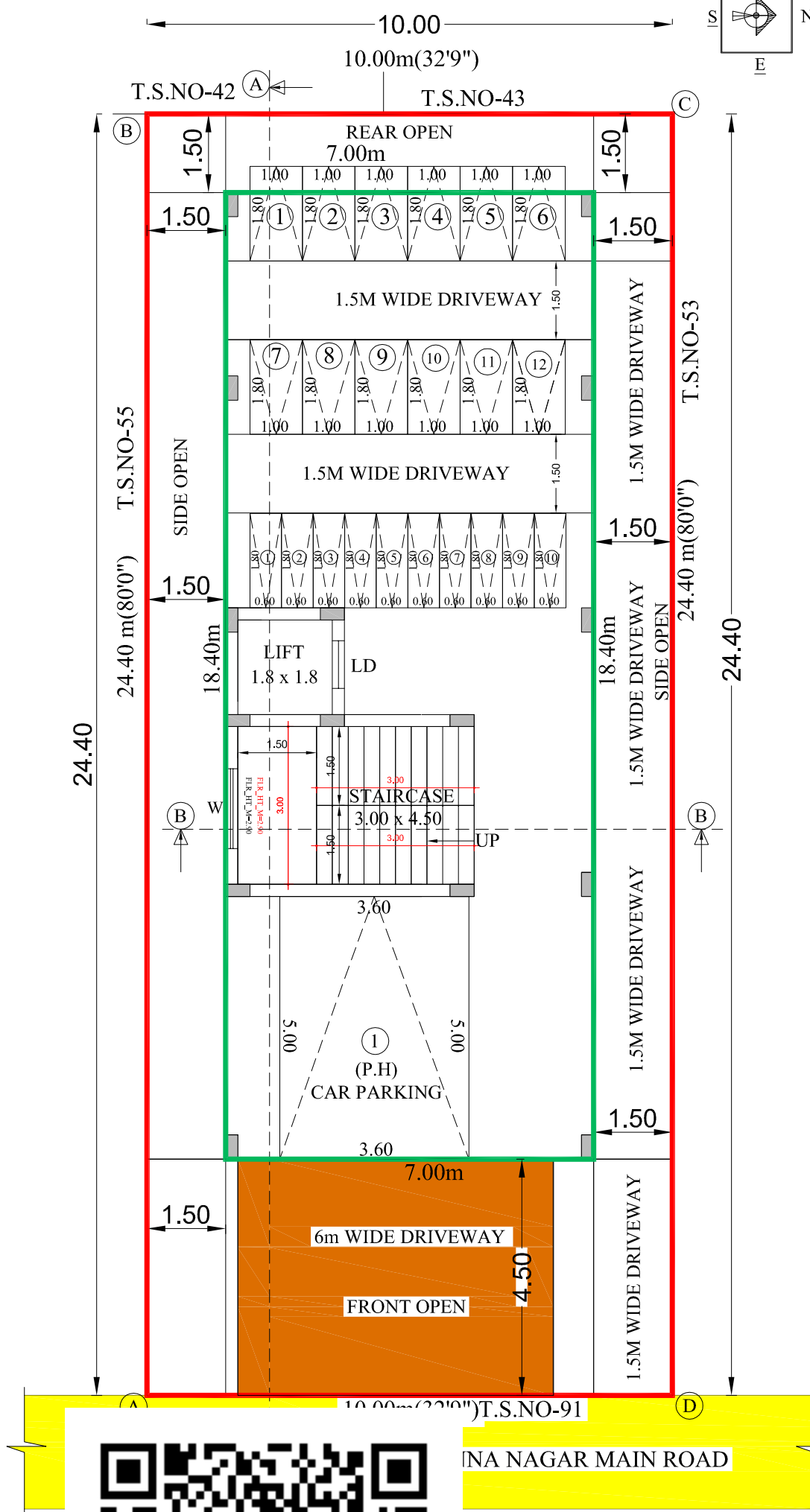
EAST SIDE ELEVATION



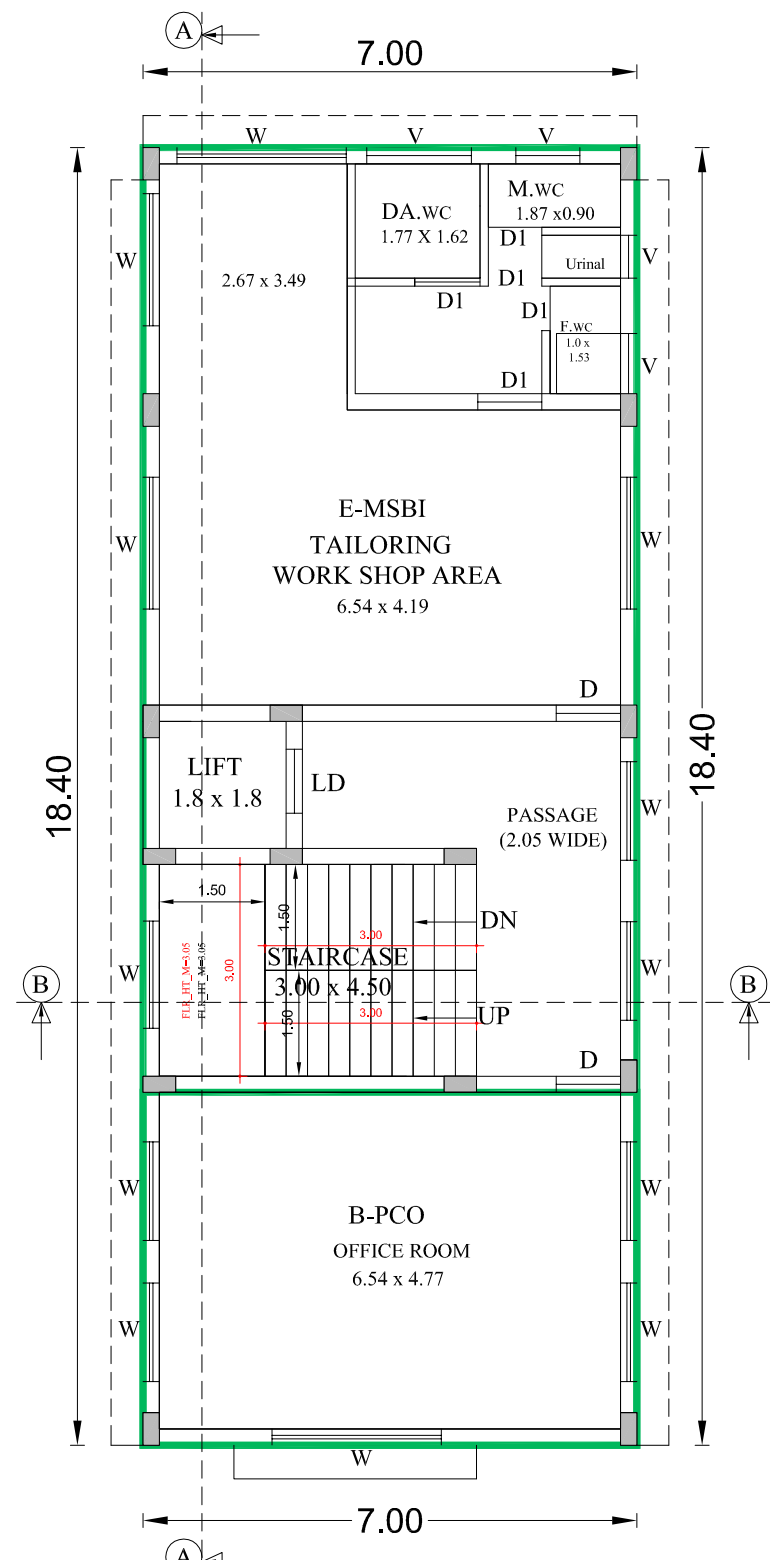
SECTION "A - A"



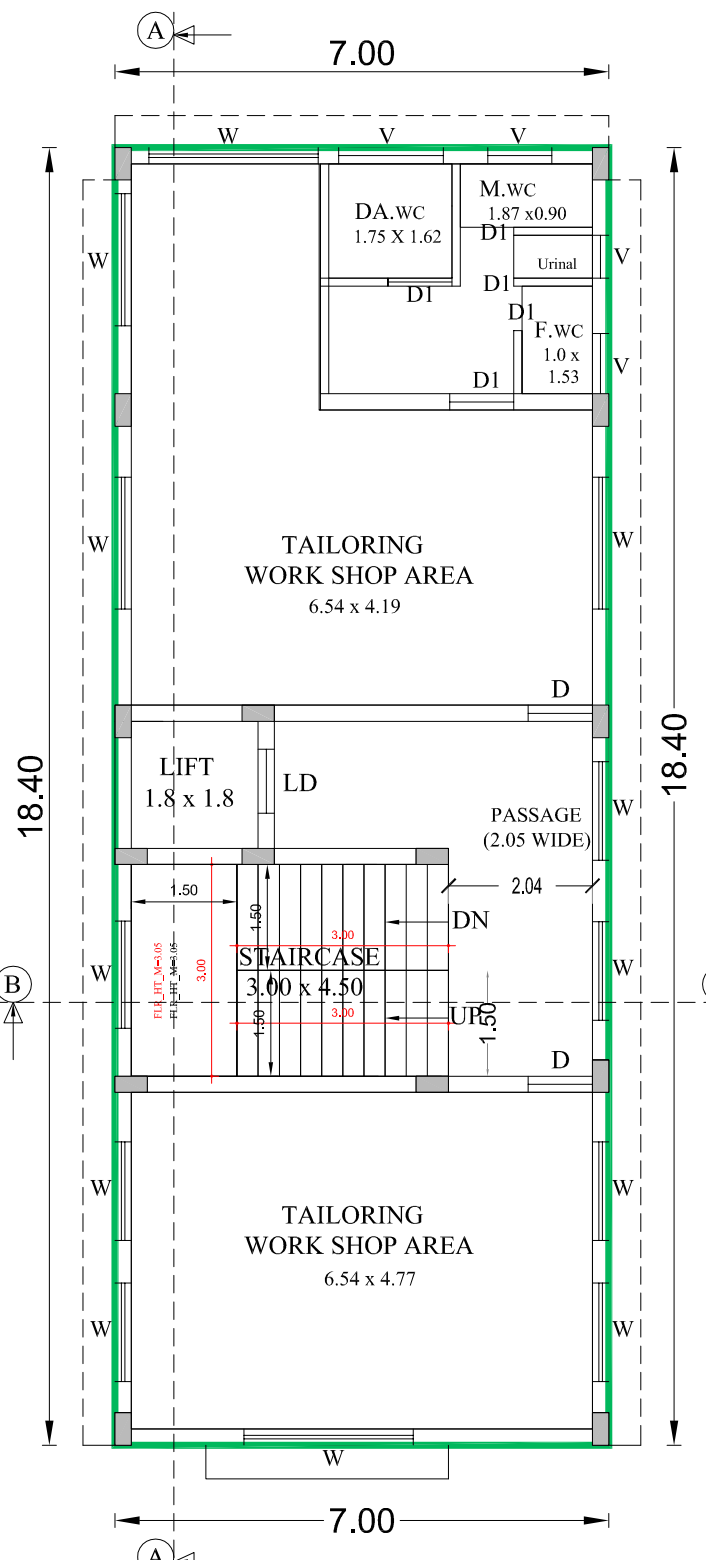
SECTION "B - B"



FLOOR PLAN

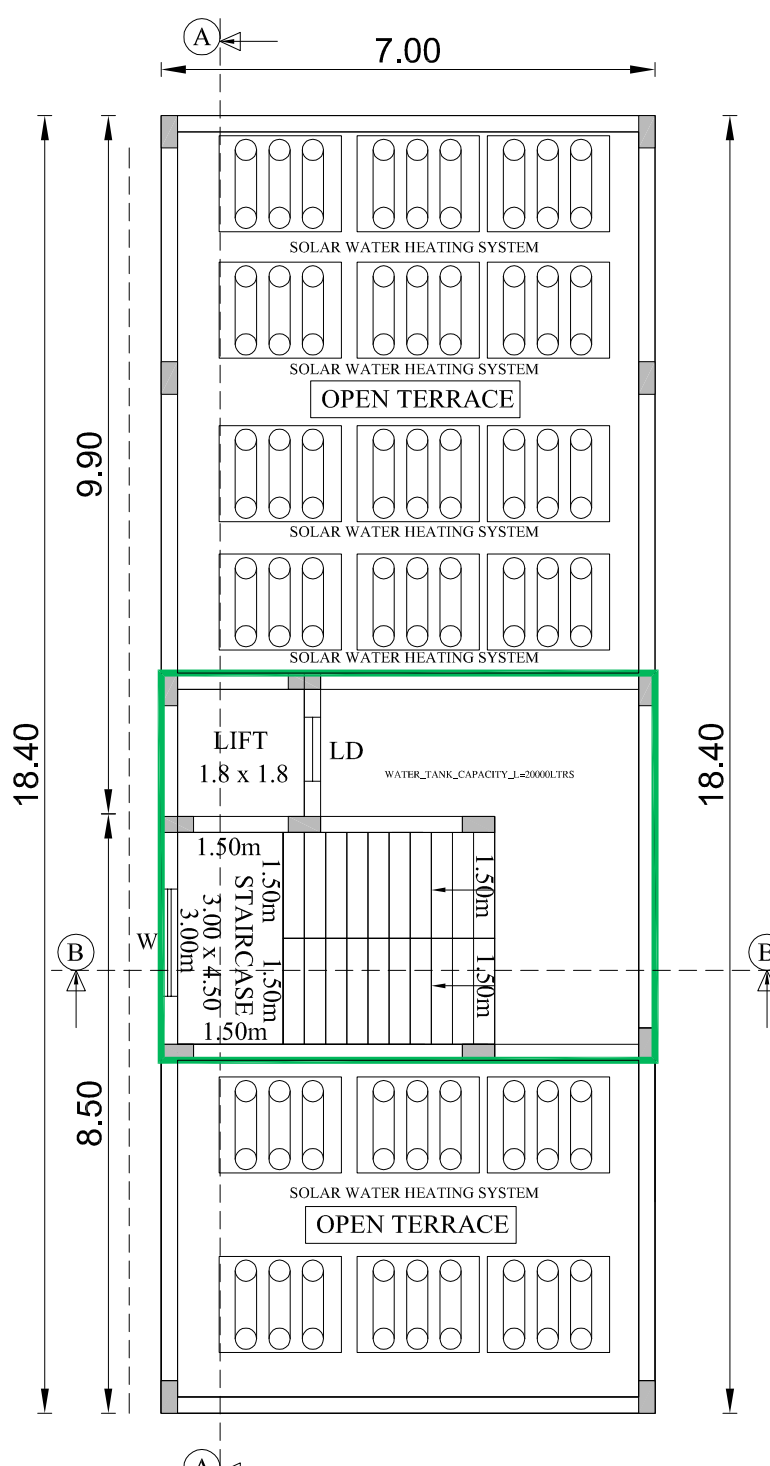


PROPOSED FIRST FLOOR PLAN

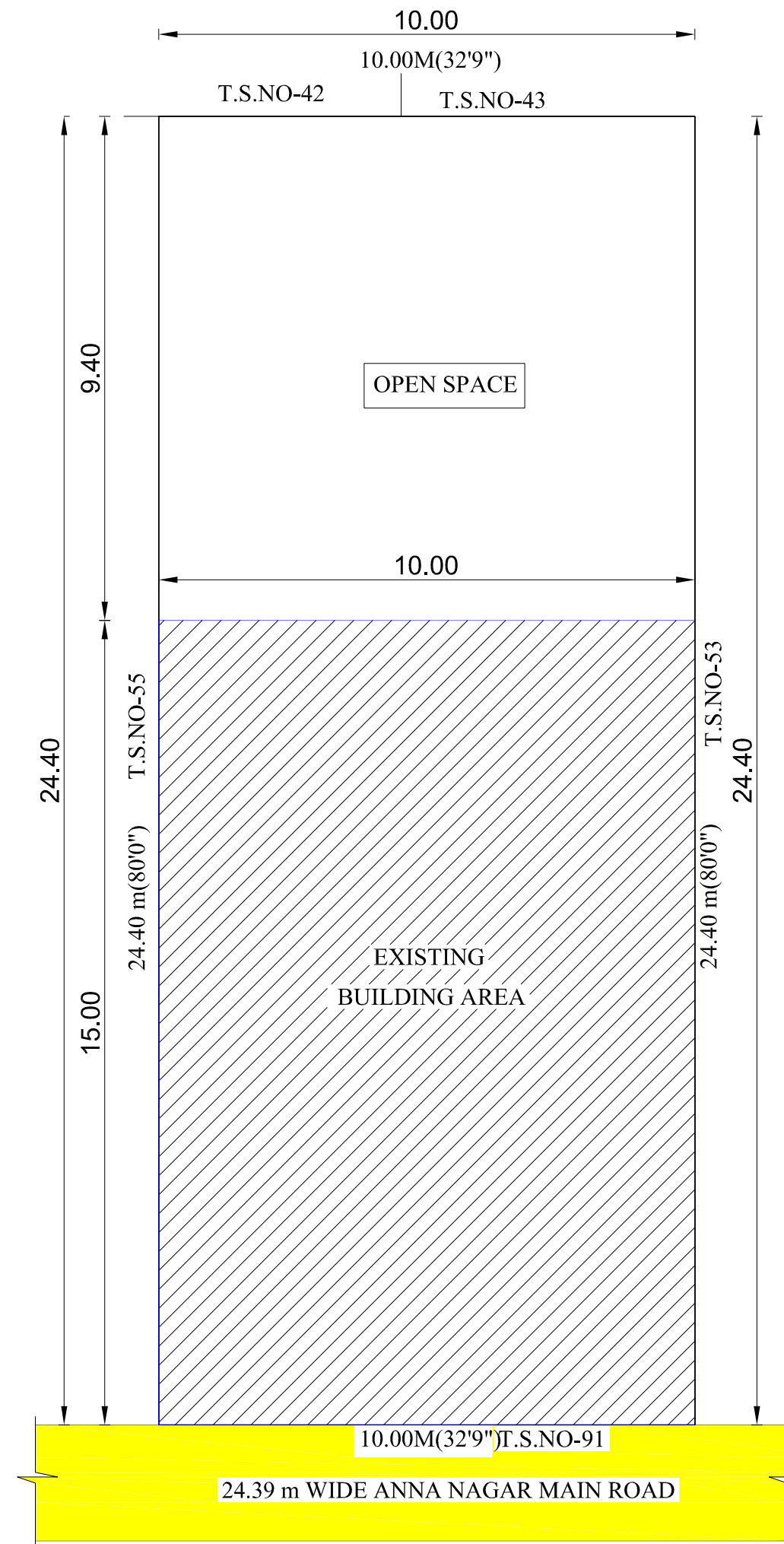


TYPICAL FLOOR PLAN

(SECOND & THIRD)  
TYPICAL\_FLOOR\_PLAN=2,3



OPEN TERRACE PLAN



EXISTING BUILDING PLAN

| EXISTING BUILDING AREA DETAILS:- |        |
|----------------------------------|--------|
| AREA DETAILS                     | SQM    |
| GROUND FLOOR AREA                | 150.00 |
| FIRST FLOOR AREA                 | 150.00 |
| HEAD ROOM                        | 14.49  |
| TOTAL                            | 314.49 |



Sheet No.1/4

AREA DETAILS

Area Statement:

| Site Area | Description                 | Sqm    |
|-----------|-----------------------------|--------|
|           | As per FMB                  | 244.00 |
| Site Area | As per Document             | 244.00 |
|           | As on Site                  | 244.00 |
|           | Super Imposed plot boundary | 244.00 |

FSI details:

Build up Area:

| Description      | Build Up Area | FSI Area | Non FSI Area |
|------------------|---------------|----------|--------------|
|                  | Sqm           | Sqm      | Sqm          |
| Stilt Floor      | 128.80        | -----    | 128.80       |
| First Floor      | 128.80        | 128.80   | -----        |
| Second Floor     | 128.80        | 128.80   | -----        |
| Third Floor      | 128.80        | 128.80   | -----        |
| Lift & Head Room | 38.43         | -----    | 38.43        |
| Total            | 553.63        | 386.40   | 167.23       |

FSI details:

Nominal FSI - 1.5  
FSI achieved (386.40 /244.00) = 1.584 > 1.5

|                                |   |             |
|--------------------------------|---|-------------|
| OFFICE AREA                    | - | 31.22 Sq.m  |
| WORK SHOP AREA                 | - | 172.48 Sq.m |
| HEIGHT OF BUILDING             | - | 12.90 m     |
| NUMBER OF LABOUR               | - | 7 Nos       |
| INDUSTRIAL USE MACHINERIES H.P | - | 4 H.P       |

PARKING DETAILS:-

|                                                                  | Required | Provided |
|------------------------------------------------------------------|----------|----------|
| CAR PARKING<br>(INCLUDING PHYSICALLY CHALLENGED PARKING)         | 1 No     | 1 No     |
| TWO WHEELER PARKING<br>(INCLUDING PHYSICALLY CHALLENGED PARKING) | 06 Nos   | 12 Nos   |
| CYCLE PARKING                                                    | 7 Nos    | 10 Nos   |

Joineries Details:

|                |               |
|----------------|---------------|
| LD - Lift Door | - 0.91 x 2.13 |
| D - Door       | - 0.91 x 2.13 |
| D1 - Door      | - 0.76 x 2.13 |
| W - Window     | - 2.40 x 1.52 |
| V - Ventilator | - 0.91 x 0.91 |

|                             |  |
|-----------------------------|--|
| SITE BOUNDARY AS PER (TSLR) |  |
| PRO.BUILDING                |  |
| ROAD                        |  |
| DRIVEWAY                    |  |
| EXG.BUILDING                |  |

APPLICANT

REGISTERED ENGINEER

**Er. S. NAZEER AHAMED, B.E.,**  
CONSULTING CIVIL ENGINEER  
Registered Engineer Gr-II  
Gr-II-05/2024  
BB Kulam, Madurai  
Ph: 94865 58979

REGISTERED CONSTRUCTION ENGINEER

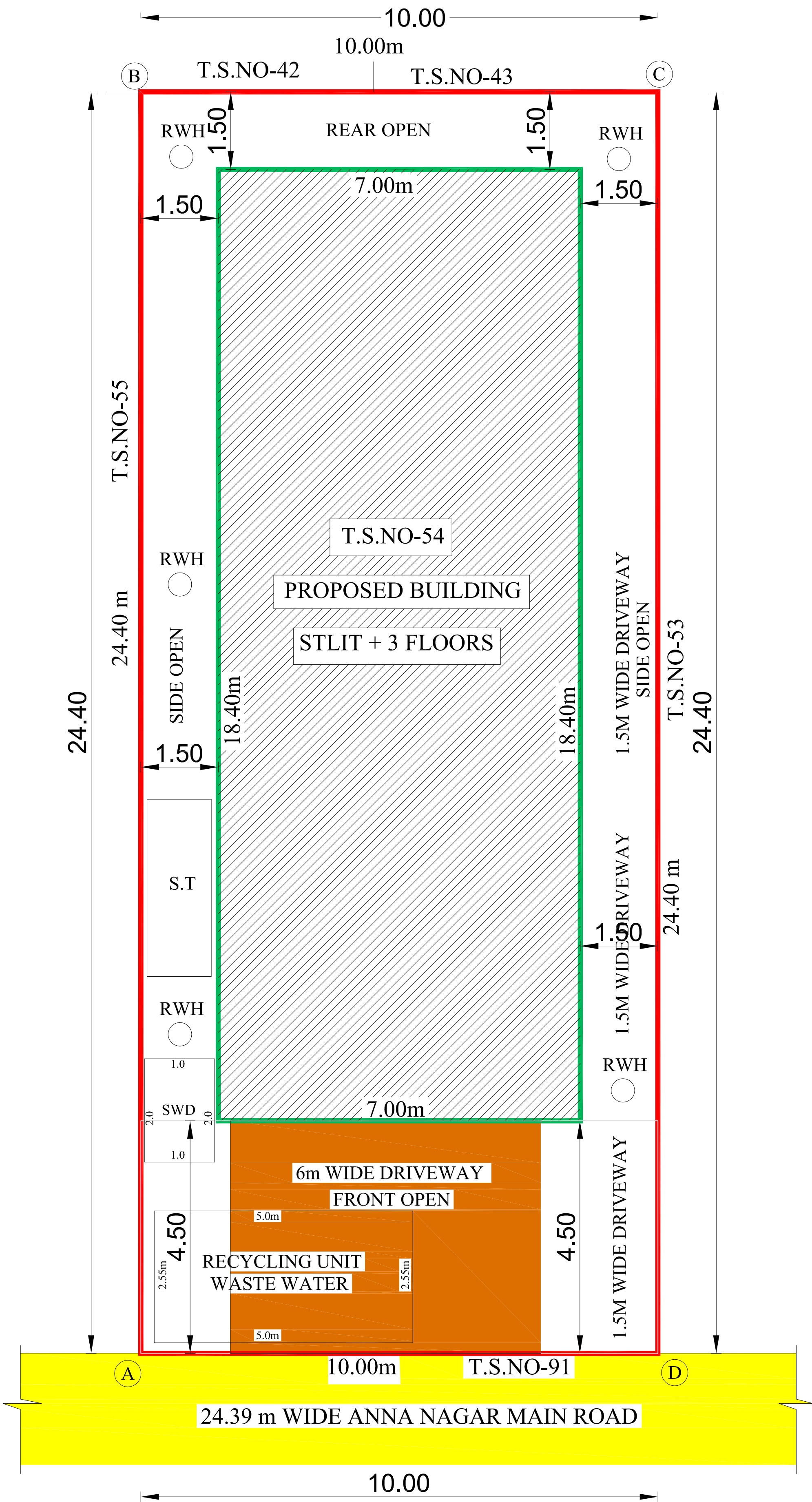
**Er. S. SARVANAKUMAR, B.E.,M.Tech.,**  
SVS ASSOCIATES & PLANNERS  
MLPA / C.E.16 / 2024  
7A, Kamathchipuram,  
Keelasanthapettai, Madurai-625 009.  
Cell: 63833 32432, 75983 24995

STRUCTURAL ENGINEER

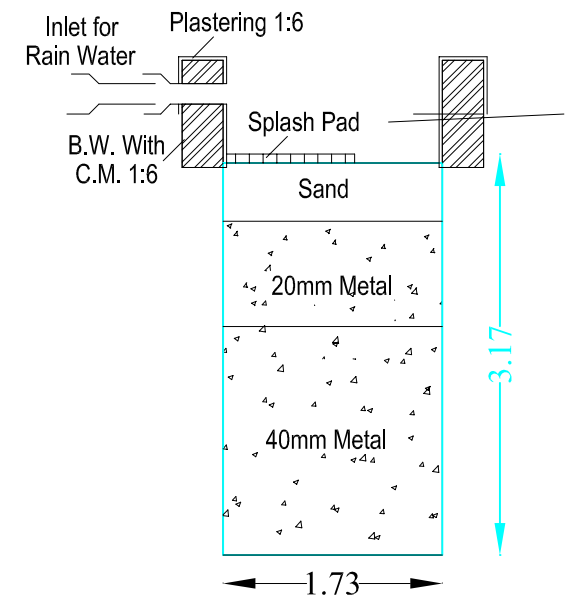
**Er. K. SHANMUGAPRIYA, B.E.M.E(Struct.)**  
MLPA / S.E.(Gr.II) /15/2024  
140, Lakshmi Studio Upstairs  
3rd Floor, Jaihindpuram 2nd Main Road  
MADURAI-625 011  
Cell: 90955 22392, 99441 46327

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (COTTAGE - INDUSTRIES, ANNEXURE - V(32) - TAILORING INDUSTRY) IN PLOT NO :H.I.G. HOUSE NO.60, DOOR NO:H.I.G.60, T.S.NO:54, BLOCK NO-7, S.WARD NO:XIX,OLD R.S.NO:13 (PART) & 15/1(PART) AT SATHAMANGALAM VILLAGE, MADURAI NORTH TALUK, MADURAI CORPORATION, MADURAI DISTRICT,C.WARD NO -35, ZONE-2

Scale1:100



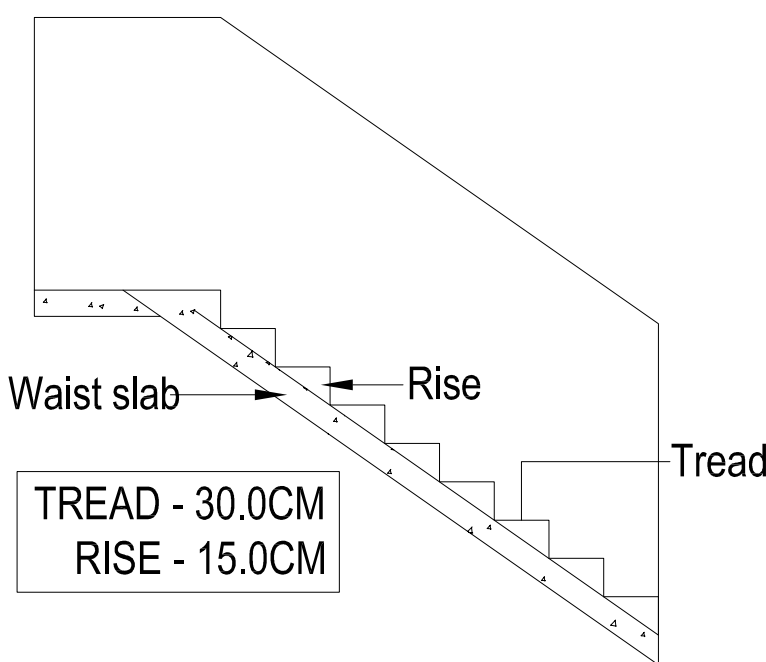
SITE PLAN



RAIN WATER PERCOLATION PIT

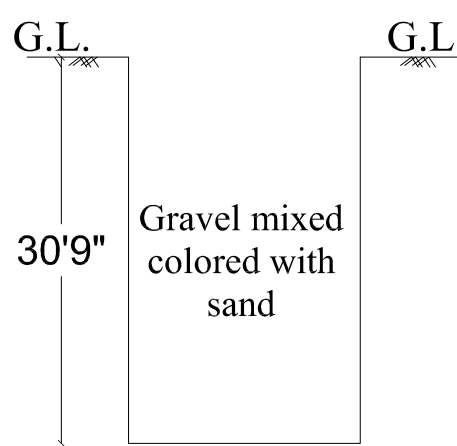
NOT TO SCALE

RWH\_CAPACITY\_L=5000LTRS



DETAILS OF STAIR CASE

(not to scale)



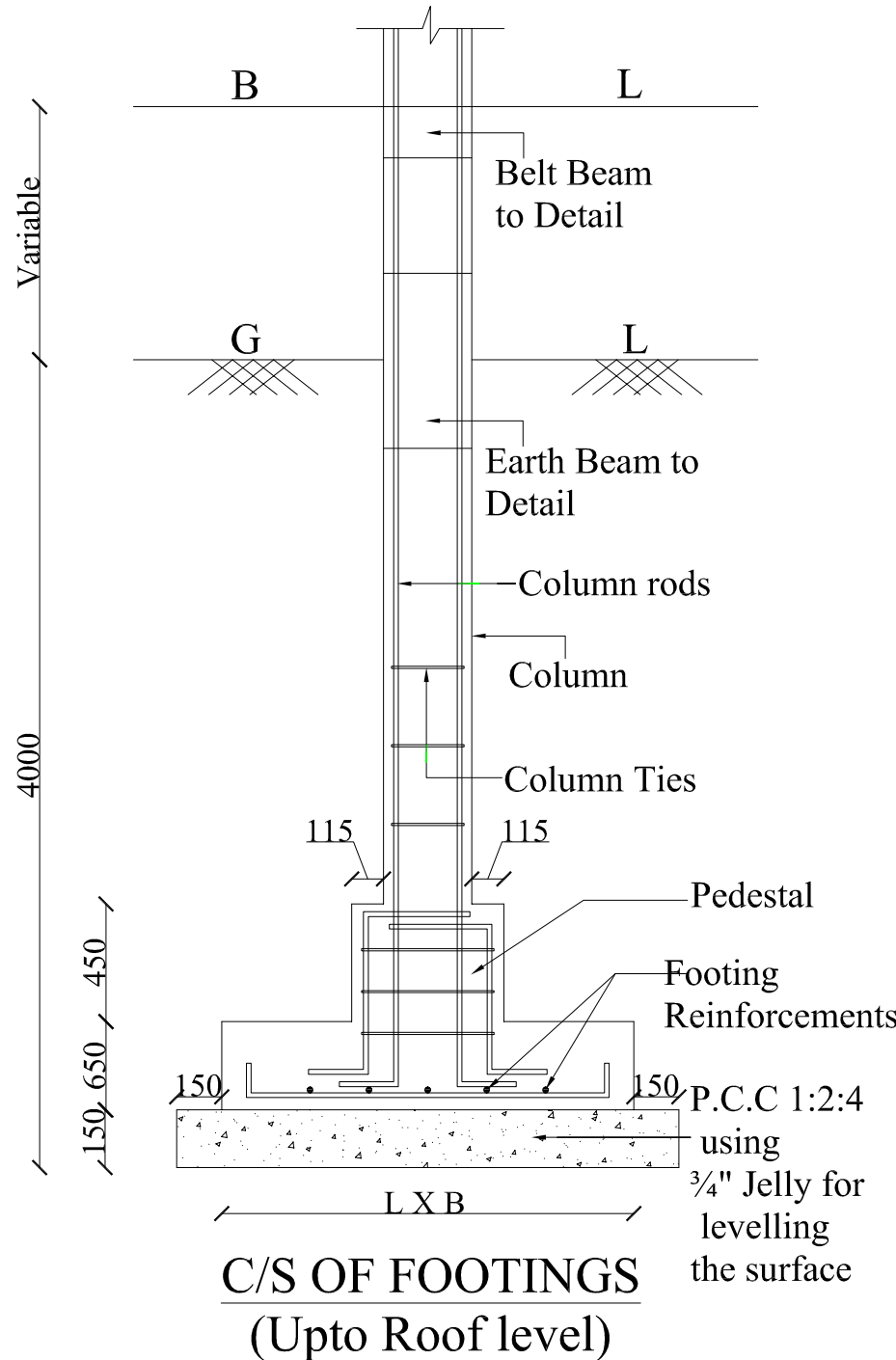
1'6" dia Pile

Trial Pit

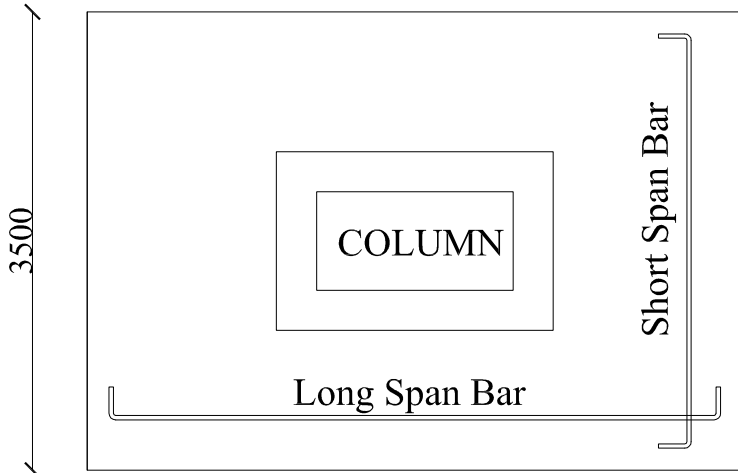
(not to scale)

SPECIAL CONDITION:  
"AS PER RULE NO.12 OF TAMILNADU COMBINED DEVELOPMENT AND BUILDING RULE - 2019, 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/368305/2024 உத்தரவில்  
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு  
'A' முதல் 'D' வரை எல்லையிடப்பட்டு  
மனைமீட ஒப்புதலும், கட்டடத்திற்கு திட்ட  
அனுமதியும் அளிக்கப்படுகிறது.  
ம.வ ம.உ.தி.கு. எண் : 363/2024  
திட்ட அனுமதி எண் : 400/2024

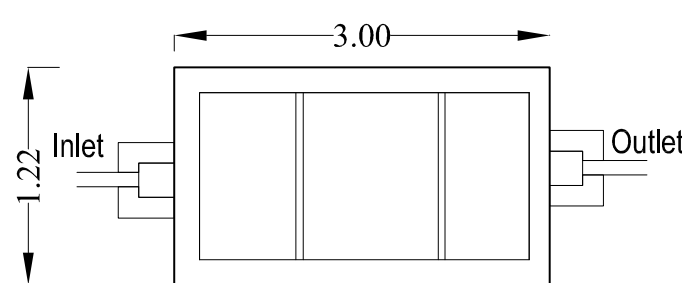


TYPICAL FOOTING PLAN



SECTION OF SEPTIC TANK

(not to scale)



PLAN OF SEPTIC TANK

(not to scale)



Sheet No.2/4

AREA DETAILS

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| CYCLE PARKING                                                    | 7 Nos           | 10 Nos          |

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APPLICANT

A. Alamy

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S. Nazeer Ahmed

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Gr-II-05/2024  
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K. Shanmugapriya

Er. K. SHANMUGAPRIYA, B.E.M.E.(Struct.)  
MLPA / S.E.(Gr.II) /15/2024  
140, Lakshmi Studio Upstairs  
3rd Floor, Jaihindpuram 2nd Main Road  
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Cell: 90955 22392, 99441 46327

# 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](mailto: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.

