

PP

APPROVAL RECORD

Planning Permission

Madurai

Madurai district, Tamil Nadu

APPROVAL TYPE

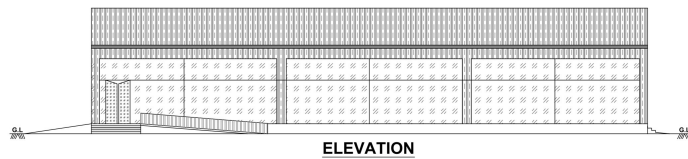
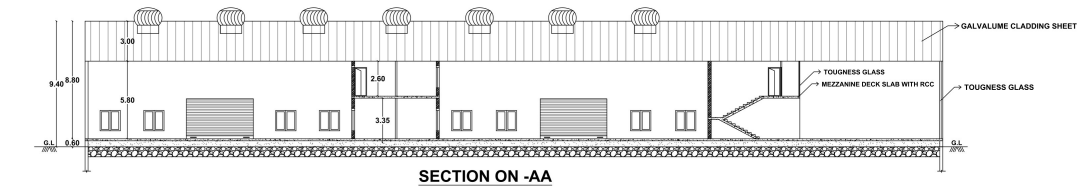
Building Plan

ISSUING AUTHORITY

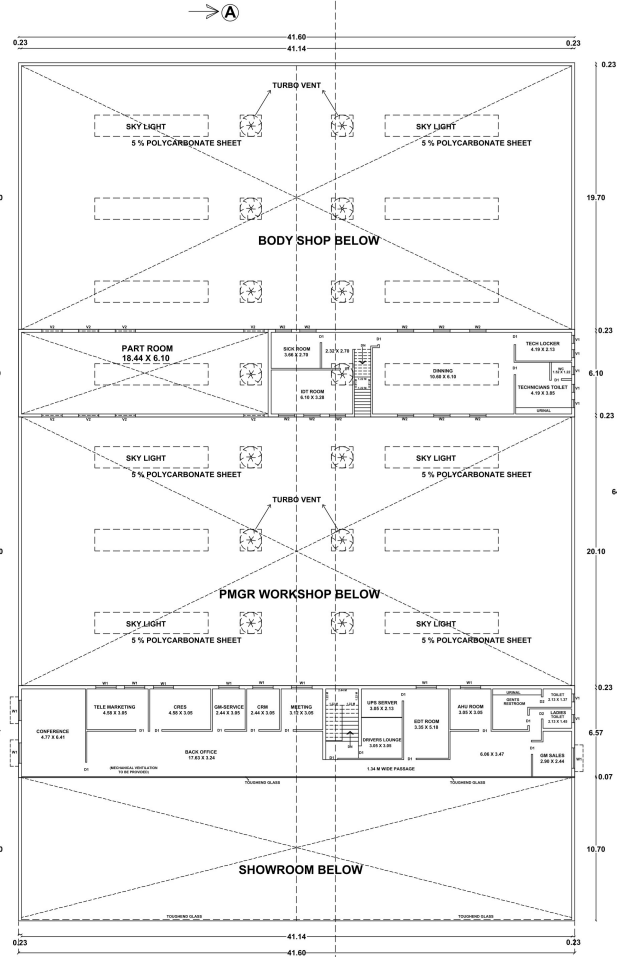
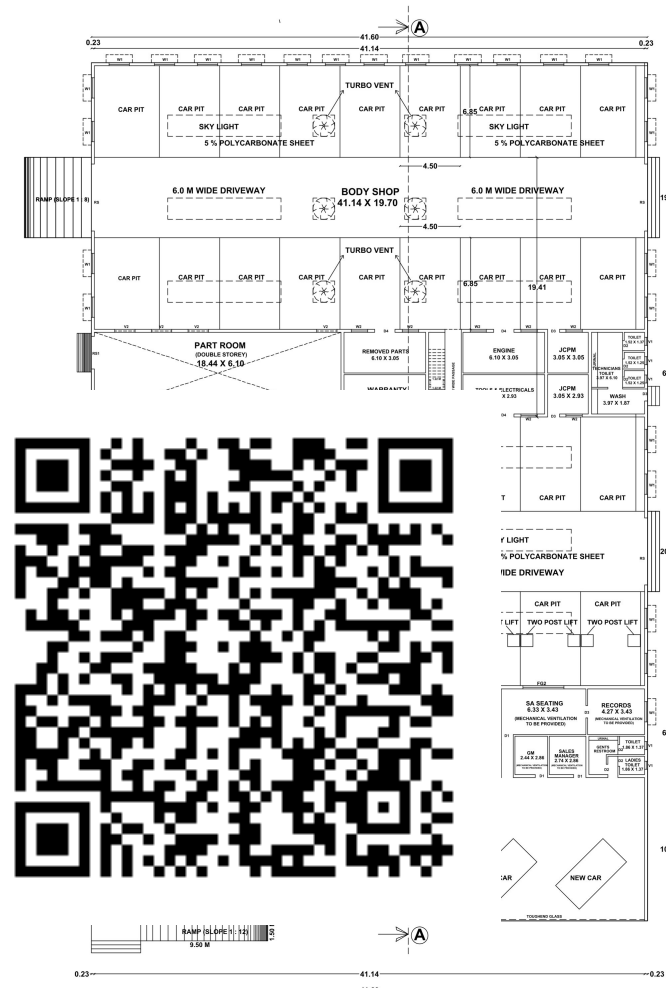
DTCP

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.



திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுவும்,
மதுரை - 625017.
ந.க.எண்.SWP/BPA/378311/2024 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
'A' முதல் 'D' வரை எல்லையிடப்பட்டு
மனைமீட ஒப்புதலும், கட்டடதிருகு திட்ட
அனுமதியும் அளிக்கப்படுகிறது.
ம.வ/ம.உ.தி.கு. எண்: 59/2025
திட்ட அனுமதி எண்: 70B/2025



PLAN SHOWING THE EXISTING CONSTRUCTED INDUSTRIAL BUILDING (AUTOMOBILE SHOWROOM CUM AUTOMOBILE SERVICING AND REPAIR STATION (ORANGE INDUSTRY)) IN PLOT NO : D26, S.NO:127/2B, OLD S.NO : 680, UCHAPATTI VILLAGE, UCHAPATTI PANCHAYAT, THIRUMANGALAM PANCHAYAT UNION, THIRUMANGALAM TALUK, MADURAI

Scale:(1:100)

Scrutiny Reference Number :

Online Application Number :

AREA OF THE SITE	SQ.MT
AS PER DOCUMENT	5797.67
AS PER FMB	5754.00
AS PER PATT	5770.00

AREA DETAILS	TOTAL COVERED AREA (FSI) SQ.M	NON F.S.I SQ.M	TOTAL BUILT UP AREA SQ.M
GROUND FLOOR	2669.06		2669.06
MEZZANINE FLOOR	558.69		558.69
TOTAL	3227.75		3227.75

F.S.I = $\frac{\text{TOTAL COVERED AREA OF ALL FLOOR}}{\text{SITE EXTENT}} = \frac{3227.75 \text{ Sq.M}}{5754.00 \text{ Sq.M}} = 0.56 < 1.5$

PLOT COVERAGE = $\frac{\text{MAX. ONE FLOOR AREA}}{\text{SITE EXTENT}} \times 100$
 $= \frac{2669.06 \text{ Sq.M}}{5754.00 \text{ Sq.M}} \times 100 = 46.39 \%$

	Required	Provided
CAR PARKING (INCLUDING PHYSICALLY CHALLENGED PARKING)	34 Nos (32+2)	45 Nos (43+2)

S.NO	DESCRIPTION	POWER (HP)
1	AIR COMPRESSOR	7.5
2	WHEEL BALANCER - 1 Nos	1
3	TYRE CHANGER - 1 Nos	1
4	CAR WASHER - 1 Nos	2
TOTAL		11.5 HP

S.NO	DESCRIPTION	
1	TECHNICAL	10 Nos
2	MANGER	1 Nos
3	SUPERVISOR	3 Nos
4	HOUSE KEEPER	2 Nos
TOTAL		16 Nos

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: EXTINGUISHING ALARM PROVIDED IN ALL FLOORS

NOTE : ALL DIMENSION ARE IN METER

Er. S.KANNAN M.E.M.E.,
STRUCTURAL ENGINEER GRADE - I (SE)
Reg No - SE 011/2019 (GO), M.F.P.A.
25-4-K, Marudamalai Village, Thirumangalam,
Madurai - 625 706. Call: 97908 39799

STRUCTURAL

Er. K. SAKTHIVEL
Licencee Builder & Consulting Civil Engineer
Reg. No - 0202019 (S.K.R) Rastara Corporation
110, Vivekananda Street
SELLUR, MADURAI - 625 002

ENGINEER

APPLICANT

SITE PLAN SHOWING THE EXISTING CONSTRUCTED INDUSTRIAL BUILDING (AUTOMOBILE SHOWROOM CUM AUTOMOBILE SERVICE AND REPAIR STATION (ORANGE INDUSTRY)) IN PLOT NO : D26, S.NO:127/2B, OLD S.NO : 680, UCHAPATTI VILLAGE, UCHAPATTI PANCHAYAT, THIRUMANGALAM PANCHAYAT UNION, THIRUMANGALAM TALUK, MADURAI

Scale:(1:100)

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AS PER FMB	5754.00
AS PER PATTA	5770.00

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GROUND FLOOR	2669.06		2669.06
MEZZANINE FLOOR	558.69		558.69
TOTAL	3227.75		3227.75

F.S.I = $\frac{\text{TOTAL COVERED AREA OF ALL FLOOR} = 3227.75 \text{ Sq.M}}{\text{SITE EXTENT} = 5754.00 \text{ Sq.M}} = 0.56 < 1.5$

PLOT COVERAGE = $\frac{\text{MAX. ONE FLOOR AREA}}{\text{SITE EXTENT}} \times 100$
 $= \frac{2669.06 \text{ Sq.M}}{5754.00 \text{ Sq.M}} \times 100 = 46.39\%$

	Required	Provided
CAR PARKING (INCLUDING PHYSICALLY CHALLENGED PARKING)	34 Nos (32+2)	45 Nos (43+2)

MACHINERY DETAILS		
S.NO	DESCRIPTION	POWER (HP)
1	AIR COMPRESSOR	7.5
2	WHEEL BALANCER - 1 Nos	1
3	TYRE CHANGER - 1 Nos	1
4	CAR WASHER - 1 Nos	2
TOTAL		11.5 H.P

LABOUR LIST		
S.NO	DESCRIPTION	
1	TECHNICAL	10 Nos
2	MANGER	1 Nos
3	SUPERVISOR	3 Nos
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TOTAL		16 Nos

NOTE :

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- 6) FE: FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS
- 7) EA: EXTINGUISHING 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 (Gd), MLPA
 214 H, Maruvankulam Village, Thirumangalam,
 Thiruvallur - 625 705. Call : 97896 36799

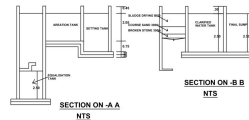
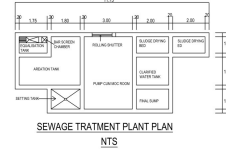
STRUCTURAL

Call: 98421 63994
 Er. K. SAKTHIVEL
 Licensed Builder & Consulting Civil Engineer
 Reg. No: 020011028, Insurance Corporation
 110, Vivekananda Street
 SELLUR, MADURAI - 625 902

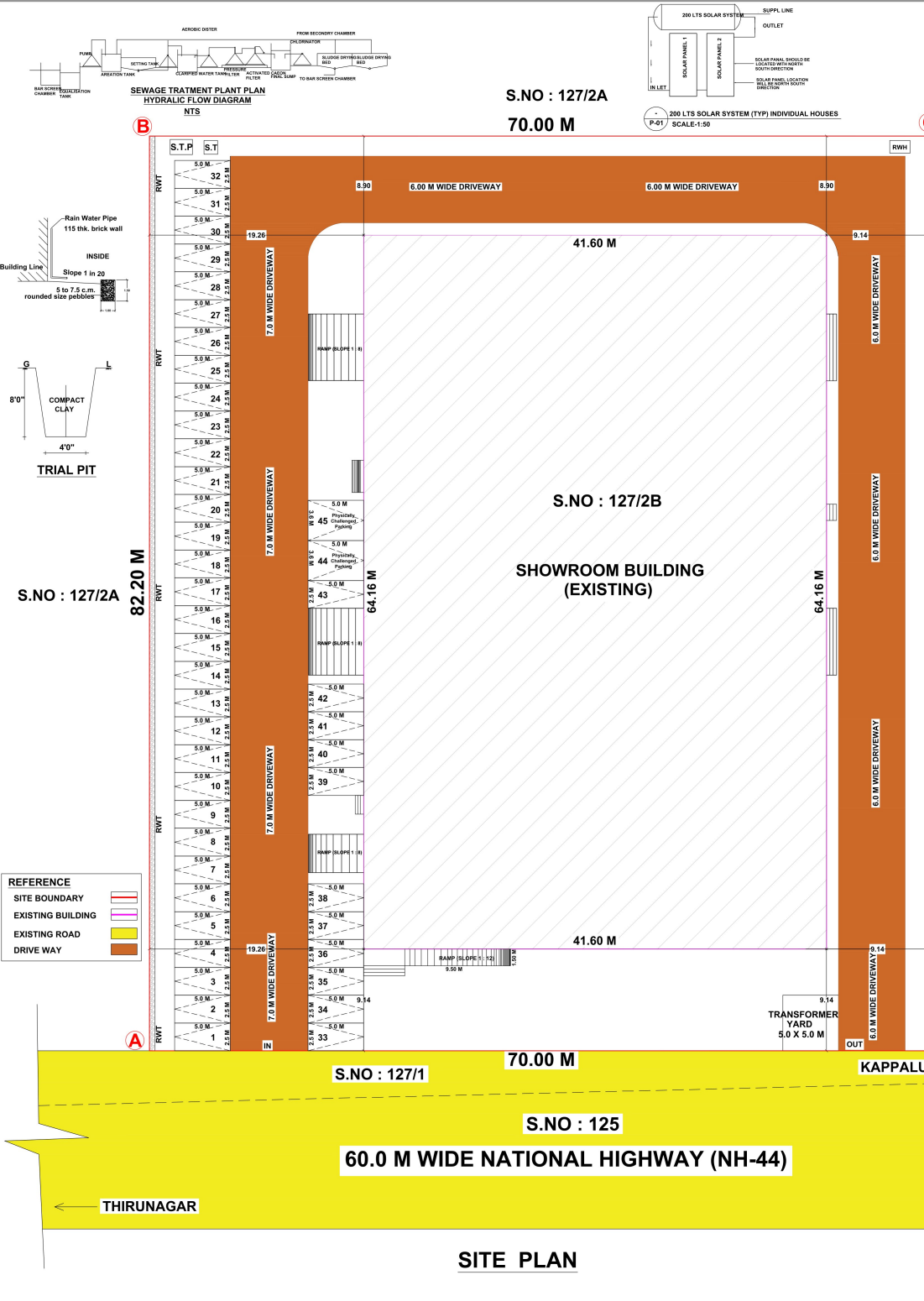
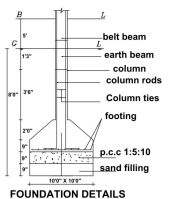
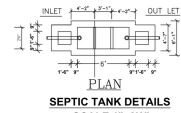
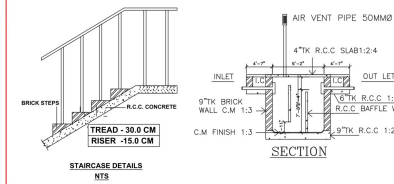
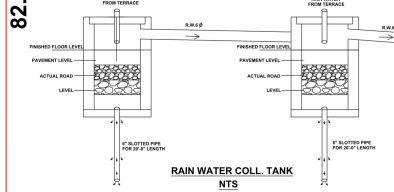
APPLICANT

ENGINEER

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 அனுமதியும் அளிக்கப்படுகிறது.
 ம.வ/ம.உ.தி.கு. எண்: 59/2025
 திட்ட அனுமதி எண்: 70A/2025



S.NO : 127/2A



S.NO : 127/2A
 70.00 M

S.NO : 127/2B

SHOWROOM BUILDING
 (EXISTING)

S.NO : 127/1

S.NO : 125

60.0 M WIDE NATIONAL HIGHWAY (NH-44)

SITE PLAN

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.

