

PP

APPROVAL RECORD

Planning Permission

Madurai

Madurai district, Tamil Nadu

APPROVAL TYPE

Building Plan

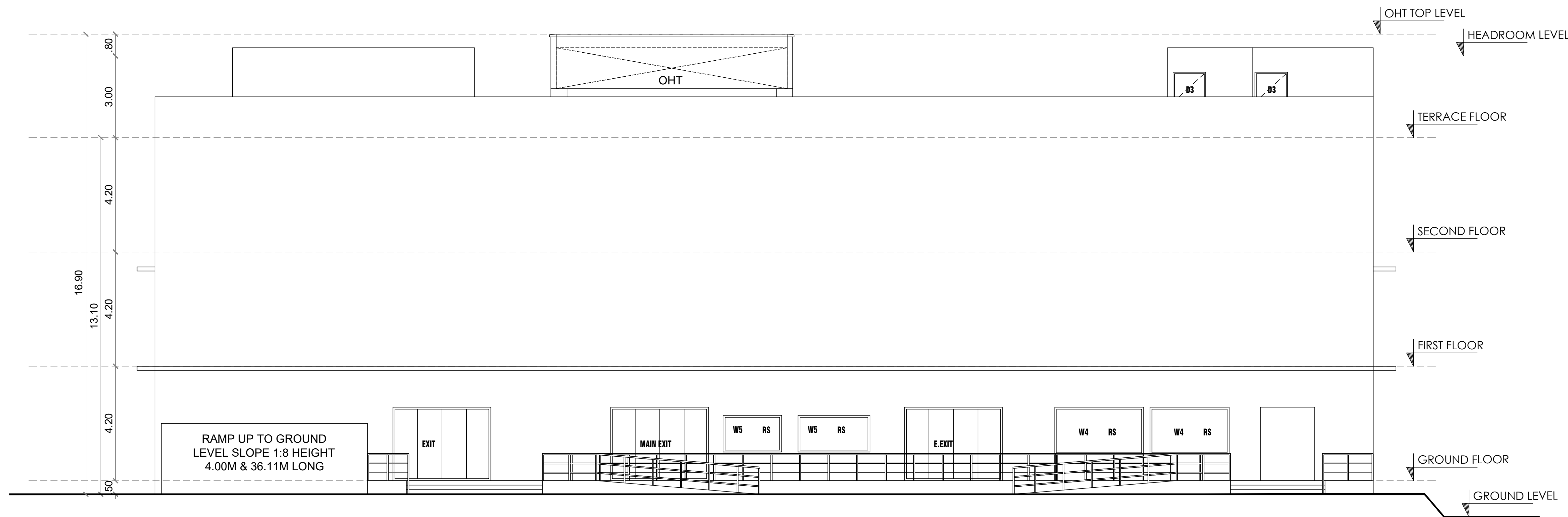
ISSUING AUTHORITY

DTCP

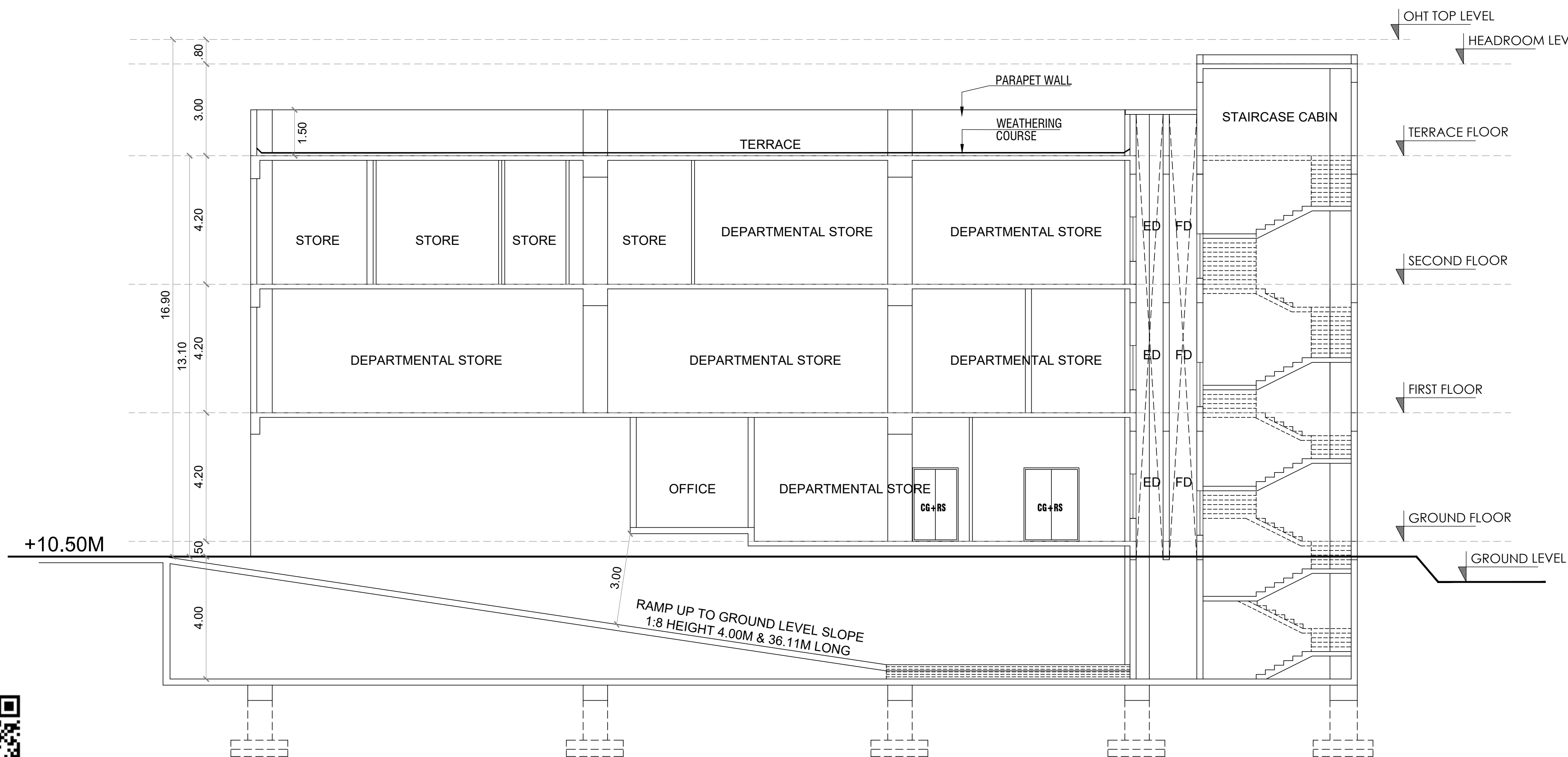
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (RETAIL SHOP) IN WARD:22, BLOCK:42, TS. No.29, 34/2A, 2B, 4, Old R.S.NO. 413/4A, 413/4B, 413/5B & 413/8D2 of MADAKULAM PART-2 VILLAGE, THIRUPPARANKUNDRAM TALUK, MADURAI DISTRICT. (MADURAI CORPORATION)



ELEVATION



SECTION - AA



NAME	DESCRIPTION	SIZE
MD1	DOOR	3.60 x 2.70
D1	DOOR	1.50 x 2.40
D2	DOOR	1.80 x 2.40
D3	DOOR	1.20 x 2.40
D4	DOOR	0.90 x 2.10
D5	DOOR	1.00 x 2.10
D6	DOOR	0.75 x 2.10
D7	DOOR	1.35 x 2.45
RS1	ROLLING SHUTTER	3.60 x 2.70
RS2	ROLLING SHUTTER	3.00 x 2.40
RS3	ROLLING SHUTTER	1.48 x 2.40
RS4	ROLLING SHUTTER	1.29 x 2.70
W	WINDOW	1.80 x 2.4
W1	FIRE WINDOW	1.80 x 1.80
W2	WINDOW	1.20 x 2.40
LD	LIFT DOOR	1.20 X 2.40

MECHANICAL VENTILATION PROVIDED

COLOUR INDEX

SITE BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

N

SCALE: 1" = 8'-0" (1 : 100)

BRICK WORK : SUPER STRUCTURE WITH MAIN WALL USING CM 1:5 MORTAR
 PARAPET WALL CM 1:4 MORTAR.
 WOOD WORK : MAIN DOOR TEAK AND OTHER DOORS KONGU WOOD USING.
 RCC WORK : MINIMUM GRADE OF CONCRETE M30
 FLOORING : ALL ROOM VITRIFIED TILES FLOORING.
 EARTH WORK : ALL EARTH WORK EXCAVATION IN FOUNDATION TO BE DONE AS PER THE DIMENSION GIVEN IN THE SECTION DRAWING.

(Signature)

OWNER SIGNATURE

(Signature)

B. MALLIKA., ME., (PhD)
 Registered Construction Engineer (RCE)
 DTCP Reg. No. CE/KKDTCP/020/2022
 84, Kalamman Koil Street,
 Pasumpon Nagar, Madurai-625003.

REGISTERED CONSTRUCTION ENGINEER

(Signature)

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REGISTERED STRUCTURAL ENGINEER

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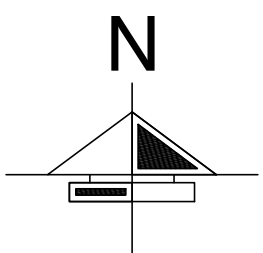
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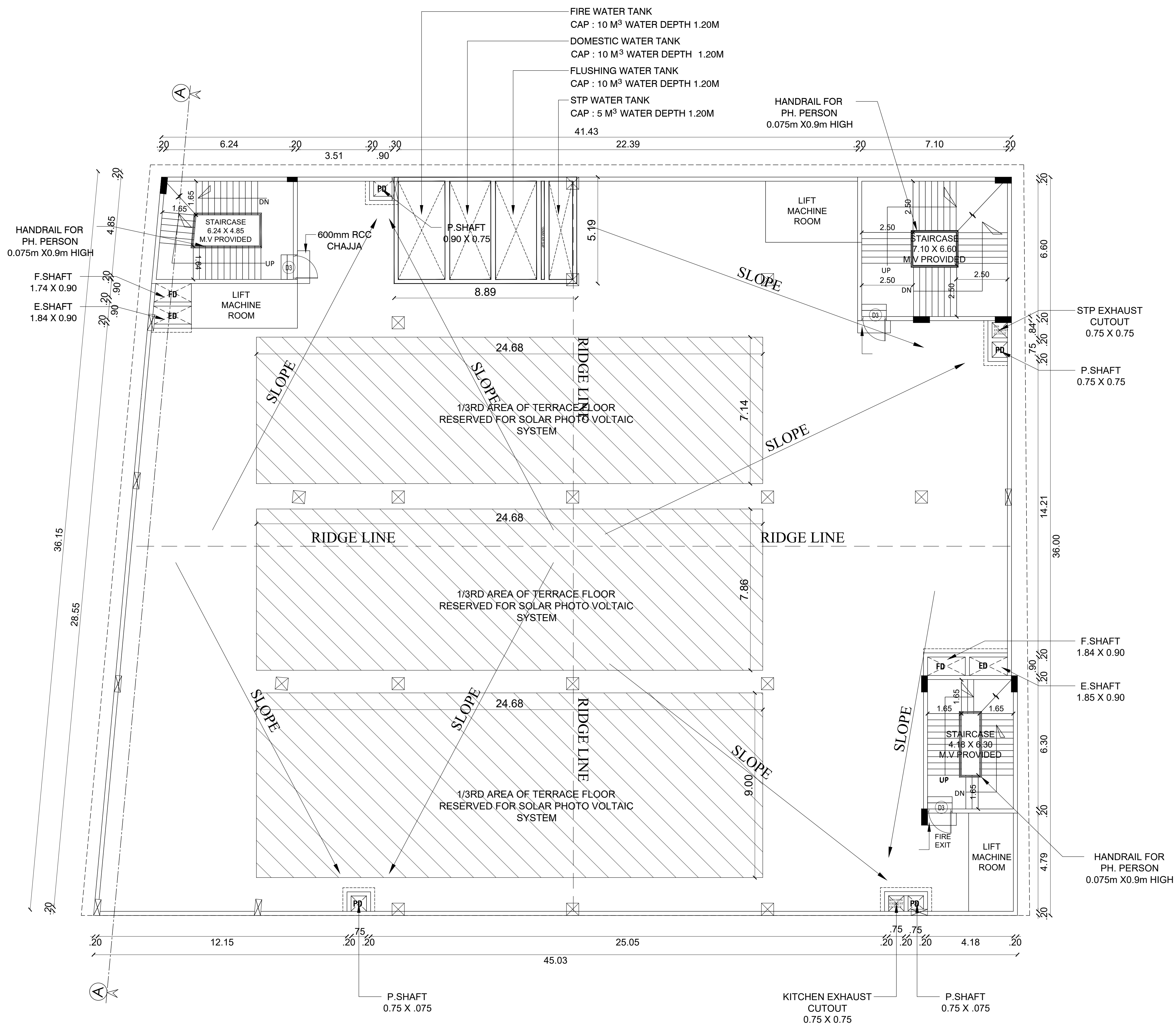
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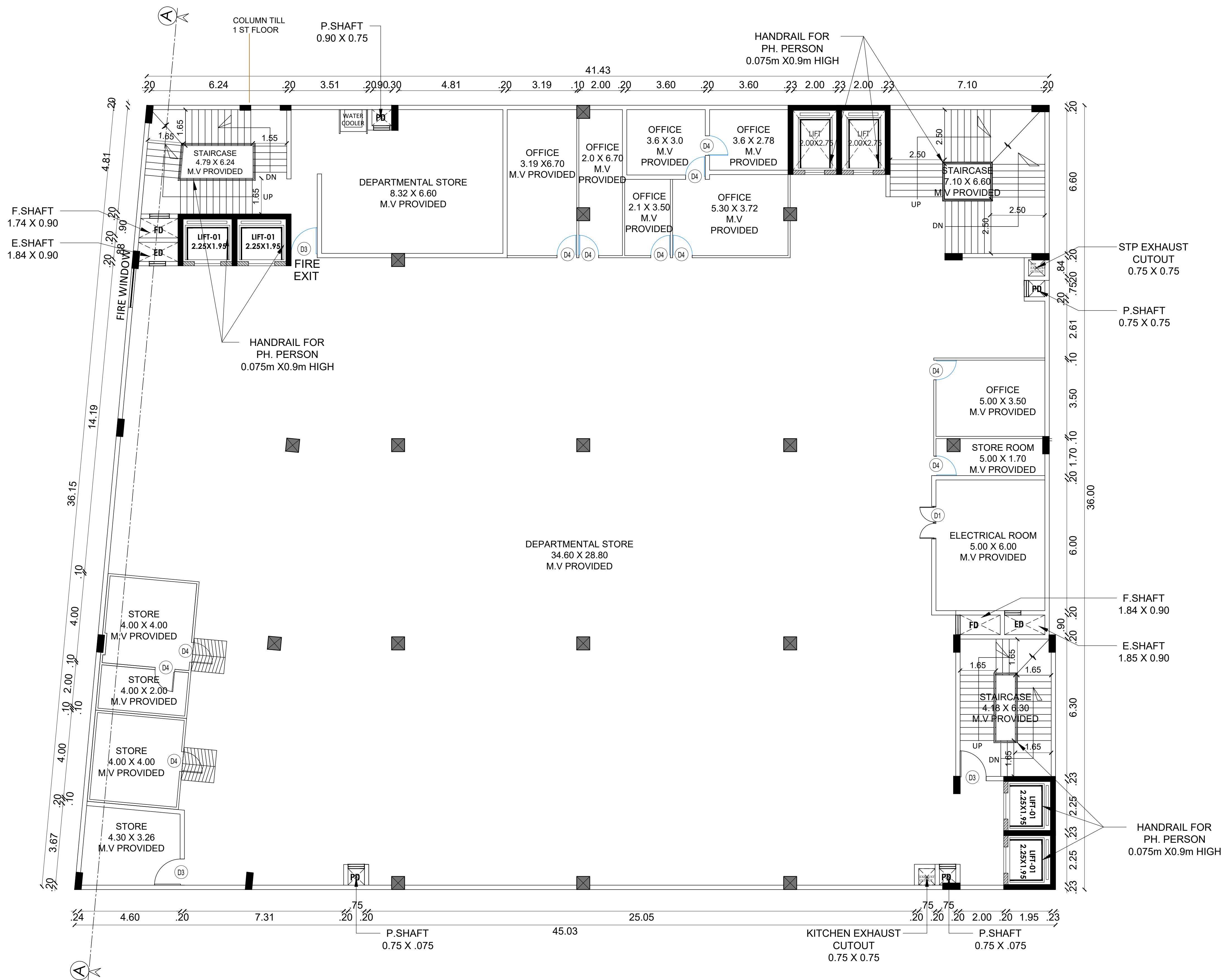
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TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (RETAIL SHOP) IN WARD:22, BLOCK:42, TS. No.29, 34/2A, 2B, 4, Old R.S.NO. 413/4A, 413/4B, 413/5B & 413/8D2 of MADAKULAM PART-2 VILLAGE, THIRUPPARANKUNDRAM TALUK, MADURAI DISTRICT. (MADURAI CORPORATION)



SECOND FLOOR PLAN

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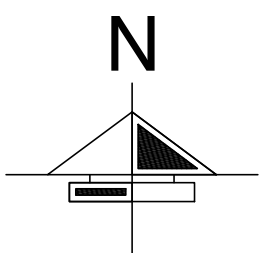
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SITE BOUNDARY

PROPOSED BUILDING

EXISTING ROAD



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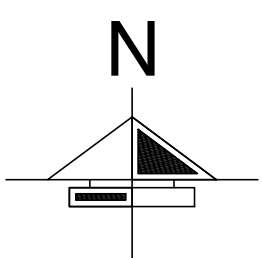
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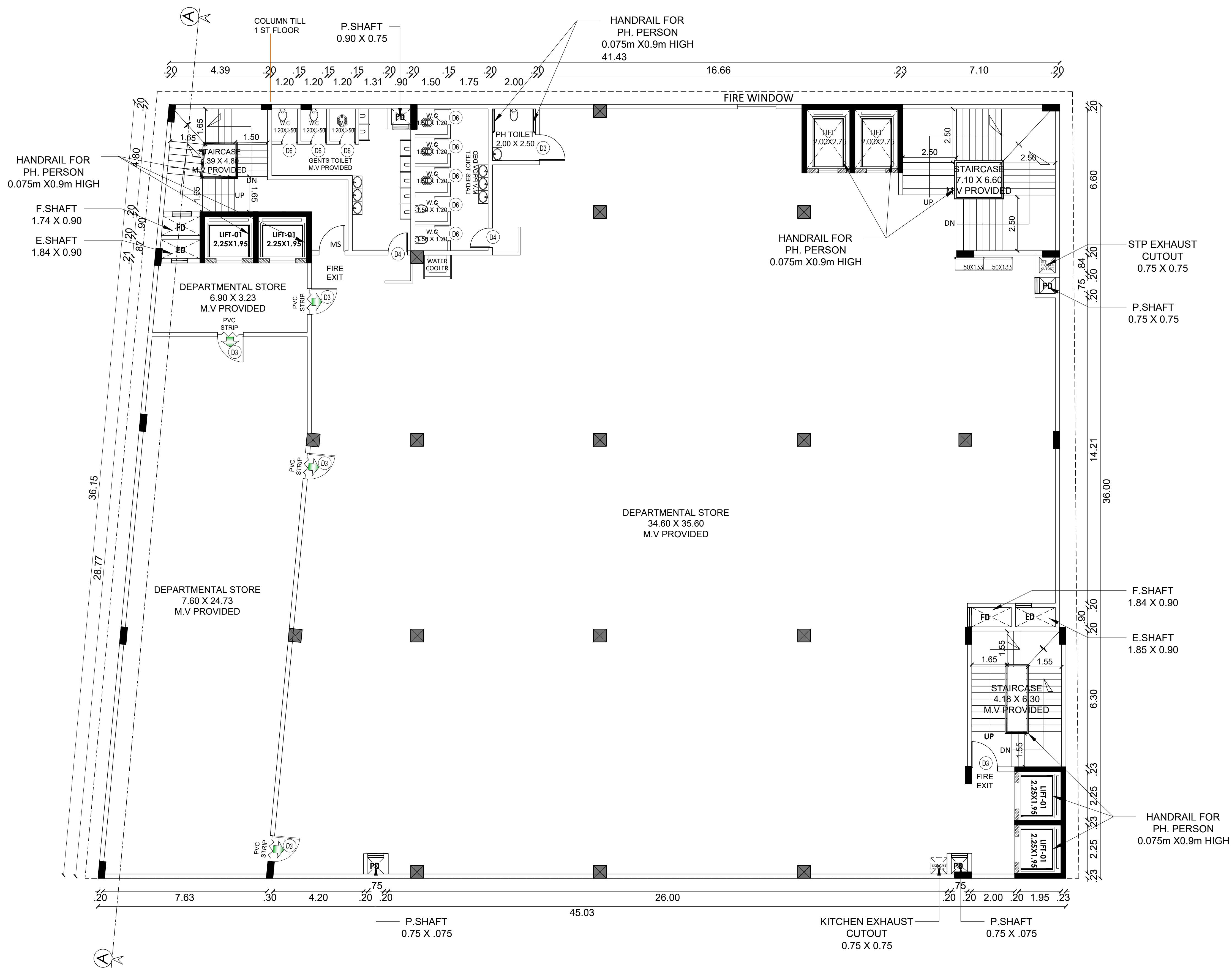
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FIRST FLOOR PLAN

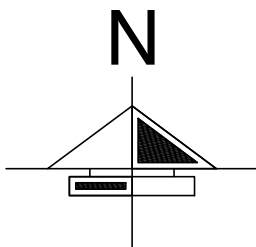
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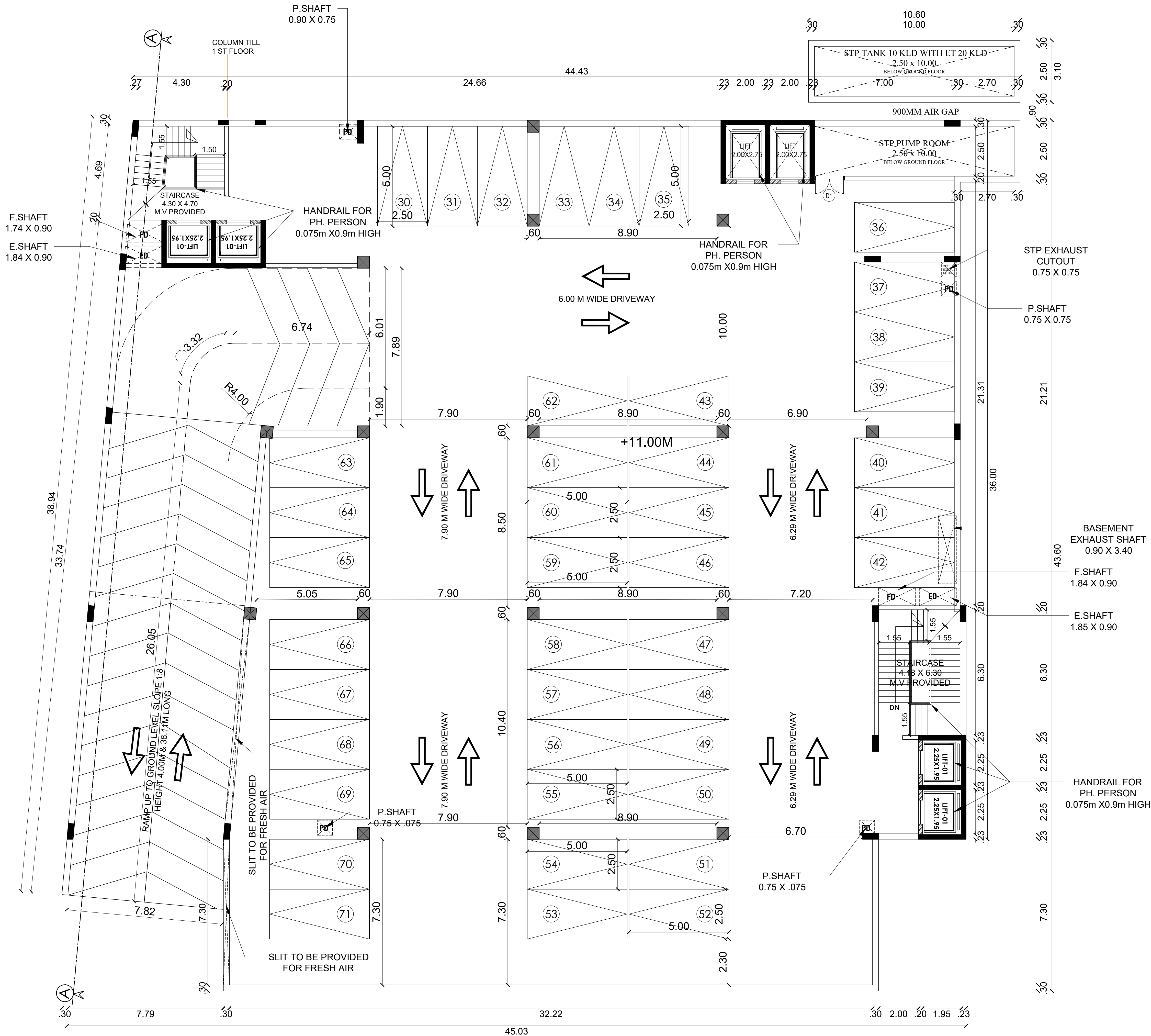
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BASEMENT FLOOR PLAN

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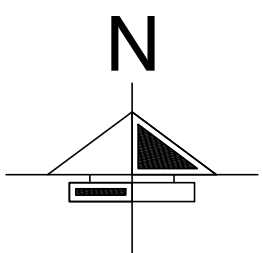
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PROPOSED BUILDING

EXISTING ROAD



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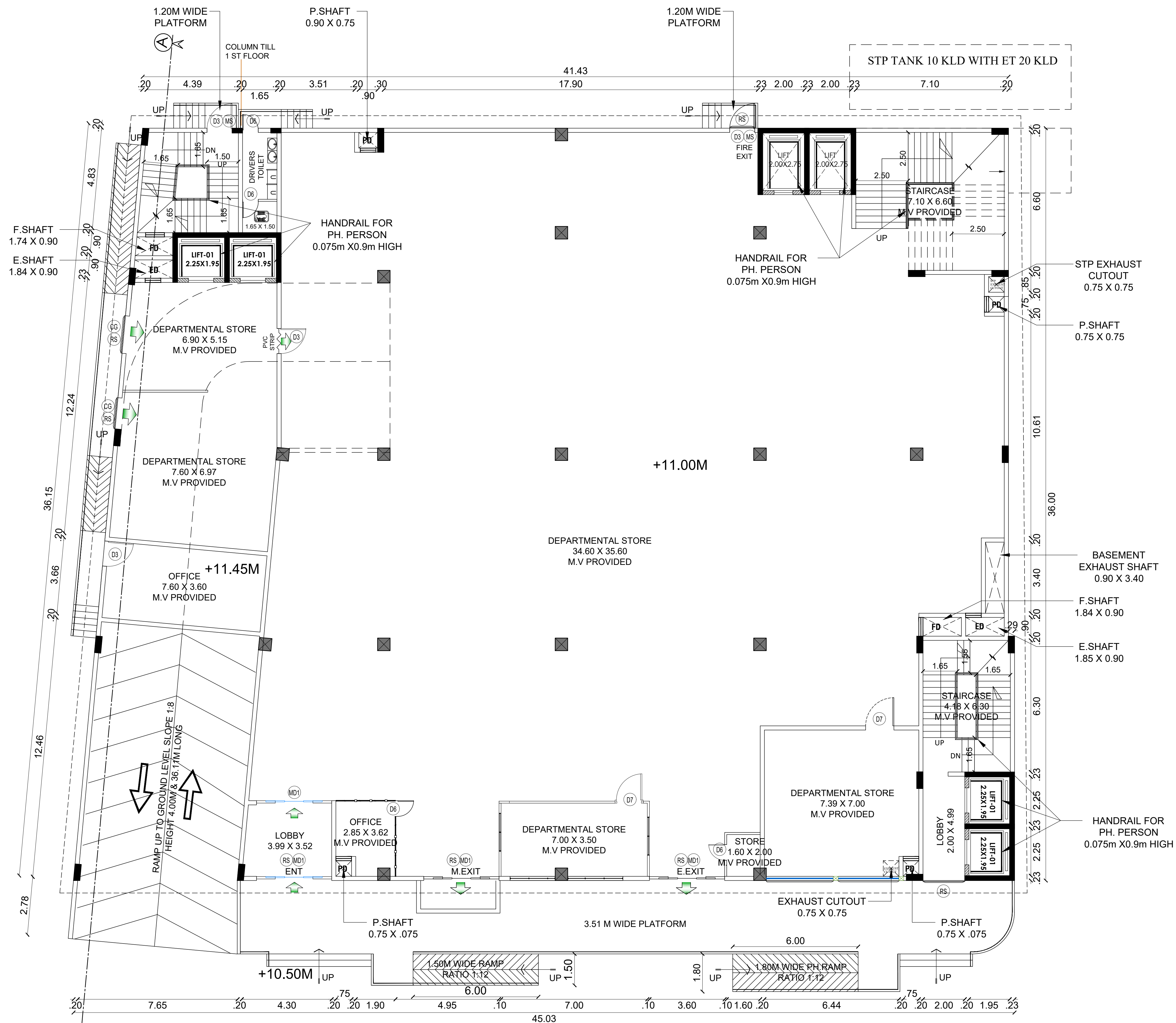
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GROUND FLOOR PLAN

S.No	Old Survey no	Town Survey no	Document No	Document Area	TSLR Area
01	413/4	34/2A	80/2024	5.00	5.00
02	413/4 413/5B	34/2B	4536/2015 5988/2024	1321.75 1618.80	2923.00
03	413/8D2	34/4	80/2024	655.00	655.00
04	413/8D	29	3406/2020	607.05	558.00
TOTAL AREA				4207.59	4141.00

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(MADURAI CORPORATION)

(SCALE - 1:200)

AS PER TSLR AREA - 4141.00 SQ.M

AS PER DOCUMENT AREA - 4207.59 SQ.M

PROPOSED BUILDING AREA DETAILS

DESCRIPTIONS	FSI	Non FSI	Total Area
BASEMENT FLOOR	31.20	1807.00	1838.20
GROUND FLOOR	1447.04		1447.04
FIRE PUMP ROOM	21.85		21.85
PLATFORM	-	129.84	129.84
FIRST FLOOR	1544.47		1544.47
SECOND FLOOR	1544.47		1544.47
HEAD ROOM	-	107.61	107.61
TOTAL AREA	4589.03	2044.45	6633.48

PLOT COVERAGE = $\frac{1544.47}{4141.00} \times 100 = 37.29\%$

FLOOR SPACE INDEX = $\frac{4589.03}{4141.00} = 1.108 < 2.00$

PARKING SLOTS & SPACE REQUIRED

PARKING CALCULATION OF COMMERCIAL

COMMERCIAL AREA - 4589.03 SQ.M
75% OF FSI AREA = $\frac{4589.03}{100} \times 75 = 3441.77$ SQ.M
1 CAR SPACE FOR EVERY 50 SQ.M = $\frac{3441.77}{50} = (68.83)$ 69 NOS REQUIRED

1 TWO WHEELER SPACE FOR EVERY 50 SQ.M = $\frac{3441.77}{50} = (68.83)$ 69 NOS REQUIRED

No of Car Parking Required - 69 Nos

No of Car Parking Provided - 71 Nos

(Including 10 No P.h parking)

No of Two Wheeler Parking Required - 69 Nos

No of Two Wheeler Parking Provided - 95 Nos

1. Car Parking Size = 2.50 x 5.00M
2. P.H Car Parking Size = 3.60 x 5.00M
3. Two Wheeler Parking Size = 1.00 x 1.80M

B. Penip

OWNER SIGNATURE

B. Penip

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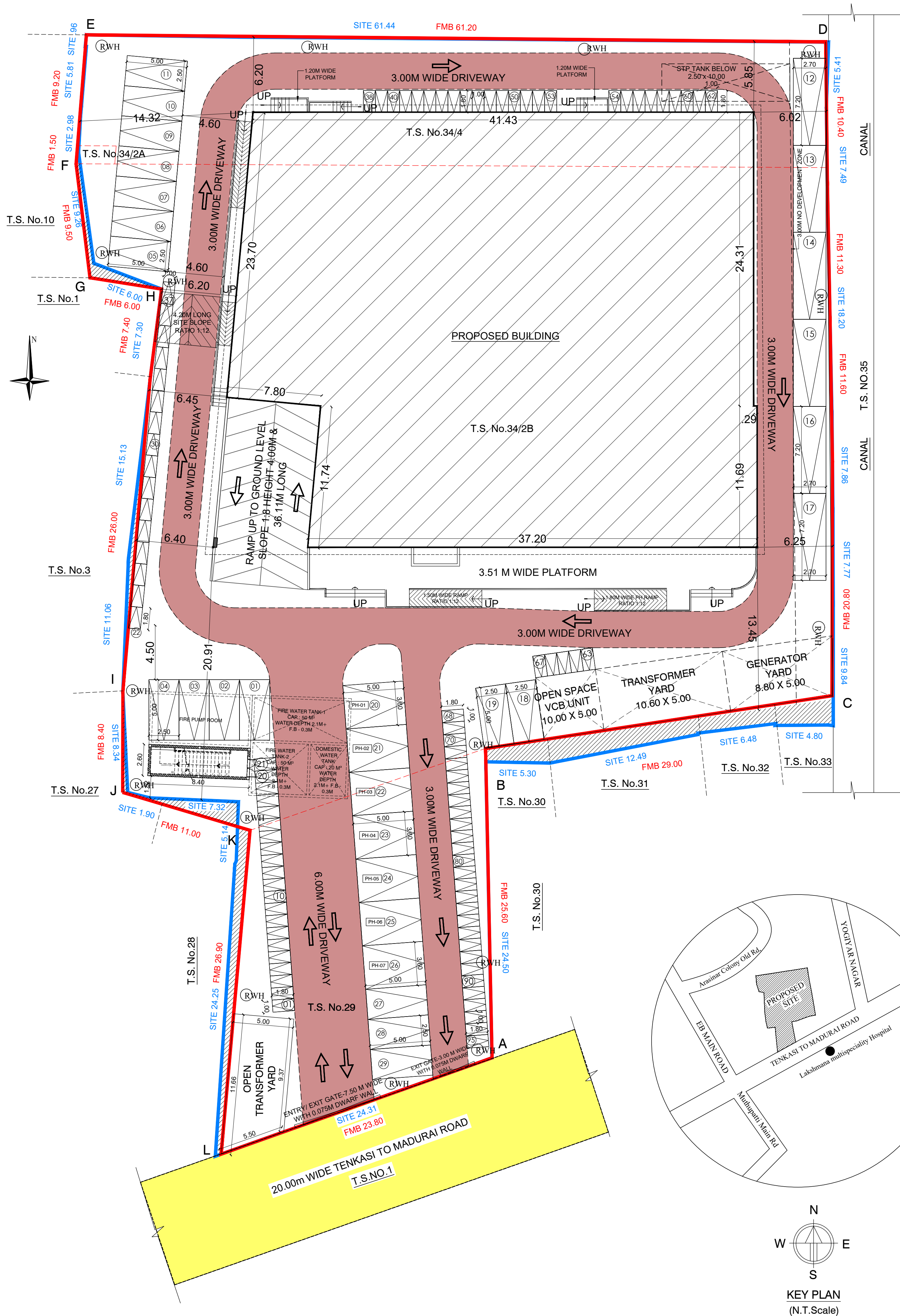
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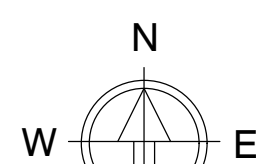
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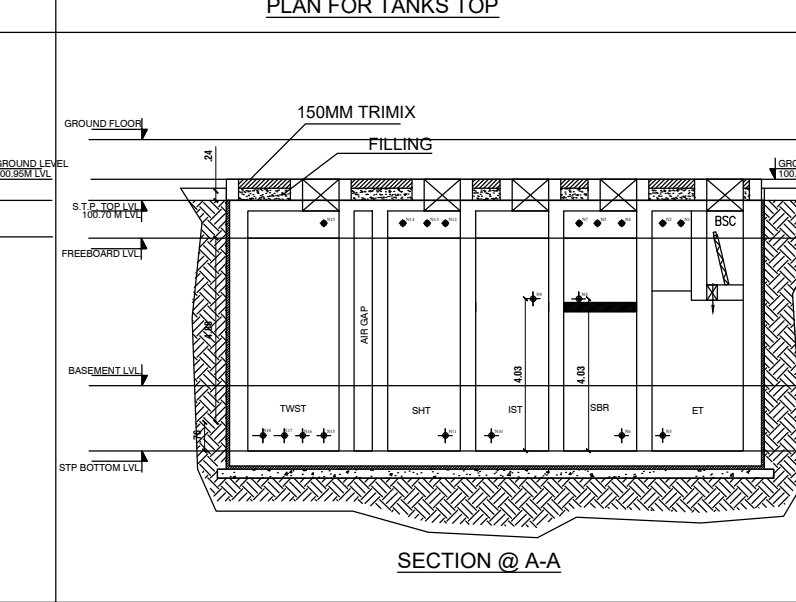
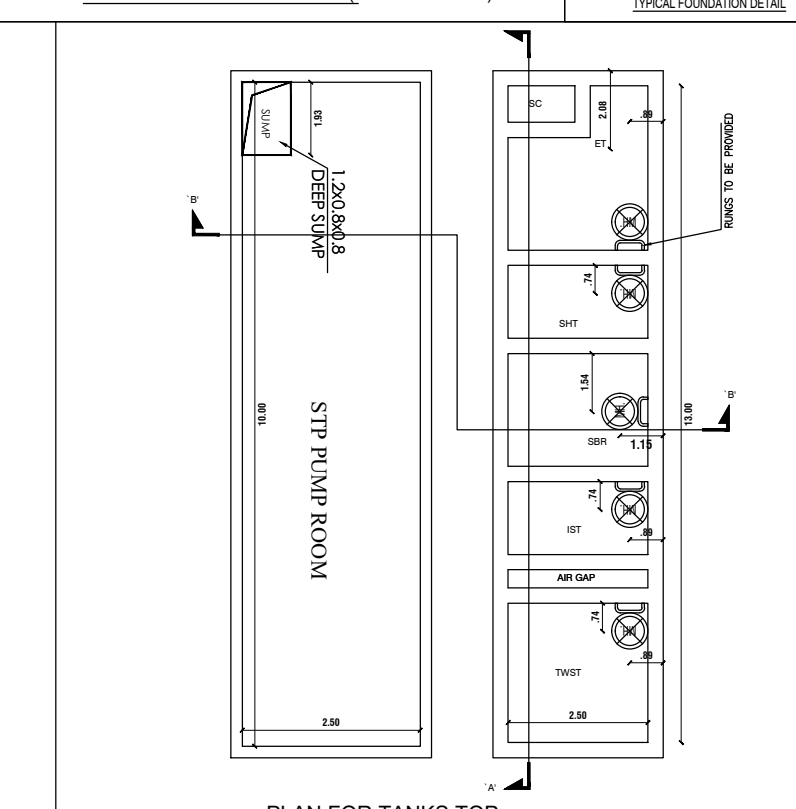
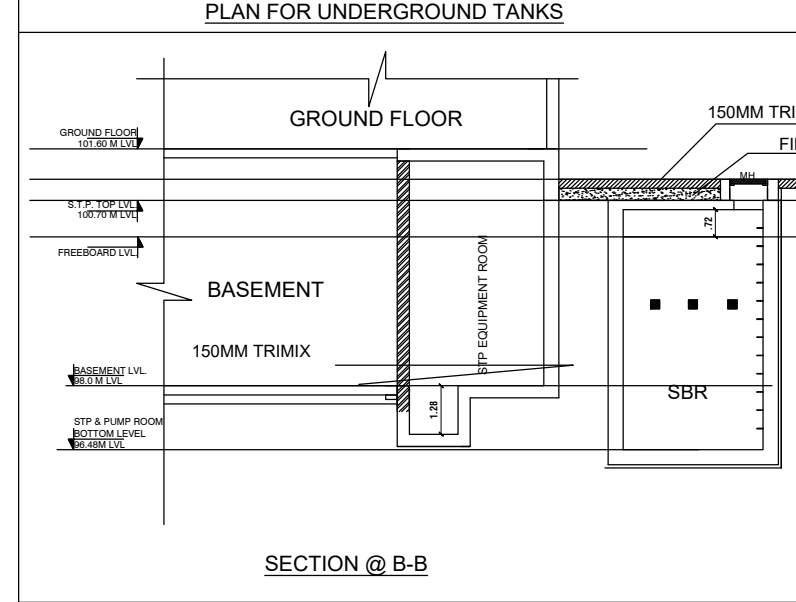
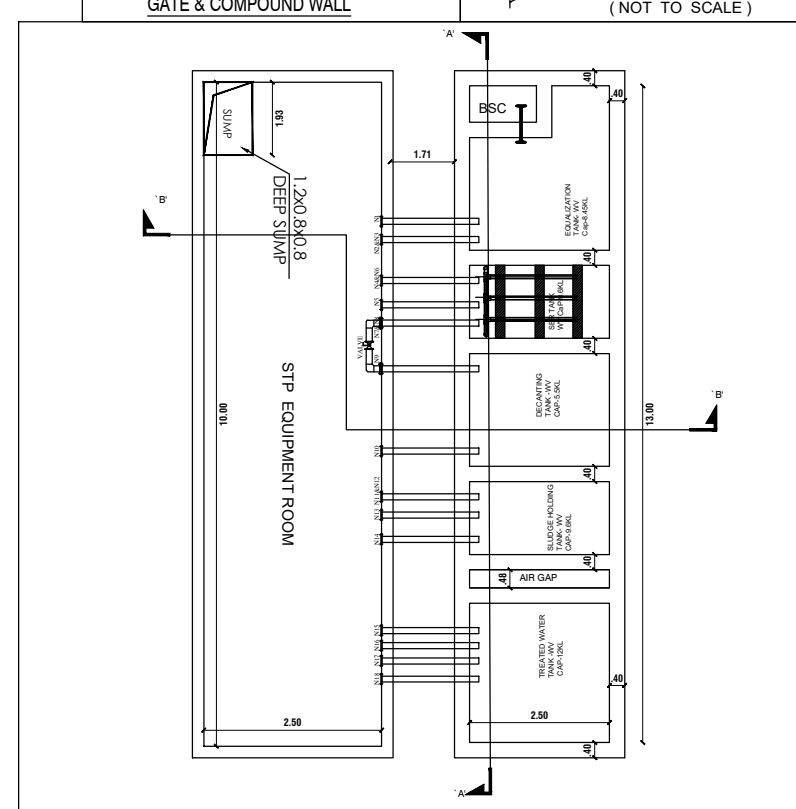
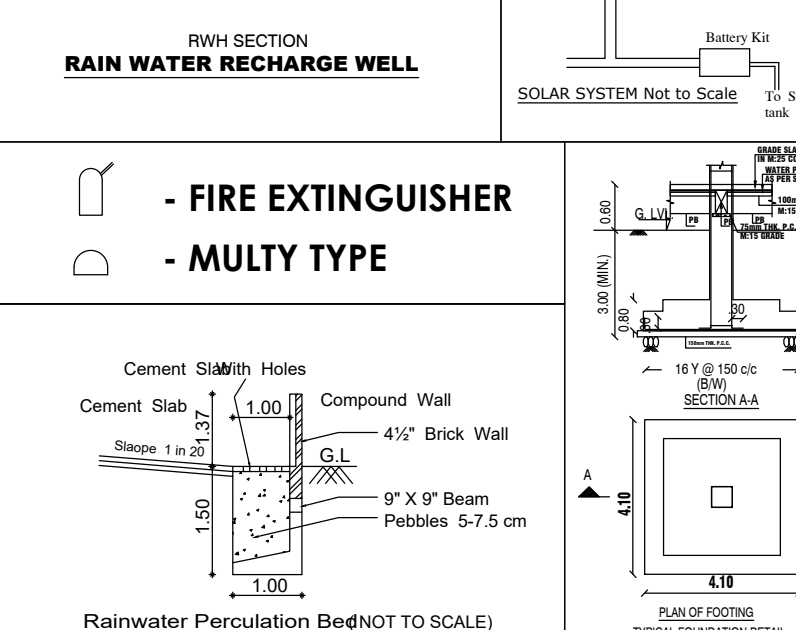
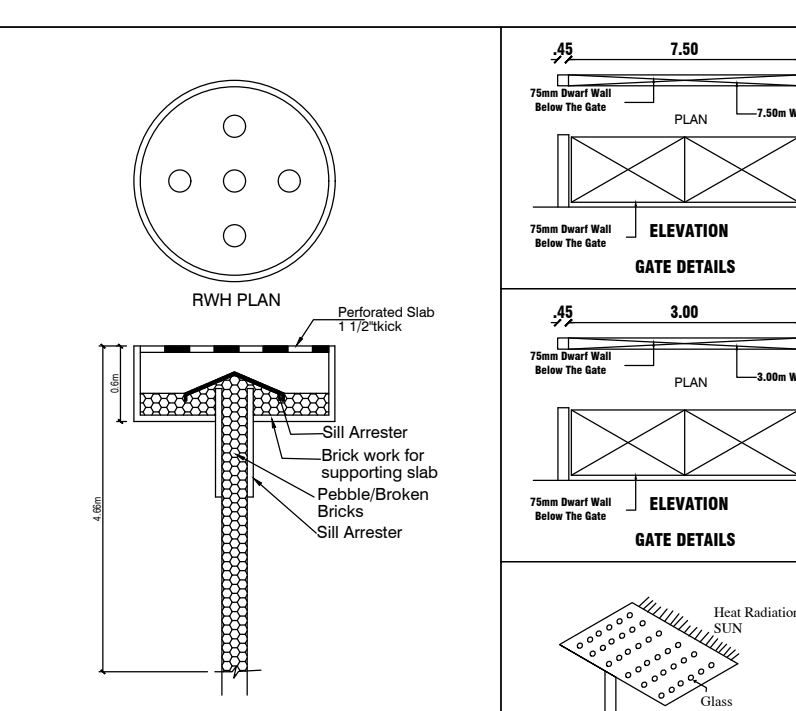
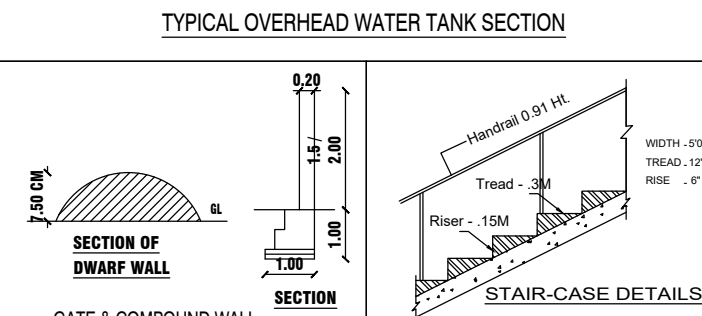
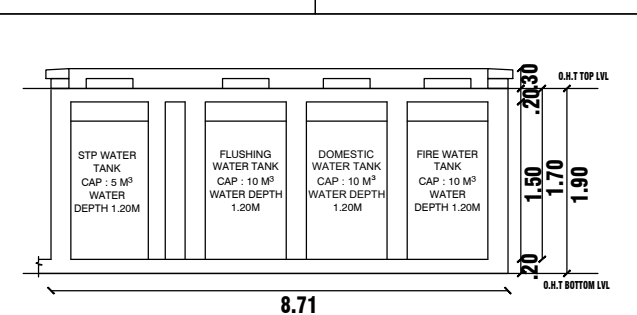
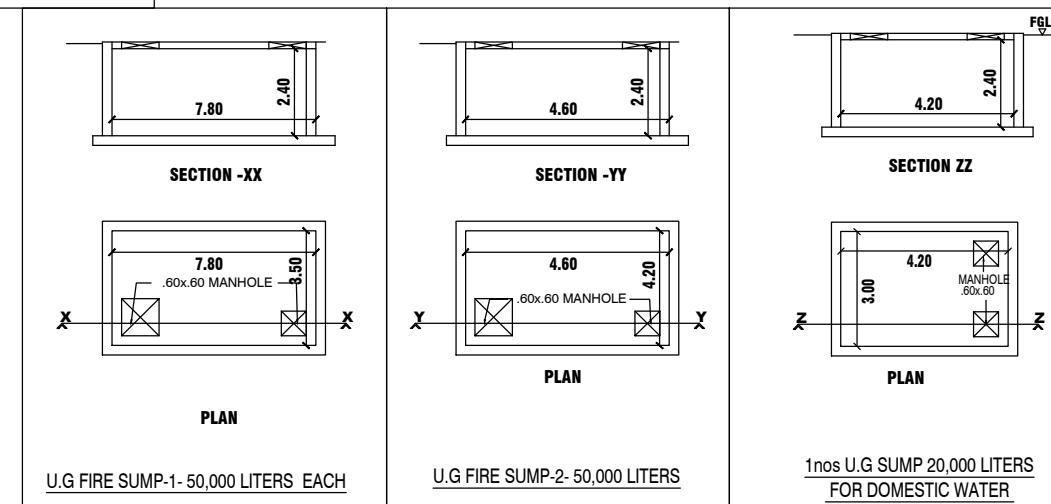
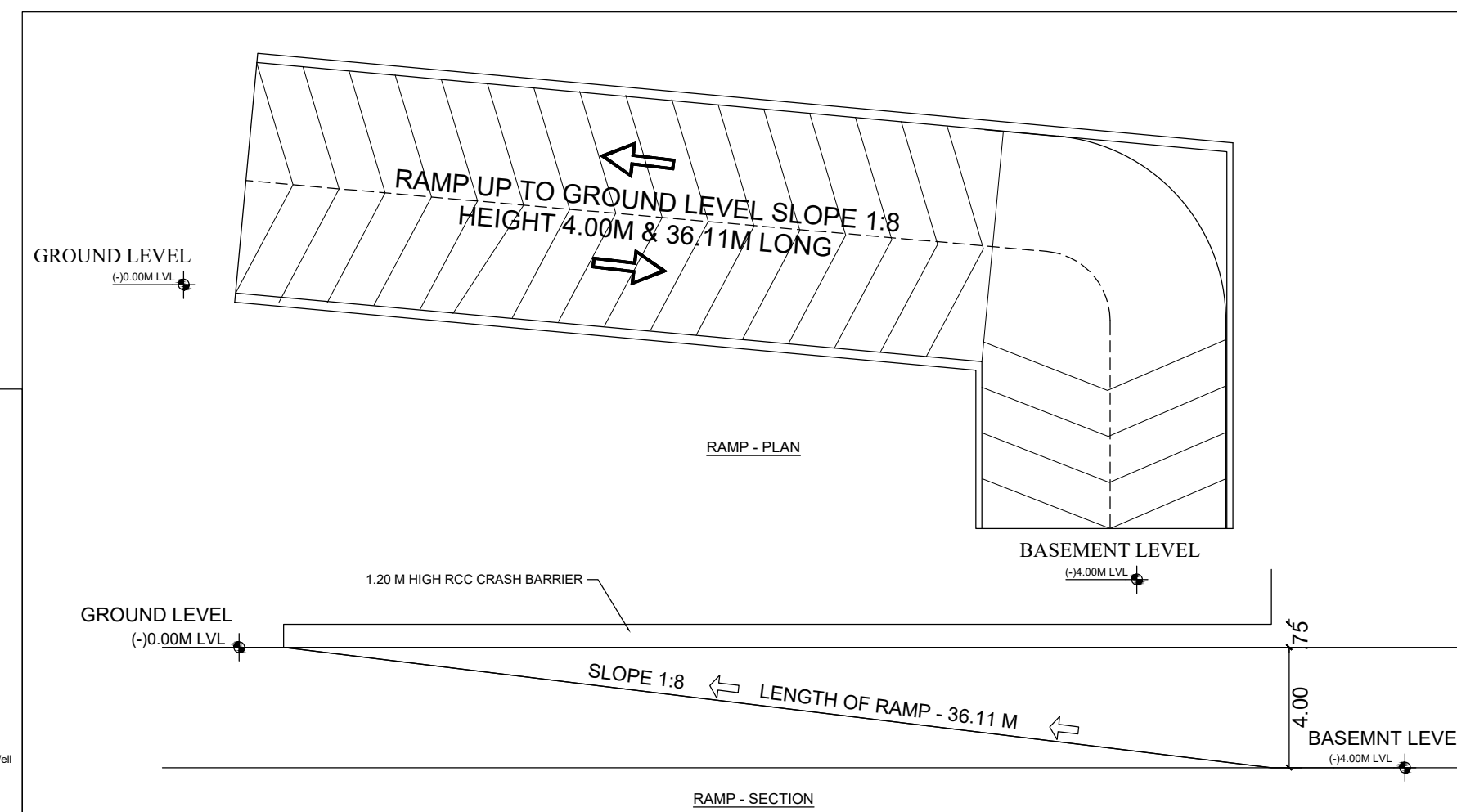
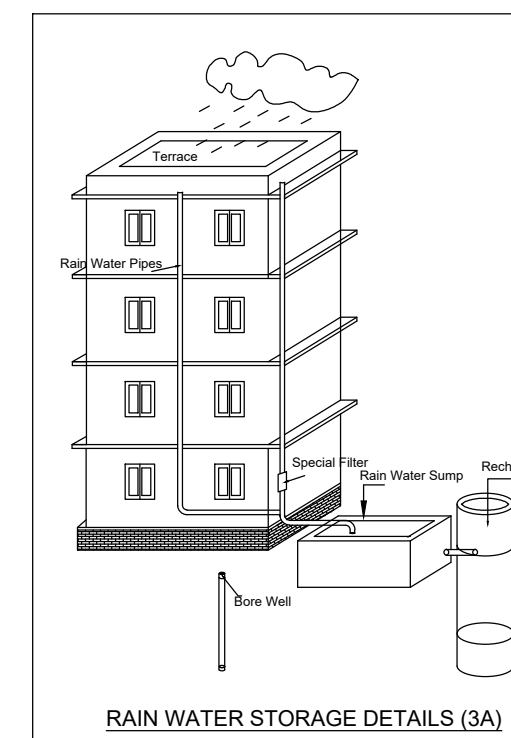
REGISTERED ARCHITECT / ENGINEER



REFERENCE:-
FMB BOUNDARY
SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
DRIVE WAY



KEY PLAN
(N.T.Scale)



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.

