

PP

APPROVAL RECORD

Planning Permission

Madurai

Madurai district, Tamil Nadu

APPROVAL TYPE

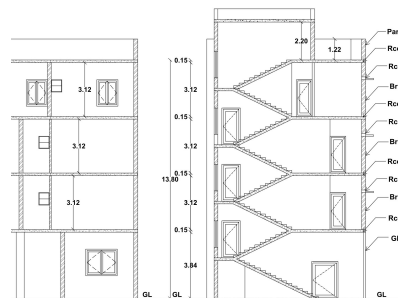
Building Plan

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.



SECTION-AA



SHEET NO. 410

PLAN SHOWING THE PROPOSED CONSTRUCTION OF
RESIDENTIAL APARTMENT BUILDING IN T.S.NO- 98 & 99
BLOCK NO-4, S.WARD : VA, OLD R.S.NO:44/1 & 44/4,
POMMENI VILLAGE, MADURAI WEST TALUK,
MADURAI CORPORATION, MADURAI DISTRICT.

Scale: $1^{\circ} = 4.0^{\circ} (1/100)$

AREA DETAILS

AREA OF THE SITE		SQ.MT
(AS PER DOCUMENT)		572.46
(AS PER PLAN)		576.20
(AS PER ACT)		576.63
(AS PER SITE)		578.26
AREA DETAILS		
	TOTAL COVERED AREA (SQ.M)	NON F.S.I
	106.77	10.18
STAIR / GROUND FLOOR	330.69	224.92
FIRST FLOOR	330.69	330.69
SECOND FLOOR	330.69	330.69
THIRD FLOOR	330.69	330.69
HEAD ROOM	24.26	24.26
	1097.84	1347.02
MAXIMUM ONE FLOOR AREA = 330.69 Sq.M		
F.S.I = TOTAL COVERED AREA ON ALL FLOORS = 1097.84 Sq.M		
= 1097.84 / 106.77 = 10.28		1.07 ± 2
PLOT COVERAGE = MAX. ONE FLOOR AREA X 100		
= 330.69 / 106.77 X 100 = 58.41 %		
58.41 %		
	Required	Provided
CAR PARKING	03 Nos	10 Nos
TWO WHEELER PARKING	05 Nos	05 Nos

FLAT DETAILS

STILT / GROUND FLOOR		FLAT DETAILS	74.28 SQ.M
FIRST FLOOR	FLAT 1		111.68 SQ.M
	FLAT 3		148.32 SQ.M
SECOND FLOOR	FLAT 4		111.68 SQ.M
	FLAT 5		148.32 SQ.M
THIRD FLOOR	FLAT 6		58.39 SQ.M
	FLAT 7		57.63 SQ.M
	FLAT 8		61.01 SQ.M
	FLAT 9		53.77 SQ.M

TOTAL NUMBER OF UNITS : 8 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) FF-FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS
- 7) EA- EXISTING ALARM PROVIDED IN ALL FLOORS

திட்ட அனுமதி
மனை ஒப்பந்தம் மற்றும் திட்ட அனுமதி
மனுரை உள்ளூர் திட்ட குழுமம்,
நகராண் - 625017.
த.க.எண்: SOD/PA/18426/2024 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
'A' முதல் 'X' வரை எல்லையிட்டு
மனைவாசி ஒப்புதலும், கட்டடதிற்கு திட்ட
அனுமதியும் அளிக்கப்படுகிறது.
ம.வ/ம.உ-தி.கு. எண்: 41/2025
திட்ட அனுமதி எண்: SOD/2024

A. RAJI, B.Arch.,
Architect, Registration No. CA2026477
21, Shanthi Nagar

L. VEDARAMANI P.E.
STRUCTURAL ENGINEER
3641 Old Koyamkulam Road
2nd Floor, Flats 204
MADRAS - 600004
Mob. No. 98 4000220000

ARCHITECT	STRUCTURAL ENGINEER
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Call: 9080443863
Er.A ARNE a.s.
 Licensed Survey & Consulting Civil Engineer
 INC. No. 083211 (Sr/II)
 2/158, Kassar Nanyu Co.,
 Manamporai, Madurai-64.

APPLICANT

ENGINEER



PLAN SHOWING THE PROPOSED CONSTRUCTION OF
RESIDENTIAL APARTMENT BUILDING AT S.NO. 98 & 99,
BLOCK NO.4, S.WARD : VA, OLD R.S.NO.4471 & 444,
POMMENI VILLAGE, MADURAI WEST TALUK,
MADURAI CORPORATION, MADURAI DISTRICT.

Scale: 1"=40' (1:480)

AREA DETAILS

AREA OF THE SITE	SQ.MT
(AS PER DOCUMENT)	572.46
(AS PER PATTI)	566.00
(AS PER FIRM)	575.63
(AS PER SITE)	578.26

AREA DETAILS	TOTAL COVERED AREA (F.S.I)	NON F.S.I	TOTAL BUILT UP AREA
	50%		100%
STLT / GROUND FLOOR	150.77	224.92	336.69
FIRST FLOOR	336.69	-----	336.69
SECOND FLOOR	336.69	-----	336.69
THIRD FLOOR	336.69	-----	336.69
HEAD ROOM	-----	24.26	24.26
	1097.84	249.18	1347.02

MAXIMUM ONE FLOOR AREA = 336.49 Sq.M

F.S.I = TOTAL COVERED AREA ON ALL FLOORS = 1097.84 Sq.M / 566.00 Sq.M = 1.97 < 2

PLOT COVERAGE = MAX. ONE FLOOR AREA X 100

= 336.49 Sq.M X 100 = 59.44 %

	Required	Provided
CAR PARKING	08 Nos	10 Nos
TWO WHEELER PARKING	05 Nos	05 Nos

FLAT DETAILS

STLT / GROUND FLOOR	FLAT 1	74.28 SQ.M
FIRST FLOOR	FLAT 2	111.68 SQ.M
	FLAT 3	146.32 SQ.M
SECOND FLOOR	FLAT 4	111.68 SQ.M
	FLAT 5	146.32 SQ.M
	FLAT 6	58.30 SQ.M
THIRD FLOOR	FLAT 7	57.63 SQ.M
	FLAT 8	61.01 SQ.M
	FLAT 9	53.77 SQ.M

TOTAL NUMBER OF UNITS : 8 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) FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS
- 7) E.E. EXISTING ALARM PROVIDED IN ALL FLOORS

திட்ட அனுமதி
மனை ஒதுக்கீடு மற்றும் திட்ட அனுமதி
மனுரை உடனடி திட்ட குழுமம்,
மதுரை - 625017.
ந.க.அண்.SWP/EP/PA/18426/2024 உத்தரவில்
கண்டுபிடிக்கப்பட்ட திருத்தங்களுக்குத் தட்டித்
தரப்பட்டது. H. வரை வரைபடம் (பட்டி)
மனைபட்டி ஒப்பீட்டில், சுட்டிடத்திற்கு திட்ட
அனுமதியும் அளிக்கப்படுகிறது.
ம.வ/ம.உ.தி.த. அண்: 41/2025
திட்ட அனுமதி எண்: 50C/2025

A. RALI, B.A.M.,
Architect, Madurai
25, Madurai Nagar
Madurai - 625002

Dr. A. RALI, B.A.M.,
Structural Engineer
25, Madurai Nagar
Madurai - 625002

ARCHITECT

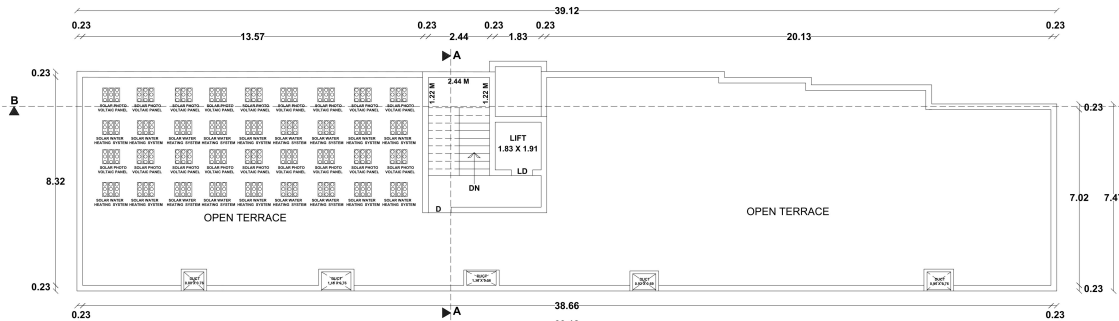
STRUCTURAL ENGINEER

Ang.
E.A. ARONIE, B.A.M.,
Structural Engineer
25, Madurai Nagar
Madurai - 625002

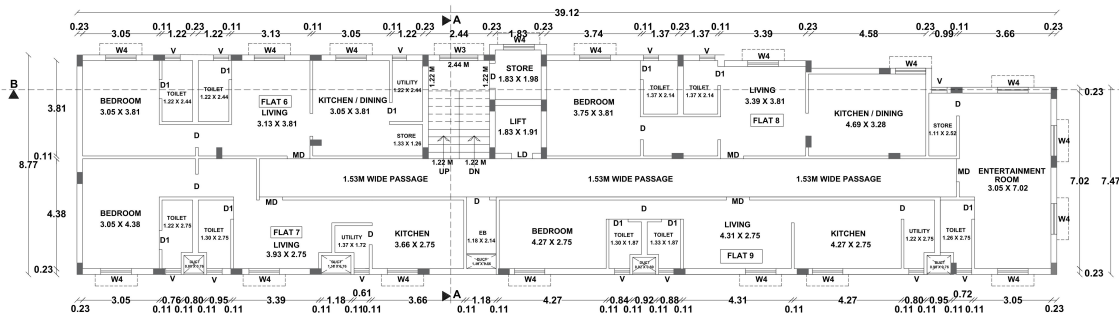
APPLICANT

ENGINEER

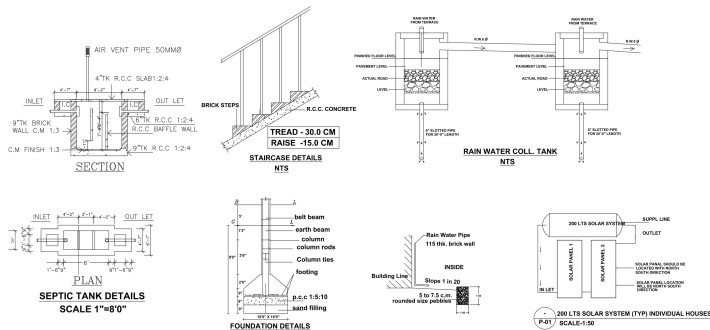
JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE IN M
MD	Main Door	1.22 X 2.13
D	Door	0.91 X 2.13
D1	Door	0.76 X 2.13
W	Window	2.44 X 1.53
W1	Window	2.25 X 1.53
W2	Window	1.93 X 1.53
W3	Window	1.53 X 1.53
W4	Window	1.22 X 1.53
WS	Window	0.91 X 1.53
FW	French Window	2.25 X 2.16
V	Ventilator	0.61 X 0.91



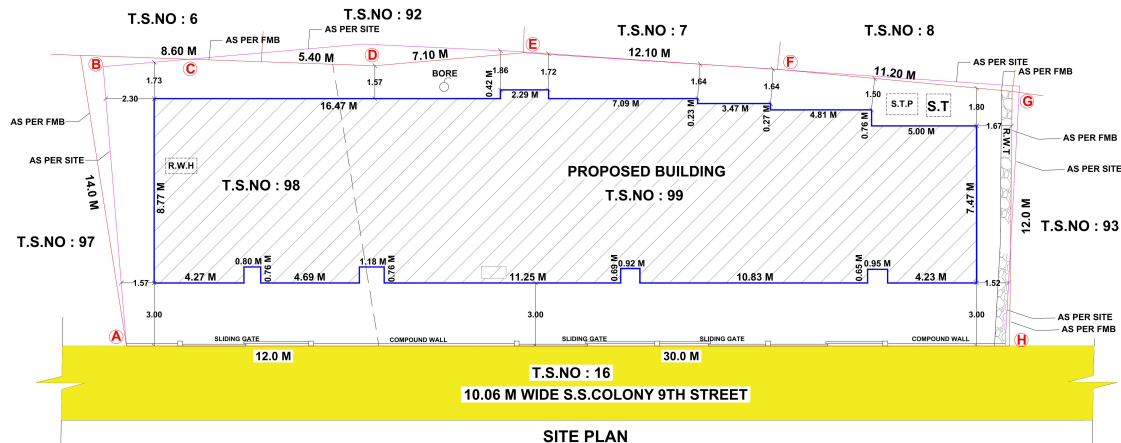
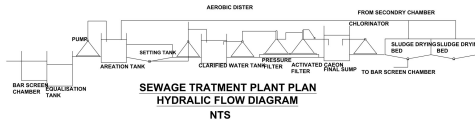
TERRACE FLOOR PLAN



THIRD FLOOR PLAN



SPECIAL CONDITION :
 "AS PER RULE NO.12 OF TAMILNADU COMBINED DEVELOPMENT AND BUILDING RULES-2019, THE 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 THAT EXISTING BUILDING ARE DEMOLISHED BEFORE APPROVAL OF THE PLAN FOR PROPOSED BUILDING.



AREA DETAILS	
AREA OF THE SITE	SQ.MT
(AS PER DOCUMENT)	572.46
(AS PER PATTA)	556.00
(AS PER FMB)	575.63
(AS PER SITE)	578.26

AREA DETAILS	TOTAL COVERED AREA (SQ.M)	NON F.S.I	TOTAL BUILT UP AREA (SQ.M)
STILT / GROUND FLOOR	195.77	224.92	320.69
FIRST FLOOR	330.69	*****	330.69
SECOND FLOOR	330.69	*****	330.69
THIRD FLOOR	330.69	*****	330.69
HEAD ROOM	*****	24.26	24.26
	1097.84	249.18	1347.02

MAXIMUM ONE FLOOR AREA = 330.49 Sq. M

$$F.S.I = \frac{\text{TOTAL COVERED AREA ON ALL FLOORS}}{\text{PLOT AREA}} = \frac{1097.84 \text{ Sq.M}}{556.09 \text{ Sq.M}} = 1.97 < 2$$
$$\text{PLOT COVERAGE} = \frac{\text{MAX. ONE FLOOR AREA}}{\text{SITE EXTENT}} \times 100$$

$$= \frac{330.49 \text{ Sq.M}}{650} \times 100 = 50.84 \%$$

	Required	Provided
CAR PARKING	08 Nos	10 Nos
TWO WHEELER PARKING	05 Nos	05 Nos

FLAT DETAILS		
STILT / GROUND FLOOR	FLAT 1	74.28 SQ.M
	FLAT 2	111.68 SQ.M
FIRST FLOOR	FLAT 3	148.32 SQ.M
	FLAT 4	111.68 SQ.M
SECOND FLOOR	FLAT 5	148.32 SQ.M
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 - 7) EA: EXISTING ALARM PROVIDED IN ALL FLOORS

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மதுரை உள்கட்டு திட்ட குழுமம்,
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ந.க.எண்:SWPBP/418426/2024 உத்தரவில்
கண்டுள்ளவாறு நிர்மாணகளுக்குட்பட்டு
'A' முதல் 'H' வரை எல்லையிடப்பட்டு
மனைவிட ஒப்புதலும், கட்டடங்களுக்கு திட்ட
அனுமதியும் அளிக்கப்படுகிறது.
ம.வ/ம.உ.தி.கு. எண்: 41/2025
திட்ட அனுமதி எண்: 50A/2025

A. RAJI, B.Arch.,
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21, Shreeani Nagar
New Nathan Road, Madurai-625 014

ARCHITECT	STRUCTURAL ENGINEER
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[Signature]

APPLICANT

[Signature]

ENGINEER

CoE: R006443803
E.A. ARONE, S.E.
Licensed Builder & Consulting Civil Engineer
Reg. No. 060221 (Ga.)
21100, Keweenaw Barry St.,
Nashvillesprings, Missouri-64.

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
+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.

