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.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

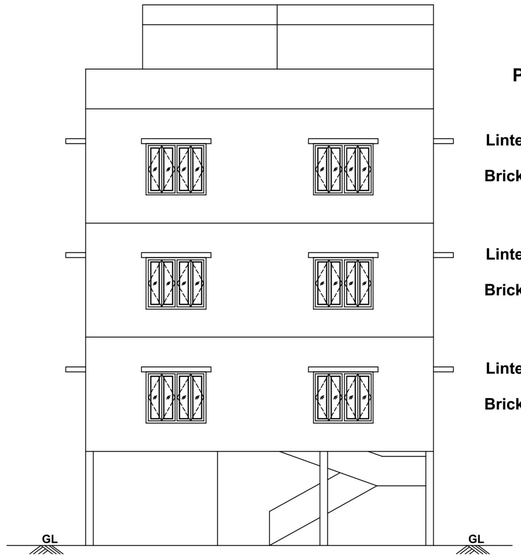
verified.realestate

N

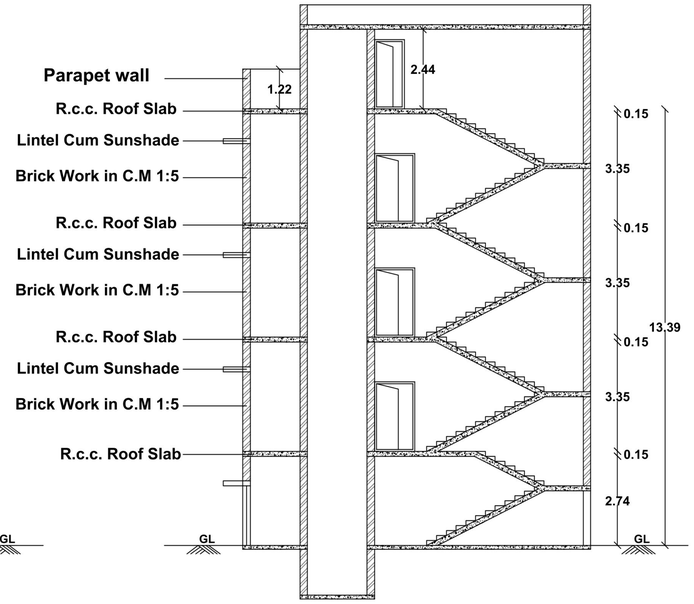
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING(PROFESSIONAL CONSULTING OFFICE) IN DOOR NO:7,T.S.NO- 192,BLOCK NO:22, S.WARD : XXI, OLD R.S.NO:106/5 & 106/6A, MADAKULAM VILLAGE, THIRUPARANKUNDRAM TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

SOUTH WEST EXTENSION PART VII DETAILED DEVELOPMENT PLAN

Scale:1"=8'0"(1:100)



ELEVATION



SECTION-AA

EXG . G.F
TO BE DEMOLISED
86.00 SQ.M

EXG . F.F
TO BE DEMOLISED
68.00 SQ.M

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 THE EXISTING BUILDING ARE DEMOLISHED BEFORE APPROVAL OF THE PLAN FOR PROPOSED BUILDING.

AREA DETAILS

AREA OF THE SITE	SQ.MT
(AS PER DOCUMENT)	407.75
(AS PER PATTA)	419.50
(AS PER FMB)	417.72

AREA DETAILS	TOTAL COVERED AREA (FSI) SQ.M	NON F.S.I	TOTAL BUILT UP AREA SQ.M
STILT / GROUND FLOOR	46.53	129.10	175.63
FIRST FLOOR	175.63	.....	175.63
SECOND FLOOR	175.63	.....	175.63
THIRD FLOOR	175.63	.....	175.63
HEAD ROOM	.....	34.31	34.31
	573.42	163.41	736.83

MAXIMUM ONE FLOOR AREA = 175.63 Sq.M

F.S.I = TOTAL COVERED AREA ON ALL FLOORS / PLOT AREA = 573.42 Sq.M / 407.75 Sq.M = 1.41 < 2

PLOT COVERAGE = MAX. ONE FLOOR AREA / SITE EXTENT X 100

= 175.63 Sq.M / 407.75 Sq.M X 100 = 43.07 %

	Required	Provided
CAR PARKING (INCLUDING PHYSICALLY CHALLENGED PARKING)	06 Nos (4+2)	06 Nos (4+2)
TWO WHEELER PARKING (INCLUDING PHYSICALLY CHALLENGED PARKING)	20 Nos (18 + 2)	20 Nos (18 + 2)

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	1.83 X 1.53
V	Ventilator	0.91 X 0.91

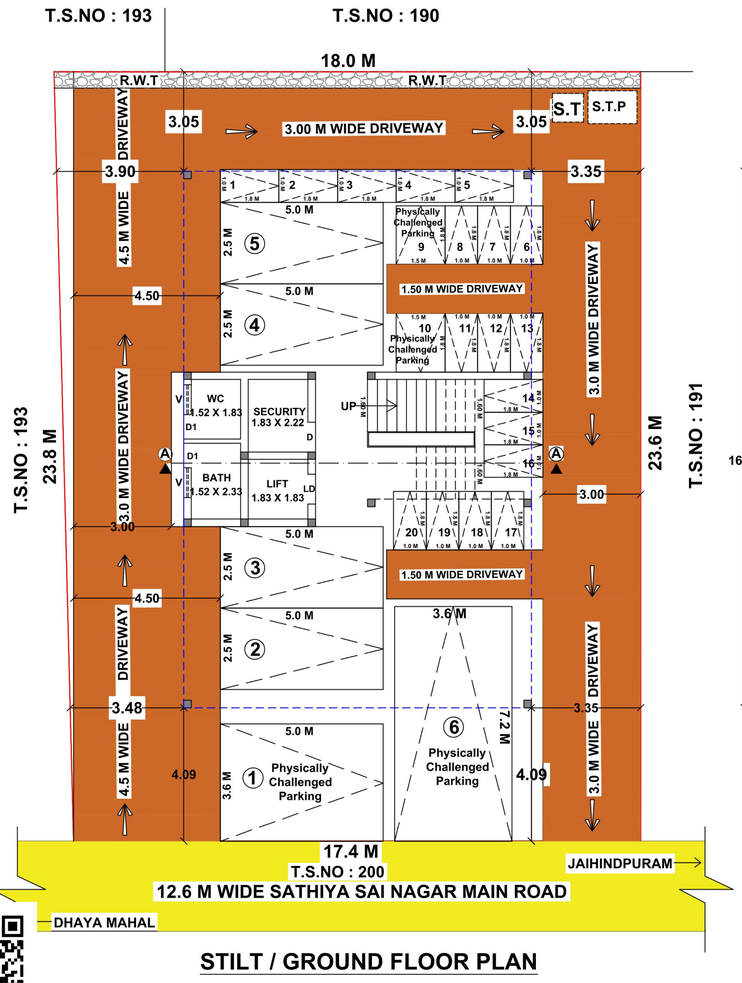
REFERENCE

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- DRIVE WAY

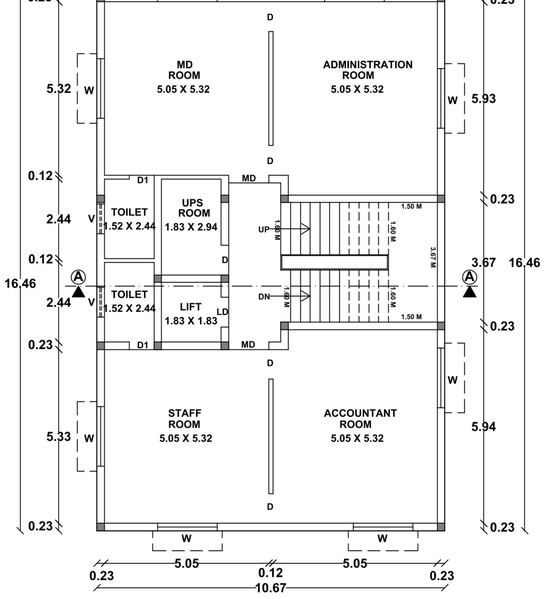
NOTE :

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 HARDVESTING 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: EXISTING ALARM PROVIDED IN ALL FLOORS

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மதுரை உள்ளுர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண்.SWP/BPA/419663/2024 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
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ம.வ/ம.உ.தி.கு. எண்: 13/2025
திட்ட அனுமதி எண்: 14B/2025

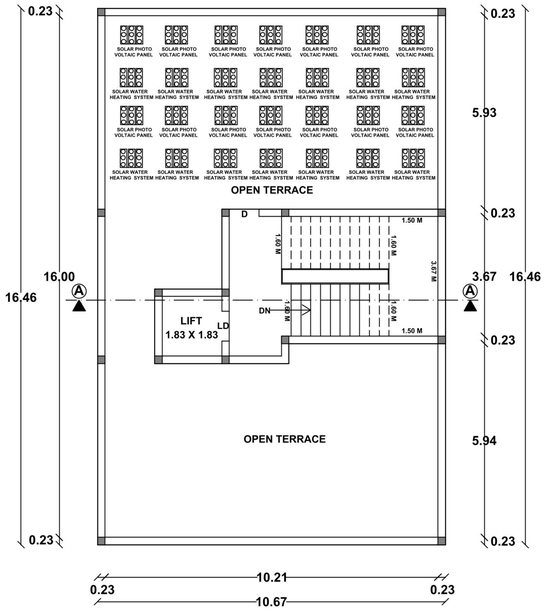


STILT / GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

(FIRST, SECOND & THIRD)



TERRACE FLOOR PLAN

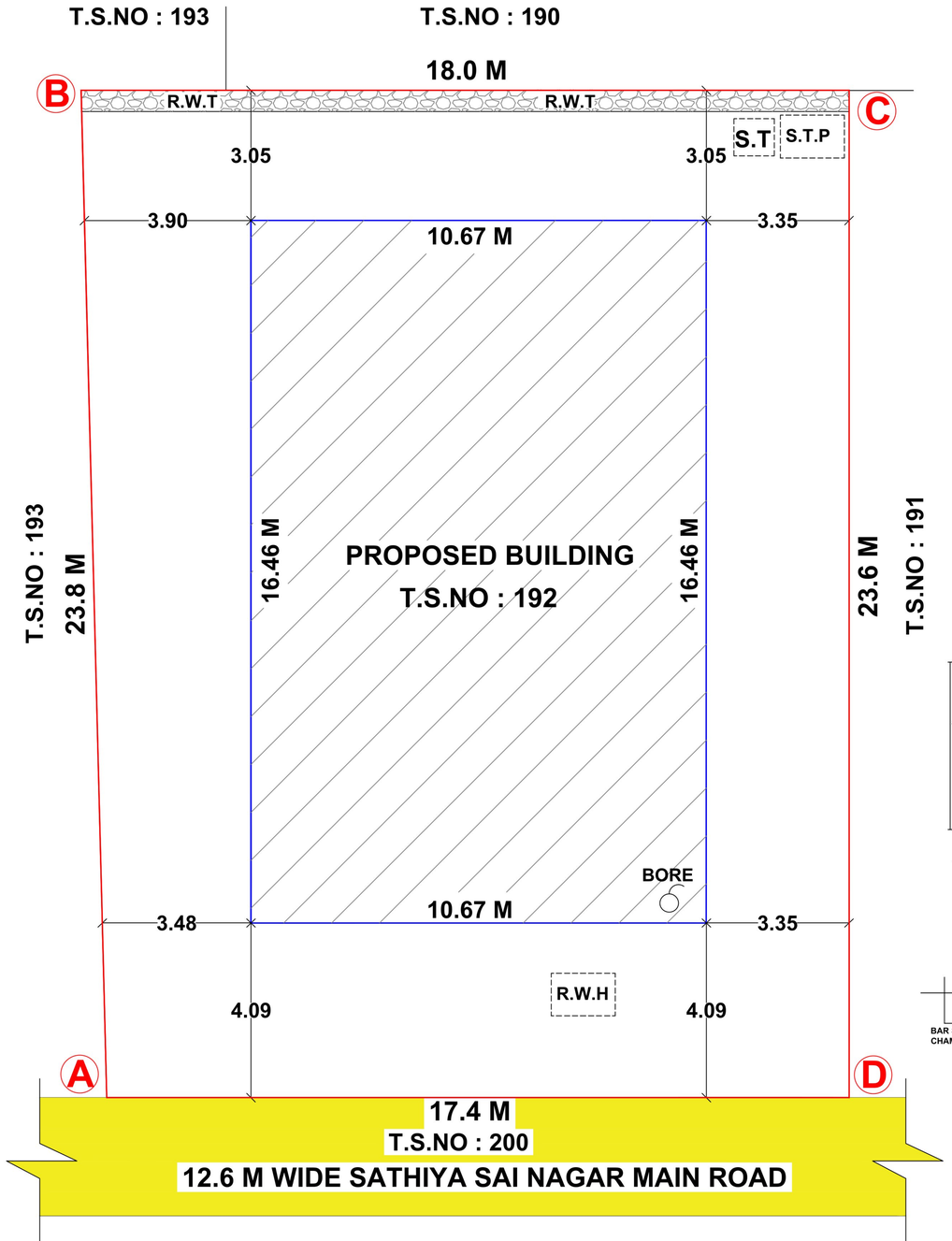
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APPLICANT

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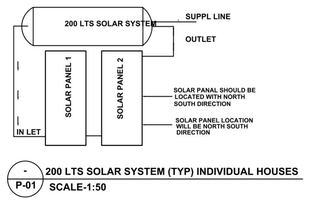
ENGINEER



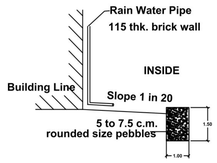
SITE PLAN

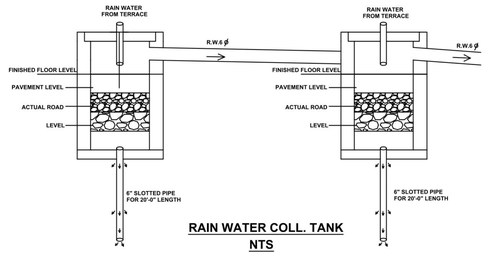
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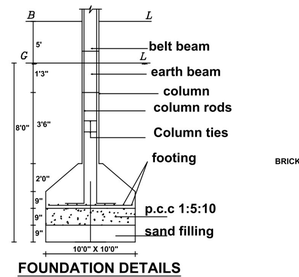
- / P-01 200 LTS SOLAR SYSTEM (TYP) INDIVIDUAL HOUSES
SCALE-1:50



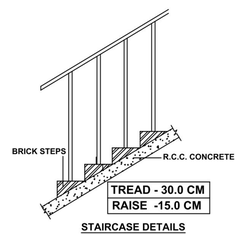


RAIN WATER COLL. TANK
NTS

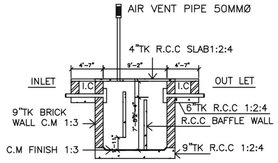
TRIAL PIT



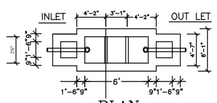
FOUNDATION DETAILS



STAIRCASE DETAILS
NTS

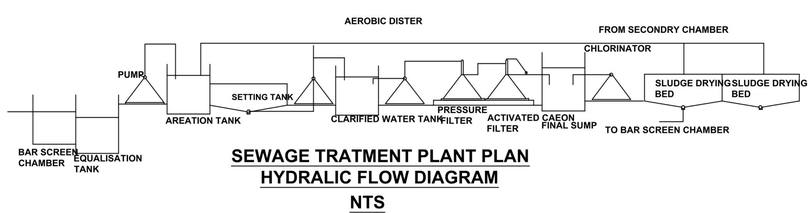


SECTION



PLAN

SEPTIC TANK DETAILS
SCALE 1"=8'0"



SEWAGE TRATMENT PLANT PLAN
HYDRALIC FLOW DIAGRAM
NTS

N

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ம.வ/ம.உ.தி.கு. எண்: 13/2025
திட்ட அனுமதி எண்: 14A/2025

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Partner

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2/180, Kesava Samy St.,
Narayanapuram, Madurai-14.

ENGINEER

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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.