

PP

APPROVAL RECORD

Planning Permission

Madurai

Madurai district, Tamil Nadu

APPROVAL TYPE

Building Plan

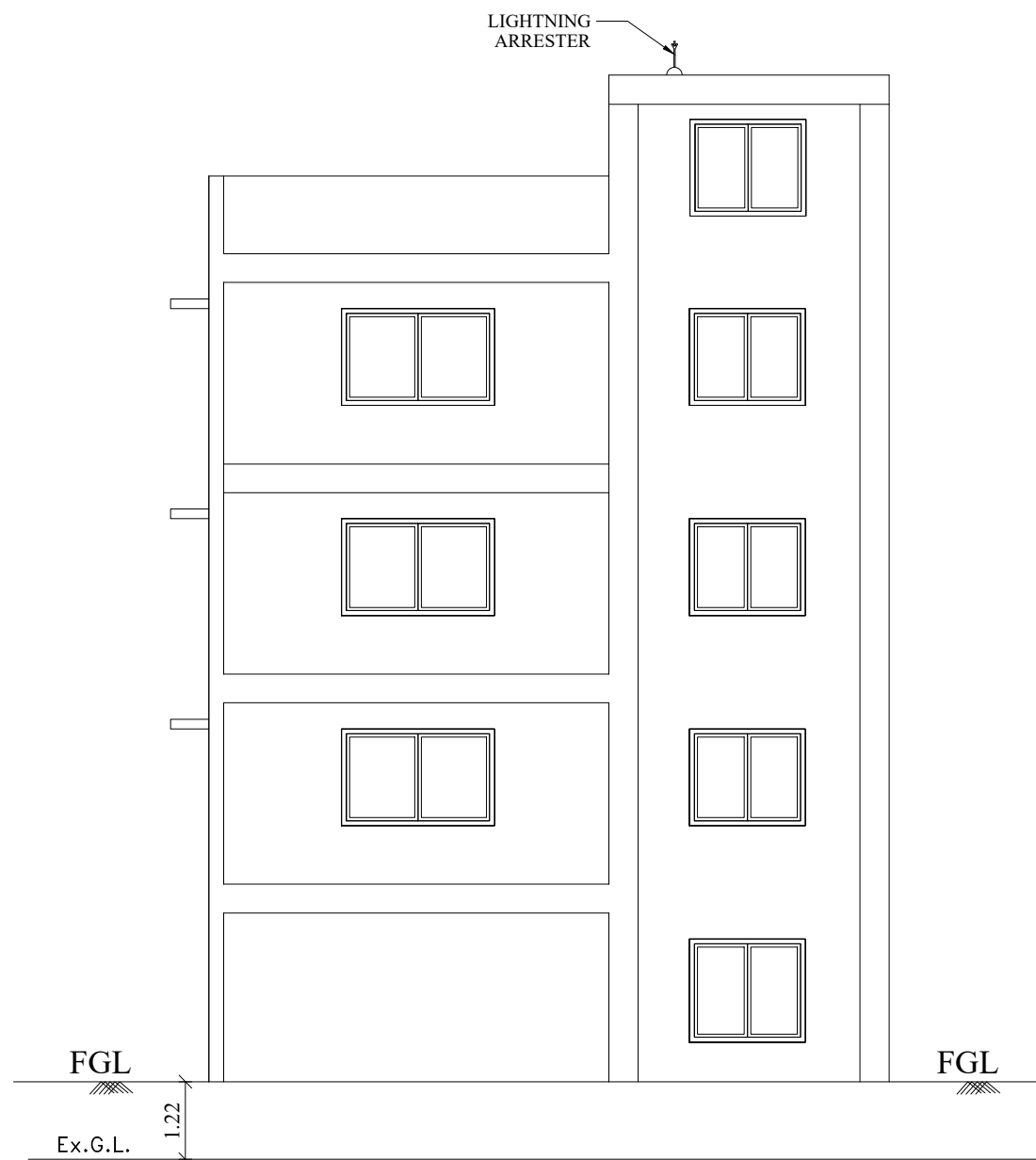
ISSUING AUTHORITY

DTCP

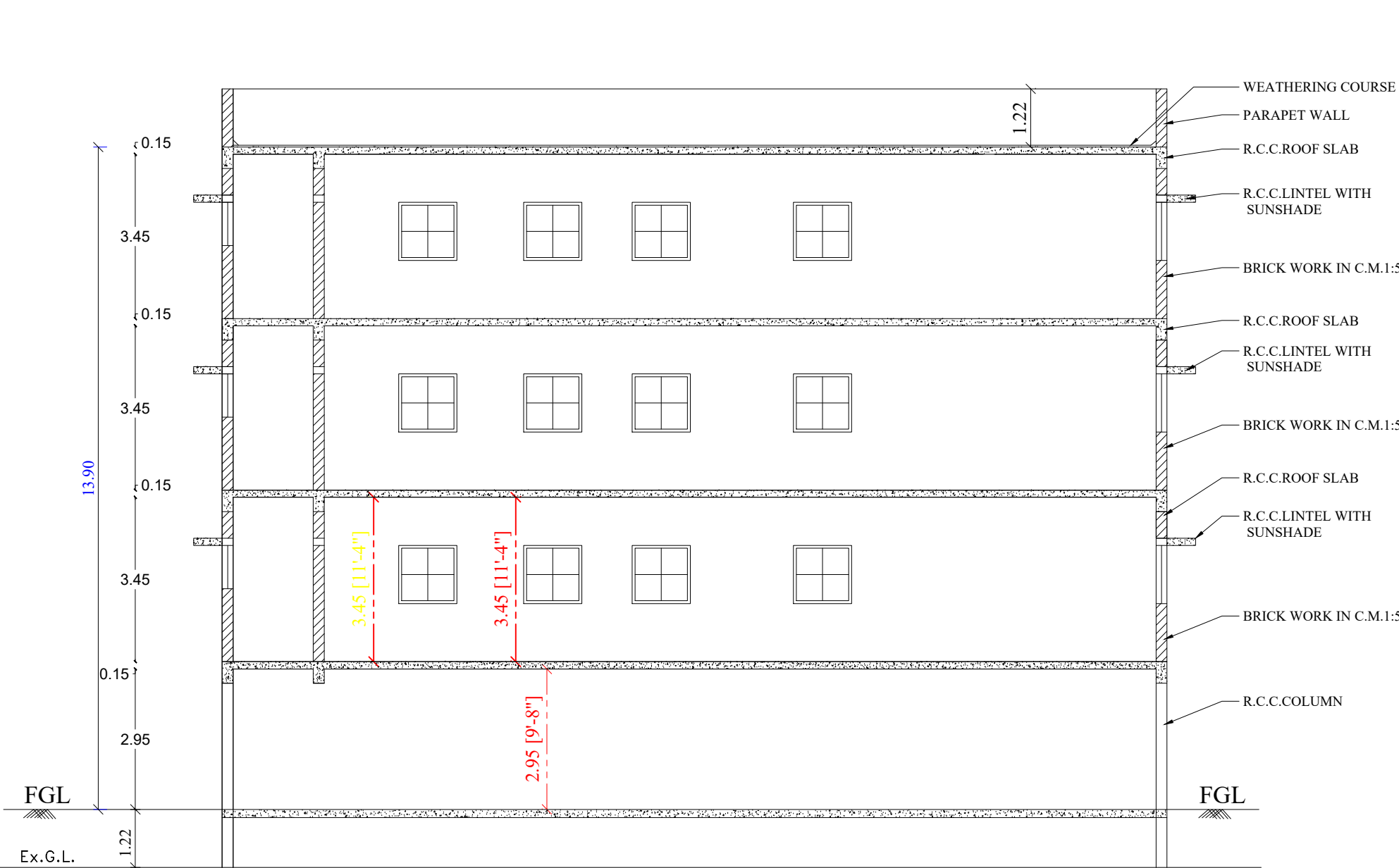
The approval as the planning authority issued it, reproduced in full behind this page.

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

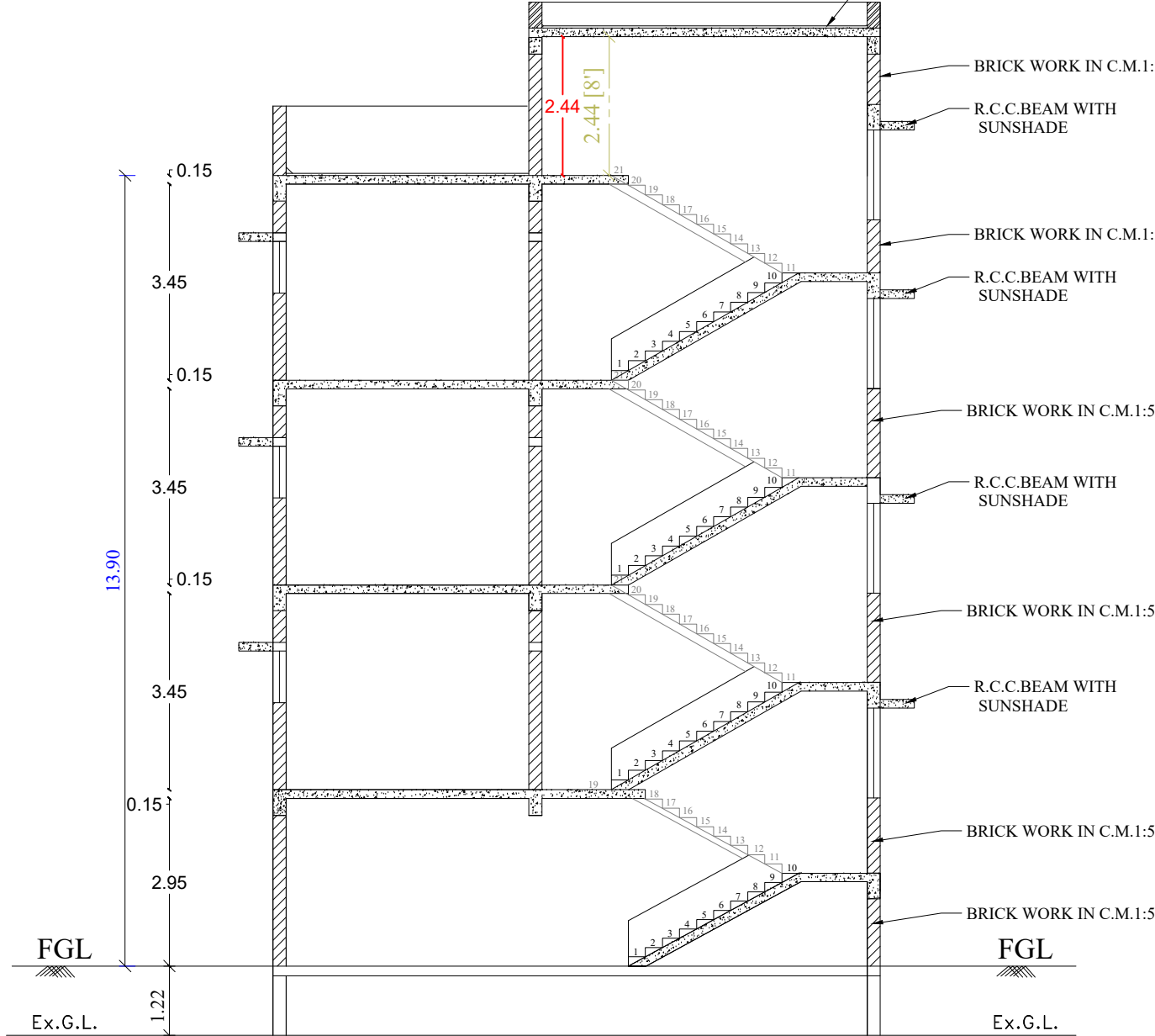
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (PROFESSIONAL CONSULTING OFFICE) IN PLOT NO :145,DOOR NO:P145, T.S.NO:14, BLOCK NO- 8, S.WARD NO: XVII, OLD R.S.NO:152/1B & 154/5, C.WARD NO -33 AT K.K NAGAR EAST 5TH STREET, TALLAKULAM VILLAGE, MADURAI NORTH TALUK, MADURAI NORTH ZONE -2, MADURAI CORPORATION, MADURAI DISTRICT.



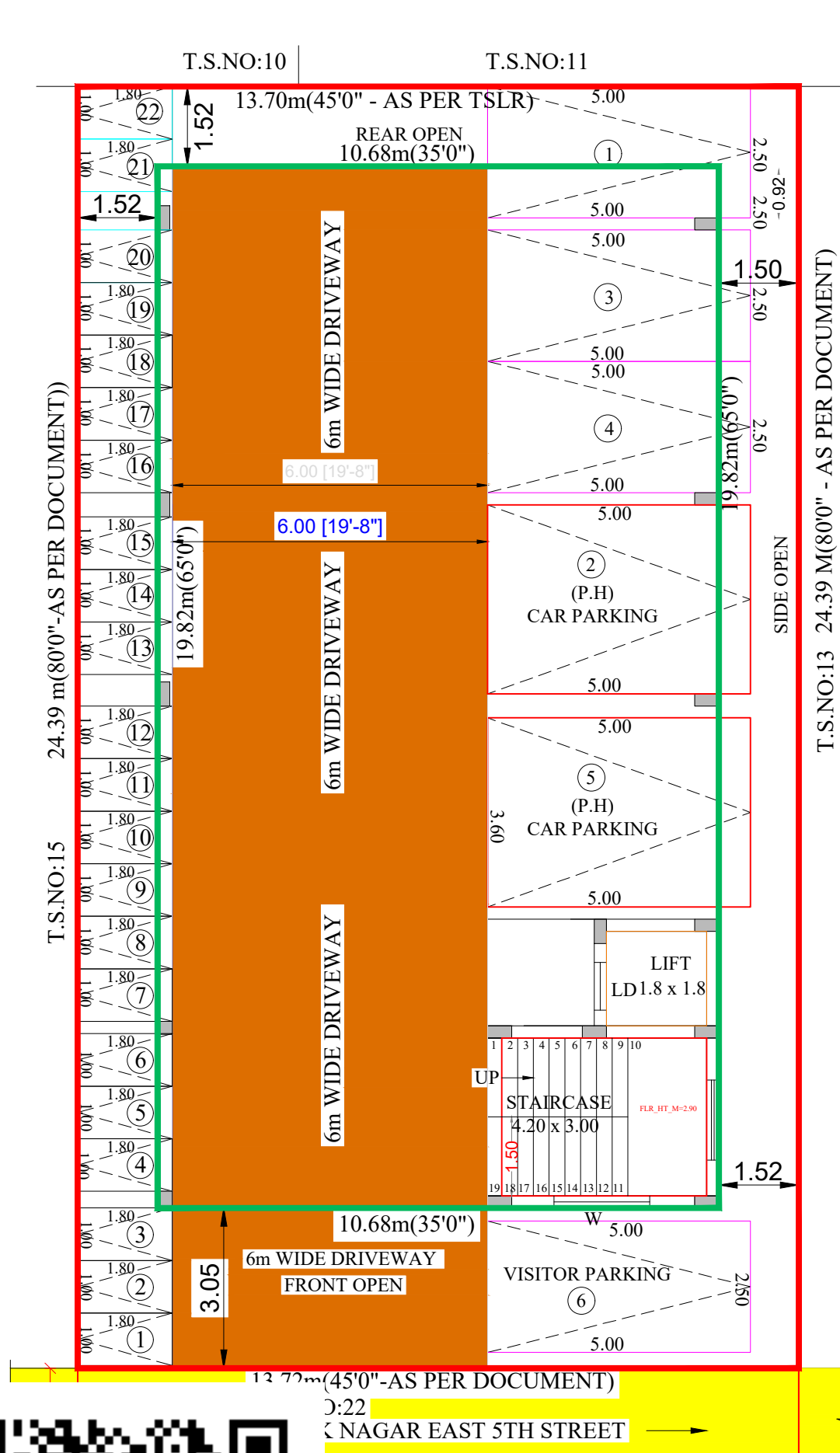
SOUTH SIDE ELEVATION



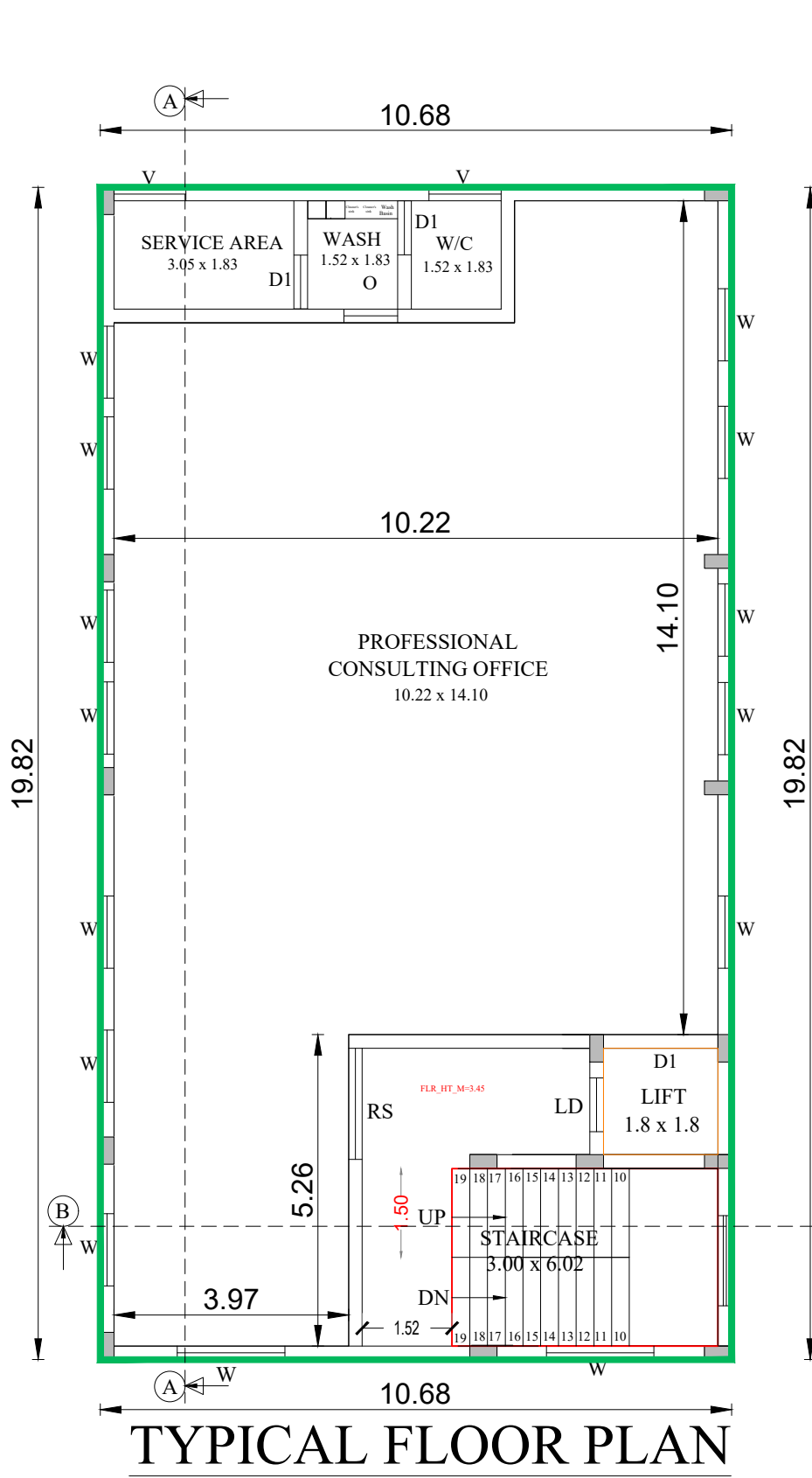
SECTION "A - A"



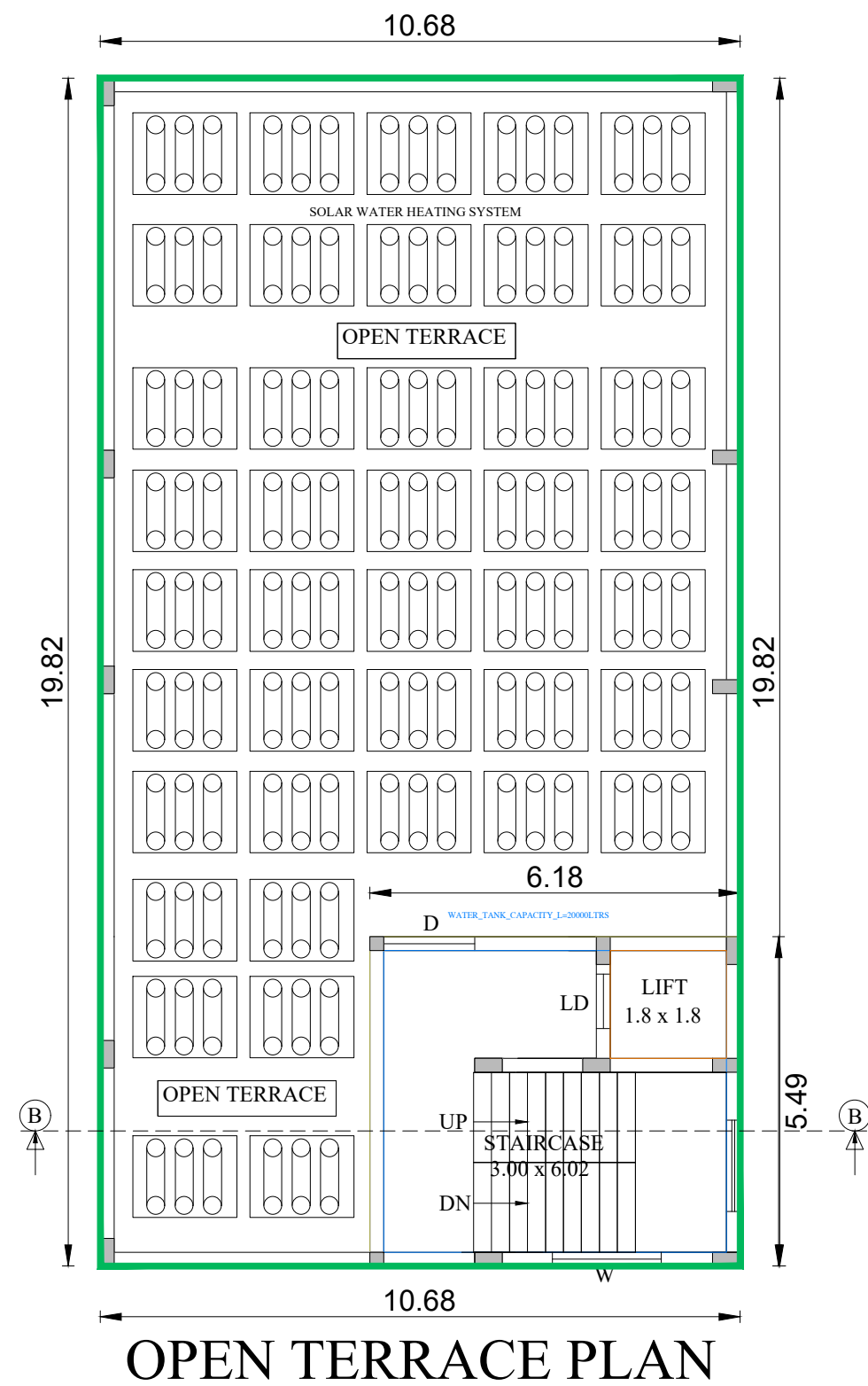
SECTION "B - B"



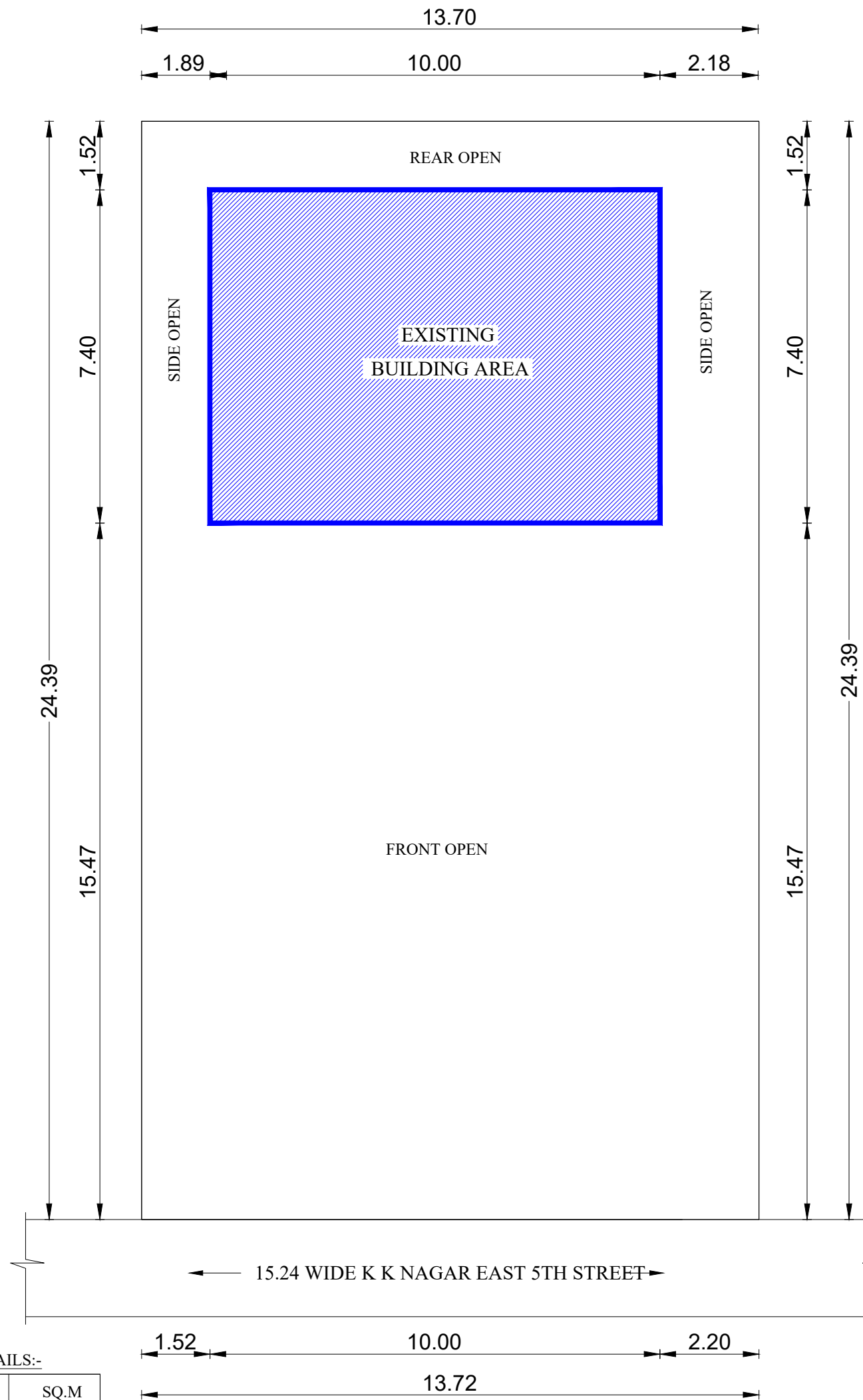
STILT FLOOR PLAN



TYPICAL FLOOR PLAN



OPEN TERRACE PLAN



EXISTING BUILDING PLAN

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 உள்நாள் திட்ட குழுமம்,
மதுரை - 625017.
க.என். SWP/BPA/463484/2025 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
'A' முதல் 'D' வரை எல்லையிடப்பட்டு
மனையிட ஒப்புதலும், கட்டடத்திற்கு திட்ட
அனுமதியும் அளிக்கப்படுகிறது.
ம.வ ம.உ.தி.கு.எண் : 54/2025
திட்ட அனுமதி எண் : 65B/2025

EXISTING BUILDING AREA DETAILS:-	
AREA DETAILS	SQ.M
GROUND FLOOR AREA	74.00

Sheet No.1/1		
Area Statement:		
Site Area	Description	Sqm
	As per FMB	336.50
	As per Document	334.57
	As on Site	334.57
	Super Imposed plot boundary	334.57

Build up Area:			
Description	Build Up Area Sqm	FSI Area Sqm	Non FSI Area Sqm
Stilt Floor	211.68	-----	211.68
First Floor	211.68	211.68	-----
Second Floor	211.68	211.68	-----
Third Floor	211.68	211.68	-----
Lift & Head Room	33.95	-----	33.95
Total	880.67	635.04	245.63

FSI details:
Nominal FSI - 2.0
FSI achieved (635.04/334.57) = 1.90 > 2.0

PARKING DETAILS:-		Required	Provided
CAR PARKING (INCLUDING PHYSICALLY CHALLENGED PARKING)		6 No (4+2)	6 No (4+2)
TWO WHEELER PARKING (INCLUDING PHYSICALLY CHALLENGED PARKING)		22 Nos (20+2)	22 Nos (20+2)

Joineries Details:		SITE BOUNDARY
LD - Lift Door	- 0.91 x 2.13	PRO.BUILDING
D - Door	- 0.91 x 2.13	ROAD
D1 - Door	- 0.76 x 2.13	DRIVEWAY
W - Window	- 2.40 x 1.52	EXG.BUILDING
V - Ventilator	- 0.91 x 0.91	
RS - Rolling shutter	- 1.80 x 2.13	

APPLICANT

REGISTERED ENGINEER

K. Shanmugapriya
Er. K. SHANMUGAPRIYA, B.E., M.E.(Struct)
MLPA / R.E. (Gr. II) / 66 / 2024
140, Lakshmi Studio Upstairs, 3rd Floor,
Jaihindpuram 2nd Main Road, Madurai - 625 011.
Cell : 90955 22392, 99441 46327.

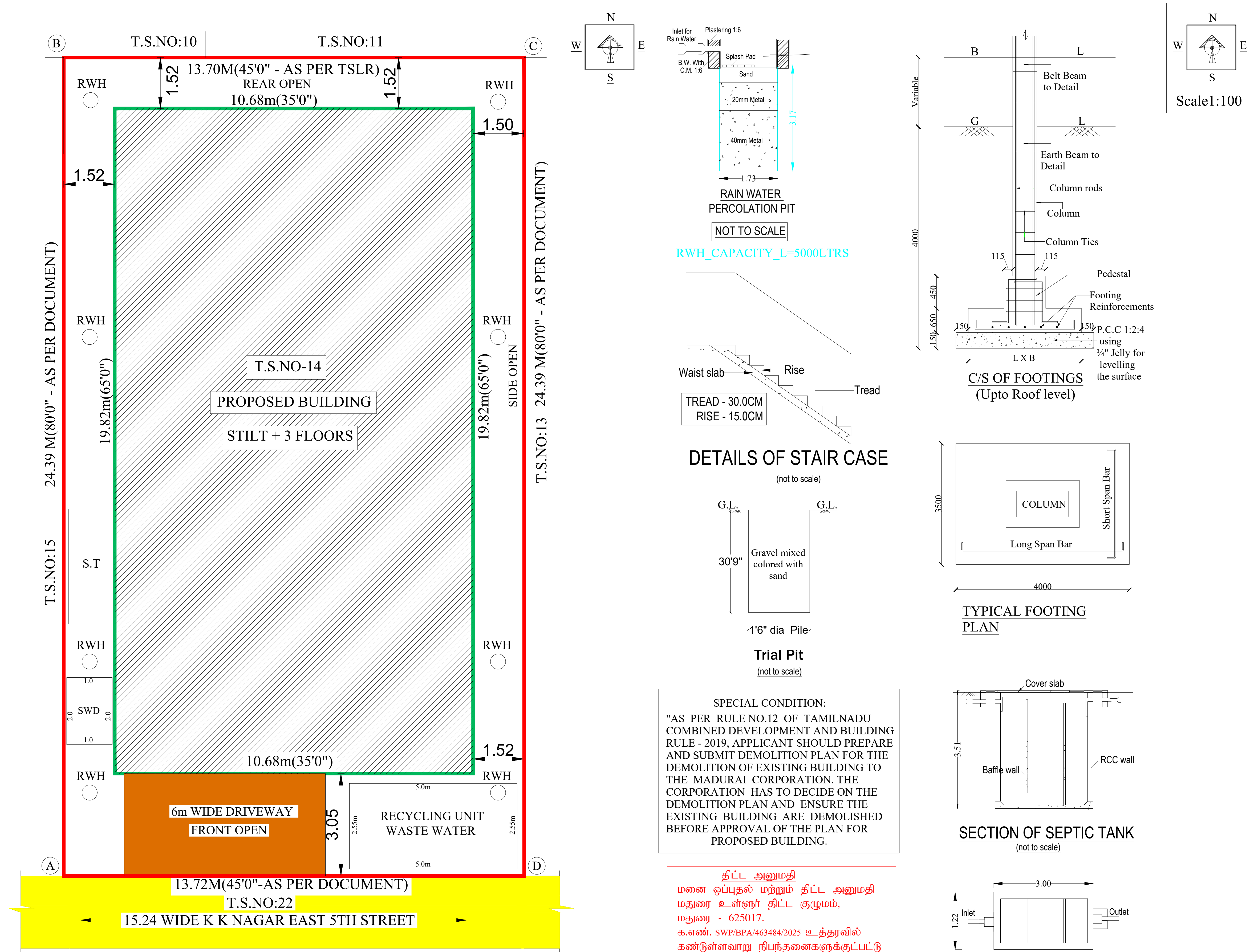
REGISTERED CONSTRUCTION ENGINEER

S. Saravana Kumar
Er. S. SARAVANA KUMAR, B.E., M.Tech.,
SVS ASSOCIATES & PLANNERS
MLPA / C.E.16 / 2024
74, KAMATCHIPURAM, Near Minor Jail,
Keelasanthapettai, Madurai - 625 009.
Cell : 63833 32432, 75983 24995.

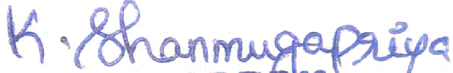
STRUCTURAL ENGINEER

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
MADURAI-625 011
Cell: 90955 22392, 99441 46327

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (PROFESSIONAL CONSULTING OFFICE) IN PLOT NO :145,DOOR NO:P145, T.S.NO:14, BLOCK NO- 8, S.WARD NO: XVII, OLD R.S.NO:152/1B & 154/5, C.WARD NO -33 AT K.K NAGAR EAST 5TH STREET, TALLAKULAM VILLAGE, MADURAI NORTH TALUK, MADURAI NORTH ZONE -2, MADURAI CORPORATION, MADURAI DISTRICT.



SITE PLAN

Sheet No.2/2			
AREA DETAILS			
Area Statement:			
Site Area	Description	Sqm	
	As per FMB	336.50	
	As per Document	334.57	
	As on Site	334.57	
	Super Imposed plot boundary	334.57	
FSI details:			
Build up Area:			
Description	Build Up Area Sqm	FSI Area Sqm	Non FSI Area Sqm
Stilt Floor	211.68	-----	211.68
First Floor	211.68	211.68	-----
Second Floor	211.68	211.68	-----
Third Floor	211.68	211.68	-----
Lift & Head Room	33.95	-----	33.95
Total	880.67	635.04	245.63
FSI details:			
Nominal FSI		- 2.0	
FSI achieved (635.04/334.57) =		1.90 > 2.0	
PARKING DETAILS:-			
		Required	Provided
CAR PARKING (INCLUDING PHYSICALLY CHALLENGED PARKING)		6 No	6 No
TWO WHEELER PARKING (INCLUDING PHYSICALLY CHALLENGED PARKING)		20 Nos	20 Nos
Joineries Details:			
SITE BOUNDARY			
PRO.BUILDING			
ROAD			
DRIVEWAY			
EXG.BUILDING			
APPLICANT			
			
REGISTERED ENGINEER			
 Er. K. SHANMUGAPRIYA, B.E., M.E(Struct) MLPA / R.E. (Gr. II) / 66 / 2024 140, Lakshmi Studio Upstairs, 3rd Floor, Jaihindpuram 2nd Main Road, Madurai - 625 011. Cell : 90955 22392, 99441 46327.			
REGISTERED CONSTRUCTION ENGINEER			
 Er. S. SARAVANA KUMAR, B.E., M.Tech., SVS ASSOCIATES & PLANNERS MLPA / C.E.16 / 2024 74, KAMATCHIPURAM, Near Minor Jail, 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			

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.

