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.

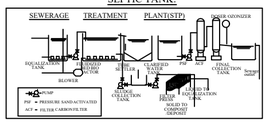
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

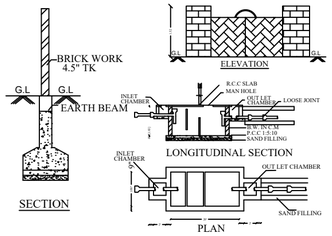
DETAILED PLAN SHOWING THE EXISTING AND ALTERATION CONSTRUCTION OF COMMERCIAL BUILDING (GODOWN) AT R.S.NO : 107/2A IN VILANGUDI BIT - 1 VILLAGE, MADURAI NORTH TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

SCALE 1:100 | ALL DIMENSIONS ARE IN METER

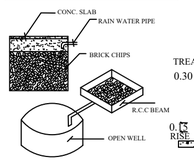
NOT TO SCALE

SEPTIC TANK:

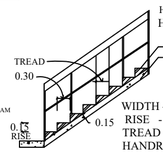




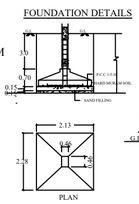
RAIN WATER HARVESTING

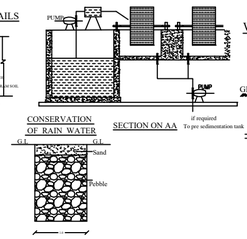


STAIR CASE DETAILS:

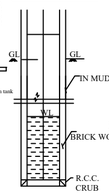


FOUNDATION DETAILS

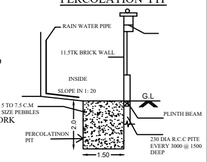


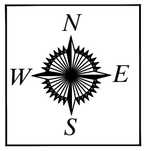


WELL DETAILS



PERCOLATION PIT





SITE AREA

AS PER DOCUMENT	= 541.15 Sq.M
AS PER PATTA	= 550.00 Sq.M
SUPERIMPOSED PLOT BOUNDARY (Least area to be consider)	= 530.61 Sq.M

EXISTING CORPORATION APPROVAL AREA DETAILS

Building Permission File No - MTZ1/CR-5210

AREA DETAILS	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL AREA (SQ.M)
GROUND FLOOR	92.80	-	92.80

REVISED BUILDING AREA DETAILS

FLOOR DETAILS	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL AREA (SQ.M)
EXISTING SEMI BASEMENT FLOOR	239.54	-	239.54
EXISTING GROUND FLOOR	239.54	-	239.54
EXISTING TERRACE FLOOR STAIR CASE AND LIFT	-	21.86	21.86
TOTAL BUILT UP AREA	**479.08**	21.86	**500.94**

FSI CALCULATION

FSI = TOTAL COVERD AREA / SITE AREA = 479.08 / 530.61 = 0.90 ≤ 2.0

WORKING MEMBERS

MALE = 10 NOS
FEMALE = 5 NOS
TOTAL = 15 NOS

PARKING CALCULATION

REQUIRED PARKING FOR COMMERCIAL BUILDING

VEHICLE	PARKING AREA DESCRIPTION	AREA IN SQ.M	REQUIRED	PROVIDED
LORRY	1 LORRY SPACE FOR EVERY 300SQ.M OF PLOT AREA 1 LORRY SPACE (3.50 X 10.0M)	479.08	2 NOS	2 NOS (1 NOS EV)

SANITARY CALCULATION

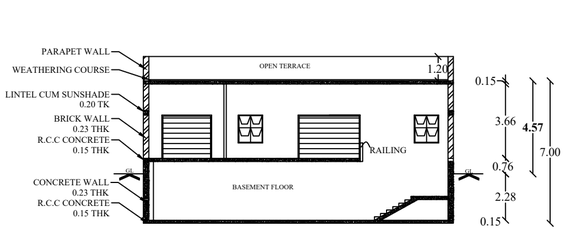
SANITARY DETAILS:-	TOTAL NUMBER OF PERSONS -15 NOS		
	MALE-10	FEMALE-15	
SANITARY UNIT	SANITATION REQUIREMENT FOR COMMERCIAL BUILDING	REQUIRED	PROVIDED
MALE WATER CLOSET	MALE WATER CLOSET ONE FOR EVERY 25 PERSONS	1	1
FEMALE WATER CLOSET	FEMALE WATER CLOSET ONE FOR EVERY 15 PERSONS	1	1
DRINKING WATER FOUNTAIN	DRINKING WATER FOUNTAIN ONE FOR EVERY 100 PERSONS	1	1
WASH BASIN	WASH BASIN ONE FOR VERY 25 PERSONS	1	1
URINALS	URINALS 4 FOR 71-100 PERSONS	1	1

JOINERY DETAILS

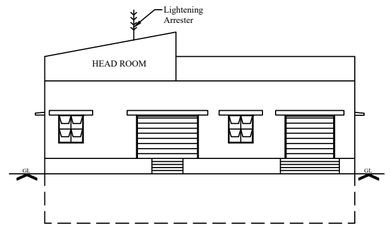
RS1	ROLLING SHUTTER	2.44 x 2.43
RS2	ROLLING SHUTTER	3.05 x 2.43
GD1	GRILL DOOR	1.06 x 2.43
GD2	GRILL DOOR	1.37 x 2.43
AD1	ALUMINIUM DOOR	0.76 x 2.13
W1	WINDOW	1.20 x 1.37
W2	WINDOW	1.83 x 1.37
V	VENTILATOR	1.23 x 0.91
V1	VENTILATOR	1.83 x 0.60
V2	VENTILATOR	0.76 x 0.60

NOTE

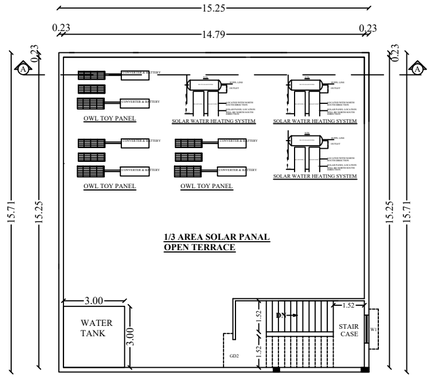
1. FIRE EXTINGUISHER TO BE PROVIDED. FE
2. FIRE ALARM TO BE PROVIDED. FA
3. RAIN WATER HARVESTING SYSTEM TO BE PROVIDED
4. SOLAR SYSTEM TO BE PROVIDED.
5. STRUCTURE IS DESIGNED SAFELY FOR EARTH QUAKE RESISTANCE
6. WASTE WATER TO BE CONNECTED TO UNDER GROUND \ SEWAGE SYSTEM
7. MECANICAL VENTILATION TO BE PROVIDED



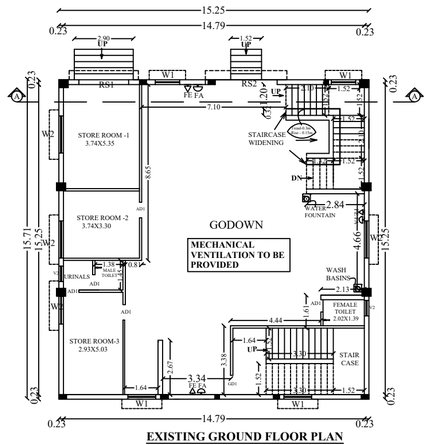
SECTION ON AA



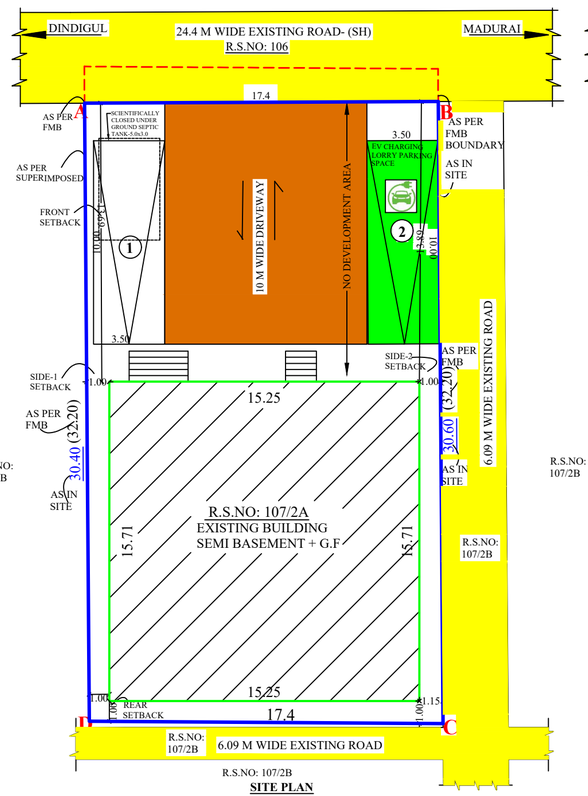
NORTH FACING ELEVATION



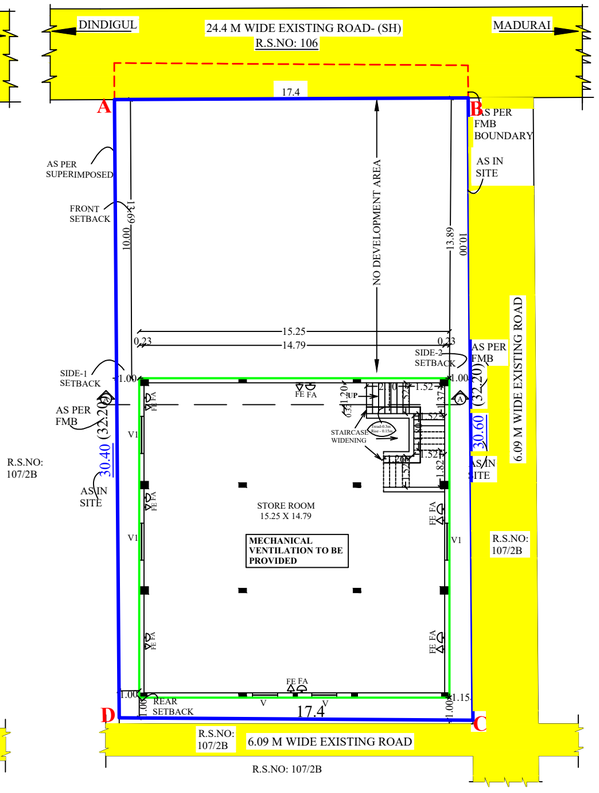
EXISTING TERRACE FLOOR PLAN



EXISTING GROUND FLOOR PLAN



SITE PLAN



EXISTING SEMI BASEMENT FLOOR PLAN

LEGEND:

- AS PER FMB SITE BOUNDARY
- SUPERIMPOSED PLOT BOUNDARY
- BUILDING BOUNDARY
- EXISTING ROAD
- EXISTING BUILDING
- PROPOSED DRIVEWAY

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர் திட்டகுழுமம், மதுரை -17 ந.க.எண்: SWP/BPA/695487/2025/TCP உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குபட்டு 'A' முதல் 'D' வரை எல்லையிடபட்டு மனையிட ஒப்புதலும், கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.

ம.வ /ம.உ.திகு எண்:289/2025

திட்ட/அனுமதி எண்:316/2025

M.KANNAN M.E. (STRUC)., REG. NO : SE.01/2022 (Gr. I) 85/1P, Sri Ananda Ganapathy Illam, North Gate, S.S.Colony, Madurai-10.

STRUCTURAL ENGINEERING

Ar. R.KARTHIKEYAN, M.Arch.,AIIA,
COA REGISTERED ARCHITECT
(Reg. No: CA/2017/85484)
KARTHIK CONSULTANTS
Cell No: 70948 55585
No: 5D, Ist Floor, Aditiya Homes,
Duraisamy Nagar, By-Pass Road,
MADURAI-625 010.

ARCHITECT

Er. V.SUREYA PRAKASH B.E.,
REGISTERED ENGINEER GRADE-I
018/2024/RE-GR-I/DTCP/MADURAI
21B, First Floor, Kannadhasan Street,
S.S.Colony, Madurai-16. Ph: 7373969777

ENGINEER

APPLICANT

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.