PP APPROVAL RECORD

# Planning Permission

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.

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

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NORTH

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL (TILE WHOLE SALE STORE ) BUILDING IN S.NO - 320/1A3,1A4,2A2I,AT AVANIYAPURAM VILLAGE ,MADURAI SOUTH TALUK,MADURAI CORPORATION , MADURAI DISTRICT.

SCALE 1:400

| | | |
|---|---|---|
| SITE AREA ( AS PER DOCUMENT ) | - | 663.60 Sq.m |
| SITE AREA ( AS PER PATTA ) | - | 700.00 Sq.m |

## AREA DETAILS

| FLOOR DETAILS | FSI AREA Sqm | NON FSI AREA Sqm | TOTAL AREA Sqm |
|---|---|---|---|
| GROUND FLOOR AREA | 213.24 | - | 213.24 |
| FIRST FLOOR AREA | 213.24 | - | 213.24 |
| SECOND FLOOR AREA | 213.24 | - | 213.24 |
| HEAD ROOM AREA | - | 46.95 | 46.95 |
| TOTAL AREA | 639.72 | 46.95 | 686.67 |

## PARKING DETAILS

Annexure – IV (18 A) & (2A)

NOTE:

i)1 LORRY SPACE FOR EVERY 300Sq.m OF BUILT UP AREA

ii)1 CAR SPACE AND 1 TWO WHEELER SPACE FOR EVERY 50 Sq.m EXCLUDING THE FIRST 50 Sq.m

| PARKING DETAILS | WHOLE SALE STORE 490.79 Sq.m | | DEDUCTION FIRST 50Sq.m of Shop area 98.93 Sq.m | |
|---|---|---|---|---|
| | REQUIRED | PROVIDED | REQUIRED | PROVIDED |
| LORRY PARKING | 02 Nos | 02 Nos | 0 Nos | 0 Nos |
| CAR PARKING | 0 Nos | 0 Nos | 02 Nos | 02 Nos |
| TWO WHEELER PARKING | 0 Nos | 0 Nos | 02 Nos | 02 Nos |

## LABOUR DETAILS

NO OF MEN-12 Nos

NO OF WOMEN-08 Nos

## SANITARY DETAILS

NOTE

i) 1 WC for 15 Men ii) 1 WC for 10 Women iii) 1 Urinals for 7-20 men

iv) 1 Wash Basin for 25 Person v) 1 Drinking Water for 100 Person

| WC REQUIRED | WC PROVIDED | URINALS REQUIRED | URINALS PROVIDED | WASH BASIN REQUIRED | WASH BASIN PROVIDED | D.WATER REQUIRED | D.WATER PROVIDED |
|---|---|---|---|---|---|---|---|
| 02 | 02 | 01 | 02 | 01 | 02 | 01 | 02 |

## JOINERY DETAILS

| | | |
|---|---|---|
| MD | MAIN DOOR | 3.60X2.13 |
| D | DOOR | 1.22X2.13 |
| SD | SLIDING DOOR | 1.22X2.13 |
| D1 | DOOR | 0.76X2.13 |
| LD | LIFT DOOR | 1.00X2.13 |
| W | WINDOW | 2.00X1.52 |
| V | VENTILATOR | 1.00X0.60 |

## திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர் திட்டகுழுமம் மதுரை-17 ந.க.எண்:SWP/BPA/719170/2025 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குப்பட்டு 'A' முதல் 'G' வரை எல்லையிடப்பட்டு மனையிட ஒப்புதலும் கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.

ம.வ/ம.உ.தி.கு எண் :58/2026
திட்ட/அனுமதி எண் :62/2025

A. Ayyampermal

A. Murugeswaris.

APPLICANT

B. Hariignesh

Er. B. HARI VIGNESH,B.E.,
Consulting Engineer & Registered Engineer
MDTCP Reg. No: RE 43 / 2024
Plot No: 4, Prince Avenue Vandiyur
Madurai - 625 020, Cell. 9626012902

REGISTERED ENGINEER

T. Karthik

T. KARTHIK, DCE.,B.E.,
Licenced Structural Engineer
Grade-II
(PWD) (Regn.No.CE/2025/01)

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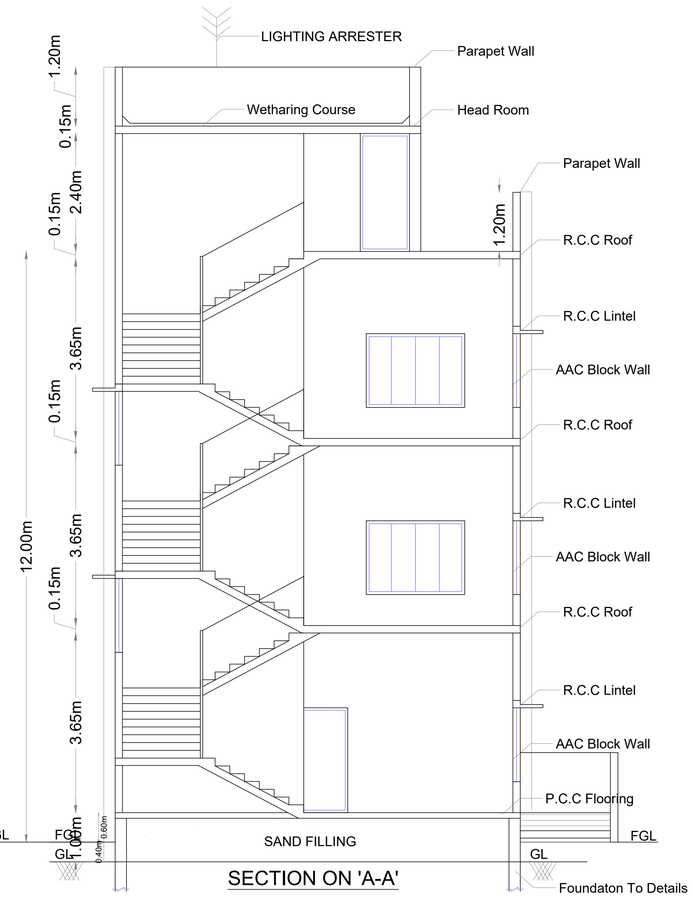
K.T.S SENTHILRAAJA
SRI MEENAKSHI ASSOCIATES
DTCP Reg.No: CE 25/2025
M168, 40 House Street, Sector-6,
TNHB Colony, Koodalpudur, Madurai -17.
Contact No: 80121 70678

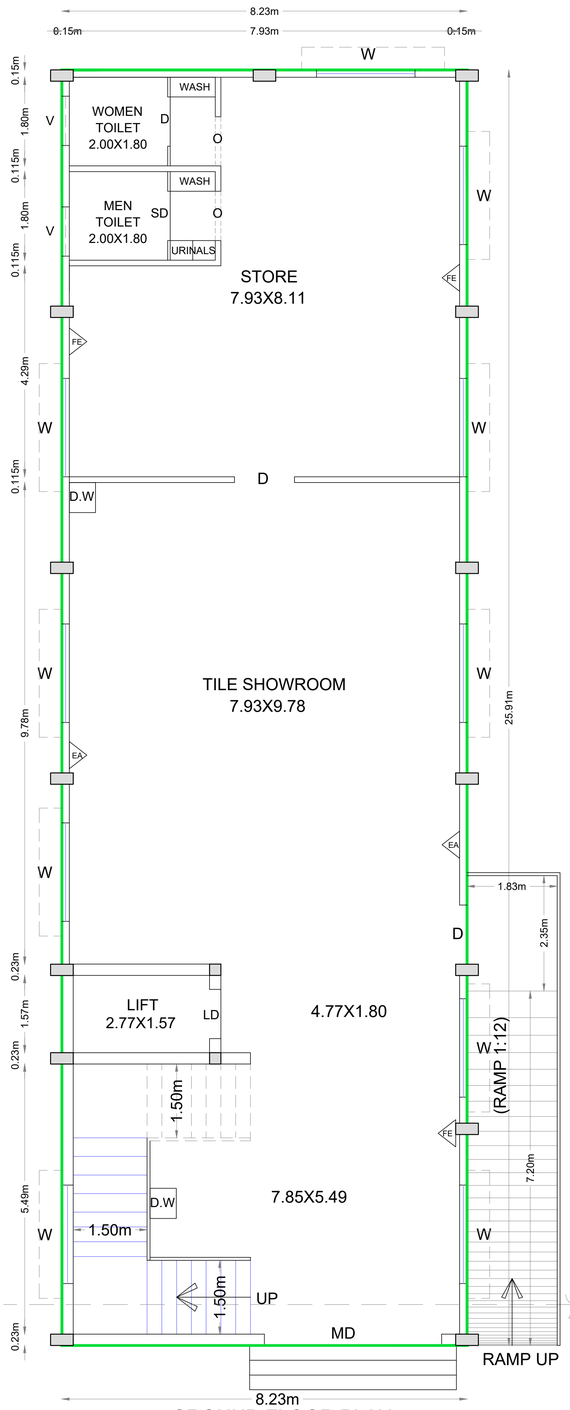
CONSTRUCTION ENGINEER



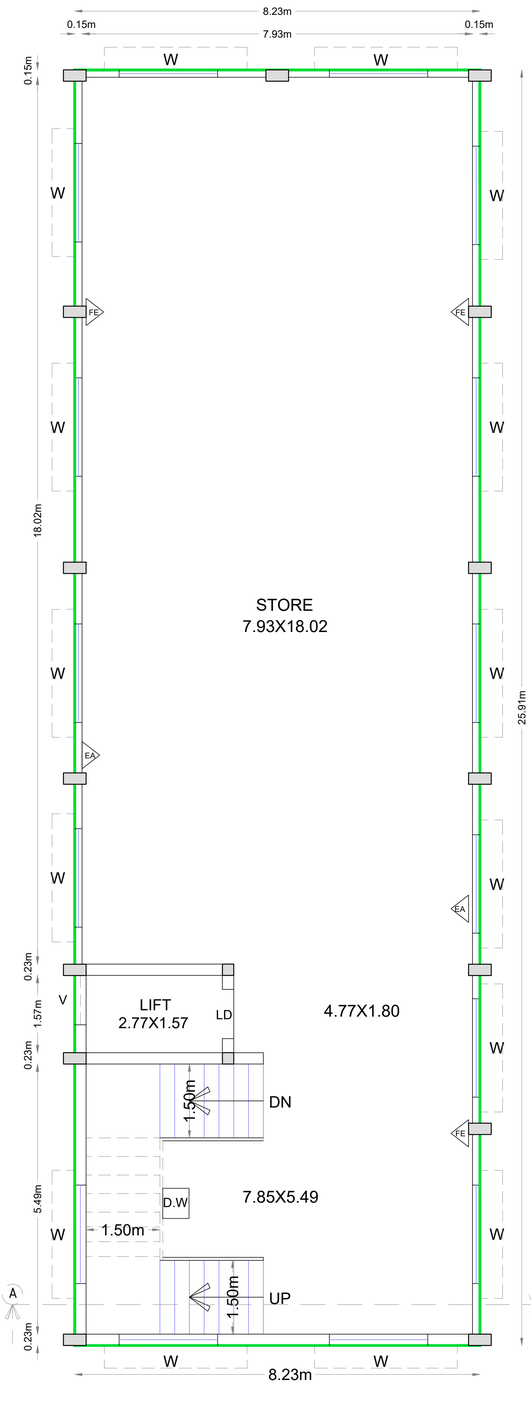

FRONT ELEVATION



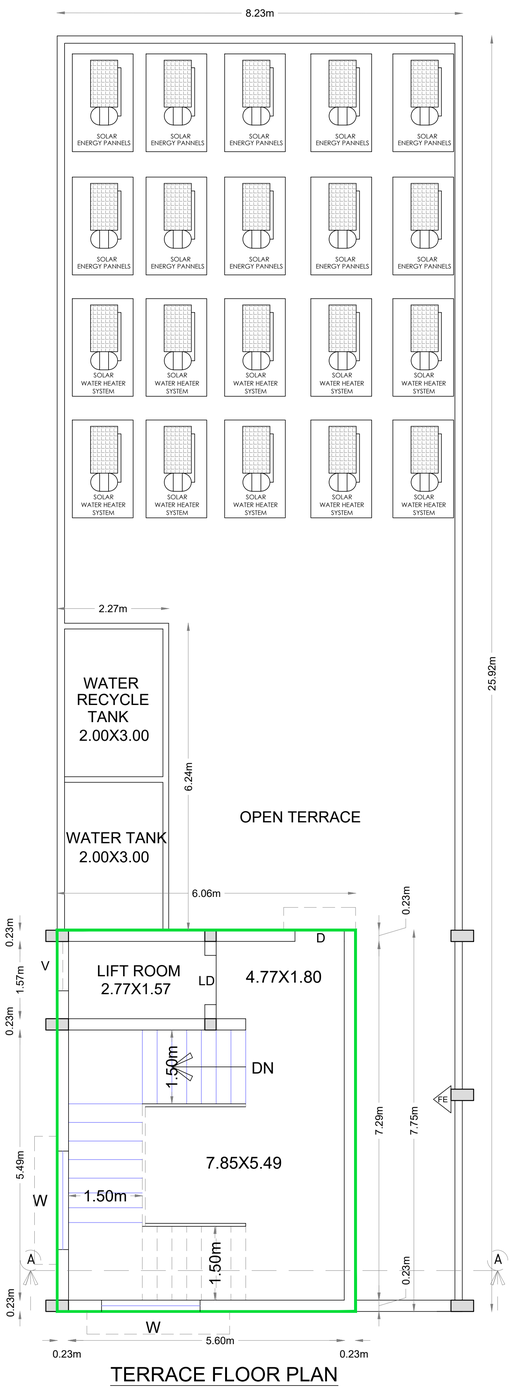

SECTION ON 'A-A'




GROUND FLOOR PLAN



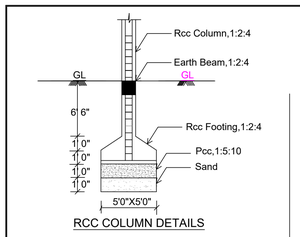

TYPICAL FIRST AND SECOND FLOOR PLAN



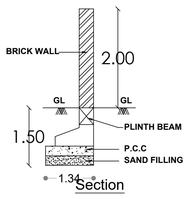

TERRACE FLOOR PLAN

# SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL (TILE WHOLE SALE STORE) BUILDING IN S.NO - 320/1A3,1A4,2A2I,AT AVANIYAPURAM VILLAGE ,MADURAI SOUTH TALUK,MADURAI CORPORATION ,MADURAI DISTRICT.

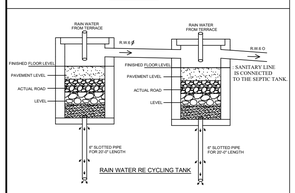
SCALE 1:400



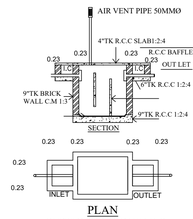

RCC COLUMN DETAILS




Section



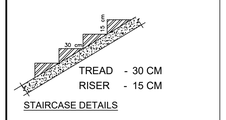

RAIN WATER RE CYCLING TANK



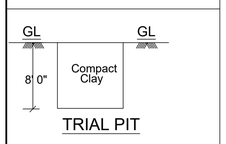

PLAN

SEPTIC TANK DETAILS

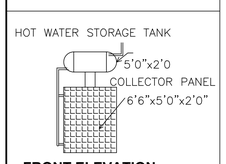
SCALE 1"=8'0"



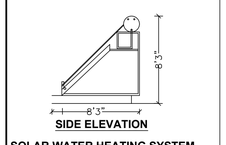

STAIRCASE DETAILS




TRIAL PIT



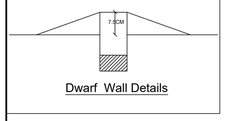

FRONT ELEVATION



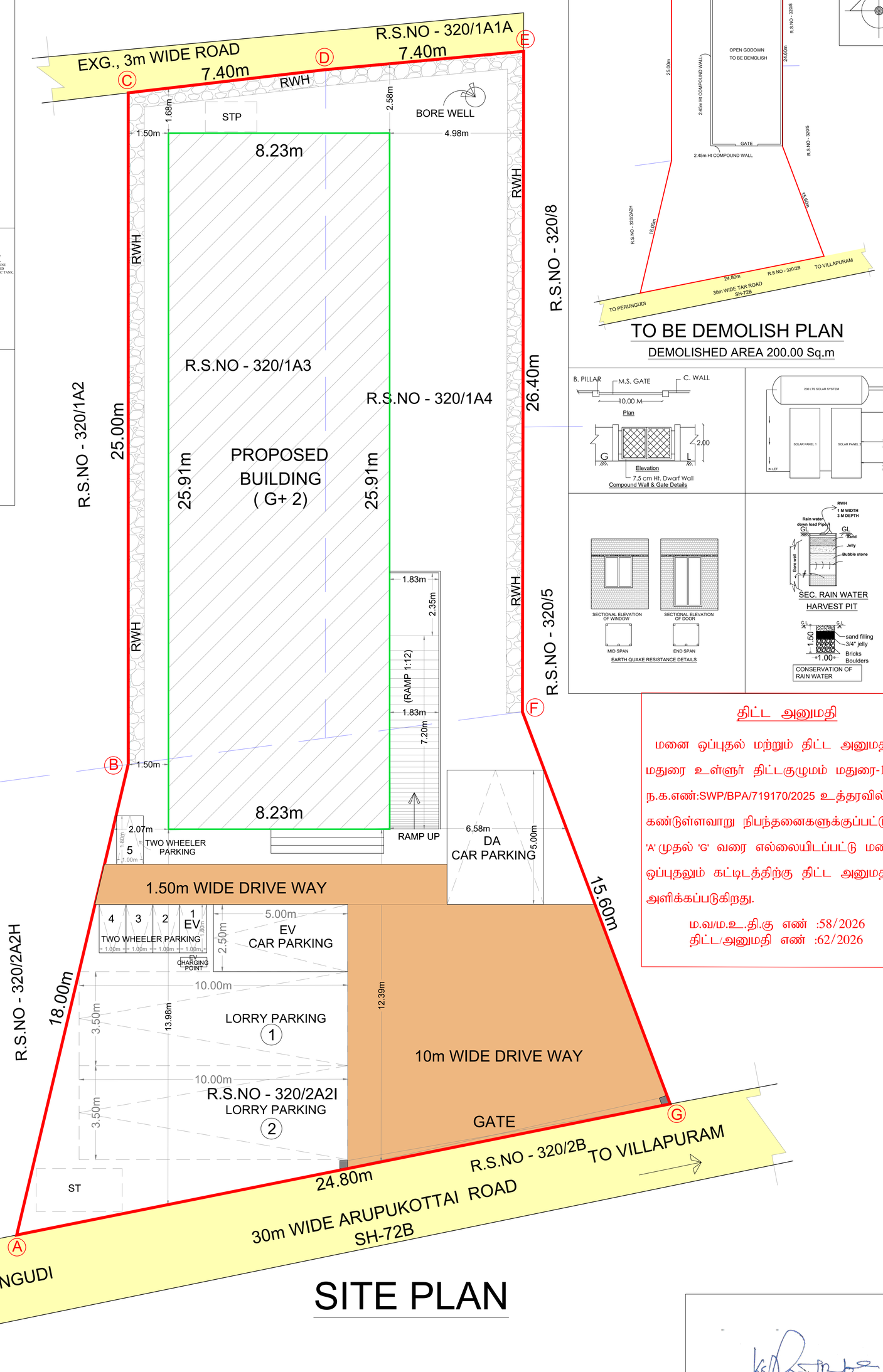

SIDE ELEVATION

SOLAR WATER HEATING SYSTEM

SCALE 1" = 8'0"




Dwarf Wall Details




SITE PLAN




## TO BE DEMOLISH PLAN

DEMOLISHED AREA 200.00 Sq.m




Compound Wall & Gate Details







EARTH QUAKE RESISTANCE DETAILS




### திட்ட அனுமதி

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SITE AREA ( AS PER DOCUMENT ) - 653.60 Sq.m

SITE AREA ( AS PER PATTA ) - 700.00 Sq.m

FSI = TOTAL FSI AREA / SITE AREA =<2 ; 639.72 / 653.33 =0.97 < 2

## PARKING DETAILS

Annexure – IV (18 A) & (2A)

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|---|---|---|---|---|---|---|---|
| 02 | 02 | 01 | 01 | 01 | 02 | 01 | 02 |

## COLOR INDEX

Site Boundary | Exg Road | Drive Way | Pro., Building

1. FIRE EXTINGUISHER WILL BE PROVIDED - FE
2. FIRE ALARM TO BE PROVIDED -FA
3. RAIN WATER HARVESTING SYSTEM WILL 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. MECHANICAL VENTILATION TO BE PROVIDED

A. Ayyamperumal

A. Muruheswaris.

APPLICANT

K.T.S SENTHILRAAJA
SRI MEENAKSHI ASSOCIATES
DTCP Reg.No: CE 25/2025
M168, 40 House Street, Sector-6,
TNHB Colony, Koodalpudur, Madurai -17.
Contact No: 80121 70678

CONSTRUCTION ENGINEER

T. KARTHIK, BE.,B.E.,
Licenced Structural Engineer
Class-I(
(TN/PA) (Reg.No.SE/2019/1)

STRCTURAL ENGINEER

Er. B. HARI VIGNESH, B.E.,
Consulting Engineer & Registered Engineer
MDTCP Reg. No: RE 43 / 2024
Plot No: 4, Prince Avenue Vandiyur
Madurai - 625 020, Cell. 9626012902

REGISTERED 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**
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Chennai 600 097, India
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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.