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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SHEET NO:1

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF PROFESSIONAL CONSULTING OFFICE BUILDING (COMMERCIAL) IN T.S.NO:52/2,WARD NO-5 MELMADURAI PONMENI,BLOCK NO-4, MELMADURAI VILLAGE,WEST MARRET STREET,MADURAI WEST TALUK, MADURAI CORPORATION,MADURAI DISTRICT.

SCALE - 1:100

| | | |
|---|---|---|
| AREA OF SITE (Document) | 304.00 SQM | Least Area To be taken |
| AREA OF SITE (As per Patta) | 308.00 SQM | |

Least Area To be taken

AREA OF SITE 304.00 SQM

ONLINE APPLICATION NUMBER:SWP/BPA/760098/2026

| AREA DETAILS: | FSI AREA IN SQM | NON-FSI AREA IN SQM | TOTAL IN SQM |
|---|---|---|---|
| AREA OF GROUND FLOOR | 97.51 | -------- | 97.51 |
| AREA OF FIRST FLOOR | 97.51 | -------- | 97.51 |
| AREA OF HEAD ROOM | -------- | 32.19 | 32.19 |
| TOTAL AREA | 195.02 | 32.19 | 227.21 |

TOTAL F.S.I AREA= 195.02 SQM

F.S.I -195.02/304.00

0.64 < 1.50

Plot Coverage= $\frac{\text{Max.One Floor Area}}{\text{Site Extent}} \times 100$

= $\frac{97.51}{304.00} \times 100$

Plot Coverage=32.08%

REFERENCE:
- SITE
- PRO.BUILDING
- ROAD
- DRIVE WAY

## PARKING CALCULATION

| VEHICLE | PARKING AREA DESCRIPTION | AREA IN SQ.M | REQUIRED (NO'S) | PROVIDED (NO'S) |
|---|---|---|---|---|
| CAR | 1car for Every 100sq.m of Floor Area or part There of | 195.02 (75%Area) 146.26 | 1 | 3 |
| | 10% of Visitor cum Ev Parking | 14.62 | 1 | |
| | 10% of PH Parking | 14.62 | 1 | |
| | | | 3 | |
| TWO WHEELER | 1two wheeler for Every 25sq.m of Floor Area or part There of | 195.02 (75%Area) 146.26 | 6 | 09 |
| | 10% of PH Parking | 14.62 | 3 | |
| | | | 9 | |

## SANITARY DETAILS:

TOTAL NUMBER OF PERSONS - 20NOs

MALE-10 FEMALE-10

| SANITARY UNIT | SANITATION REQUIREMENTS SHOPS AND COMMERCIAL OFFICES | REQUIRED | PROVIDED |
|---|---|---|---|
| PH/DA-WATER CLOSET | Minimum one is required | 01 | 02 |
| WATER CLOSET | Male (1 per 25 persons) | 01 | 01 |
| | Female (1 per 15 persons) | 01 | 02 |
| URINALS | Male (1 per 7-20 persons) | 01 | 02 |
| WASH BASINS | One for every 25 persons | 02 | 02 |
| CLEANER SINK | 1 Per 1 Each Floor | 02 | 02 |
| DRINKING WATER | One for every 100 persons with a minimum of one on each floor. | 01 | 02 |

JOINERY DETAILS

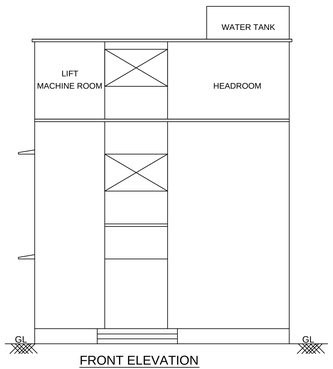
RS-1.82M X 2.44M
LD-1.37M X 2.44M
SD-0.91M X 2.44M
W-1.82M X 1.82M
V-0.91M X 0.76M

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 EXTINGUISHER TO BE PROVIDED.
7) EA- EXTINGUISHING ALARM TO BE PROVIDED.
8) MV- MECHANICAL VENTILATION TO BE PROVIDED.
9) EV- 10% ELECTRICAL VEHICHLE TO BE PROVIDED.

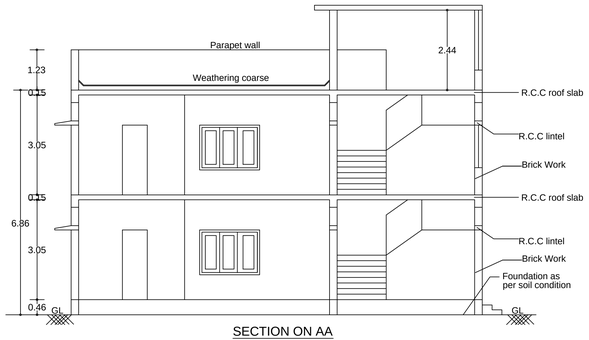
திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளுர் திட்டகுழுமம், மதுரை-625017. ந.க.எண்:SWP/BPA/760098/2026 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு A முதல் I வரை எல்லையிடப்பட்டு மனையிட ஒப்புதலும், கட்டடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.
ம.வ ம.உ.தி.கு. எண் : 127/2026
திட்ட அனுமதி எண் : 135/2026

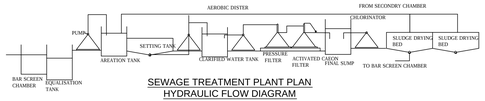
AS PER RULE NO.12 OF TAMILNADU COMBINED DEVELOPMENT AND BUILDING RULES-2019,THE APPLICANT SHOULD PREPARE AND SUBMIT DEMOLITION PLAN FOR THE DEMOLITION OF EXISTING BUILDING TO THE MADURAI CORPORATION.
THE CORPORATION HAS TO DECIDE ON THE DEMOLITION PLAN AND ENSURE THE EXISTING BUILDINGS ARE DEMOLISHED BEFORE APPROVEL OF THE PLAN FOR PROPOSED BUILDING



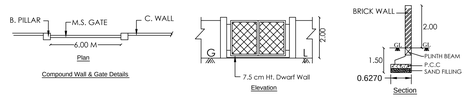

FRONT ELEVATION

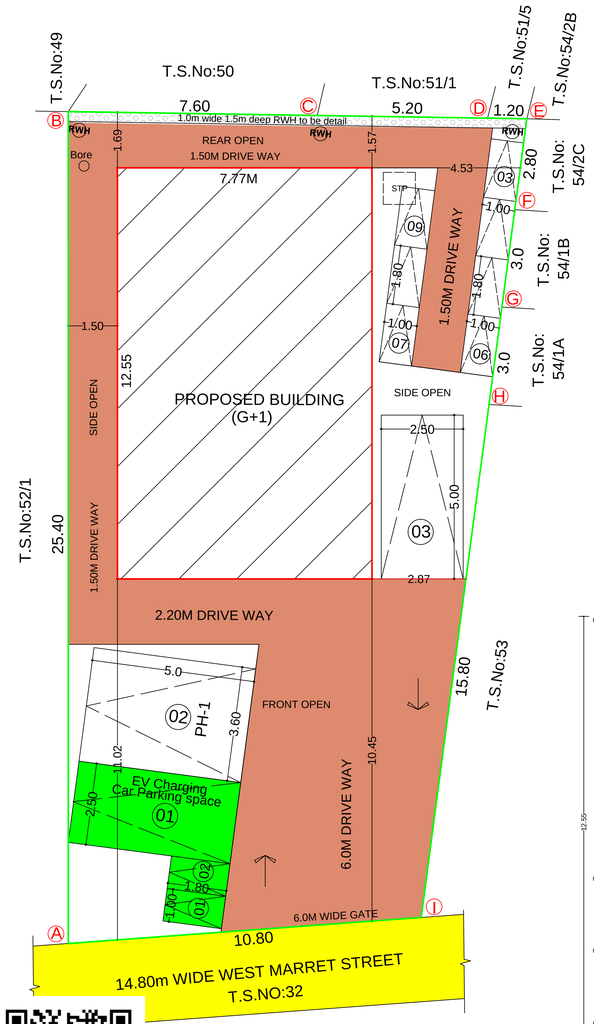



SECTION ON AA

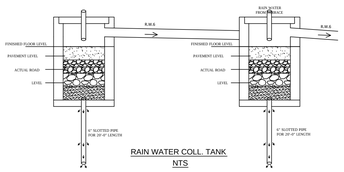


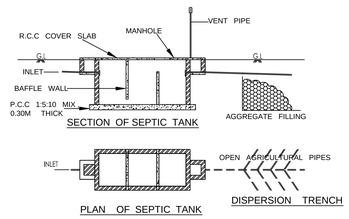

SEWAGE TREATMENT PLANT PLAN
HYDRAULIC FLOW DIAGRAM

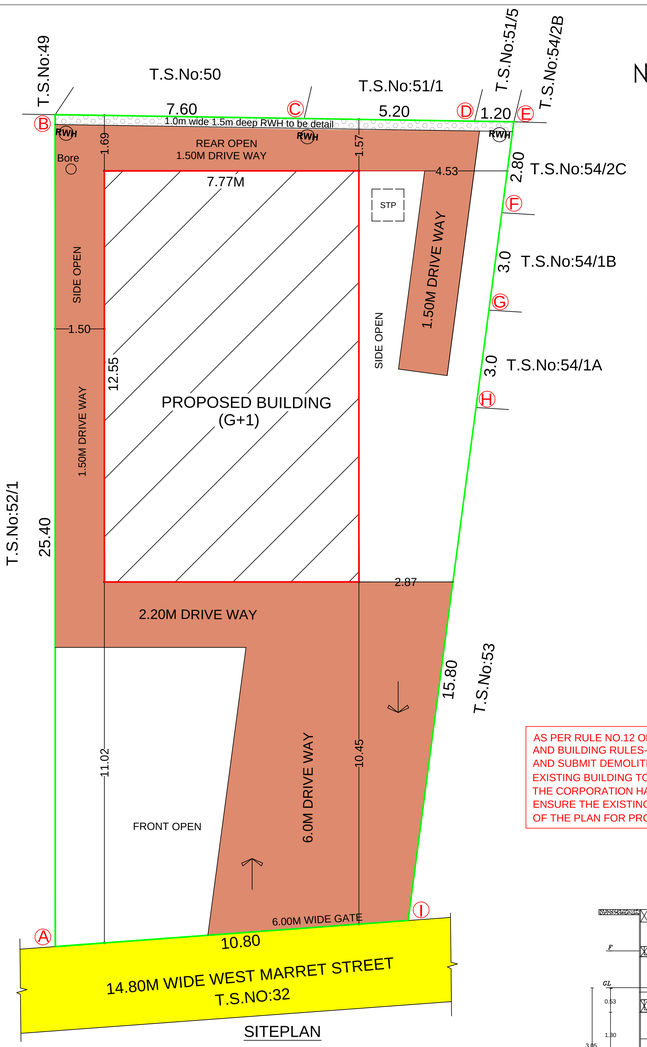


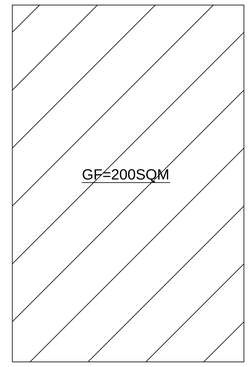

SITE PLAN



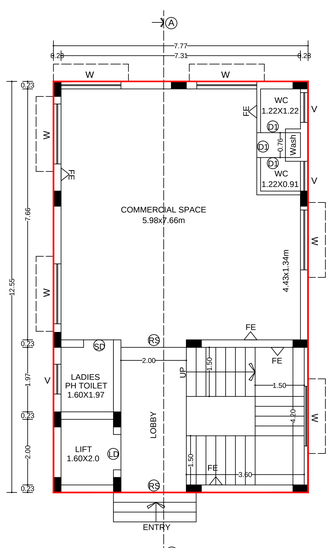



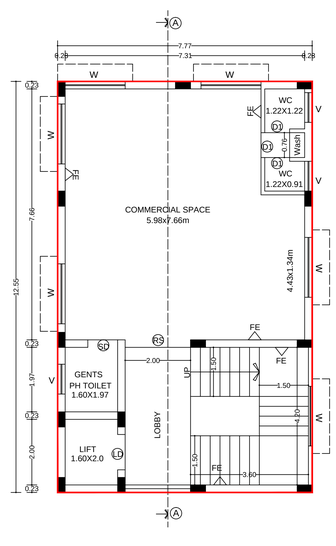

SITEPLAN



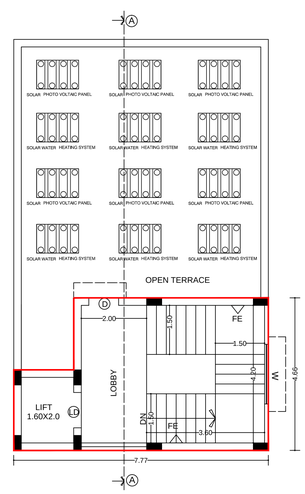

EXISTING BUILING
TO BE DEMOLISHED



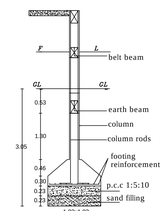

GROUND FLOOR PLAN



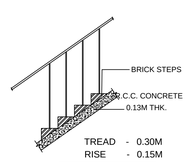

FIRST FLOOR PLAN



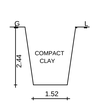

TERRACE FLOOR PLAN



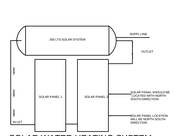

TYPICAL SECTIONAL DETAILS OF
(NTS)




STAIRCASE DETAILS
(NTS)




TRIAL PIT
(NTS)




SOLAR WATER HEATING SYSTEM
NTS

For KRENNER SANDEGREN FOUNDATION PATTUKOTTAI

President

Er. V.I.PRADHEEP, ME.(STRUCTURES)
MDTCP/SE (Gr II) 04/2022
247, NR Towers, First Floor,
Suguna Store Junction
Madurai - 20. Cell: 99438 43331

STRUCTURAL ENGINEER

APPLICANT

Er. KARTHIKAI KUMAR,B.E.,
TLPA/RCE 02/2021
69/2, V.R.S. Complex,
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Near. Anna Bus Stand, MADURAI-20.
Cell: 98651 51000

CONSTRUCTION ENGINEER

S.THIRUKKANNAN B.E.,
REGISTERED ENGINEER
REG. NO : RE.03/2022 (Gr. II)
85/1P, Sri Ananda Ganapathy Illam,
North Gate, S.S.Colony, Madurai-10.

ARCHITECT/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

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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.