PP APPROVAL RECORD

Planning Permission

Madurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

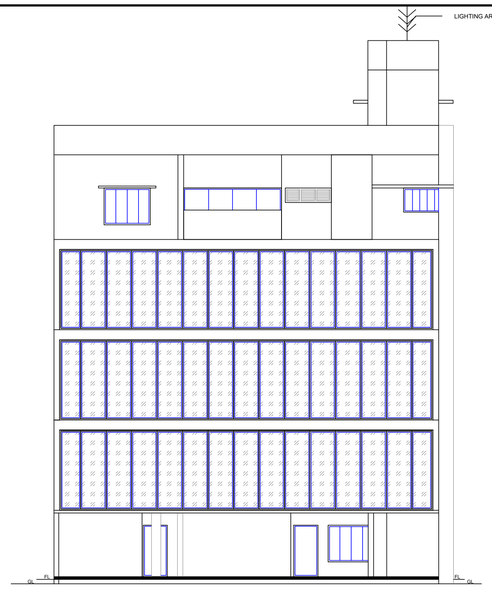
ISSUING AUTHORITY
DTCP

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

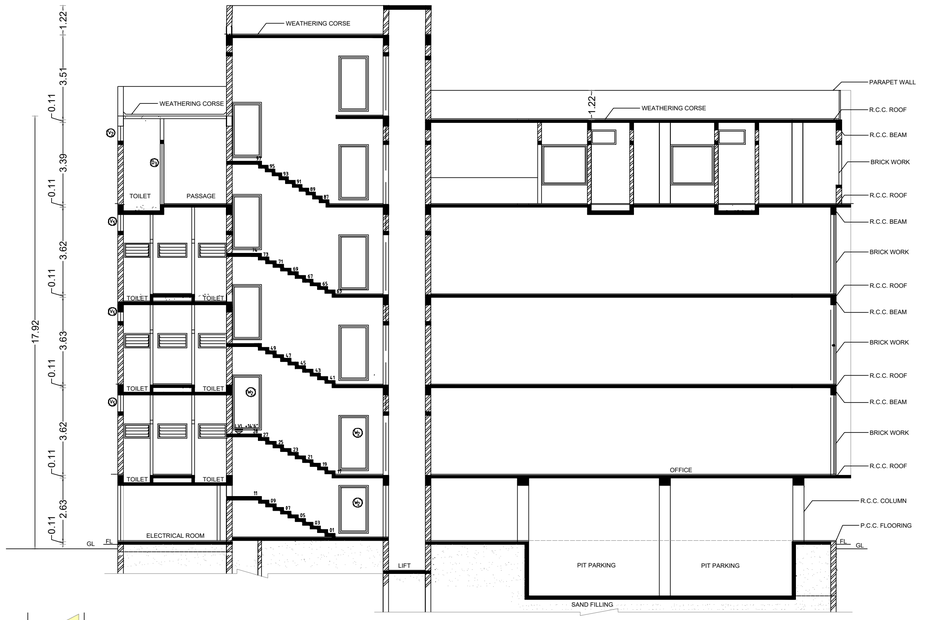
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate



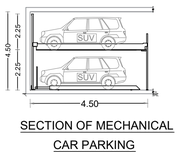
FRONT ELEVATION



SECTION ON 'AA'

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்டகுழுமம் மதுரை-17
ந.க.எண்:SWP/BPA/775932/2026 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குப்பட்டு
ஏற்கனவே 'A' முதல் 'E' வரை எல்லையிடப்பட்டு
ஒப்புதல் அளிக்கப்பட்ட ம.வ.உ.தி.கு எண்:77/2024
அமையும் திருத்திய மற்றும் கூடுதல் கட்டிடத்திற்கு
திட்ட அனுமதி எண்:163/2026ஏற்கனவே திட்ட அனுமதி
வழங்கப்பட்ட எண்:86/2024 அதனை திருத்தி
அமைக்கிறது



SECTION OF MECHANICAL CAR PARKING

JOINERY DETAILS

RS	ROLLING SHUTTER	2.00X2.13
LD	LIFT DOOR	0.91X2.13
MD	LIFT DOOR	1.22X2.13
D	DOOR	1.00X2.13
D1	DOOR	0.76X2.13
D2	DOOR	1.00X2.13
FD	DOOR	3.83X2.13
FD1	DOOR	1.30X2.13
FD2	DOOR	1.80X2.13
FD3	DOOR	2.45X2.13
W	WINDOW	1.83X1.22
W1	WINDOW	1.10X1.60
W2	WINDOW	1.20X1.60
W3	WINDOW	2.25X1.22
GW	GLASS WINDOW	15.00X3.20
V	VENTILATOR	1.00X0.60

NOTE:

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

NO OF LABOURS

NO OF MEN - 36 Nos NO OF WOMEN - 24 Nos

SANITARY REQUIREMENTS FOR OFFICE

NOTE
i) 1 WC for 25 Men ii) 1 WC for 15 Women iii) 1 Urinals for 7-20 men
v) 1 Drinking Water for 100 Person

WC REQUIRED	WC PROVIDED	URINALS REQUIRED	URINALS PROVIDED	D.WATER REQUIRED	D.WATER PROVIDED
02	06	02	06	03	03

NORTH

SHEET NO - 1

PLAN SHOWING THE REVISED & PROPOSED ADDITIONAL CONSTRUCTIONOF A COMMERCIAL (P.C.O) \ RESIDENTIAL (HOUSE) BUILDING IN OLD S.NO:15(pt),15/3(pt),4(pt),&80(pt),NEW T.S.NO: 7,8, & 9,BLOCK NO-22,S.WARD NO: 19, SATHAMANGALAM VILLAGE, MADURAI NORTH TALUK, MADURAI CORPORATION,MADURAI .

SCALE 1:100

AREA DETAILS

AREA OF THE SITE (AS PER DOCUMENT)	823.71Sqm
AREA OF THE SITE (AS PER T.S.L.R)	817.00 Sqm

EXISTING APPROVAL DETAILS

NOTE :
LPA PLANNING PERMISSION NO:86/2024
CORPORATION PLANNING PERMIT NO:Z2/289/2024
CORPORATION BUILDING PERMIT NO:115/BPA/2024/02832

AREA DETAILS

FLOOR DETAILS	FSI AREA Sqm	NON FSI AREA Sqm	TOTAL AREA Sqm
STILT FLOOR AREA	22.80	452.45	475.25
FIRST FLOOR AREA	475.25	-	475.25
SECOND FLOOR AREA	475.25	-	475.25
THIRD FLOOR AREA	475.25	-	475.25
FOURTH FLOOR AREA	449.57	25.68	475.25
HEAD ROOM AREA		23.52	23.52
TOTAL AREA	1898.12	501.65	2399.77
FLOOR SPACE INDEX (F.S.I)	1898.12 / 817.00		2.32 > 2.00
PLOT COVERAGE (PC)	475.25 / 817.00 X 100		58.17%

UNIT DETAILS DETAILS

UNIT - A	206.87 Sq.m
UNIT - B	202.08 Sq.m
TOTAL UNIT AREA	408.95 Sq.m

COLOR INDEX

SITE EXG ROAD DRIVE WAY PRO

PARKING DETAILS FOR PROFESSIONAL CONSULTING OFFICE

Annexure – IV (5) A

OFFICE AREA = 1448.55 Sq.m

75% OFFICE AREA = 1086.41 Sq.m

VEHICLE	PARKING AREA DESCRIPTION	AREA IN Sq.m	REQUIRED IN Nos	PROVIDED IN Nos
TWO WHEELER	1 TWO WHEELER SPACE FOR EVERY 25Sq.m of FLOOR AREA	1086.41	47	50
CAR	1 CAR SPACE FOR EVERY 100Sq.m of FLOOR AREA	1086.41	12	12
EV CAR	VISITORS CAR PARKING 10% PARKING EV CAR PARKING	12/100 X10 =1.2	01	01
EV TWO WHEELER	VISITORS TWO WHEELER PARKING 10% PARKING EV CAR PARKING	47/100 X10 =4.7	05	05

TWO WHEELER PAKING REQUIRED FOR OFFICE =52 Nos TWO WHEELER PAKING PROVIDED FOR OFFICE =55 Nos
CAR PAKING REQUIRED FOR OFFICE = 13Nos CAR PAKING PROVIDED FOR OFFICE = 13Nos

PARKING DETAILS FOR INDIVIDUAL HOUSE

Annexure – IV (1) A

UNIT AREA = 408.95 Sq.m

VEHICLE	PARKING AREA DESCRIPTION	UNIT NAME	AREA IN Sq.m	REQUIRED IN Nos	PROVIDED IN Nos
CAR	1 CAR SPACE FOR EVERY 75Sq.m of FLOOR AREA	A	206.87	03	03
		B	202.08	03	03

CAR PAKING REQUIRED FOR RESIDENTIAL = 06Nos CAR PAKING REQUIRED FOR RESIDENTIAL = 07Nos

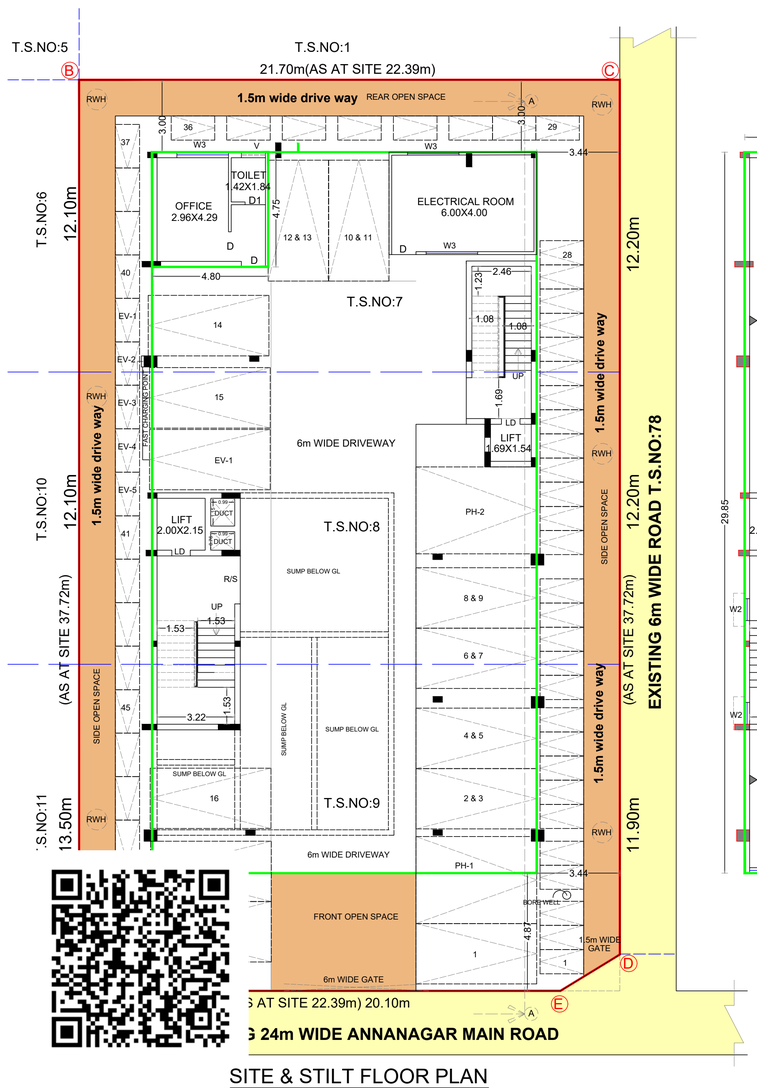
OFFICE USE

APPLICANT

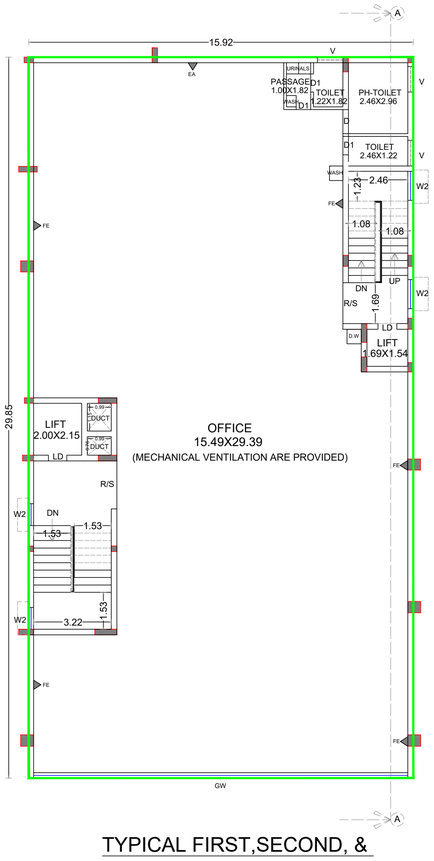
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Registered Architect
CA/2010/47575
rm am architecture
73, Anna Nagar, MADURAI - 625 020
ARCHITECT

S. VISWANATHAN
STRUCTURAL ENGINEER

Er. R. VINOTHKUMAR, D.C.E.,
Licensed Surveyor & Civil Engineering Contractor
REGISTRATION NO. CE / MR / OCT/2019 / 036
No. 1/127, North Street, K. Sennampatti,
THIRUMANGALAM & MADURAI-625 701
Cell: 87782 11119
CONSTRUCTION ENGINEER

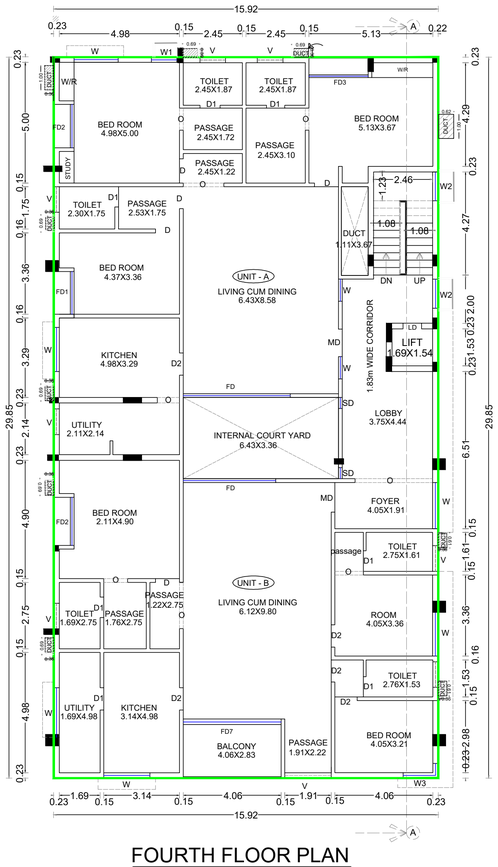


SITE & STILT FLOOR PLAN

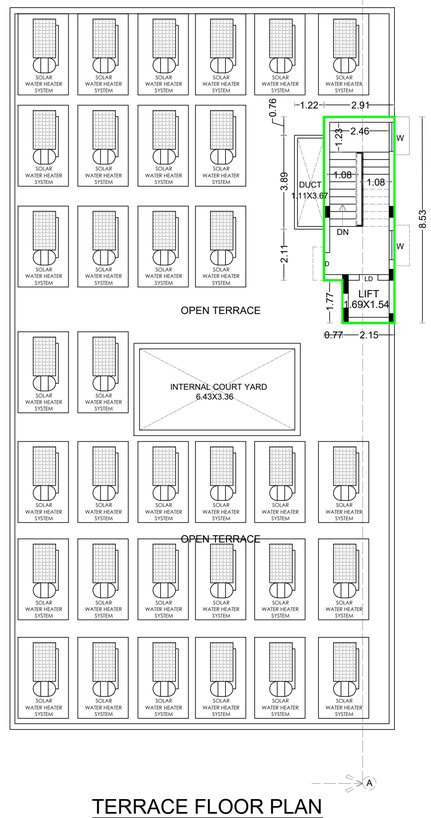


TYPICAL FIRST,SECOND, & THIRD FLOOR PLAN

(MECHANICAL VENTILATION ARE PROVIDED)



FOURTH FLOOR PLAN

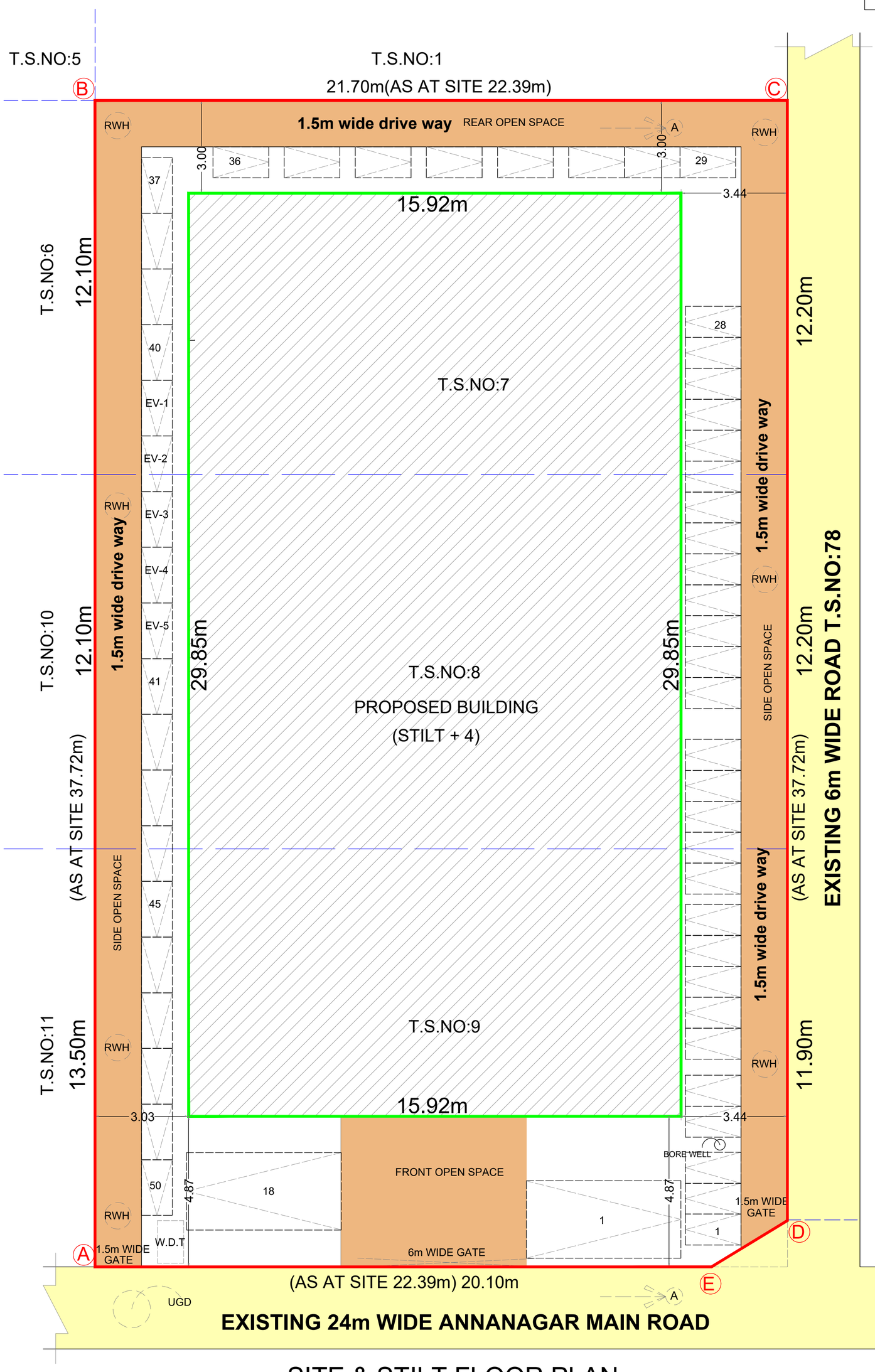


TERRACE FLOOR PLAN

NORTH

SITE PLAN SHOWING THE REVISED & PROPOSED ADDITIONAL CONSTRUCTIONOF A COMMERCIAL (P.C.O) \ RESIDENTIAL (HOUSE) BUILDING IN OLD S.NO:15(pt),15/3(pt),4(pt),&80(pt),NEW T.S.NO: 7,8, & 9,BLOCK NO-22,S.WARD NO: 19, SATHAMANGALAM VILLAGE, MADURAI NORTH TALUK, MADURAI CORPORATION,MADURAI .

SCALE 1:400



SITE & STILT FLOOR PLAN

AREA DETAILS

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AREA OF THE SITE (AS PER T.S.L.R)	817.00 Sqm

EXISTING APPROVAL DETAILS

NOTE :

LPA PLANNING PERMISSION NO:86/2024

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TOTAL UNIT AREA	408.95 Sq.m

COLOR INDEX

SITE | EXG ROAD | DRIVE WAY | PRO

PARKING DETAILS FOR PROFESSIONAL CONSULTING OFFICE

Annexure – IV (5) A

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PARKING DETAILS FOR INDIVIDUAL HOUSE

Annexure – IV (1) A

UNIT AREA = 408.95 Sq.m

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CAR PAKING REQUIRED FOR RESIDENTIAL = 06Nos	CAR PAKING REQUIRED FOR RESIDENTIAL = 07Nos

NO OF LABOURS

NO OF MEN - 36 Nos	NO OF WOMEN - 24 Nos

SANITARY REQURIEMENTS FOR OFFICE

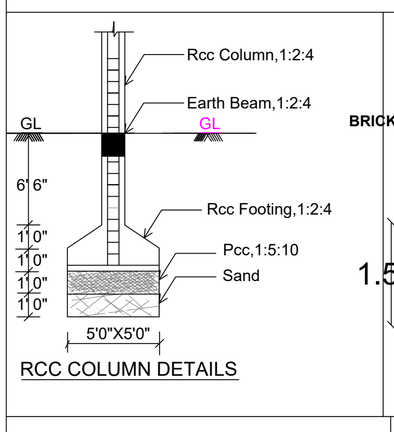
NOTE

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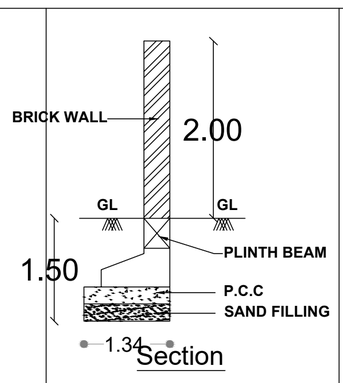
iv) 1 Wash Basin for 25 Person v) 1 Drinking Water for 100 Person

WC REQUIRED	WC PROVIDED	URINALS REQUIRED	URINALS PROVIDED	D.WATER REQUIRED	D.WATER PROVIDED
02	06	02	06	03	03

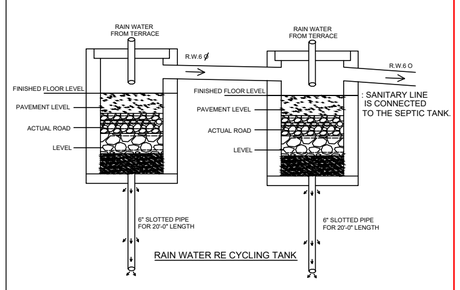
OFFICE USE



RCC COLUMN DETAILS



Section



திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி

மதுரை உள்ளூர் திட்டகுழுமம் மதுரை-17

ந.க.எண்:SWP/BPA/775932/2026 உத்தரவில்

கண்டுள்ளவாறு நிபந்தனைகளுக்குப்பட்டு

ஏற்கனவே 'A' முதல் 'E' வரை எல்லையிடப்பட்டு

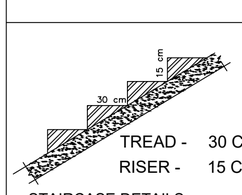
ஒப்புதல் அளிக்கப்பட்ட ம.வ.உ.தி.கு எண்:77/2024

அமையும் திருத்திய மற்றும் கூடுதல் கட்டிடத்திற்கு

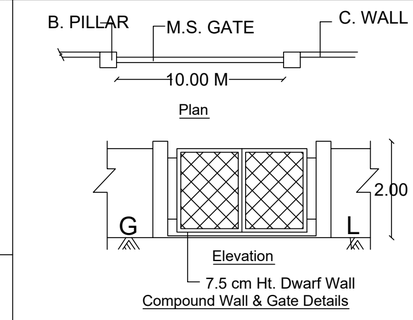
திட்ட/அனுமதி எண்:163/2026ஏற்கனவே திட்ட அனுமதி

வழங்கப்பட்ட எண்:86/2024 அதனை திருத்தி

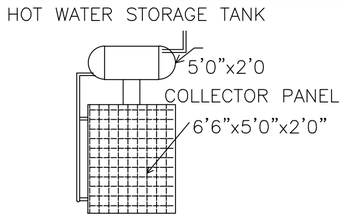
அமைக்கிறது



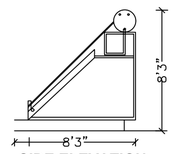
STAIRCASE DETAILS



Compound Wall & Gate Details

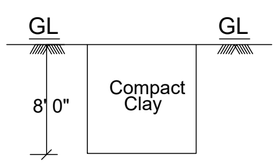


FRONT ELEVATION

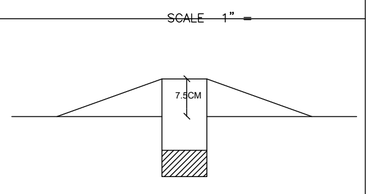


SIDE ELEVATION

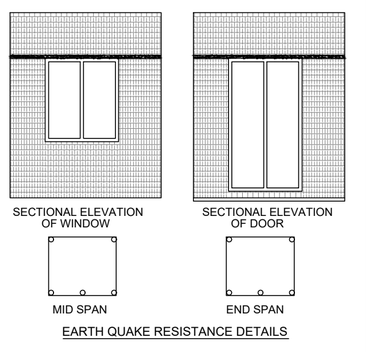
SOLAR WATER HEATING SYSTEM



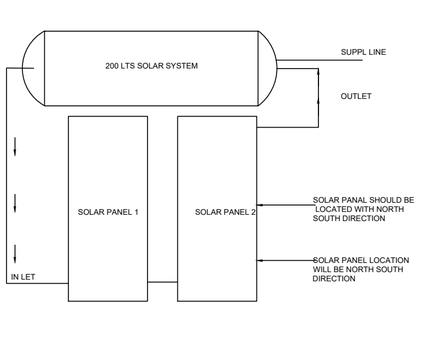
TRIAL PIT



Dwarf Wall Details



EARTH QUAKE RESISTANCE DETAILS



APPLICANT

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Registered Architect
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rm am architecture
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ARCHITECT

R. Vino

Er. R. VINOTHKUMAR, D.C.E.,
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THIRUMANGALAM & MADURAI-625 701
Cell: 97882 71119

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Structural and Project Management Consultants
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Vivek Street, Sye-ques Road, Madurai-625 010
Registered Structural Engineer Grade-I
Regn. No.SE Gr.I/M/2022/0070/Madurai/May 2022
Directorate of Town and Country Planning,Chennai

STRUCTURAL 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.