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.

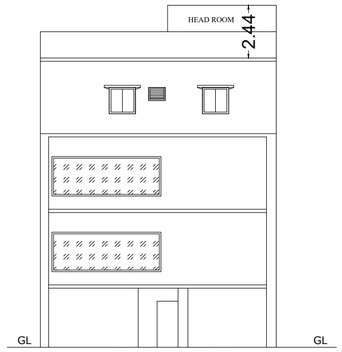
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
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Chennai 600 097, India

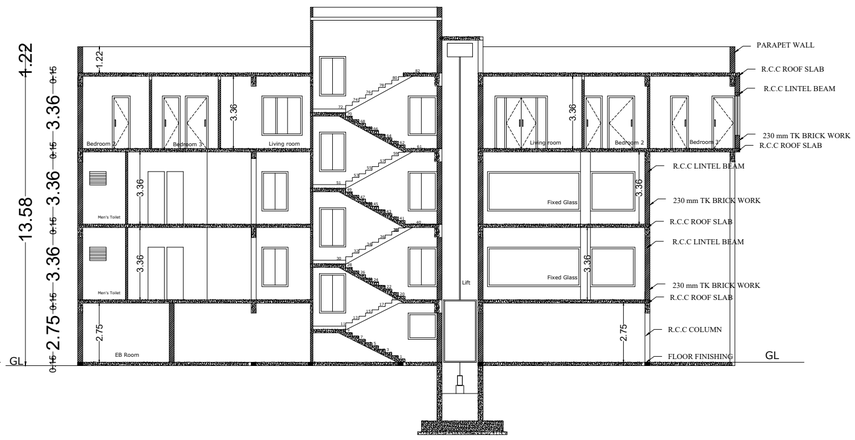
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL (PROFESSIONAL CONSULTING OFFICE) CUM RESIDENTIAL (2 DWELLINGS) BUILDING IN T.S.NO.1610/3, S.WARD.NO.10, S.BLOCK.NO.39(OLD S.WARD.NO.10, OLD S.BLOCK.NO.25, OLD T.S.NO.872/2PART) , AT HAKKIM AJMALKHAN ROAD, CHINNA CHOKKIKULAM,MADURAI NORTH TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

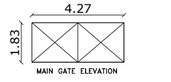
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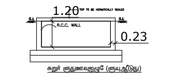


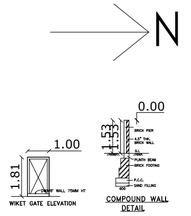
ELEVATION

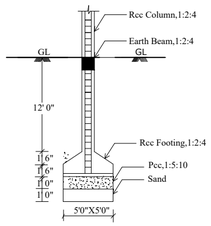


SECTION ON "A-A"

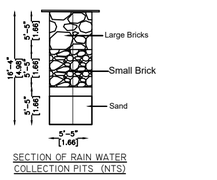




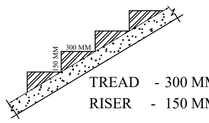




RCC COLUMN DETAILS



SECTION OF RAIN WATER COLLECTION PITS (NTS)



TREAD - 300 MM
RISER - 150 MM

STAIRCASE DETAILS

SITE AREA DETAILS		
AS PER DOCUMENT AREA	- 528.08 SQ.M	Least Area To be Taken
AS IN SITE AREA	- 507.62SQ.M	
AS PER FMB/TSLR AREA	- 571.50 SQ.M	

JOINERY DETAILS			REFERENCE:
M.D	MAIN DOOR	1.23 x 2.10	SITE BOUNDARY -
D	DOOR	0.92 x 2.10	
D1	DOOR	0.76 x 2.00	EXISTING ROAD -
W	WINDOW	1.37 x 1.22	DRIVE -
W1	WINDOW	2.74 x 1.22	
W2	WINDOW	1.22 x 1.22	PRO.,BUILDING (Stilt Floor)
SW	SHOW WINDOW	5.23 x 1.60	
FGW	FIXED GLASS WINDOW	7.15 x 1.83	PRO.,BUILDING (Third Floor)
V1	VENTILATOR	0.61 x 0.90	

AREA DETAILS

SITE EXTENT - 507.62 Sq.m

Descriptions	FSI	Non FSI	Deduction Ots & Duct	Total Build up Area
COMMERCIAL AREA				
Area of the Stilt Floor	28.69	304.72	---	333.41
Area of the First Floor	296.04	---	37.37	333.41
Area of the Second Floor	296.04	---	37.37	333.41
Total Area	620.77	304.72	74.74	1000.23
RESIDENTIAL AREA				
Area of the Third Floor	337.93	---	---	337.93
Area of the Lift & Head Room	---	29.32	---	29.32
Total Area	958.70	334.04	74.74	1367.48

FLOOR SPACE INDEX = $\frac{958.70}{507.62}$ = 1.89<2.0

PLOT COVERAGE = $\frac{333.41}{507.62}$ X 100 = 65.68%

Dwelling unit details:

Third Floor:

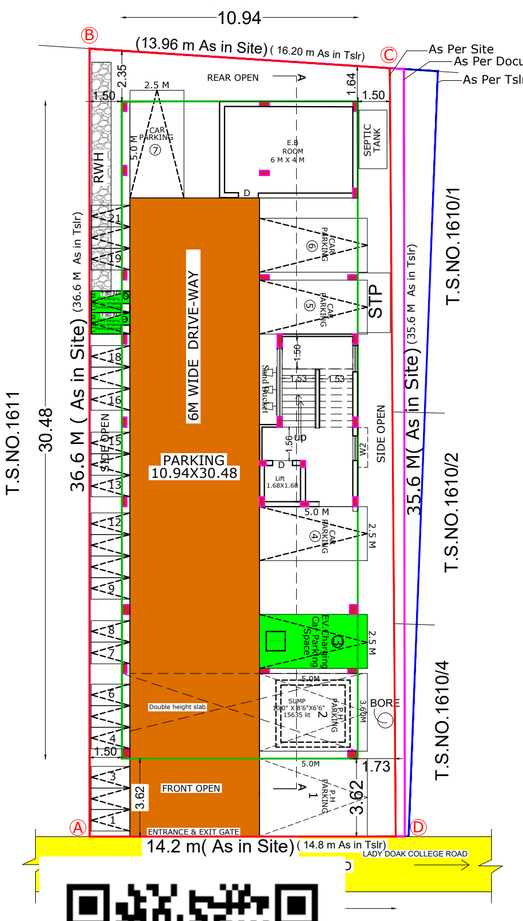
UNIT-I (FLAT-A) = 138.76 sqm
UNIT-II (FLAT-B) = 143.00 sqm
Staircase and Lift Area = 56.17 sq.m
TOTAL = 337.93 sqm

PARKING DETAILS: COMMERCIAL PROFESSIONAL CONSULTING OFFICE FSI AREA=592.08 Sq.m
RESIDENTIAL FLOOR FSI AREA= 337.93 Sq.m

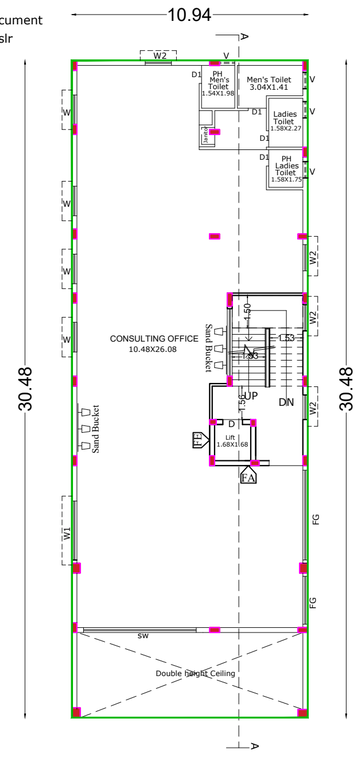
VEHICLE	PARKING AREA DESCRIPTION	AREA IN Sq.m	REQUIRED	PROVIDED
CAR	(OFFICE) 1 CAR SPACE For Every 100 Sq.m (INCLUDED P.H)	592.08 (75 % Area) 444.06	04 NOS	04 NOS
	(10 % EV PARKING & 10 %VISITORS PARKING)	44.40	01 NOS	01 NOS
	(RESIDENTIAL) 1 CAR SPACE For Every 75 Sq.m Every Dwelling Unit Area	Unit-I = 138.76 Unit-II =143.00	02 NOS	02 NOS
	TOTAL		07 NOS	07 NOS
TWO	(OFFICE) 1 TWO WHEELER SPACE For Every 25 Sq.m (INCLUDED P.H)	592.08 (75 % Area) 444.06	18 NOS	21 NOS
	(10 % EV PARKING & 10 %VISITORS PARKING)	44.40	02 NOS	
	(RESIDENTIAL) 1 TWO WHEELER SPACE Floor Area Above 50 Sq.m and upto 75 Sq.m Every Dwelling Unit Area		-----	02 NOS
	TOTAL		20 NOS	23 NOS

SANITARY DETAILS: TOTAL NUMBER OF PERSONS - 30 NOs (MALE - 15, FEMALE - 15)

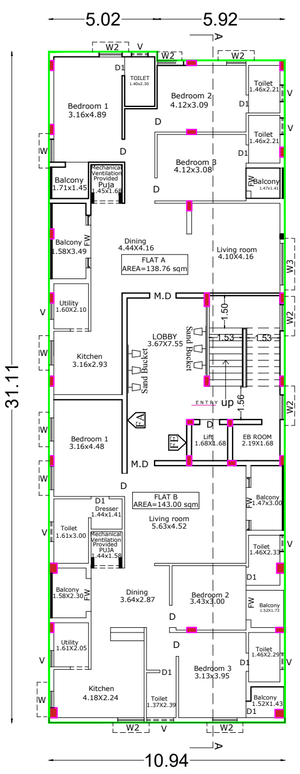
SANITARY UNIT	SANITATION REQUIREMENTS GODOWN AND OFFICES	REQUIRED Nos	PROVIDED Nos
WATER CLOSET	MALE (1 Per 25 Persons)	01	01
	FEMALE (1 Per 15 Persons)	01	01
URINALS	MALE (1 For 07-20 Persons)	01	01
WASH BASINS	(One for every 25 Persons)	02	02
CLEANER SINK	1 Per 1 Each Floor	01	01
DRINKING WATER	One for every 100 Persons with a minimum of one on each floor	01	01



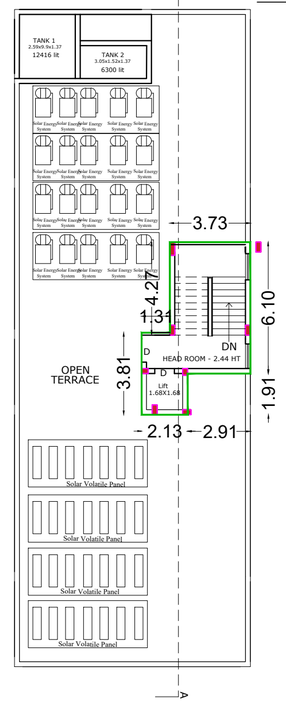
. PLAN



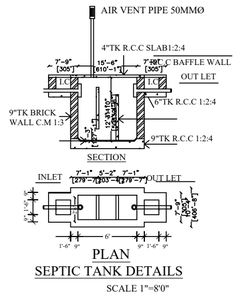
TYPICAL FIRST TO SECOND FLOOR PLAN



THIRD FLOOR PLAN



TERRACE FLOOR PLAN



திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர் திட்டகுழுமம், மதுரை - 625017.
ந.க.எண்: SWP/BPA/782228/2026 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குப்பட்டு 'A' முதல் 'D' வரை எல்லையிடப்பட்டு மனையிட ஒப்புதலும், கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.

ம.வ.ம.உ.தி.கு எண் : 160 / 2026

திட்ட/அனுமதி எண் : 171 / 2026

NOTES:-

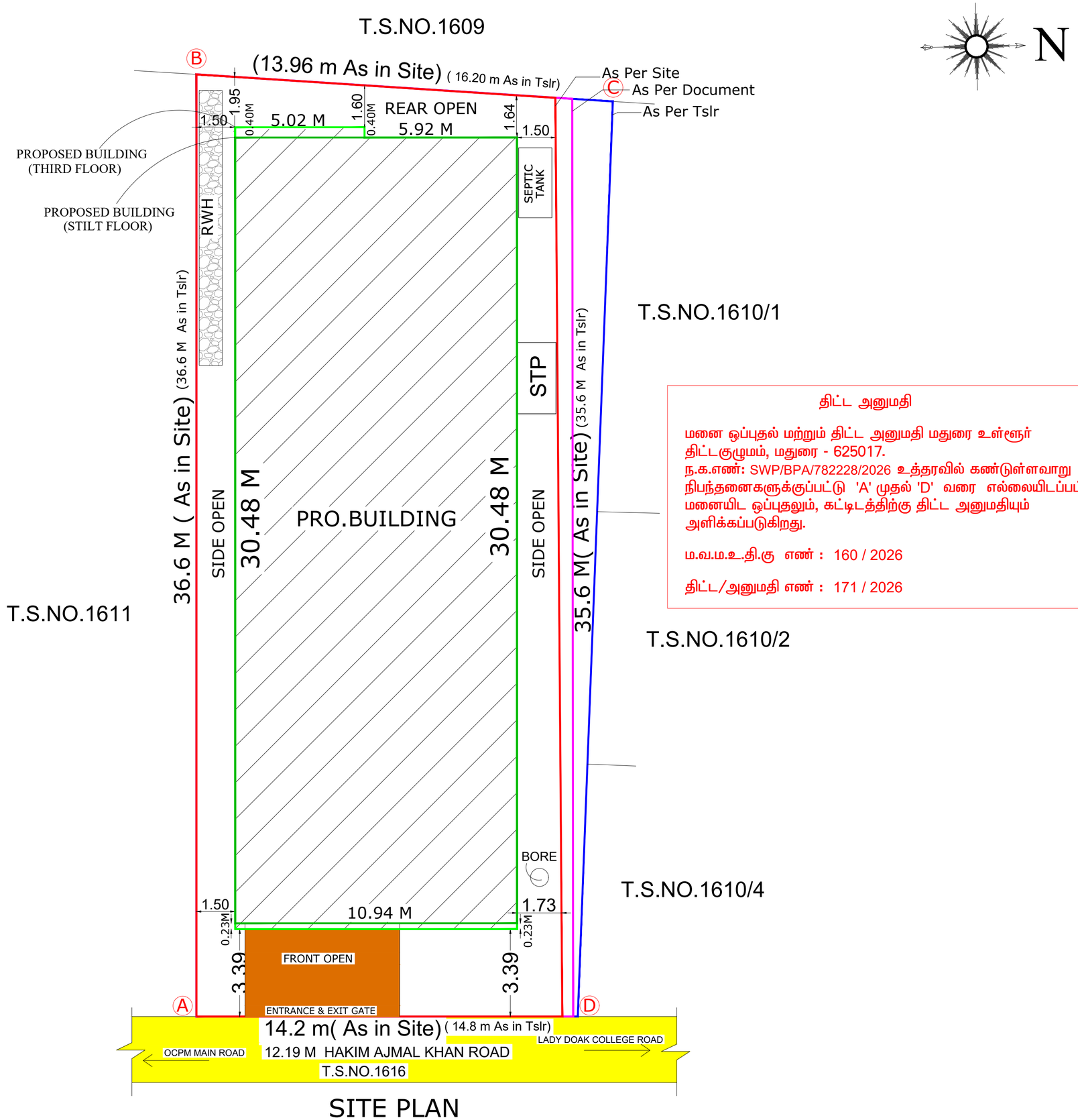
1. Rain Water Harvesting System to be Provided.
2. Bath ,Kitchen waste water to be used for Garden purpose.
3. Solar Energy System to be Provided.
4. Drinking Water to be provided. DW
5. Fire Resistance to be provided FR
6. Emergency alarm to be provided F.A
7. First Aid Box with all Equipment to be provided.
8. Mechanical Ventilation provided.(whether it is used)

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Registered Construction Engineer (CE)
Reg.No: CE/2021/08963
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Cell: 8883343220
STRUCTURAL ENGINEER

APPLICANT

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DTCP Registered Engineer
RE 05 / 2022 (Gr.I)
Shop No -1,Kallalagar Complex
Alagar Kovil Main Road,Tallakulam Madurai-625002
Cell - 9894984630
REG.,ENGINEER



SITE PLAN

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர் திட்டகுழுமம், மதுரை - 625017.
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ம.வ.ம.உ.தி.கு எண் : 160 / 2026

திட்ட/அனுமதி எண் : 171 / 2026

SHEET.NO.2/2

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL (PROFESSIONAL CONSULTING OFFICE) CUM RESIDENTIAL (2-DWELLINGS) BUILDING IN T.S.NO.1610/3,S.WARD.NO.10,S.BLOCK.NO.39 (OLD S.WARD.NO.10, OLD S.BLOCK.NO.25, OLD T.S.NO.872/2PART) , AT HAKKIM AJMALKHAN ROAD, CHINNA CHOKKIKULAM, MADURAI NORTH TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

(SCALE 1:200)

SITE AREA DETAILS

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AS PER FMB/TSLR AREA	- 571.50 SQ.M

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D	DOOR	1.00 x 2.10	SITE BOUNDARY -
D1	DOOR	0.76 x 2.00	EXISTING ROAD -
W	WINDOW	2.00 x 1.22	DRIVE -
W1	WINDOW	1.83 x 1.22	PRO.,BUILDING (Stilt Floor)
V	VENTILATOR	0.60 x 0.90	
V1	VENTILATOR	1.52 x 0.90	PRO.,BUILDING (Third Floor)

AREA DETAILS

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	TOTAL		07 NOS	08 NOS
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REG.,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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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.