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.

Verified RealEstate™

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

hello@verified.realestate

+91 9996 12 9996

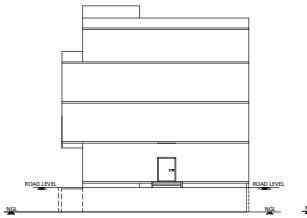
verified.realestate

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3. LIGHTNING CONDUCTOR WILL BE PROVIDED.
4. SOLAR SYSTEM WILL BE PROVIDED.
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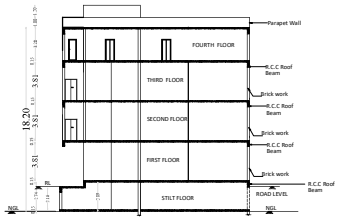
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FOUNDATION : R.C.C. COLUMN FOUNDATION
SLAB : R.C.C. 1:2:4 4½" TK
BEAM LINTEL SUNSHADE: R.C.C. 1:2:4
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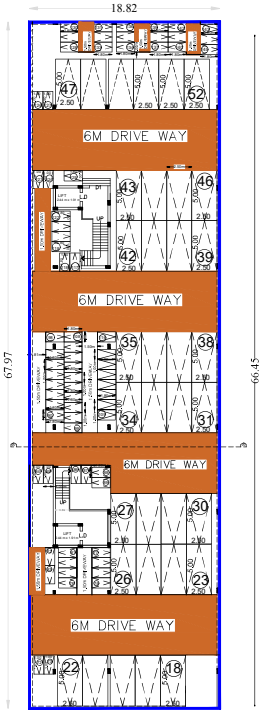
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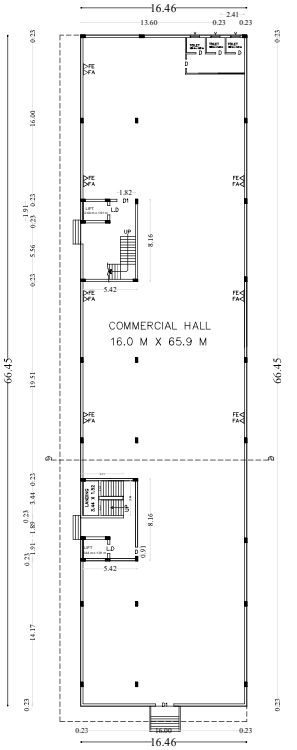

ELEVATION



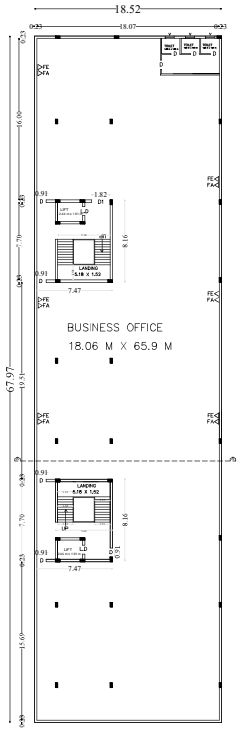

SECTION ON 'A-A'



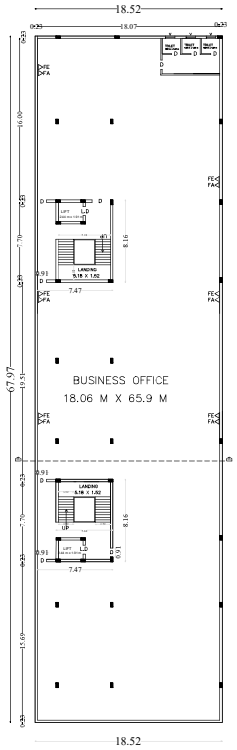

EXISTING STILT FLOOR PLAN



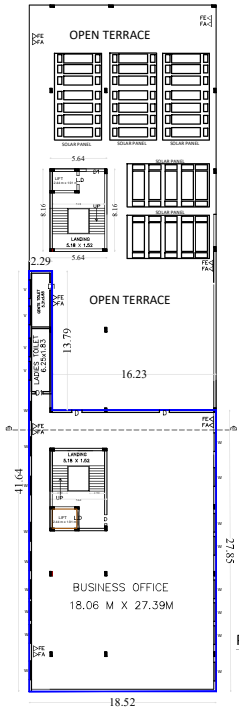

EXISTING FIRST FLOOR PLAN



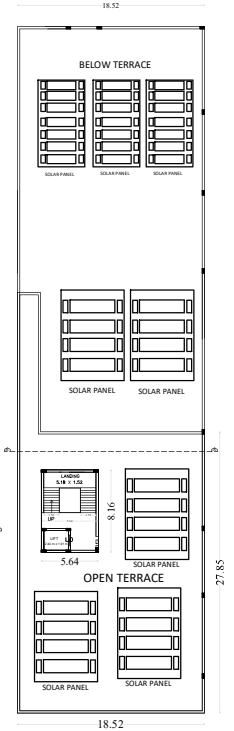

EXISTING SECOND FLOOR PLAN




EXISTING THIRD FLOOR PLAN




PROPOSED FOURTH FLOOR PLAN




PROPOSED TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED REVISED AND ADDITIONAL CONSTRUCTION OF COMMERCIAL BUILDING(1ST FLOOR),BUSINESS OFFICE(2ND,3RD,4TH) IN R.S.NO.46/2pt,46/3pt,4pt,5pt,6A5pt,6A6pt,6A7pt, 6A8pt,T.S.NO:67 / 2, WARD NO:23,BLOCK NO:30, PONMENI VILLAGE, MADURAI CORPORATION, MADURAI SOUTH TALUK, MADURAI DISTRICT.

| JOINERY DETAILS | Sq.ft | Sq.m |
|---|---|---|
| DOOR - D | 3'0" X 7'0" | 0.91 m x 2.13 m |
| DOOR - D1 | 8'0" X 7'0" | 1.82 m x 2.13 m |
| WINDOW - W | 6'0" X 6'0" | 1.82 m x 1.82 m |
| VENTILATOR - V | 6'0" X 2'0" | 1.82 m x 0.61 m |
| LIFT DOOR - LD | 3'0" X 7'0" | 0.91m x 2.13 m |

SITE AREA

| | | |
|---|---|---|
| AS PER DOCUMENT | = 2223.29 Sqm. | 23931.5 Sft |
| AS PER PATTA | = 2223.00 Sqm. | 23928.3 Sft |
| SUPER IMPOSED PLOT AREA | = 2238.73 Sqm. | 24097.6 Sft |

EXISTING APPROVED DETAILS

| | |
|---|---|
| [illegible] | : 353/2021/G5/56.06.10.2021 |
| [illegible] | : 241/ep-241/ej/ 2021 Dated:20.12.2021 |

EXISTING APPROVED AREA DETAILS

| AREA DETAILS | FSI AREA SQ.M | NON FSI AREA SQ.M | TOTAL AREA SQ.M |
|---|---|---|---|
| EXISTING STILT FLOOR AREA | - | 1278.87 | 1278.87 |
| EXISTING FIRST FLOOR AREA | 1093.65 | - | 1093.65 |
| EXISTING SECOND FLOOR AREA | 1258.81 | - | 1258.81 |
| EXISTING THIRD FLOOR AREA | 1258.81 | - | 1258.81 |
| HEAD ROOM AREA | - | 135.52 | 135.52 |
| TOTAL | 3611.27 | 1414.39 | 5025.66 |

PROPOSED BUILTUP AREA DETAILS

| | | | |
|---|---|---|---|
| PROPOSED FOURTH FLOOR AREA | 547.40 | - | 547.40 |
| HEADROOM AREA | - | 138.01 | 138.01 |
| TOTAL | 547.40 | 138.01 | 685.41 |

TOTAL AREA OF THE BUILDING= EXISTING APPROVED AREA + PROPOSED AREA
= (STILT+3) + FOURTH FLOOR
= 5025.66 + 685.41
= 5711.07 SQ.M

TOTAL FSI AREA OF THE BUILDING= EXISTING APPROVED FSI AREA + PROPOSED FSI AREA
= (STILT+3) + FOURTH FLOOR
= 3611.27 + 547.40
= 4158.67SQ.M

FSI= TOTAL COVERED AREA ON ALL FLOORS / PLOT AREA = 4158.67 / 2223.00 = 1.87<2.0

% OF PLOT COVERAGE AREA = 1093.65 / 2223.00 × 100=49.19%

PARKING DETAILS

NO.Of Car Parking Required - 52 Nos.
NO.Of Car Parking Provided - 52Nos.

NO.Of Two Wheeler Parking Required - 145Nos.
NO.Of Two Wheeler Parking Provided - 145 Nos.

LEGEND
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
DRIVEWAY

APPLICANT

C.S.VENKATESH
REGISTERED ARCHITECT
Reg. No. CA/2007/41040
Mob : 9894984630
ARCHIETECT

T. KARTHIK, DCE.,BE.,
Licenced Structural Engineer
Grade - II
(MLPA) (Reg.No.008/2019)
STRUCTURAL ENGINEER

Er.C.SUNDARAPANDI B.E.,M.I.E.,
Consulting Engineer & Registered Engineer
MDYCP Registration No. SE.16/2021
Shop No-1, Kalaignar Complex, Tallakulam
Madurai-2. Cell: 9655387709
ENGINEER

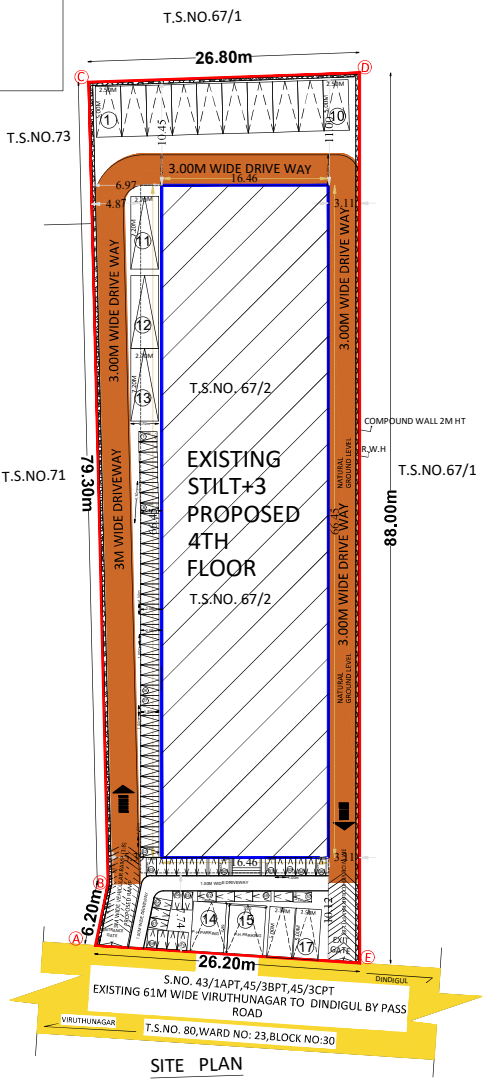
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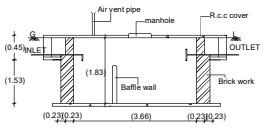
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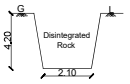
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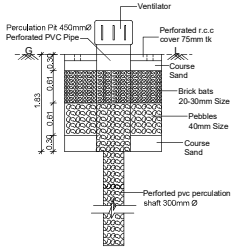
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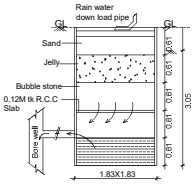
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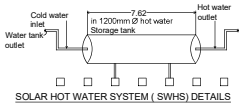


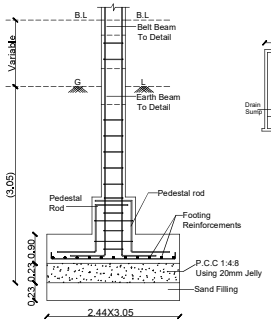



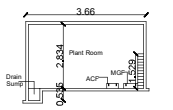



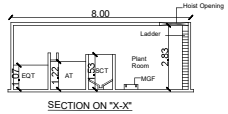



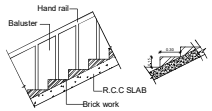



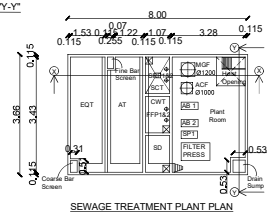



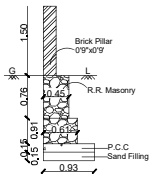



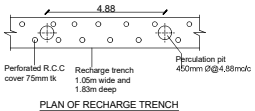







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| ந.க.எண்.ந.அ.மு.இ.எண்/ | : 353/2021/இ.மு.இ/06.10.2021 | |
| ம.வ.ம.ம.ம.அ.மு.இ.எண்/ | : 241/ச.வ.241/அ.மு.இ/2021 | |
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PROPOSED BUILDING
EXISTING ROAD
DRIVEWAY

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Reg. No. CA/2007/41040
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Licenced Structural Engineer
Grade - II
(MLPA) (Reg.No.008/2019)
STRUCTURAL ENGINEER

E.C.SUNDARAPANDI B.E.,M.I.E.,
Consulting Engineer & Registered Engineer
MITCP Registration No. 06/10/2021
Shop No-1, Kailasagar Complex, Tallakulam
Madurai-2. Cell: 9655287708
ENGINEER

Document certified by B.Ganesan.
Signed by: Director
Location: [illegible]
Date: 2023.[illegible]

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.