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

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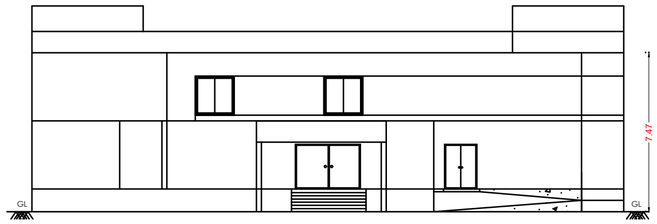
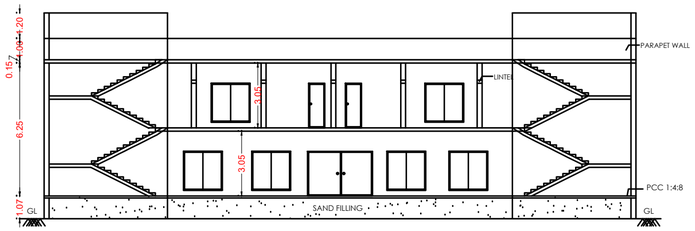
SHEET NO:02
SCALE 1:100

PL... NSTRUCTION
OI... G IN
RS... ARAI
VI... LAM
PA... AM
TALUK,MADURAI DISTRICT.



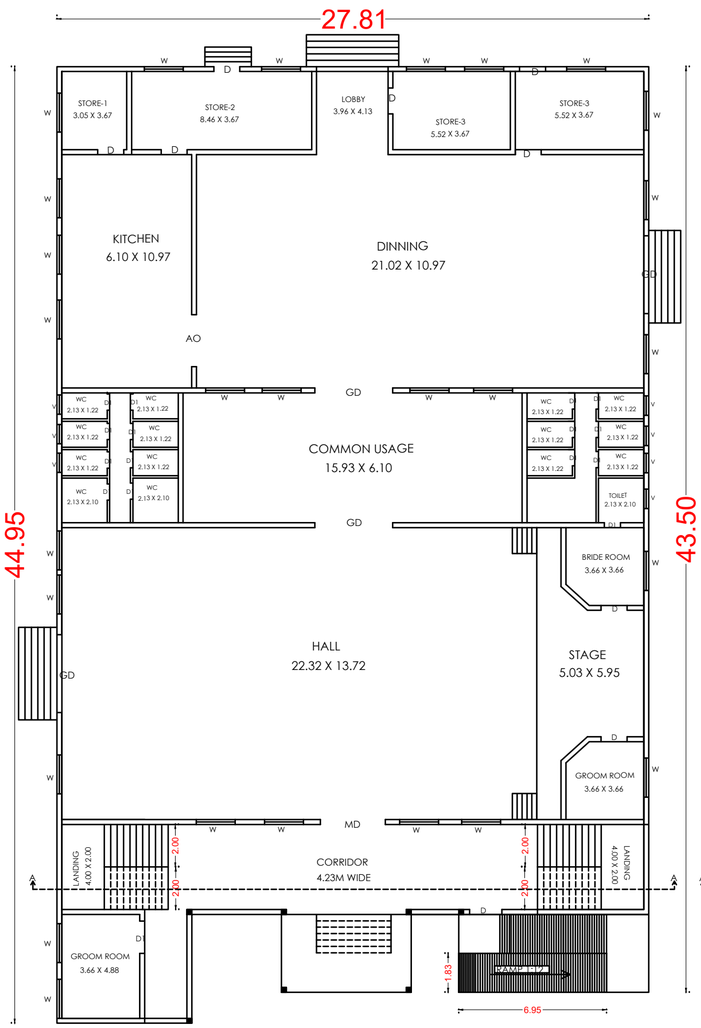
ELEVATION



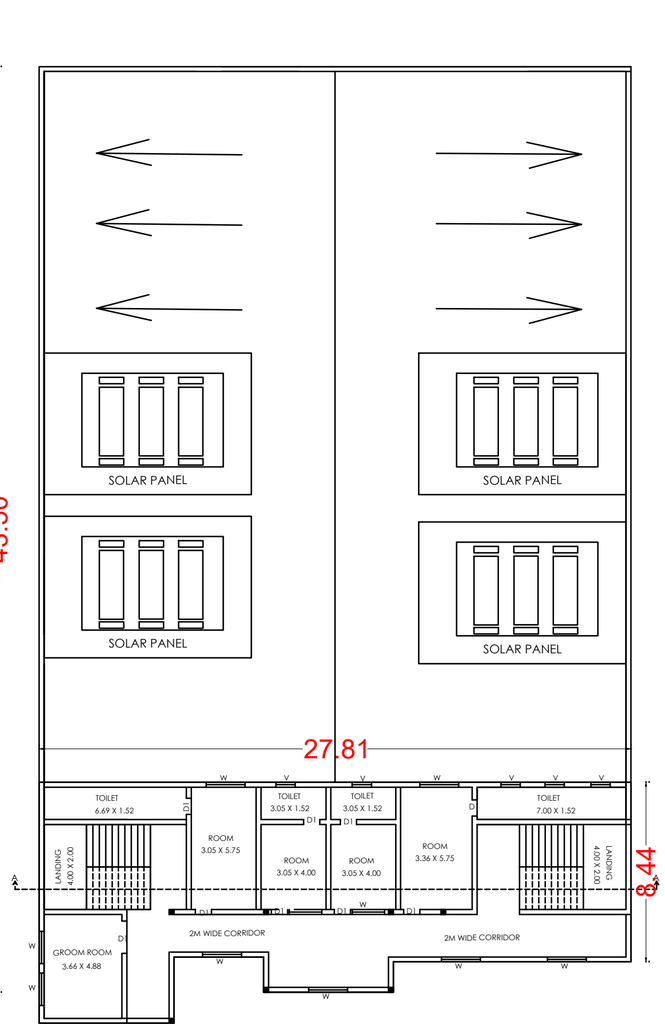
SECTION ON 'AA'

திட்ட அனுமதி

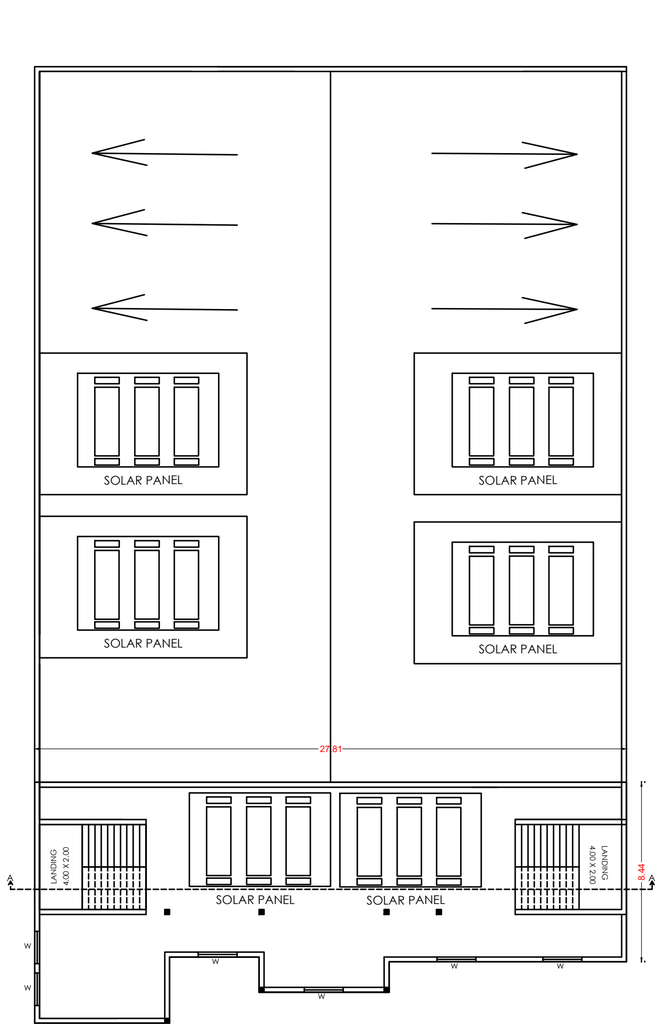
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர் திட்ட குழுமம் மதுரை - 625017 ந.க.எண். SWP/BPA/061231/2023 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு 'A' முதல் 'H' வரை எல்லையிடப்பட்டு மனையிட ஒப்புதலும் கட்டடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.
ம.வ/ம.உ.தி.கு.எண் : 86/2024
திட்ட அனுமதி எண்: 96B/2024



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

AREA DETAILS

AREA AS PER DOCUMENT = 3848.04 SQ.M
AREA AS PER PATTA = 3825.00 SQ.M
AREA AS PER SITE = 3591.38SQ.M
(AFTER ROAD WAS TAKEN OVER BY HIGHWAYS DEPARTMENT)

DESCRIPTION	FSI	NON FSI	TOTAL AREA
GROUND FLOOR AREA	1162.99	-	1162.99
FIRST FLOOR AREA	261.78	-	261.78
HEAD ROOM AREA	-	46.66	46.66
TOTAL	1424.77	46.66	1471.43

$$FSI = \frac{\text{TOTAL COVERED AREA IN ALL FLOOR}}{\text{SITE EXTENT}} \times 100$$

$$= \frac{1424.77}{3591.38} = 0.40 < 2.00$$

$$\text{PLOT COVERAGE} = \frac{1162.99}{3591.38} \times 100 = 32.38\%$$

PARKING DETAILS

CAR PARKING REQUIRED = 22 NOS
CAR PARKING PROVIDED = 20 NOS + 2 NOS

TWO WHEELER PARKING REQUIRED = 23 NOS
TWO WHEELER PARKING PROVIDED = 23 NOS

APPLICANT

C.S.VENKATE... I
REGISTERED ARCHI...
Reg. No. CA/2007/41040
Mob : 9894984630

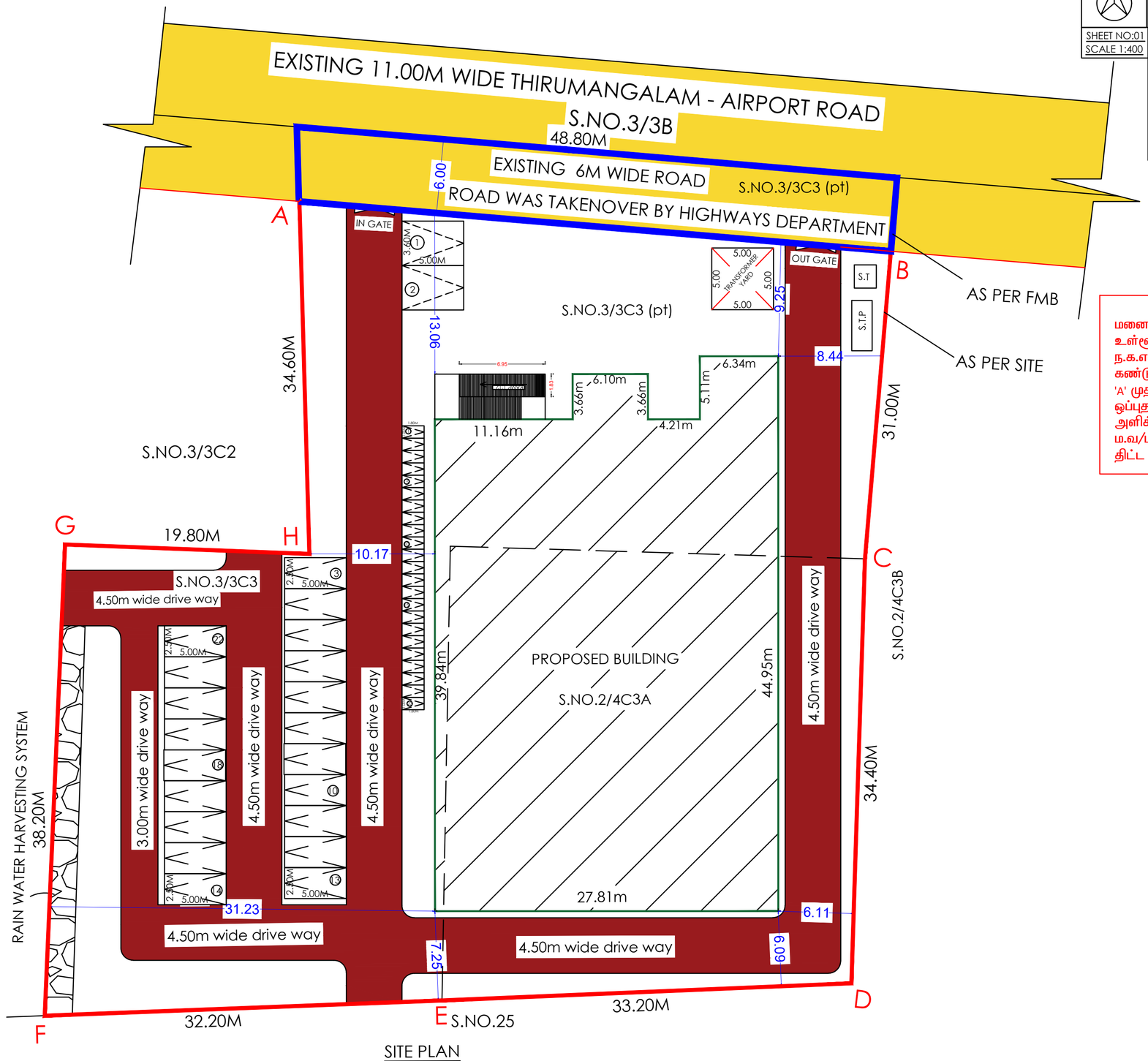
ARCHIETECT

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

STRUCTURAL ENGINEER

Er.R.THIRUPATHI RAJA,B.E.,
DTCP REGISTERED ENGINEER
RENGA PLANNERS PVT LTD.,
Shop No:1, Kalinagar Complex,
Thakkalam,Madurai - 625020. Cell: 9894984630

ENGINEER



SITE PLAN

N

SHEET NO:01
SCALE 1:400

REFERENCE

- SITE BOUNDARY
- PROPOSED BUILDING
- DRIVEWAY
- EXISTING ROAD
- ROAD IS TAKENOVER BY HIGHWAYS DEPARTMENT

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர் திட்ட குழுமம் மதுரை - 625017
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ம.வ/ம.உ.தி.கு.எண் : 86/2024
திட்ட அனுமதி எண்: 96A/2024

SITEPLAN SHOWING THE PROPOSED CONSTRUCTION OF A KALYANAMANDAPAM BUILDING IN RS.NO.2/4C3A,3/3C3(pt),AT VADAKARAI VILLAGE/PANCHAYAT,THIRUMANGALAM PANCHAYAT UNION,THIRUMANGALAM TALUK,MADURAI DISTRICT.

AREA DETAILS

AREA AS PER DOCUMENT = 3848.04 SQ.M
AREA AS PER PATTA = 3825.00 SQ.M
AREA AS PER SITE = 3591.38SQ.M
(AFTER ROAD WAS TAKEN OVER BY HIGHWAYS DEPARTMENT)

DESCRIPTION	FSI (SQ.M)	NON FSI (SQ.M)	TOTAL AREA (SQ.M)
GROUND FLOOR AREA	1162.99	-	1162.99
FIRST FLOOR AREA	261.78	-	261.78
HEAD ROOM AREA	-	46.66	46.66
TOTAL	1424.77	46.66	1471.43

FSI = TOTAL COVERED AREA IN ALL FLOOR / SITE EXTENT X 100

= 1424.77 / 3591.38 = 0.40 < 2.00

PLOT COVERAGE = 1162.99 / 3591.38 X 100 = 32.38 %

PARKING DETAILS

CAR PARKING REQUIRED = 22 NOS

CAR PARKING PROVIDED = 20 NOS + 2 NOS

TWO WHEELER PARKING REQUIRED = 23 NOS

TWO WHEELER PARKING PROVIDED = 23 NOS

APPLICANT

C.S.VENKATE[illegible]
REGISTERED ARCHI[illegible]
Reg. No. CA/2007/41[illegible]
Mob : 9894984630

ARCHIETECT

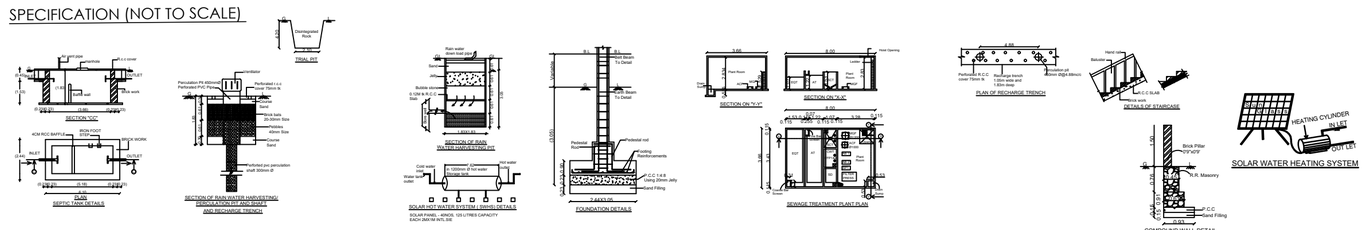
T. KARTHIK, DCE.,BE.,
Licenced Structural Engineer
Grade - II
(MLPA) (Reg.No.008/2019)

STRUCTURAL ENGINEER

Er.K.THIRUPATHI RAJA,B.E.,
DTCP REGISTERED ENGINEER
RE/2022/21
RENGA PLANNERS PVT LTD.,
Shop No:1, Kathirvel Complex,
Thallakulam,Madurai - 625020. Cell: 9894984630

REGISTERED ENGINEER

SPECIFICATION (NOT TO SCALE)



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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+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.