Verified RealEstate™

REFERENCE
149/2024

ISSUED
28 May 2024

PP APPROVAL RECORD

Planning Permission

Madurai

Madurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Commercial

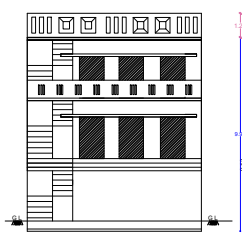
The approval as the planning authority issued it, reproduced in full behind this page.

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

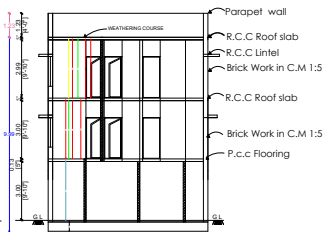
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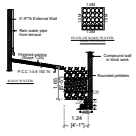
DIGITALLY VERIFIED RECORD



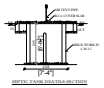
ELEVATION

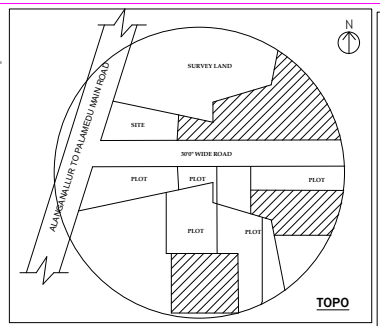


SECTION ON A-A

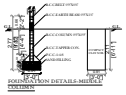


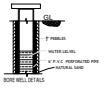






TOPO





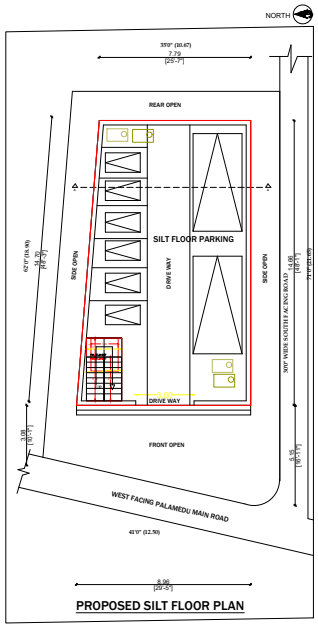
BORE WELL DETAILS



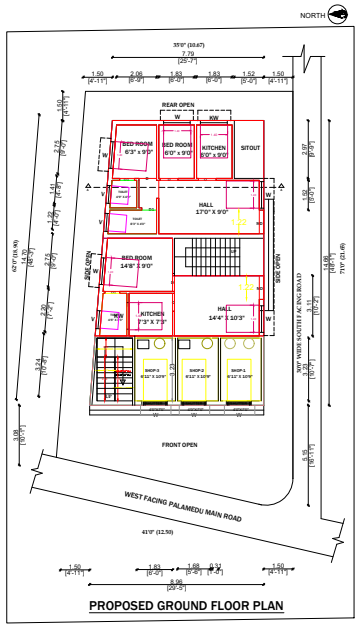




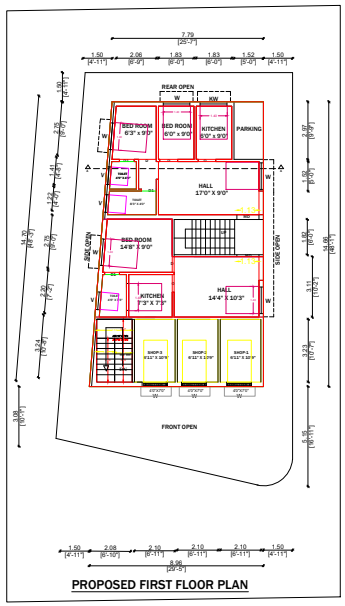
SIDE VIEW



PROPOSED SILT FLOOR PLAN

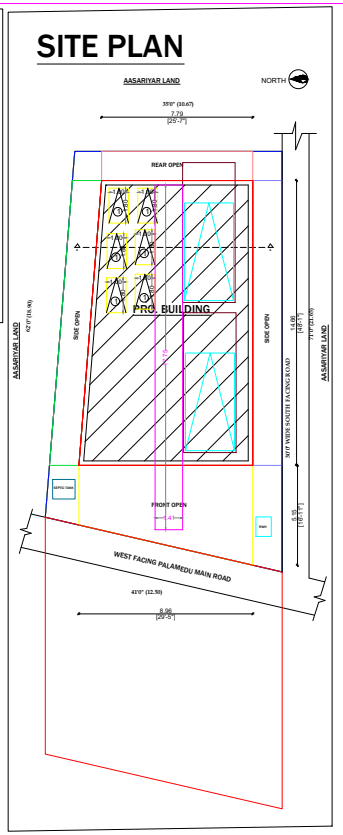


PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

SITE PLAN



Mrs.JEYAKALA M

APPLICANT

OFFICE USE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL ,COMMERCIAL BUILDING SILT FLOOR , GROUND FLOOR , FIRST FLOOR IN PLOT NO :2WP,2CSP, R.S.NO : 260/3A2, PATTA NO: 4509 ,AT GANAPATHY NAGAR , ALANGANALLUR VILLAGE, ,VADIPATTI TALUK , ALANGANALLUR TOWN PANCHAYAT, MADURAI DISTRICT ,

DTCP APP NO : 104/2024
DATE:12.04.2024

REFERANCE

MAIN DOOR	MD	3'3"X7'0"	1.00 X 2.13
DOOR	D	3'0"X7'0"	0.91 X 2.13
DOOR	D1	2'6"X7'0"	0.76 X 2.13
OPEN	O	3'0"X7'0"	0.91 X 2.13
WINDOW	W	4'6"X4'6"	1.37 X 1.37
VENTILATOR	V	3'0"X3'0"	0.91 X 0.91

COLOUR INDEX
SITE
PRO
ROAD

AREA DETAILS

DESCRIPTION	FSI AREA		NON FSI AREA		TOTAL AREA	
	SFT	SQM	SFT	SQM	SFT	SQM
SITE AREA (AS PER DOCUMENT)	-	-	-	-	2527.00	234.85
SITE AREA (AS PER DRAWING)	-	-	-	-	2500.19	232.36
PRO.STILT FLOOR AREA	-	-	1320.57	122.73	1320.57	122.73
PROPOSED GROUND FLOOR AREA COMMERCIAL	338.72	31.48	-	-	338.72	31.48
PROPOSED FIRST FLOOR AREA COMMERCIAL	338.72	31.48	-	-	338.72	31.48
PROPOSED GROUND FLOOR AREA RESIDENTIAL	981.85	91.25	-	-	981.85	91.25
PROPOSED FIRST FLOOR AREA RESIDENTIAL	981.85	91.25	-	-	981.85	91.25
TOTAL PROPOSED GROUND FLOOR AREA	1320.57	122.73	-	-	1320.57	122.73
TOTAL PROPOSED FIRST FLOOR AREA	1320.57	122.73	-	-	1320.57	122.73
OPEN AREA	-	-	-	-	1179.62	109.63
TOTAL PROPOSED AREA	2641.14	245.46	1320.57	122.73	3961.71	368.19

NO OF CAR PARKING REQUIRED -0 NO'S	NO OF TWO WHEELER PARKING REQUIRED -2 NO'S
NO OF CAR PARKING PROVIDED -2 NO'S	NO OF TWO WHEELER PARKING PROVIDED -6 NO'S
MAXIMUM ONE FLOOR AREA - 122.73 Sq.m	TOTAL FLOOR AREA - 368.19 Sq.m

$$F.S.I = \frac{\text{TOTAL FSI AREA}}{\text{SITE EXTENT}} = \frac{245.46}{232.36} = 1.05 < 2.00$$

V.GUNA SEKAR M.E(Structure)
REGISTERED ENGINEER (Gr.II)
RE.02/2024(MDTCP)
No.65, 1st Floor North Street, Alanganallur
Madurai - 625501. Ph: 9092437594

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.