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™

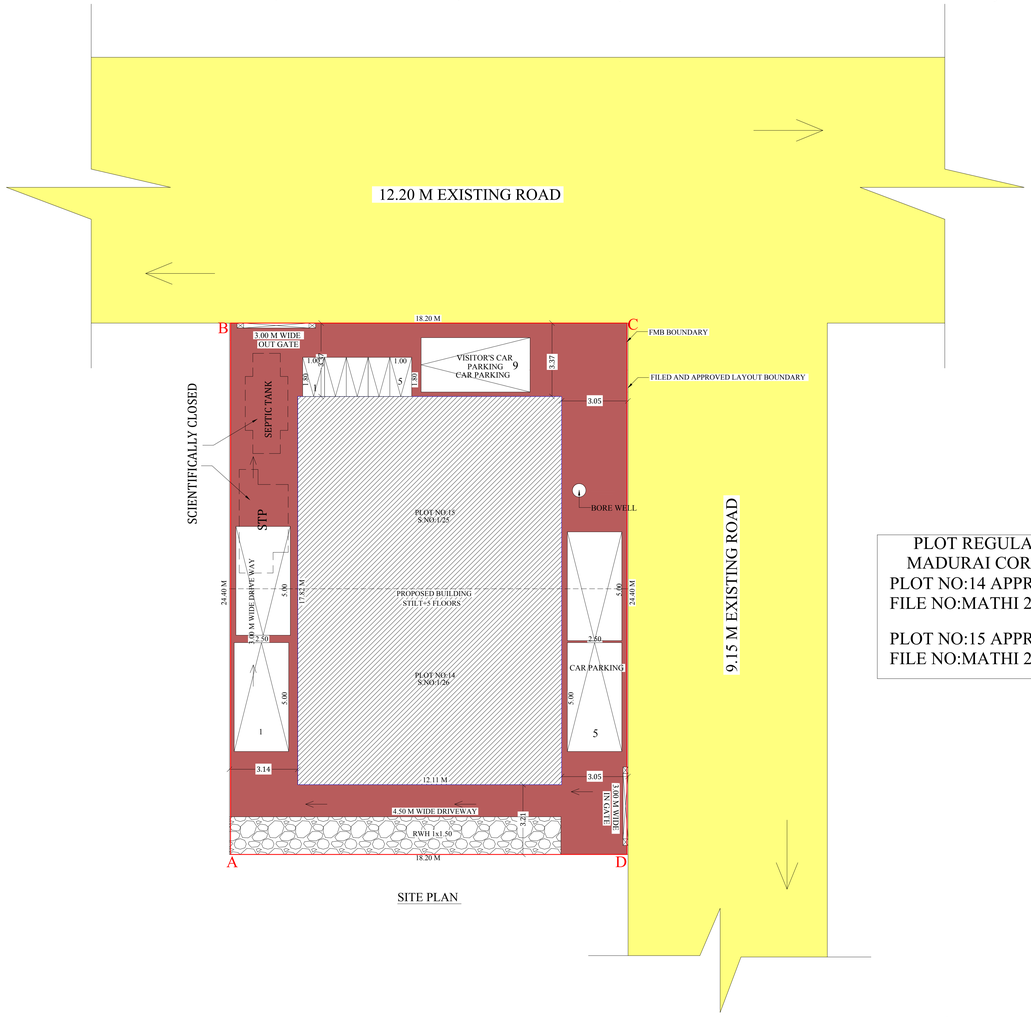
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

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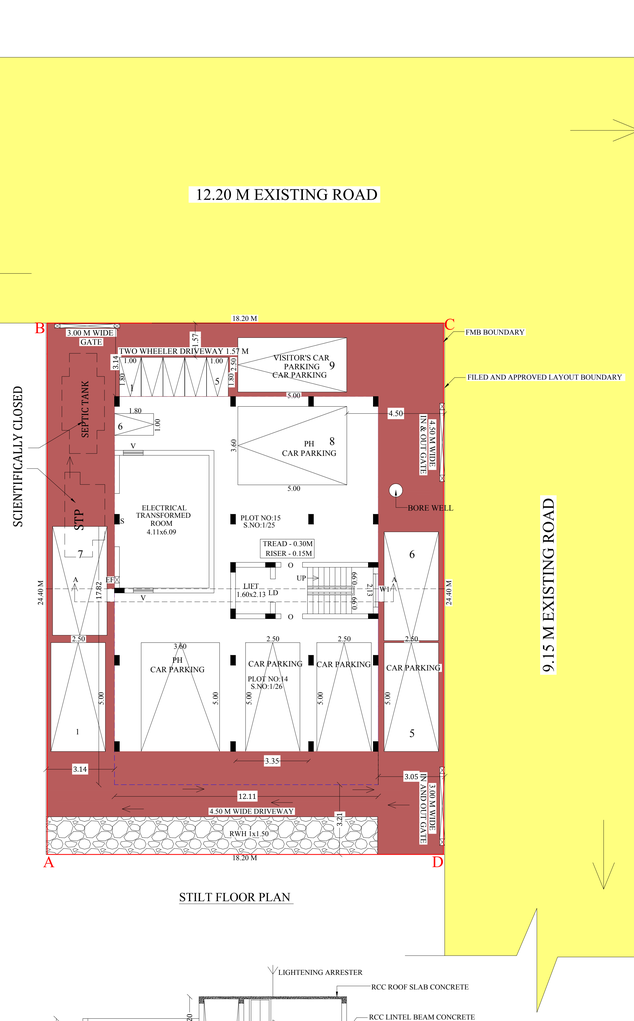
REVISED PLAN SEEKING PERMISSION TO AMALGAMATE PLOT NOS : 14,15,INTO ONE SINGLE HOUSE SITE AND CONSTRUCT 10 NOS.OF RESIDENTIAL FLATS THERE ON IN R.S.NO : 1/25 ,1/26 IN PARAYATHIKULAM VILLAGE, MADURAI NORTH TALUK,MADURAI CORPORATION, MADURAI DISTRICT. (PARAYATHIKULAM DETAILED DEVELOPMENT PLAN)



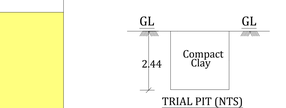
SITE PLAN

PLOT REGULARIZED BY
MADURAI CORPORATION
PLOT NO:14 APPROVED NO:2669
FILE NO:MATHI 2 /032989/18

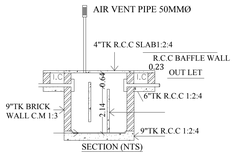
PLOT NO:15 APPROVED NO: 2698
FILE NO:MATHI 2 / 032990 / 18



STILT FLOOR PLAN



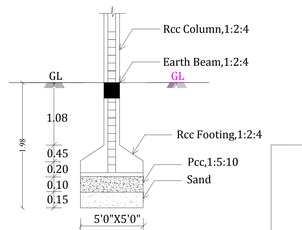
TRIAL PIT (NTS)



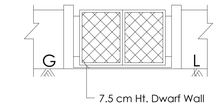
SECTION (NTS)



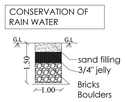
PLAN (NTS)
SEPTIC TANK DETAILS

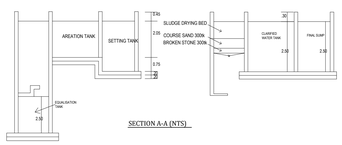


RCC COLUMN DETAILS (NTS)

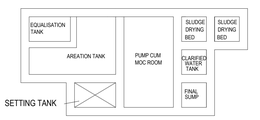


Elevation

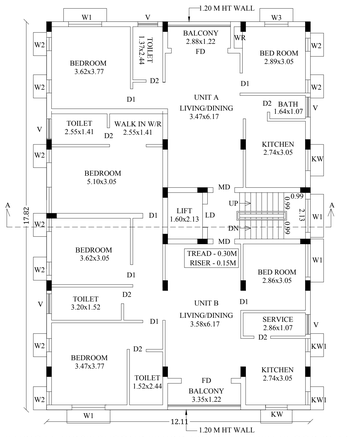




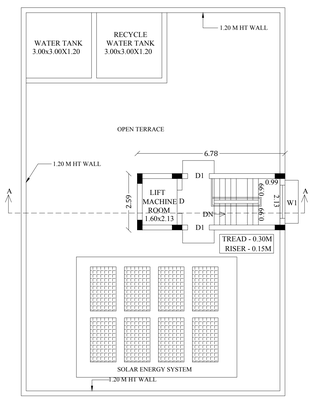
SECTION A-A (NTS)



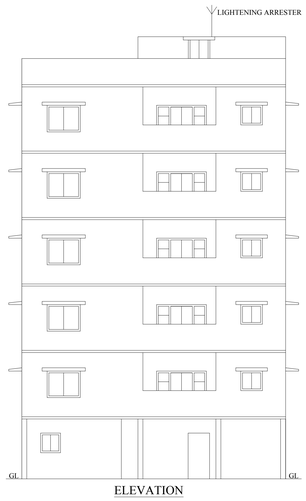
SEWAGE TREATMENT PLANT PLAN (NTS)



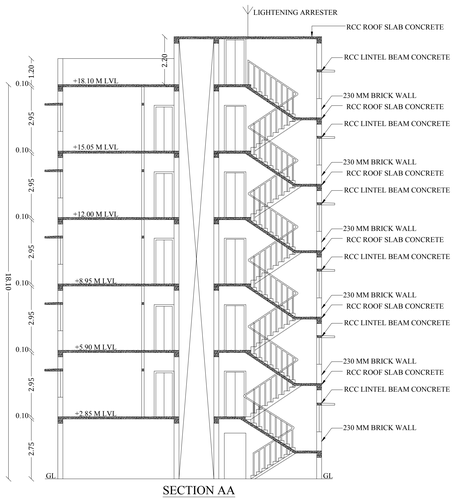
TYPICAL FIRST,SECOND,THIRD,FOURTH,FIFTH FLOOR PLAN



TERRACE FLOOR PLAN



ELEVATION



SECTION AA

திருத்திய திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்
மதுரை-625017
ந.க.எண்.SWP/BPA/247535/2024 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு ஏற்கனவே 'A'முதல் 'D' வரை எல்லைவிடப்பட்டு ம.வ/ம.உ...தி.கு. எண்:67/2024 என எண்ணிடப்பட்டு ஒப்புதல் அளிக்கப்பட்ட மனையிடத்தில் அமையும் கட்டிடத்திற்கு திருத்திய திட்ட அனுமதி அளிக்கப்படுகிறது.
திருத்திய அனுமதி எண்:213/2024

SHEET NO:1

(SCALE 1:100)

N
W E
S

SITE EXTENT

S.NO:1/25	223.00 SQ.M
S.NO:1/26	223.00 SQ.M
TOTAL AREA	446.00 SQ.M

AS PER PATTA EXTENT 446.00 SQ.M

REFERENCE

SITE BOUNDARY
EXISTING ROAD
DRIVE WAY
PROPOSED BUILDING

JOINERY DETAILS

RS	ROLLING SHUTTER	2.44x2.10
MD	MAIN DOOR	0.99x2.10
O	OPEN	0.99x2.10
D1	DOOR	0.91x2.10
D2	DOOR	0.76x2.10
FD	FRENCH DOOR	2.60x2.10
LD	LIFT DOOR	1.07x2.10
W1	WINDOW	1.52x1.20
W2	WINDOW	0.60x1.20
W3	WINDOW	1.07x1.20
KW	KITCHEN WINDOW	0.99x0.91
KW1	KITCHEN WINDOW	0.60x0.91
V	VENTILATOR	0.91x0.91

AREA DETAILS

Descriptions	Non FSI	FSI	Total Area
Area of the Stilt Floor	185.87	29.93	215.80
Area of the First Floor		215.80	215.80
Area of the Second Floor		215.80	215.80
Area of the Third Floor		215.80	215.80
Area of the Fourth Floor		215.80	215.80
Area of the Fifth Floor		215.80	215.80
Area of the Terrace Floor	17.56		17.56
Total Area	203.43	1108.93	1312.36

PLOT COVERAGE = $\frac{215.80}{446.00}$ X100=48.38%

FSI= $\frac{\text{TOTAL BUILDUP AREA AS PER RULES}}{\text{SITE AREA}}$

$\frac{1108.93}{446.00}$ = 2.486>2.00

PREMIUM FSI= 40% OF FSI ALLOWED

= $\frac{2.00X40}{100}$ = 0.80>0.486(2.486-2.00=0.486)

APPROCH ROAD WIDTH =12.20 M WIDE

DWELLING AREA

FIRST FLOOR AREA	SECOND FLOOR AREA
UNIT - A = 73.62 SQ.M	UNIT - A = 73.62 SQ.M
UNIT - B = 128.21SQ.M	UNIT - B = 128.21 SQ.M
TOTAL = 201.83 SQ.M	TOTAL = 201.83 SQ.M
THIRD FLOOR AREA	**FOURTH FLOOR AREA**
UNIT - A = 73.62 SQ.M	UNIT - A = 73.62 SQ.M
UNIT - B = 128.21SQ.M	UNIT - B = 128.21 SQ.M
TOTAL = 201.83 SQ.M	TOTAL = 201.83 SQ.M

FIFTH FLOOR AREA
UNIT - A = 73.62 SQ.M
UNIT - B = 128.21SQ.M
TOTAL = 201.83 SQ.M

TOTAL NON DWELLING AREA = 99.78 SQ.M
(Stair,corridor,Lift,EB Room)
TOTAL AREA = 1108.93 SQ.M

CAR PARKING REQUIRED = 9 NOS
CAR PARKING PROVIDED = 9 NOS
(Incl.Visitors parking)

TWO WHEELER PARKING REQUIRED = 6 NOS
TWO WHEELER PARKING PROVIDED = 6 NOS
(Incl.Visitors parking)

GEO-TECH ENGINEER	STRUCTURAL ENGINEER	ARCHITECT
For Sakthi Developments Coy., Er.S. LOGANATHEN, M.E.,M.I.E.(Ind.), F.I.V. Executive Partner & Geotechnical Engineering Consultant	R. NAGARAJ B.E., Lloyds Colony, Lloyds Road Royapettah, Chennai-600 014 CMDA Registration No. SE/CR-1/019/04/083 Mobile: 94441 89733	K. LAKSHMINARAYANAN Architect New No. 19, Old No. 32 Krishnaswamy Avenue Mylapore, Chennai-600 004 Mob No: 94458 26754 COA: 1983/07446
CONSTRUCTION ENGINEER	**APPLICANT**	**ENGINEER**
M.BALACHANDER,DCE PLAN CENTER Registered Construction Engineer No. CE 6/6/2010 No.25, South Street, Near Amma Mess Tallakulam, Madurai - 2. Ph:0452-4005943, 9345543, 93797 14943	R. Kasthuriraja	Er.T.BABU, B.E., PLAN CENTER Registration No: RE 016/2019 (Grade I) No.25, South Street, Near Amma Mess Tallakulam, Madurai - 2. Ph: 8220044043, 9786484814

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.