Verified RealEstate™

REFERENCE
SWP/BPA/287351/2024

ISSUED
20 August 2024

PP APPROVAL RECORD

Planning Permission

Madurai

Madurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

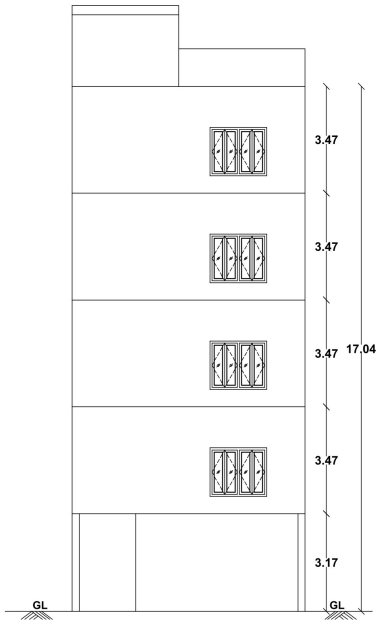
The approval as the planning authority issued it, reproduced in full behind this page.

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

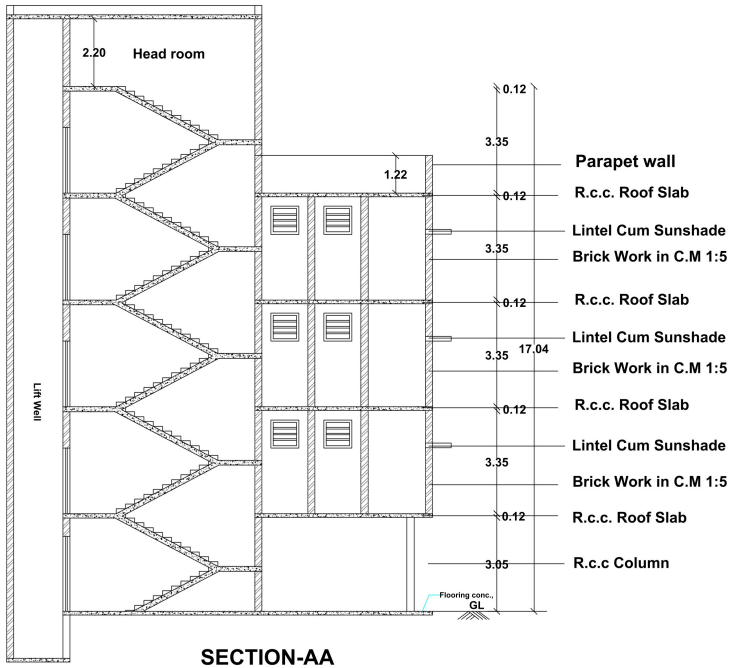
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD



ELEVATION



SECTION-AA

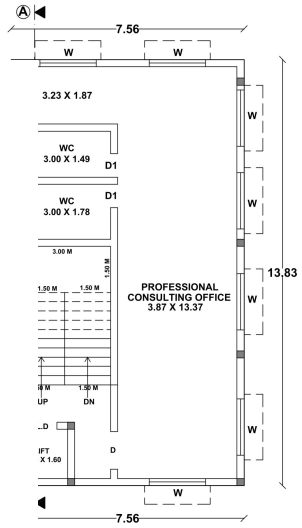
திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளுர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண்.SWP/BPA/287351/2024 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
'A' முதல் 'D' வரை எல்லையிடப்பட்டு
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அனுமதியும் அளிக்கப்படுகிறது.
ம.வ/ம.உ..தி.கு. எண்: 256/2024
திட்ட அனுமதி எண்: 285A/2024

SPECIAL CONDITION :

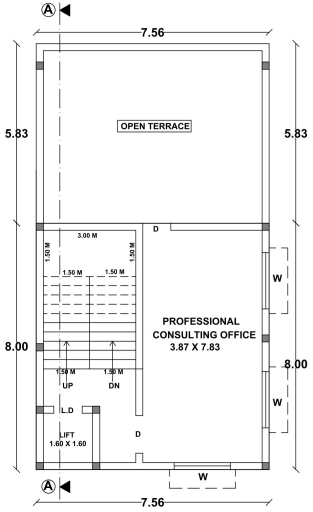
"AS PER RULE NO.12 OF TAMILNADU COMBINED DEVELOPMENT AND BUILDING RULES-2019, THE APPLICANT SHOULD PREPARE AND SUBMIT DEMOLITION PLAN FOR THE DEMOLITION OF EXISTING BUILDING TO THE MADURAI CORPORATION.THE CORPORATION HAS TO DECIDE ON THE DEMOLITION PLAN AND ENSURE THE EXISTING BUILDING ARE DEMOLISHED BEFORE APPROVAL OF THE PLAN FOR PROPOSED BUILDING.



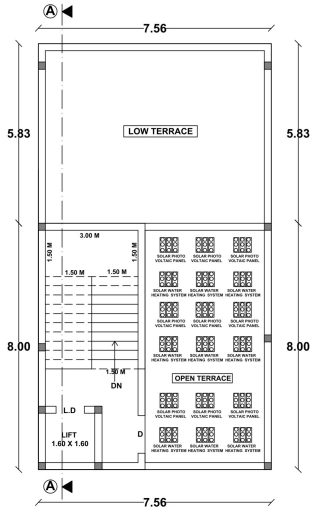
STILT FLOOR PLAN



TYPICAL FLOOR PLAN
(FIRST, SECOND & THIRD)



FOURTH FLOOR PLAN



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING(PROFESSIONAL CONSULTING OFFICE) IN PLOT NO:MIG318,DOOR NO:318,T.S.NO- 49, BLOCK NO:21, S.WARD : XIX, OLD R.S.NO:81/6, SATHAMANGALAM VILLAGE, MADURAI NORTH TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

Scale:1"=8'0"(1:100)

AREA DETAILS

AREA OF THE SITE	SQ.MT
(AS PER DOCUMENT)	289.39
(AS PER PATTA)	290.00
(AS PER FMB)	289.23

AREA DETAILS	TOTAL COVERED AREA (FSI) SQ.M	NON F.S.I	TOTAL BUILT UP AREA SQ.M
STILT FLOOR AREA	.....	104.55	104.55
FIRST FLOOR AREA	104.55	.....	104.55
SECOND FLOOR AREA	104.55	.....	104.55
THIRD FLOOR AREA	104.55	.....	104.55
FOURTH FLOOR AREA	60.48	.....	60.48
HEAD ROOM AREA	.....	28.68	28.68
	374.13	133.23	507.36

MAXIMUM ONE FLOOR AREA = 104.55 Sq.M

F.S.I = TOTAL COVERED AREA ON ALL FLOORS / PLOT AREA = 374.13 Sq.M / 289.23 Sq.M = 1.29 < 2

PLOT COVERAGE = MAX. ONE FLOOR AREA / SITE EXTENT X 100
= 104.55 Sq.M / 289.23 Sq.M X 100 = 36.15 %

	Required	Provided
CAR PARKING (INCLUDING PHYSICALLY CHALLENGED PARKING)	04 Nos (2+2)	04 Nos (2+2)
TWO WHEELER PARKING (INCLUDING PHYSICALLY CHALLENGED PARKING)	14 Nos (12 + 2)	14 Nos (12 + 2)

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE IN M
MD	Main Door	1.53 X 2.13
D	Door	0.91 X 2.13
D1	Door	0.76 X 2.13
W	Window	1.83 X 1.53
V	Ventilator	0.91 X 0.91

REFERENCE
- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- DRIVE WAY

NOTE :
1) DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION
2) SOLAR WATER HEATING SYSTEM TO BE PROVIDED IN TERRACE FLOOR
3) RAIN WATER HARDVESTING SYSTEM TO BE PROVIDED
4) STP AND RECYCLING UNIT OF WASTE WATER TO BE PROVIDED IN THE SITE
5) STRUCTURE IS SAFE FOR EARTHQUAKE
6) FE:FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS
7) EA: EXISTING ALARM PROVIDED IN ALL FLOORS

Er. S.JGANNAN M.E.,MIE.,
STRUCTURAL ENGINEER GRADE - 1 (SE)
Reg No - SE 011 / 2019 (Gr.I), M.P.A
3/241, Manavelkulam Village,Thirumangalam,
Madurai - 625 706 Cell : 97906 39799

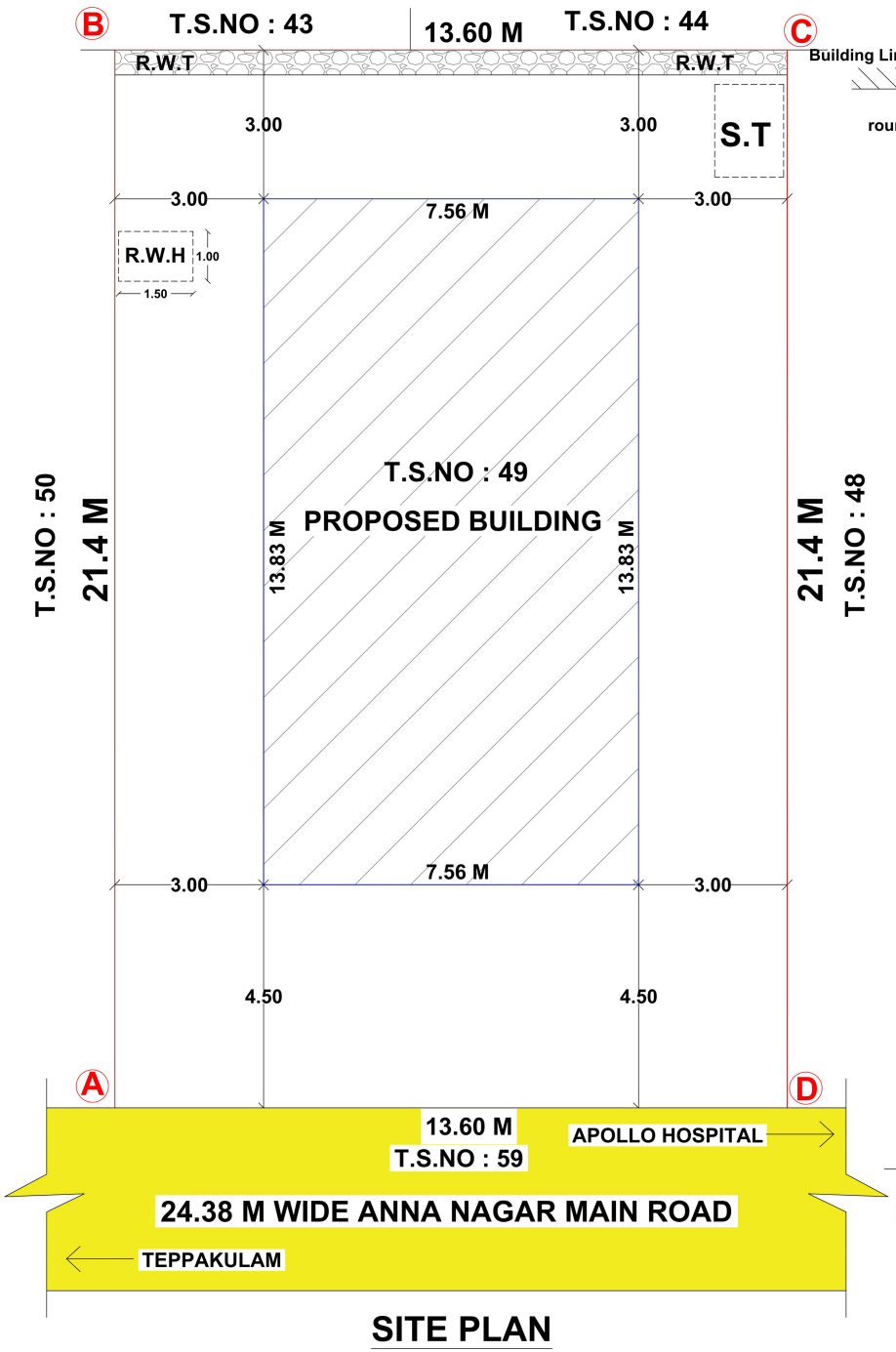
STRUCTURAL ENGINEER

P. Saravanan

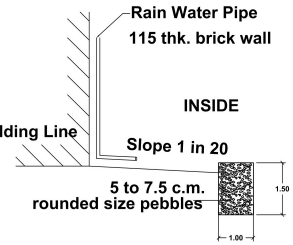
APPLICANT

Cell: 9500443803
Er.A.ARONE B.E.,
Licensed Builder & Consulting Civil Engineer
RE. No: 09/2021 (Gr.II)
2/160, Kesava Samy St.,
Narayanapuram, Madurai-14.

ENGINEER



SITE PLAN

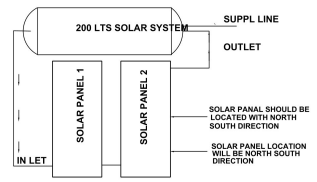


EXISTING BUILDING
TO BE DEMOLISHED
GROUND FLOOR - 180.00 SQ.M

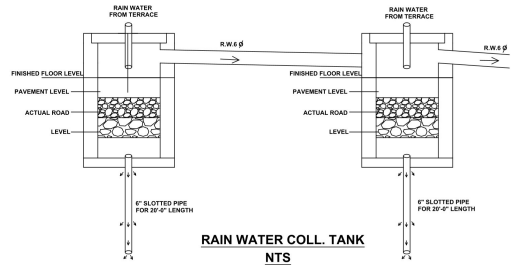
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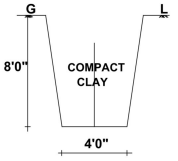
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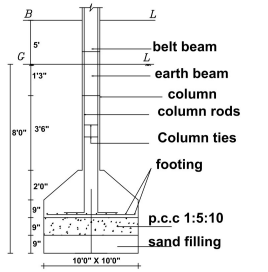
P-01 200 LTS SOLAR SYSTEM (TYP) INDIVIDUAL HOUSES
SCALE-1:50



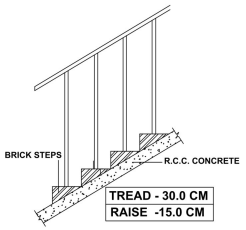
RAIN WATER COLL. TANK
NTS



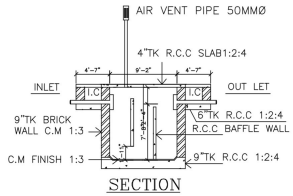
TRIAL PIT



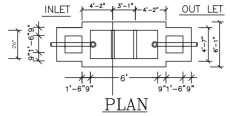
FOUNDATION DETAILS



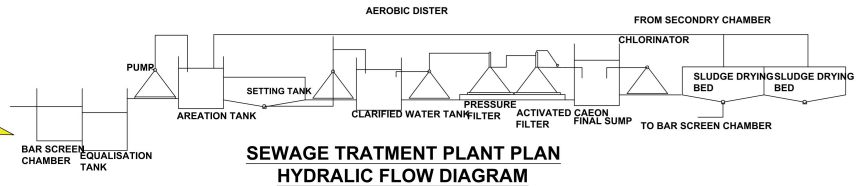
STAIRCASE DETAILS
NTS



SECTION



SEPTIC TANK DETAILS
SCALE 1"=8'0"



SEWAGE TRATMENT PLANT PLAN
HYDRALIC FLOW DIAGRAM
NTS

N

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3/14-H, Manavendram Village,Thirumangalam,
Madurai - 625 706 Cell : 97906 39799

STRUCTURAL ENGINEER

P. Saravanan

APPLICANT

Cell: 9500443803
Er.A.ARONE, B.E.,
Licensed Builder & Consulting Civil Engineer
RE. No: 66/2021 (Gr.II)
2/160, Kesava Samy St.,
Narayanapuram, Madurai-14.

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
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.