Verified RealEstate™

REFERENCE
1/2024-2025

ISSUED
15 October 2024

PP APPROVAL RECORD

Planning Permission

Survey 161/2A1 and 1 more

Paravai, MADURAI NORTH taluk

Madurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

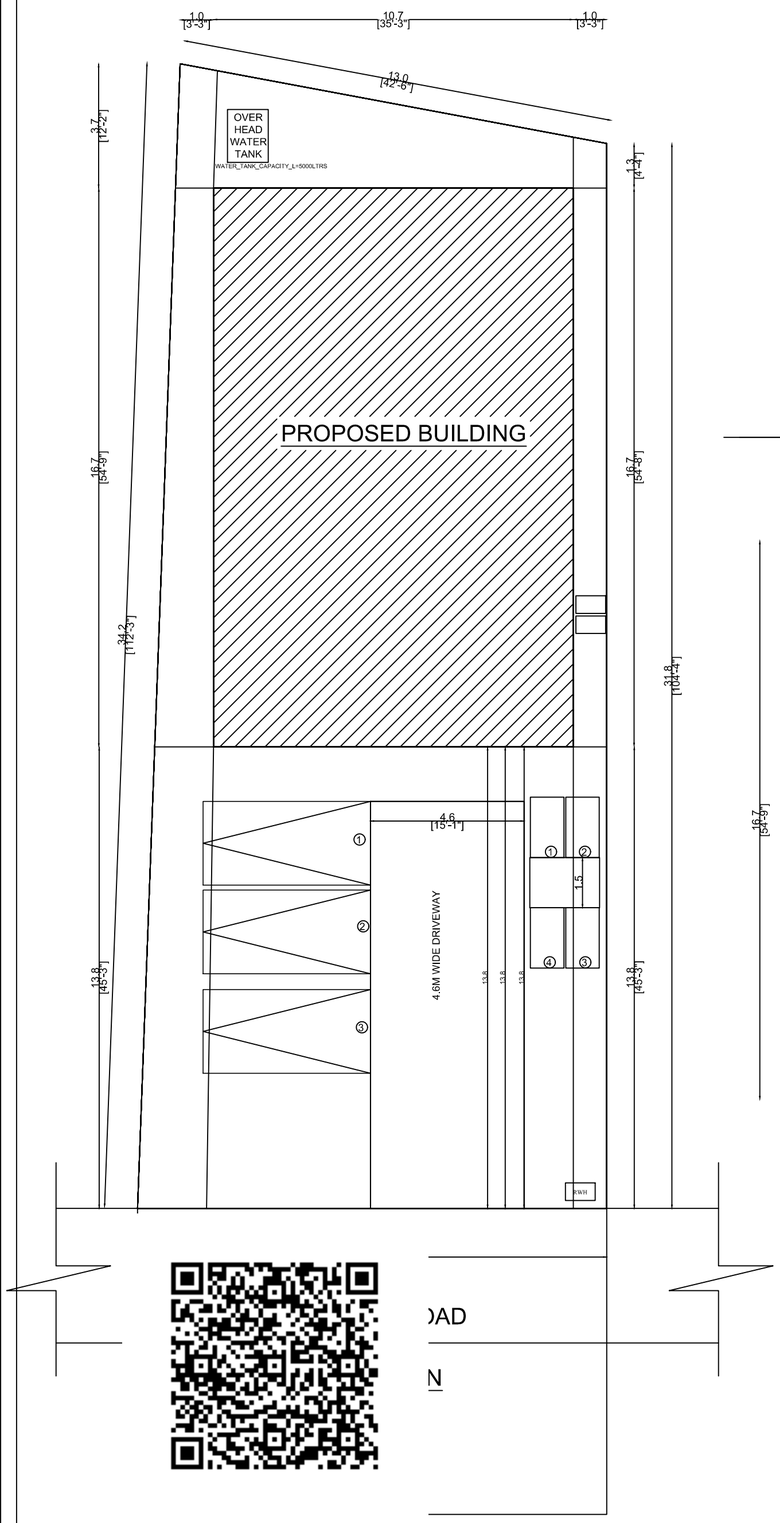
The approval as the planning authority issued it, reproduced in full behind this page.

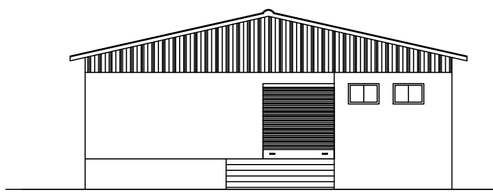
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

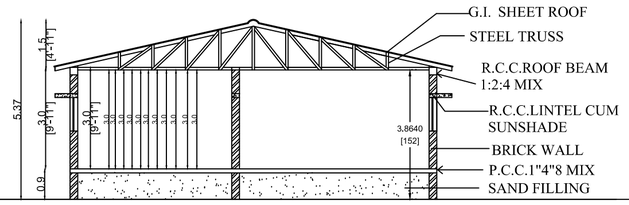
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

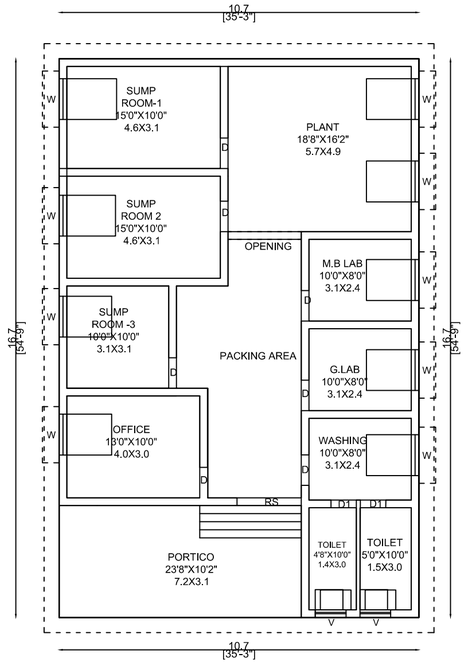




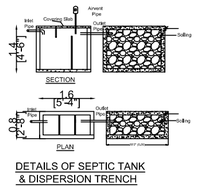
ELEVATION



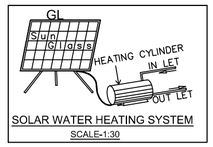
SECTION A A



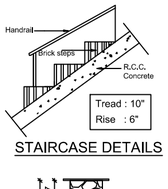
PROPOSED GROUND FLOOR PLAN



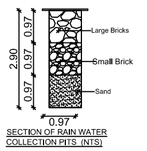
DETAILS OF SEPTIC TANK & DISPERSION TRENCH



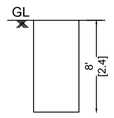
SOLAR WATER HEATING SYSTEM
SCALE-1:30



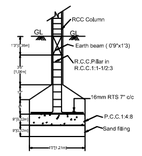
STAIRCASE DETAILS



SECTION OF RAIN WATER COLLECTION PITS (NTS)

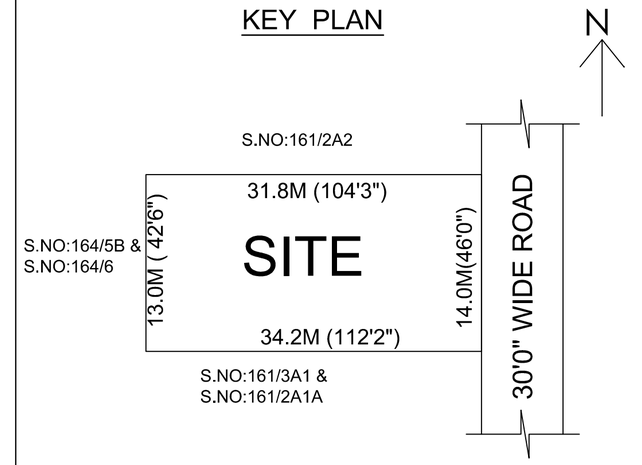


TRIAL PIT.



FOUNDATION DETAILS

KEY PLAN



SCHEDULE OF JOINERY

TYPE	DESCRIPTION	METRE	FEET
MD	MAIN DOOR	0.91X1.13	3'0"X7'0"
D	DOOR	0.91X2.13	3'0"X7'0"
D1	DOOR	0.76X2.13	2'6"X7'0"
W1	WINDOW	1.22X1.36	4'0"X4'6"
W	WINDOW	0.91X1.36	3'0"X4'6"
V	VENTILATOR	0.91X0.91	3'0"X3'0"

LEGEND

- SITE
- PROPOSED BUILDING
- ROAD

AREA DETAILS	FSI AREA		NON FSI AREA		TOTAL AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
SITE AREA AS PER DOCUMENT	-	-	-	-	445.18	4792.00
SITE AREA AS PER DRAWING (Super Imposed Plot Boundary)	-	-	-	-	442.06	4758.33
GROUND FLOOR AREA	155.14	1674.23	24.14	259.84	179.28	1929.76
OPEN SPACE AREA	-	-	-	-	262.78	2828.56
TOTAL	155.14	1674.23	24.14	259.84		

TOTAL BUILTUP AERA AS PER FSI RULES / SITE AREA = 155.14 / 442.06 = 0.35<2.0

% OF PLOT COVERAGE AREA = 115.14 / 442.06 x 100 = 26.04 %

REQUIRED PARKING AREA = 155.14 / 75 X 12.5 = 25.85 sq.m

REQUIRED PARKING AREA = 25.85 Sq.m

PROVIDED PARKING AREA = 24.14 Sq.m

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING AT R.S.NO:161/2A1, AS PER PATTA R.S.NO: 161/2A1A, AT PARAVAI II BIT VILLAGE, PARAVAI TOWN PANCHAYATH, MADURAI NORTH TALUK, MADURAI DISTRICT

SCALE : 1"=8'0"

*All dimensions are in feet and inches and those with in brackets with in mm
*Sewage line connected to Septic Tank main line

OFFICE USE

S.SUNDARI
APPLICANT

RENGA PLANNERS PVT. LTD.

Er.R.THIRUPATHI RAJA,LBS.NO:MCRE 3147
Shop No:1, Kallalagar Complex,
Alagar kovil Main Road,
Tallakulam, Madurai - 625 002.
Cell : 9894984630
E-mail id:rengaplanners@gmail.com
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.