Verified RealEstate™

REFERENCE
SWP/BPA/415307/2024

ISSUED
30 December 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.

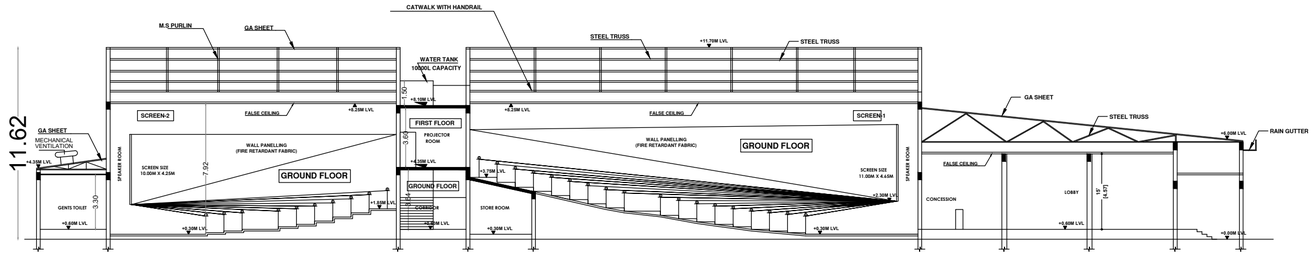
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

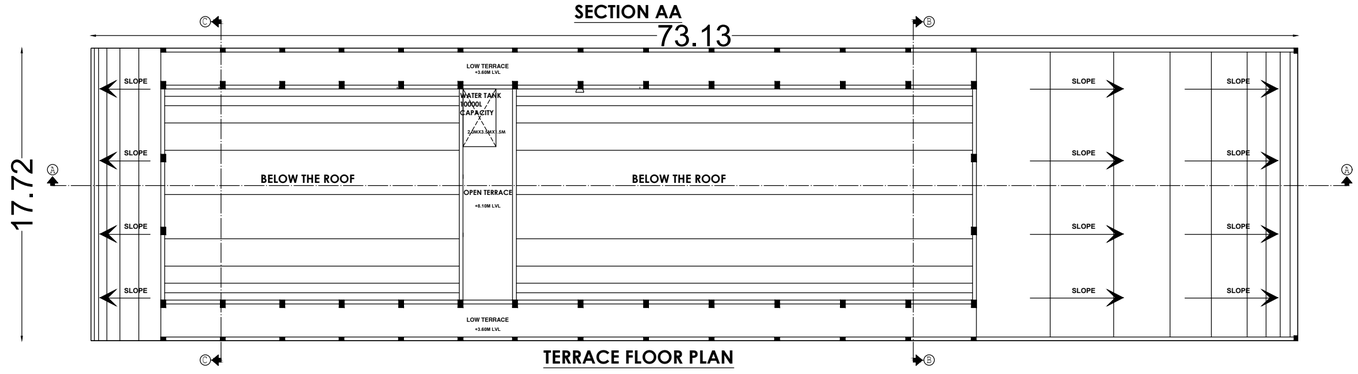
hello@verified.realestate
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DIGITALLY VERIFIED RECORD

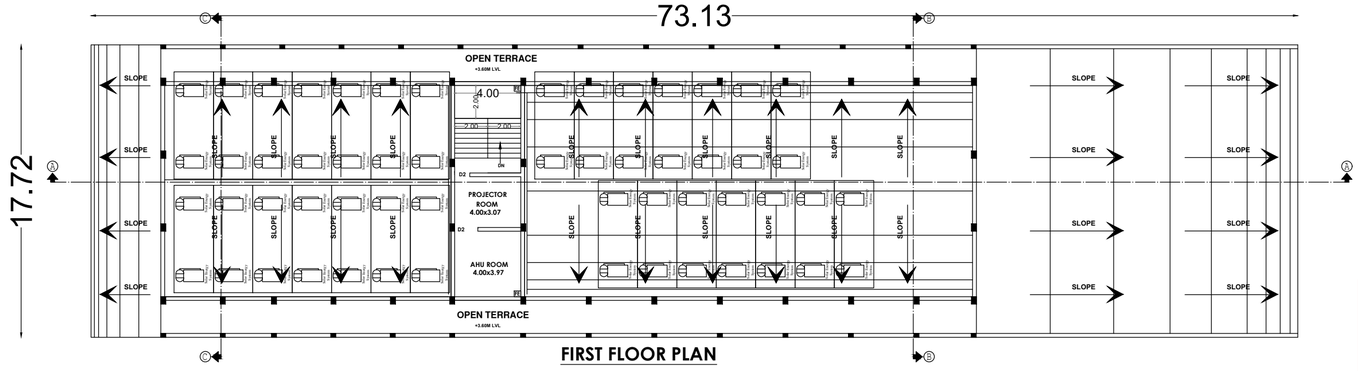
SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL (THEATRE) BUILDING IN R.S.NO: 14/1B2A1& 14/4 (OLD RS.NO:14/2B2A1) AT CHINNAMANAYAKKANPATTI VILLAGE, ANDIPATTI PANCHAYAT, VADIPATTI PANCHAYAT UNION / TALUK, MADURAI DISTRICT.



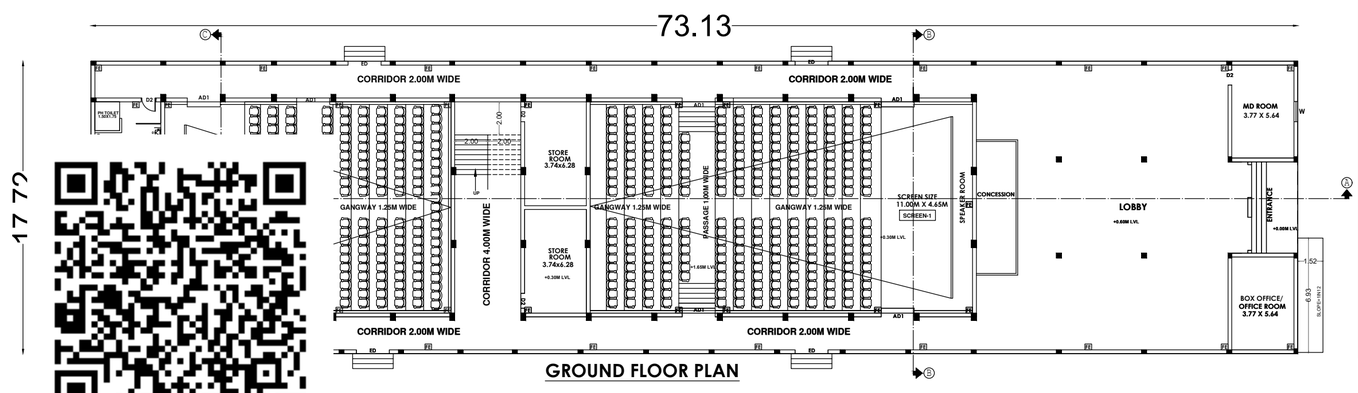
SECTION AA



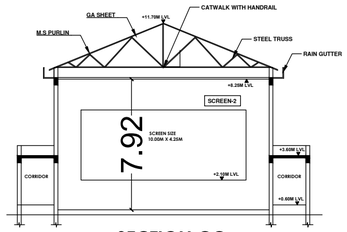
TERRACE FLOOR PLAN



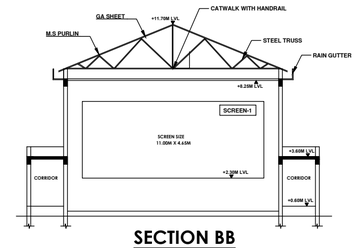
FIRST FLOOR PLAN



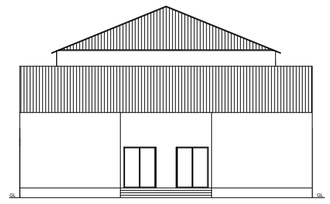
GROUND FLOOR PLAN



SECTION CC



SECTION BB



ELEVATION

மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
மதுரை மாவட்டம் ந.க.எண்.SWP/BPA/0415307/2024
உத்தரவில் கண்டுள்ளவாறு மனையிடத்திற்கு 'A TO F' என எல்லையிட்டு அம்மனையிடத்தில் அமையும் கட்டிட வரைபடத்திற்கு ம.வ.ந.ஊ.உ.இ(ம.மா) எண் 21A/2024 என எண்ணிடப்பட்டு செயலாணை கடிதம் ந.க.எண்.SWP/BPA/0415307/2024 தெரிவித்துள்ள நிபந்தனைகளுடன் மனையிட ஒப்புதல் மற்றும் கட்டிட வரைபடத்திற்கு தொழில்நுட்ப ஒப்புதல் வழங்கப்படுகிறது.

SHEET NO 1

SITE AREA DETAILS

AS PER DOCUMENT AREA (With Road Acquisition)	- 5119.23 SQ.M
AS PER DOCUMENT AREA (Excluding Road acquisition Area)	- 4896.66 SQ.M
AS PER FMB/PLR AREA	- 4887.00 SQ.M
AS PER SUPER IMPOSED AREA	- 4940.42 SQ.M

JOINERY DETAILS

M.D	MAIN DOOR	3.05 x 2.10
D	DOOR	0.91 x 2.00
D1	DOOR	0.76 x 2.00
W	WINDOW	1.52 x 3.05
W1	WINDOW	3.05 x 3.05
W2	WINDOW	1.22 x 1.52
V1	VENTILATOR	1.52 x 0.90
ED	EMERGENCY DOOR	2.04 x 2.14

REFERENCE:

SITE BOUNDARY -

EXISTING ROAD -

DRIVE -

PROPOSED - BUILDING

S.NO	NO OF SCREEN	SEATING AREA Sq.m	NO OF SEATING
1	SCREEN - 01	223.07	357
2	SCREEN - 02	158.09	203
	TOTAL	381.16	560

AREA DETAILS

Descriptions	Non FSI	FSI	Total Area
Area of the Ground Floor		1295.86	1295.86
Area of the First Floor		59.14	59.14
Total Area		1355.00	1355.00

FLOOR SPACE INDEX = $\frac{1355.00}{4887.00}$ = 0.28<2.0

No. of Car Parking Required — 8 Nos
No. of Car Parking Provided — 20 Nos
No. of P.H Car Parking Provided — 02 Nos
No. of Two Wheeler Parking Requred — 8 Nos
No. of Two Wheeler Parking Provided — 76 Nos

FIRE EXTINGUISHER TO BE PROVIDED
FIRE ALARM TO BE PROVIDED
ALL MECHANICAL VENTILATION TO BE PROVIDED

Er.A.G.JAGADEESH, B.Tech., Structural Engineers (MDTCP) Reg. No - SE-06/2021 (Gr-II) 16/16, Indira Gandhi Street, Villapuram. Madurai - 625012.
STRUCTURAL ENGINEER

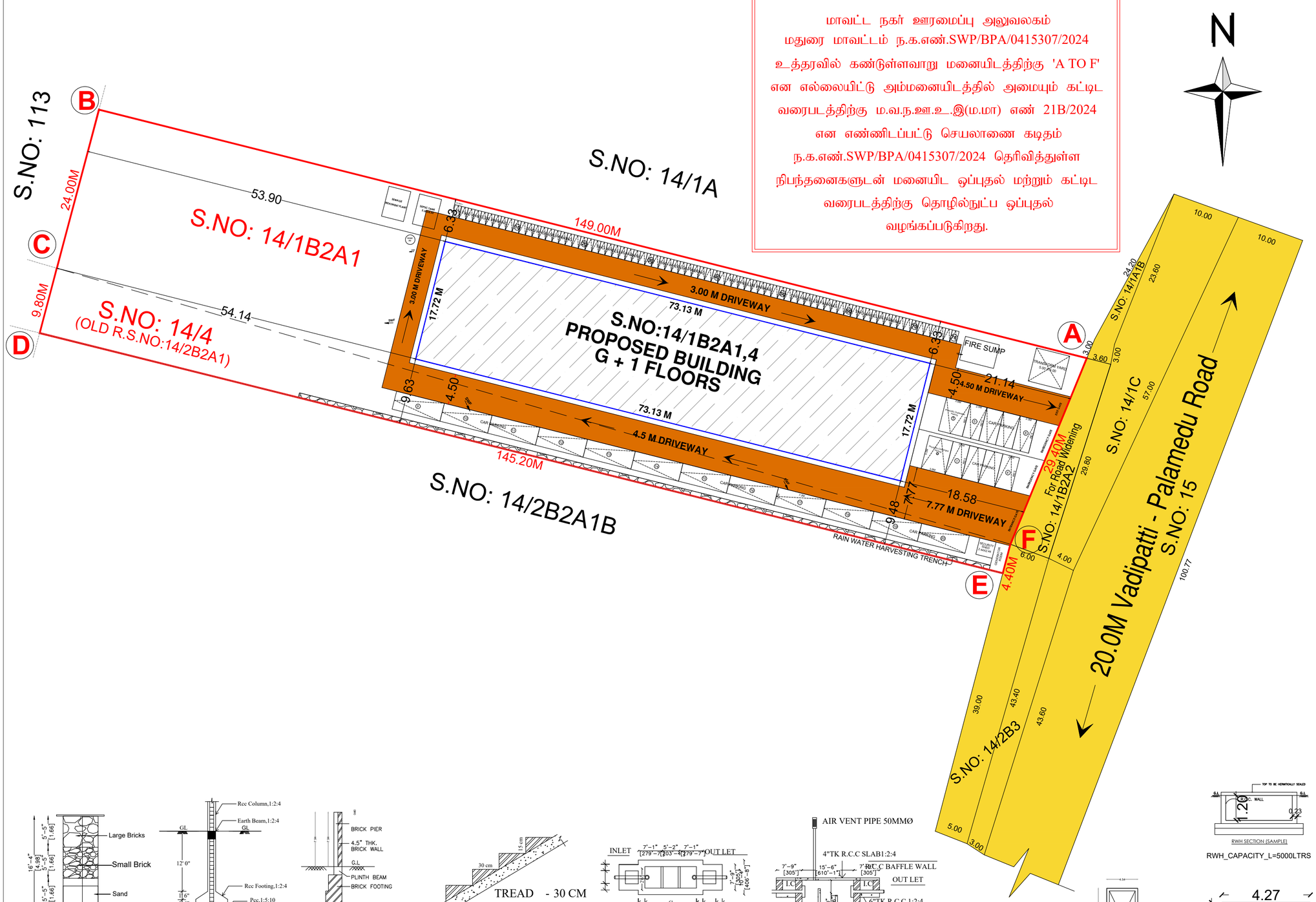
Er.A.Victor Samson Raj, M.E(Soil) Regd. Geo Tech Engineer Reg. No: GTE 001/2021 Cell: 9500271927
GEO-TECH ENGINEER

G RAJAGURU
APPLICANT

Er.C.SUNDARAPANDI, B.E.,PGDCE., Consulting Engineer& Registered Engineer MDTCP Registration No.RE.10/2021 Shop No-1, Kallalagar Complex, Tallakulam, Madurai -2 . Cell:9655307709
ENGINEER

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ந.க.எண்.SWP/BPA/0415307/2024 தெரிவித்துள்ள
நிபந்தனைகளுடன் மனையிட ஒப்புதல் மற்றும் கட்டிட
வரைபடத்திற்கு தொழில்நுட்ப ஒப்புதல்
வழங்கப்படுகிறது.



SECTION OF RAIN WATER COLLECTION PITS (NTS)

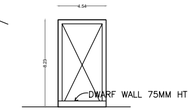
RCC COLUMN DETAILS

COMPOUND WALL DETAIL

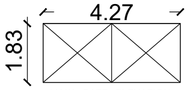
TREAD - 30 CM
RISER - 15 CM
STAIRCASE DETAILS

PLAN
SEPTIC TANK DETAILS
SCALE 1"=8'0"

RWH SECTION (SAMPLE)
RWH_CAPACITY_L=5000LTRS



WIKET GATE ELEVATION



MAIN GATE ELEVATION

SITE AREA DETAILS	SHEET NO 2
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- SITE BOUNDARY -
- EXISTING ROAD -
- DRIVE -
- PROPOSED BUILDING -

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Shop No-1, Kallalagar Complex, Tallakulam,
Madurai -2 . Cell:9655307709
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
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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.