PP APPROVAL RECORD

Planning Permission

Thanichiyam

Madurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural 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.

Verified RealEstate™

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

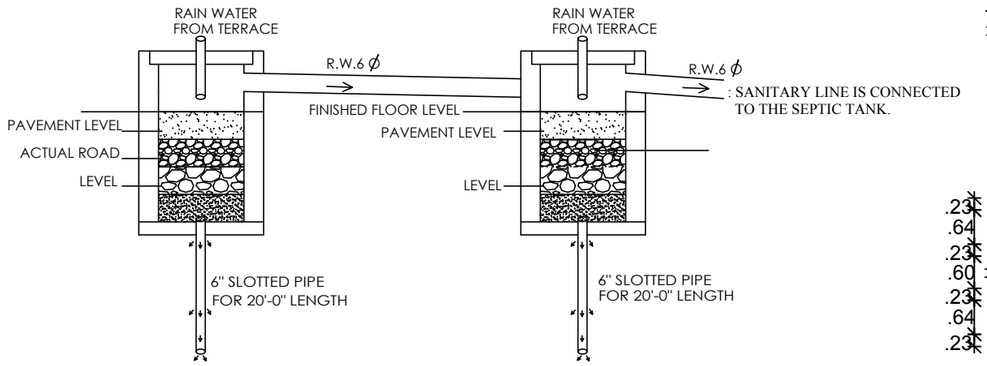
hello@verified.realestate

+91 9996 12 9996

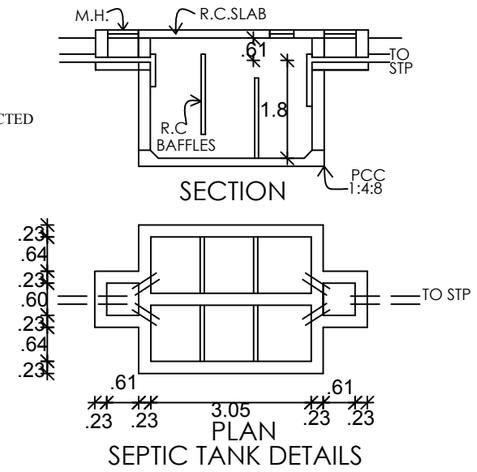
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SHEET NO:04

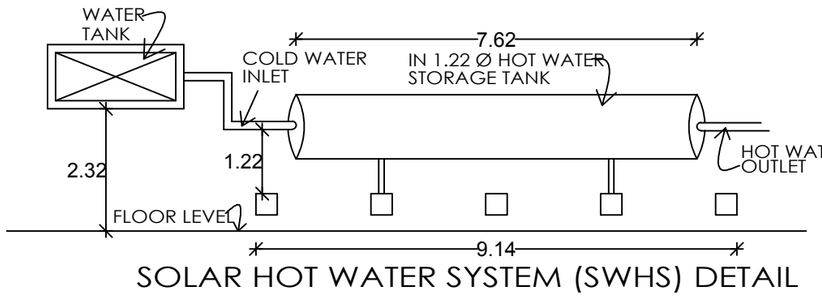
PLAN SHOWING R.W.H, SOLAR, SEPTIC TANK, AND S.T.P, PROPOSED CONSTRUCTION OF A KALYANA MANDABAM (COMMERCIAL) BUILDING IN R.S.NO:191/4B, THANICHIYAM VILLAGE, THANICHIYAM PANCHAYAT, VADIPATTI TALUK, ALANGANALLUR PANCHAYAT UNION, MADURAI DISTRICT.



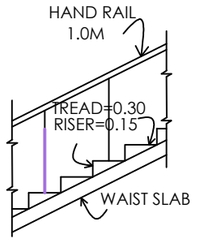
RAIN WATER RE CYCLING TANK



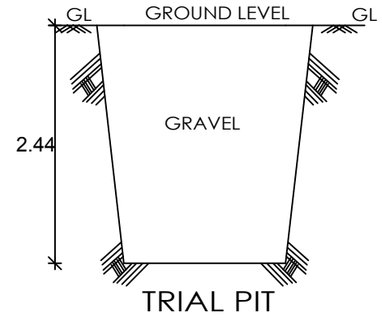
SEPTIC TANK DETAILS



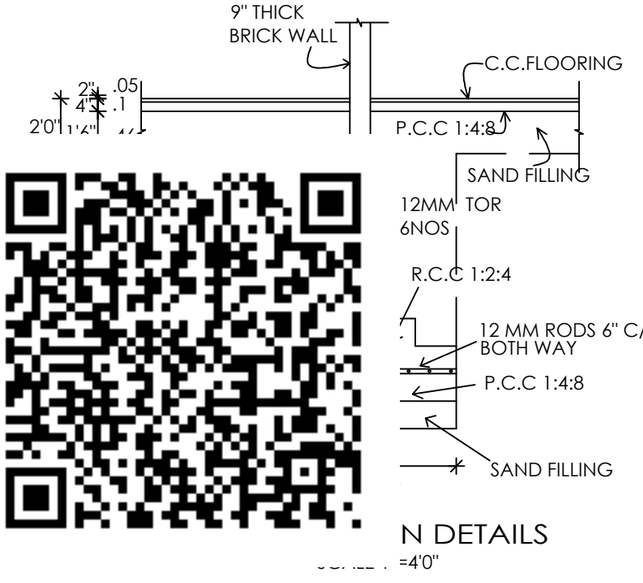
SOLAR HOT WATER SYSTEM (SWHS) DETAIL



DETAILS OF STAIRCASE
(SCALE= 1:50)

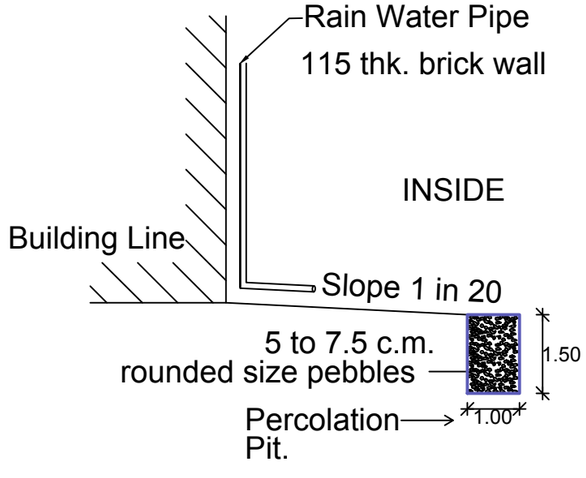


TRIAL PIT



N DETAILS

=4'0"



APPLICANT:

Er.K.KARTHIKAI KUMAR, B.E.
MLPA/RE(II)08/2020
69/2, V.R.S. Complex, Sivaganga Main Road.
Near Anna Bus Stand, Madurai-20
Cell: 98651 51000

ENGINEER

Er.V.I.PRADHEEP, M.E.(STRU).,
MDTCP / SE(II)04 / 2022
347, NR Tower, First Floor,
Suguna Store Junction
Madurai-20. Cell: 9943843331

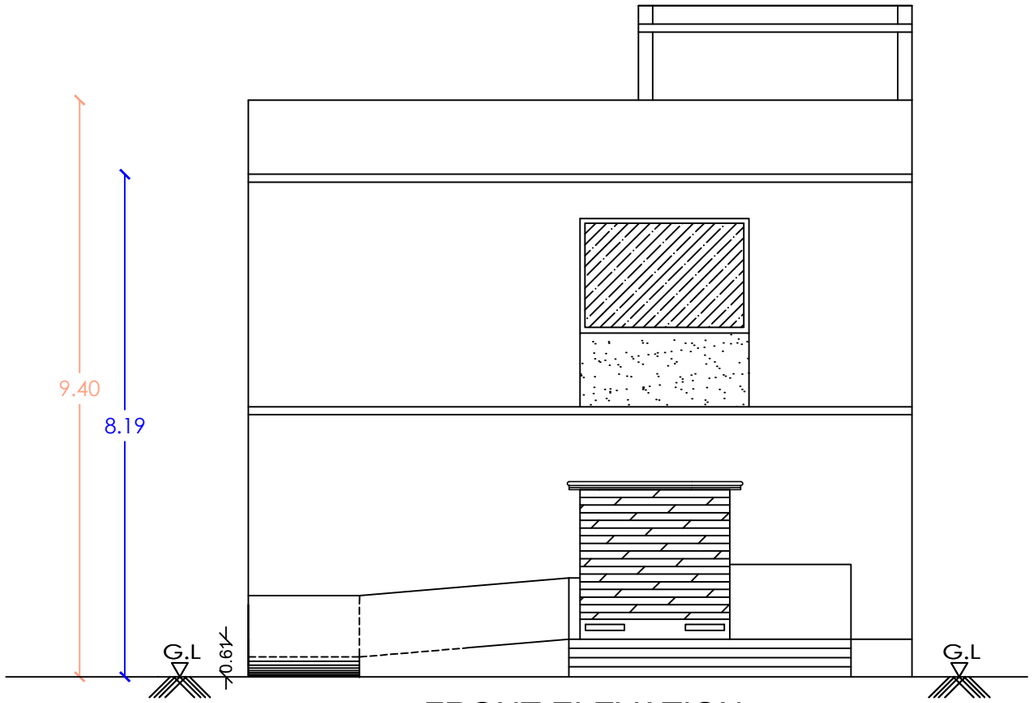
ENGINEER

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TLPA / RCE 02/2021
69/2, V.R.S. Complex, Sivagangai Main Road
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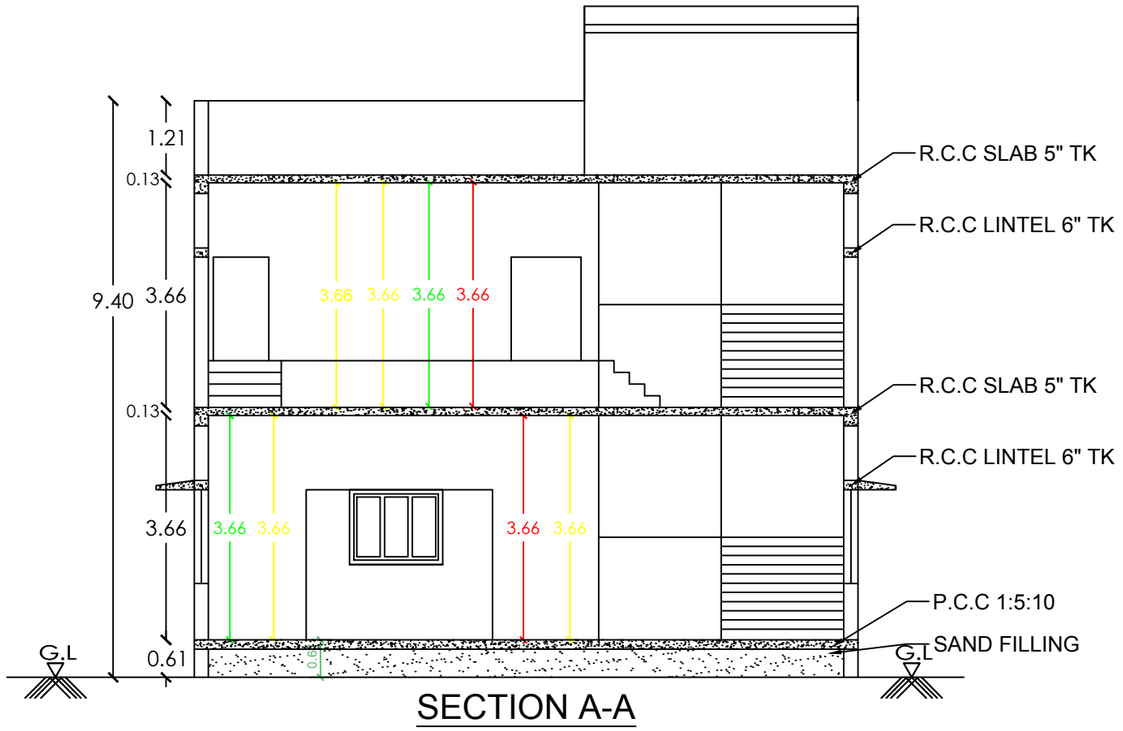
ENGINEER

Er.M.SYED MOHAMED ABDUL KAREEM
Consulting Civil Engineer & Licensed Builder
Madurai Corporation - LBS No: MCRE 3104
MLPA Registration No: RE056/2019 (GR III)
Plot No: 21, 2nd East Street, K.K.Nagar,
Madurai-625020
Mob: 9842077336, 9080466520

ENGINEER



FRONT ELEVATION



SECTION A-A

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A KALYANA MANDABAM (COMMERCIAL) BUILDING IN R.S.NO:191/4B, THANICHIYAM VILLAGE, THANICHIYAM PANCHAYAT, VADIPATTI TALUK, ALANGANALLUR PANCHAYAT UNION, MADURAI DISTRICT.

N

SCALE 1: 100

SHEET NO:03

AREA DETAILS

SITE AREA

AS PER DOCUMENT = 1350.00 Sqm.

AS PER PLR = 1350.00 Sqm.

SUPER IMPOSED AREA = 1357.48 Sqm.

REFERENCE

SITE ROAD

PROPOSED BUILDING DRIVEWAY

DESCRIPTION	FSI AREA sq.m	NON FSI AREA sq.m	TOTAL AREA sq.m
GROUND FLOOR AREA	344.08	---	344.08
FIRST FLOOR AREA	344.08	---	344.08
HEAD ROOM AREA	---	26.55	26.55
TOTAL AREA	688.16	26.55	714.71

DOORS AND WINDOWS SCHEDULE:

M.D	3.05 x 2.10	T.W PANELLED DOOR
A.O	3.05 x 2.10	T.W PANELLED DOOR
D	0.91 X 2.10	T.W PANELLED DOOR
D1	0.76 X 2.10	T.W PANELLED DOOR
L.D	1.22 X 2.10	LIFT DOOR
W	4.88 X 1.83	T.W GLAZED WINDOW
W1	1.83 X 1.83	T.W GLAZED WINDOW
W2	1.52 X 1.22	T.W GLAZED WINDOW
W3	1.36 X 1.83	T.W GLAZED WINDOW
SW	1.83X 1.52	JALLY
EF	0.46 RADIUS	EXHAUST FAN
V	0.76 X 0.76	T.W GLAZED VENTILATOR
R.S	3.65 X 2.44	ROLLING SHUTTER

= TOTAL BUILTUP AERA AS PER FSI RULES / SITE AREA

= 714.71 / 1350.00 = 0.53 < 2

% OF PLOT COVERAGE AREA =

= 344.08 / 1350.00 x 100 = 25.00 % < 60 %

PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING	01 NOS	06 NOS
TWO WHEELER PARKING	01 NOS	15 NOS

HEIGHT OF BUILDING -- 8.19 m

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்
மதுரை-625017
ந.க.எண்.SWP/BPA/422090/2024 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு 'A' முதல் 'E' வரை என எல்லையிட்டு மனையிட ஒப்புதலும், கட்டடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது
ம.வ/ம.உ...தி.கு எண்: 68/2025
திட்ட அனுமதி எண்: 79C/2025

APPLICANT:

Er.K.KARTHIKAI KUMAR, B.E.
MLPA/RE(II)08/2020
69/2, V.R.S. Complex, Sivaganga Main Road,
Near Anna Bus Stand, Madurai-20
Cell: 98651 51000

ENGINEER

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ENGINEER

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ENGINEER

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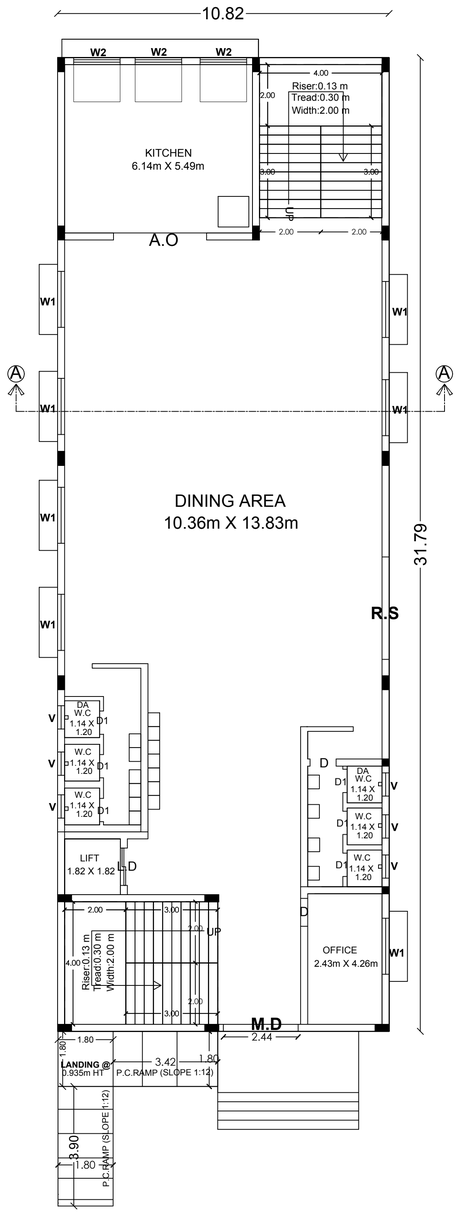
ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A KALYANA MANDABAM (COMMERCIAL) BUILDING IN R.S.NO:191/4B, THANICHIYAM VILLAGE, THANICHIYAM PANCHAYAT, VADIPATTI TALUK, ALANGANALLUR PANCHAYAT UNION, MADURAI DISTRICT.

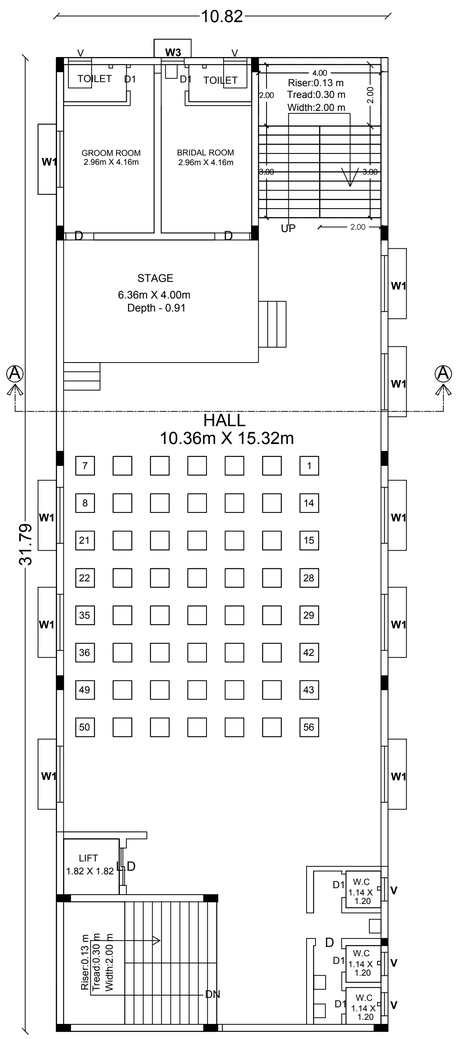
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SCALE 1: 100

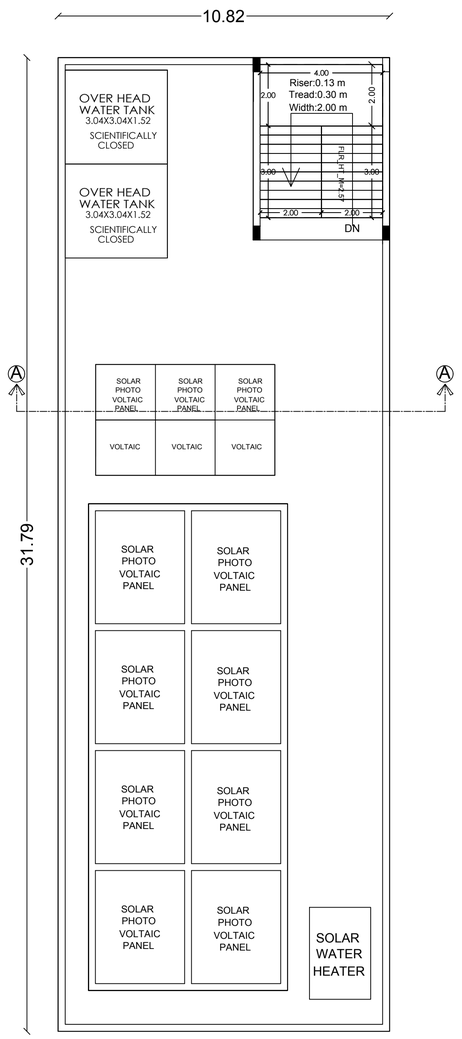
SHEET NO:02



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

AREA DETAILS

SITE AREA

AS PER DOCUMENT = 1350.00 Sqm.

AS PER PLR = 1350.00 Sqm.

SUPER IMPOSED AREA = 1357.48 Sqm.

REFERENCE

SITE ▭ ROAD ▭

PROPOSED BUILDING ▭ DRIVEWAY ▭

DESCRIPTION	FSI AREA sq.m	NON FSI AREA sq.m	TOTAL AREA sq.m
GROUND FLOOR AREA	344.08	---	344.08
FIRST FLOOR AREA	344.08	---	344.08
HEAD ROOM AREA	---	26.55	26.55
TOTAL AREA	688.16	26.55	714.71

DOORS AND WINDOWS SCHEDULE:

M.D	2.44 x 2.10	T.W PANELLED DOOR
A.O	3.05 x 2.10	T.W PANELLED DOOR
D	0.91 X 2.10	T.W PANELLED DOOR
D1	0.76 X 2.10	T.W PANELLED DOOR
L.D	1.22 X 2.10	LIFT DOOR
W	4.88 X 1.83	T.W GLAZED WINDOW
W1	1.83 X 1.83	T.W GLAZED WINDOW
W2	1.52 X 1.22	T.W GLAZED WINDOW
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% OF PLOT COVERAGE AREA =

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PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING	01 NOS	06 NOS
TWO WHEELER PARKING	01 NOS	15 NOS

HEIGHT OF BUILDING -- 8.19 m

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்
மதுரை-625017
ந.க.எண்.SWP/BPA/422090/2024 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு 'A' முதல் 'E' வரை என எல்லையிட்டு மனைபிட ஒப்புதலும், கட்டடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது
ம.வ/ம.உ.தி.கு எண்: 69/2025
திட்ட அனுமதி எண்: 79B/2025

APPLICANT:

Er.K.KARTHIKAI KUMAR, B.E.
MLPA/RE(II)08/2020
69/2, V.R.S. Complex, Sivaganga Main Road,
Near Anna Bus Stand, Madurai-20
Cell: 98651 51000

ENGINEER

Er.V.I.PRADHEEP, M.E.(STRU).,
MOTCP / SE(II)04 / 2022
347, NR Tower, First Floor,
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Madurai-20. Cell: 9943843331

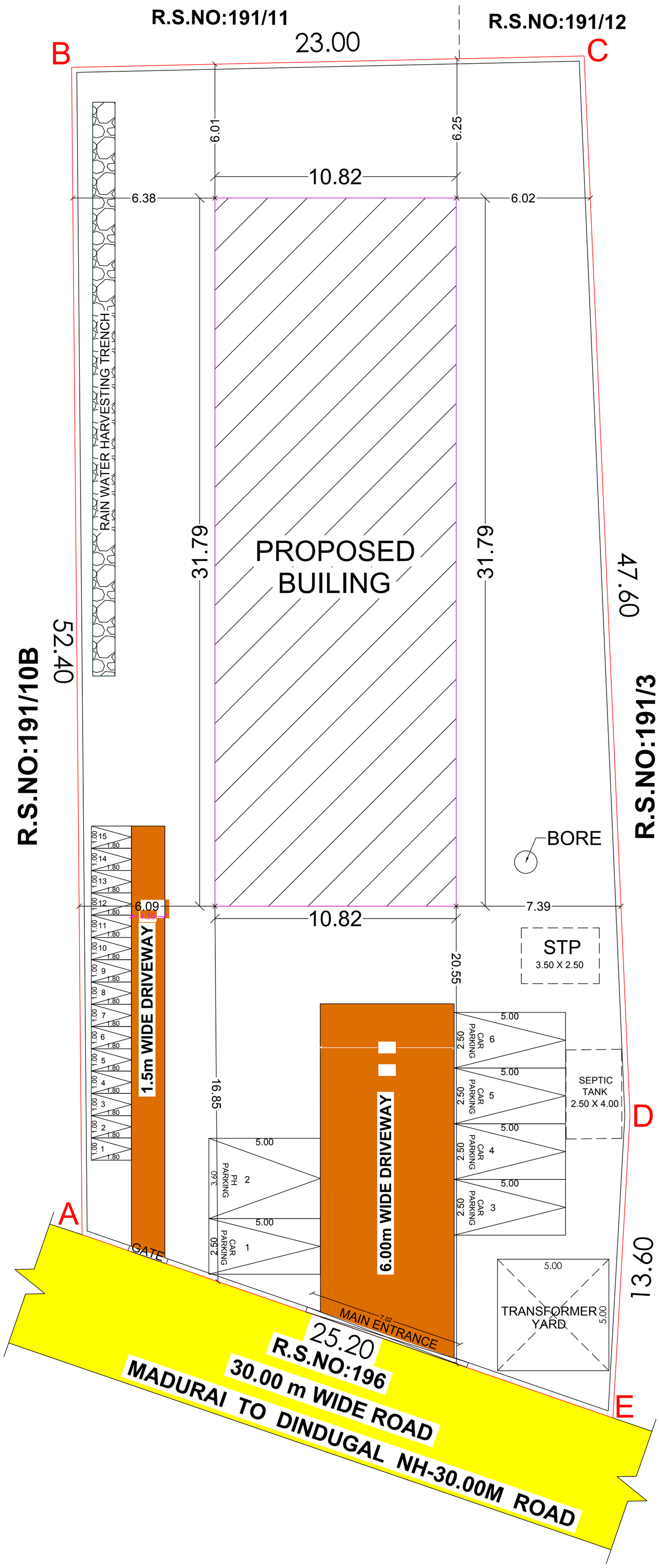
ENGINEER

Er.KARTHIKAI KUMAR, B.E.,
TLPA / RCE 02/2021
69/2, V.R.S. Complex, Sivagangai Main Road
Near Anna Bus Stand, Madurai-20.
Cell: 98651 51000

ENGINEER

Er.M.SYED MOHAMED ABDUL KAREEM
Consulting Civil Engineer & Licensed Builder
Madurai Corporation - LBS No: MCRE 3104
MLPA Registration No: RE056/2019 (GR III)
Plot No: 21, 2nd East Street, K.K.Nagar,
Madurai-625020
Mob: 9842077336, 9080466520

ENGINEER



PLAN SHOWING THE PROPOSED CONSTRUCTION OF A KALYANA MANDABAM (COMMERCIAL) BUILDING IN R.S.NO:191/4B, THANICHIYAM VILLAGE, THANICHIYAM PANCHAYAT, VADIPATTI TALUK, ALANGANALLUR PANCHAYAT UNION, MADURAI DISTRICT.

N

SCALE 1: 100

SHEET NO:01

AREA DETAILS

SITE AREA

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AS PER PLR = 1350.00 Sqm.

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REFERENCE

SITE — ROAD

PROPOSED BUILDING — DRIVEWAY

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ம.வ/ம.உ.தி.கு எண்: 68/2025
திட்ட அனுமதி எண்: 79A/2025

APPLICANT:

OFFICE USE

Er.K.KARTHIKAI KUMAR, B.E.
MLPA/RE(II)08/2020
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Plot No: 21, 2nd East Street, K.K.Nagar,
Madurai-625020
Mob: 9842077336, 9080466520

ENGINEER

Signature Not Verified
Signed by: Assistant Director
Location:Madurai
Date:2025.03.10 19:01:07

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.