PP APPROVAL RECORD

# Planning Permission

## Survey 19/2A3G and 2 more

Kadaikinaru

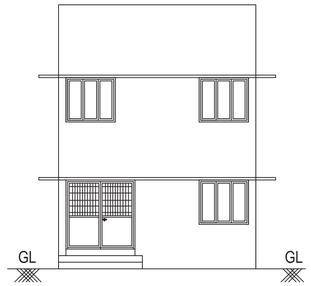
Madurai district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

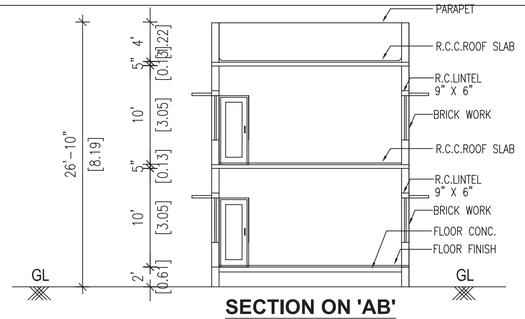
ISSUING AUTHORITY
**Rural Panchayat**

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

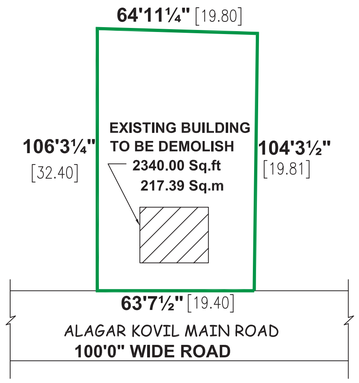
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.




FRONT ELEVATION

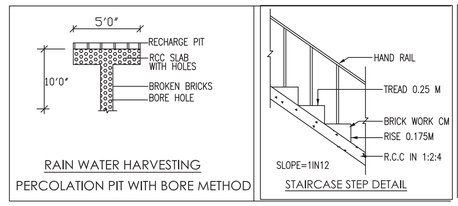



SECTION ON 'AB'




## EXI. GROUND FLOOR PLAN

(TO BE DEMOLISHED )




RAIN WATER HARVESTING

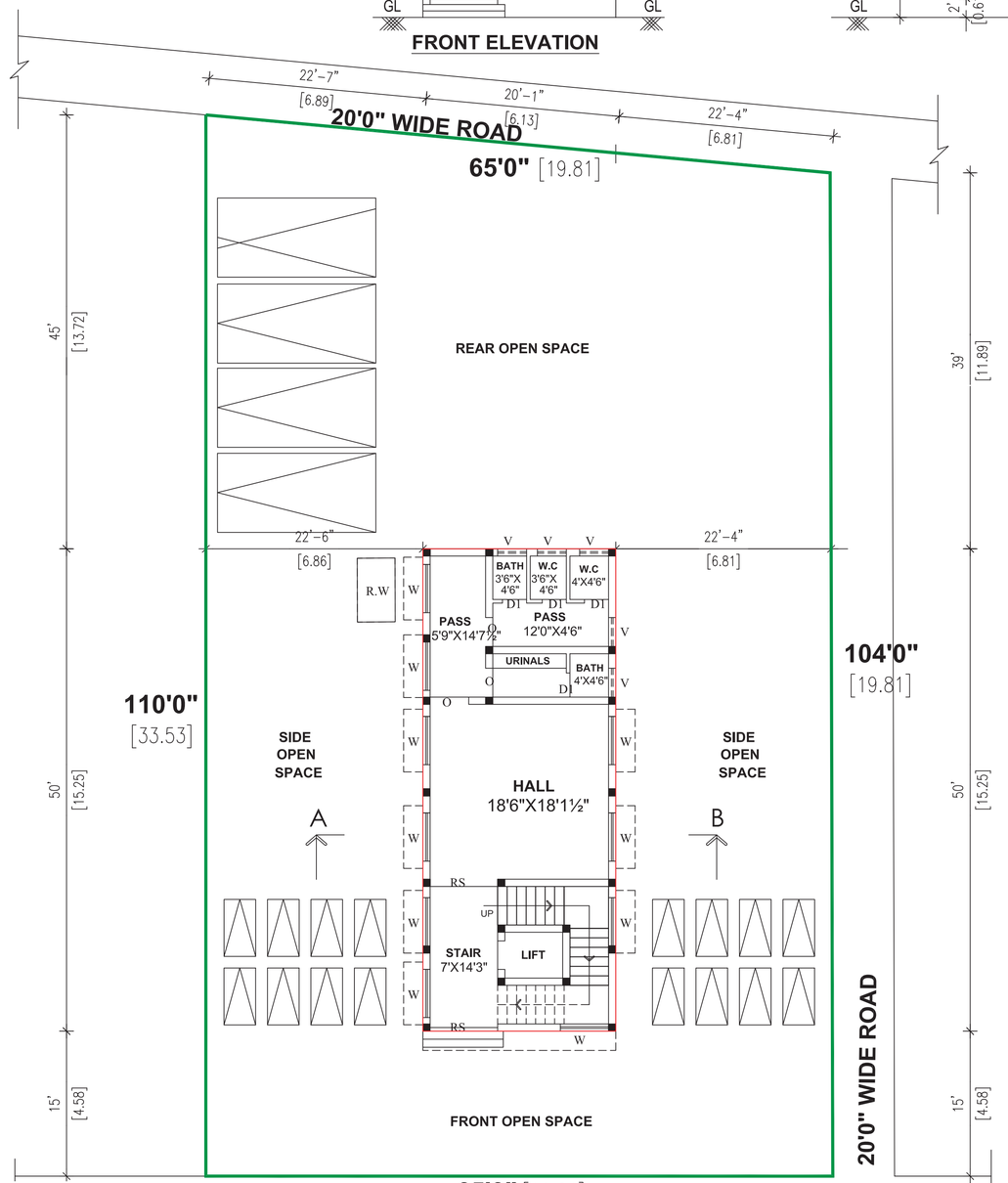
PERCOLATION PIT WITH BORE METHOD




STAIRCASE STEP DETAIL

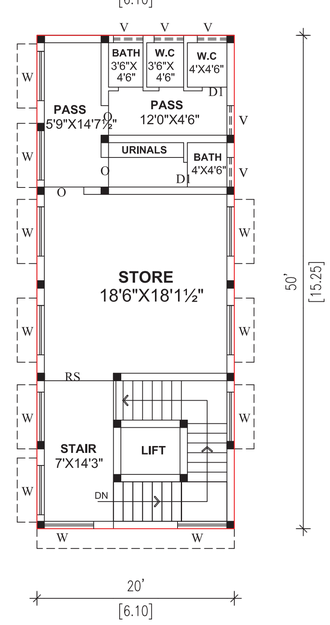
SCHEDULE OF JOINERY

| | | | |
|---|---|---|---|
| RS | ROLLING SHUTTER | 8'0" X 7'0" | (2.44) X (2.13) |
| RS1 | ROLLING SHUTTER | 5'0" X 7'0" | (1.53) X (2.13) |
| D | DOOR | 3'0" X 7'0" | (0.91) X (2.13) |
| D1 | DOOR | 2'6" X 7'0" | (0.76) X (2.13) |
| W | WINDOW | 5'0" X 4'6" | (1.52) X (1.37) |
| W1 | WINDOW | 2'7½" X 4'6" | (0.80) X (1.37) |
| V | VENTILATOR | 3'6" X 3'0" | (1.06) X (0.91) |

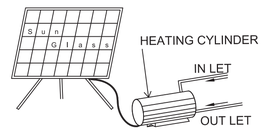



## SITE PLAN & GROUND FLOOR PLAN

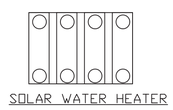
(AS PER SITE MEASUREMENTS )



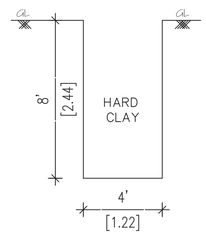

PRO. FIRST FLOOR PLAN




SOLAR PANNEL SYSTEM

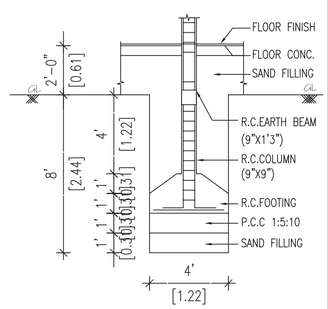


SOLAR WATER HEATER




TRIAL PIT

(SCALE: 1'=4'0")

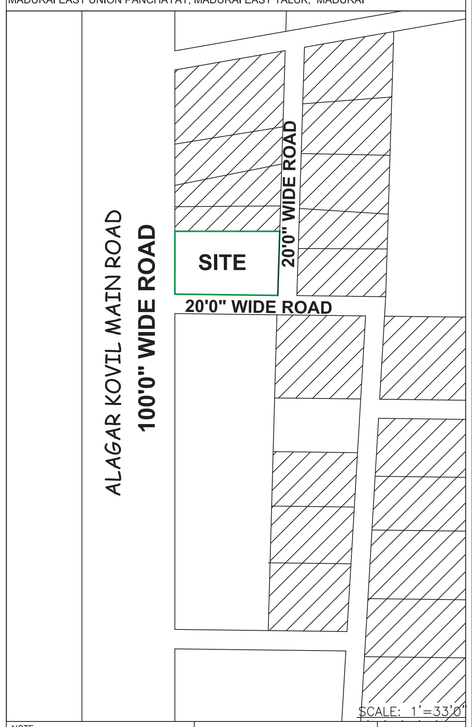



FOUNDATION DETAILS

(SCALE: 1'=4'0")

## SITE PLAN

SITE PLAN SHOWING IN R.S.NO : 19 / 2A3G (PT) (AS PER DOCUMENT), R.S.NO : 19 / 8 ( AS PER FMB), OLD D.NO : 186, ALAGAR KOVIL MAIN ROAD,KATHAKINARU VILLAGE MADURAI EAST UNION PANCHAYAT, MADURAI EAST TALUK, MADURAI




SCALE: 1'=33'0"

NOTE :
ALL DIMENSIONS INSIDE THE BRACKETS ARE IN METRIC UNIT
ALL DRAINAGE WILL BE CONNECTED TO SEPTIC TANK

ALL RAIN WATER WILL BE CONNECTED WITH RAIN WATER PIT.
EXISTING BUILDING TO BE DEMOLISHED GROUND FLOOR ONLY

SITE
EXI.
PRO.
ROAD

AREA DETAILS

| DESCRIPTIONS | FSI AREA (Net built up) Sq.m | FSI AREA (Net built up) Sq.ft | NON FSI AREA Sq.m | NON FSI AREA Sq.ft | TOTAL AREA (gross built up) Sq.m | TOTAL AREA (gross built up) Sq.ft |
|---|---|---|---|---|---|---|
| SITE AREA (as per doc.) | - | - | - | - | 971.56 | 10454.00 |
| (as per site.) | - | - | - | - | 646.38 | 6955.00 |
| (as per fmb) | - | - | - | - | 669.00 | 7201.00 |
| GROUND FLOOR AREA | 92.90 | 1000.00 | - | - | 92.90 | 1000.00 |
| FIRST FLOOR AREA | 92.90 | 1000.00 | - | - | 92.90 | 1000.00 |
| OPEN SPACE AREA | - | - | - | - | 553.48 | 5955.00 |
| TOTAL AREA | 185.80 | 2000.00 | | | | |

WHICHEVER LEAST VALUE AREA ARE TAKEN

NOs.of Car Parking= 4Nos.& Two Wheeler provided =16Nos.

$$FSI = \frac{\text{TOTAL FSI BUILT UP AREA (ALL FLOORS)}}{\text{SITE AREA}} \quad \frac{\text{185.80 Sq.m}}{\text{646.38 Sq.m}} = \textbf{0.28}$$

AS PER RULE, NORMALLY PERMISSIBLE FSI 2.0

**PLAN SHOWING THE PROPOSED RE CONSTRUCTION OF NON - RESIDENTIAL BUILDING IN R.S.NO : 19 / 2A3G (AS PER DOCUMENT), AS PER FMB R.S.NO: 19 / 8 , OLD D.NO : 186,ALAGAR KOVIL MAIN ROAD, KATHAKINARU VILLAGE , MADURAI EAST UNION PANCHAYAT, MADURAI EAST TALUK, MADURAI**

SCALE: 1'=8'0"

APPLICANT :

( Mrs. MANJULADEVI R V )

ENGINEER

Er.K.S.SEENIVASAMOORTHY, D.C.E.,
REGISTERED ENGINEER NO : 13
MADURAI EAST UNION PANCHAYAT OFFICE
Cell No : + 91 - 7904803425
Email : seeniasso221178@gmail.com

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.