Verified RealEstate™

REFERENCE
06/2026-2027

ISSUED
29 July 2026

PP APPROVAL RECORD

Planning Permission

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.

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

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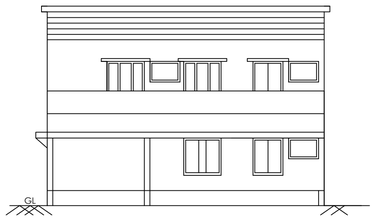
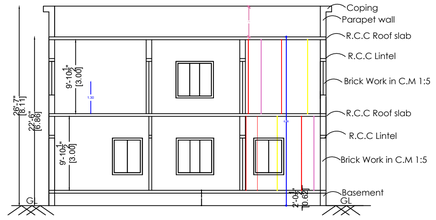
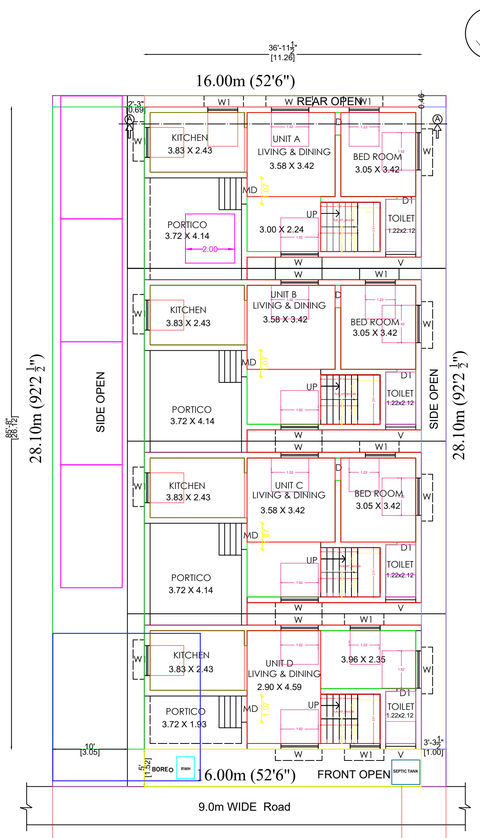
DIGITALLY VERIFIED RECORD

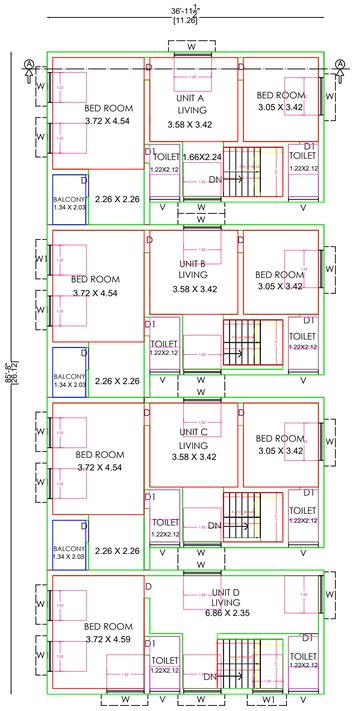


FRONT ELEVATION



SECTION ON A.A.



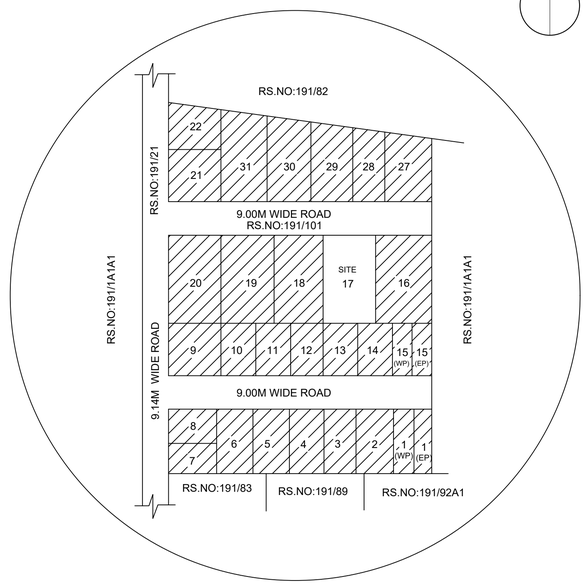


SITE PLAN & PRO.GROUND FLOOR PLAN

PRO.FIRST FLOOR PLAN

TOPO PLAN

LP/DTCP.NO.190/2024 DATE 05.07.2024



PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING IN OLD RS. NO: 191/101, NEW PATTA SUBDIVISION RS.NO: 191/101E1A1, PLOT NO: 17, MAX MITHILA VILLAS AT THANAKKANKULAM VILLAGE & PANCHAYAT, THIRUPPARANKUNDRAM PANCHAYAT UNION, THIRUPPARANKUNDRAM TALUK, MADURAI.

COLOUR INDEX

SITE	
PROPOSED	
ROAD	

LP/DTCP.NO.190/2024 DATE 05.07.2024
DOCUMENT NO : 616/2026 DATE 30/01/2026
PATTA NO : 26232

REFERANCE

MAIN DOOR	MD	3'6"X7'0"	1.06 X 2.13
DOOR	D	3'0"X7'0"	0.91 X 2.13
DOOR	D1	2'6"X7'0"	0.76 X 2.13
OPEN	O	3'0"X7'0"	0.91 X 2.13
WINDOW	W	6'0"X4'6"	1.83 X 1.37
WINDOW	W1	5'0"X3'0"	1.52 X 0.91
VENTILATOR	V	4'0"X3'0"	1.22 X 0.91

AREA DETAILS

DESCRIPTION	FSI AREA		NON FSI AREA		TOTAL AREA	
	SFT	SQM	SFT	SQM	SFT	SQM
AREA OF THE SITE					4839.00	449.60
PRO.GROUND FLOOR	2331.91	216.64	625.28	58.09	2957.19	274.73
PRO.FIRST FLOOR	2957.19	274.73	-	-	2957.19	274.73
OPEN AREA					1881.81	174.87
TOTAL AREA	5289.10	491.37	625.28	58.09	5914.38	549.46

NO OF CAR PARKING PROVIDED -4 NO'S

MAXIMUM ONE FLOOR AREA - 274.73 Sq.m

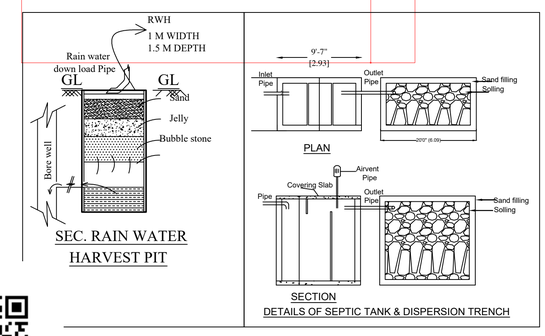
$$F.S.I = \frac{\text{TOTAL FLOOR AREA}}{\text{SITE EXTENT}} = \frac{491.37}{449.60} = 1.09 < 2.00$$

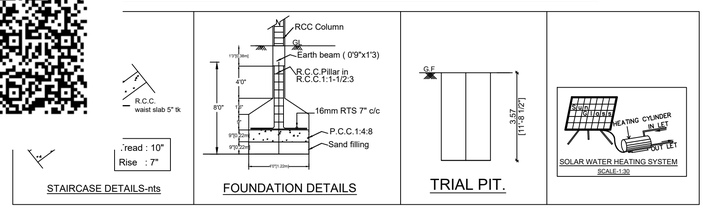
		SQM	SQFT
UNIT A	SITE AREA	91.07	980.27
	GF AREA	72.63	781.79
	FF AREA	72.63	781.79

		SQM	SQFT
UNIT C	SITE AREA	90.98	979.14
	GF AREA	72.63	781.79
	FF AREA	72.63	781.79

		SQM	SQFT
UNIT B	SITE AREA	90.98	979.14
	GF AREA	72.63	781.79
	FF AREA	72.63	781.79

		SQM	SQFT
UNIT D	SITE AREA	90.98	979.14
	GF AREA	56.84	611.82
	FF AREA	56.84	611.82





NAME	M/s. MAX PROPERTIES PRIVATE LIMITED
CURRENT ADDRESS	Max Plaza, First Floor, North Gate of SS Colony, Madurai - 625 010.

SCALE : 1" = 8'0"

M/s. MAX PROPERTIES PRIVATE LIMITED

For Max Properties Pvt. Ltd.

Director

APPLICANT

ER.K.Karthikai Kumar, B.E.,
MADURAI TPK Panchayat Reg.No: 58/2024
MADURAI East Panchayat Reg.No: 41/2024
MADURAI Alanganallur Panchayat Reg.No: 17/2024
69/2, V.R.S. Complex, Sivagangai Main Road
Near Anna Bus Stand, Madurai - 20.
Karthik_avi@yahoo.com
Mobile- 9865151000

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

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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.