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RE REGULATORY RECORD

RERA Document

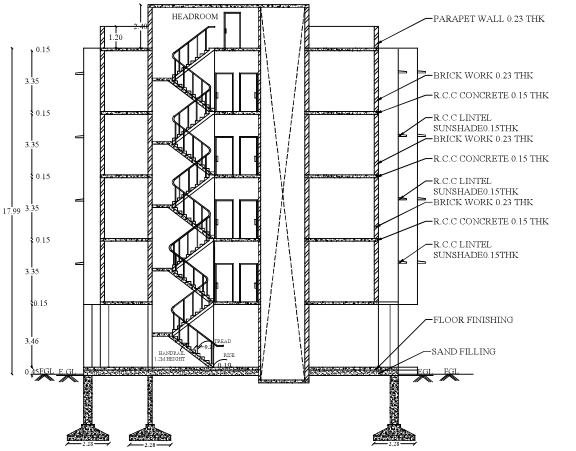
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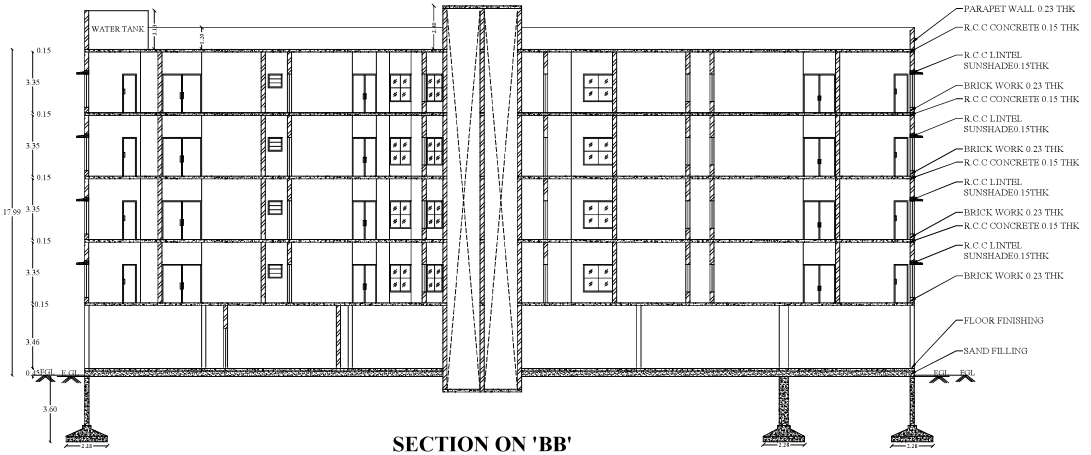
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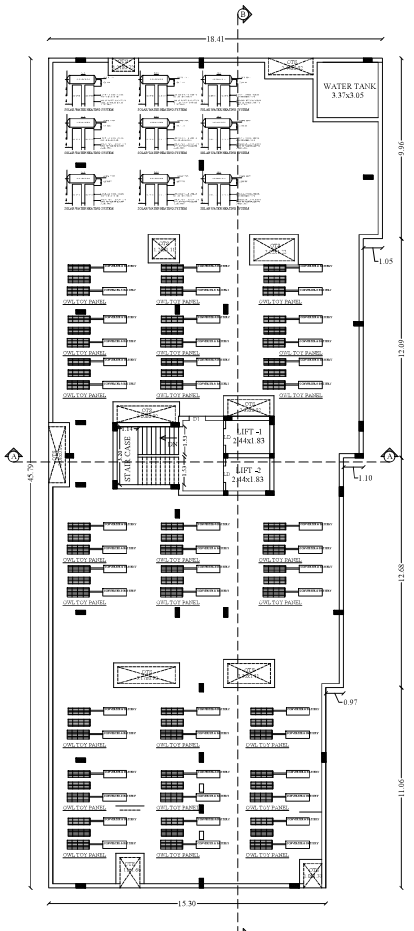
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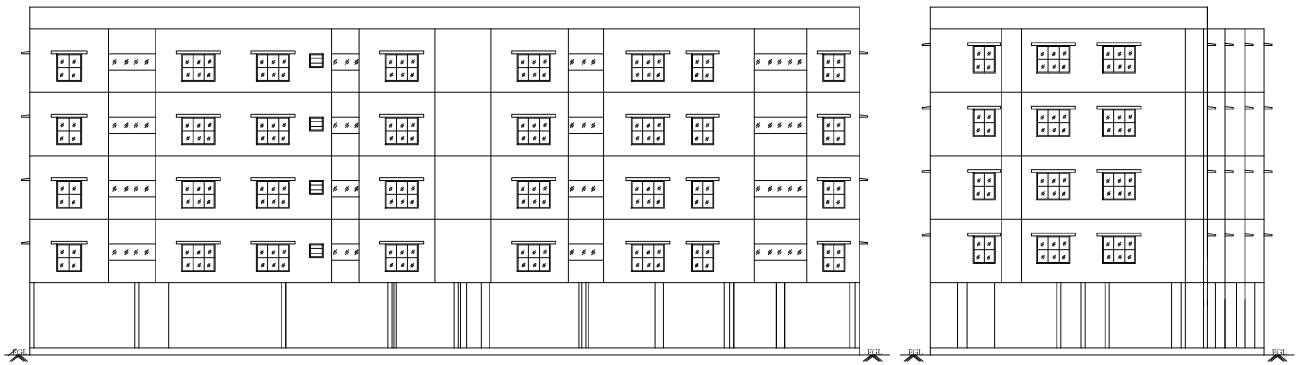
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SECTION ON 'BB'

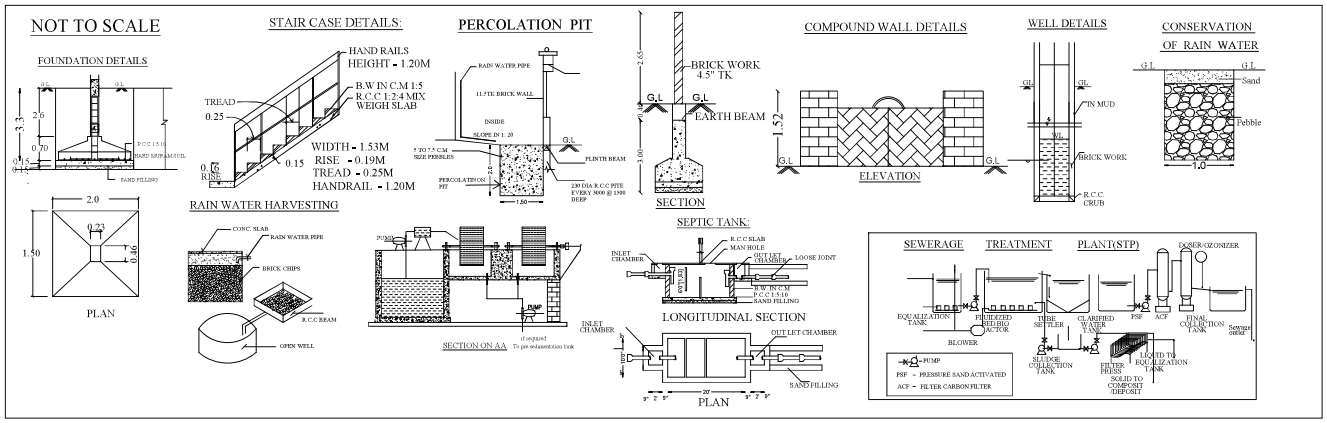


TERRACE FLOOR PLAN



WEST FACING ELEVATION

SOUTH FACING ELEVATION

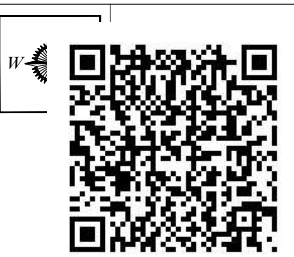


திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர் திட்டகுழுமம், மதுரை -17 ந.க.எண்: SIVP/BPA/086691/2023 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குபட்டு 'A' முதல் 'I' வரை எல்லையிட்டபட்டு மனைபிட் ஒப்புதலும், கட்டடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.

ம.வ /ம.உ..திகு எண்: 32-B/2024

திட்ட/ அனுமதி எண்: 36-B/2024



:ET NO :2

VING THE TION OF OLD T.S.NO: ARD NO: 14, M VILLAGE, , MADURAI

CORPORATION, MADURAI DISTRICT.

SCALE 1:100	ALL DIMENSIONS ARE IN METER

SITE AREA

AS PER DOCUMENT	= 1296.45 Sq.m
AS ON SITE	= 1239.24 Sq.m
AS PER PATTA / FMB	= 1255.00 Sq.m
SUPER IMPOSED SITE AREA	= 1238.37 Sq.m

AREA DETAILS	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL AREA
STILT FLOOR	-	768.53	768.53
FIRST FLOOR	744.73	23.80	768.53
SECOND FLOOR	744.73	23.80	768.53
THIRD FLOOR	744.73	23.80	768.53
FOURTH FLOOR	744.73	23.80	768.53
TERRACE FLOOR STAIR CASE AND LIFT	-	36.13	36.13
TOTAL BUILT UP AREA	**2978.92**	**899.86**	**3878.78**

FSI = TOTAL COVERD AREA / SITE AREA = 2978.92 / 1238.37 = 2.40 < 2.60

% OF PLOT COVERAGE AREA = 768.53 / 1238.38 X 100 = 62%

MAXIMUM ALLOWABLE FSI = 2.0

PREMIUM FSI - ROAD WIDTH 9.0M TO 12.0M =30% WHICH IS 0.6

ALLOWABLE PREMIUM FSI=2+0.6=2.60

FLOOR WISE BREAK-UP

S.NO.	FLOORS	USE OF FLOORS	DETAILS	AREA
1	STILT FLOOR	CAR PARKING	-	768.53
2	FIRST FLOOR TO FOURTH FLOOR	RESIDENTIAL	UNIT A	94.60
			UNIT B	77.24
			UNIT C	80.47
			UNIT D	71.66
			UNIT E	73.64
			UNIT F	80.03
			UNIT G	83.31
			UNIT H	98.91

JOINERY DETAILS

RS	ROLLING SHUTTER	1.52 x 2.13
MD	MAIN DOOR	0.99 x 2.13
D1	DOOR	0.91 x 2.13
D2	DOOR	0.76 x 2.13
LD	LIFT DOOR	0.91 x 2.13
W	WINDOW	1.83 x 1.52
W1	WINDOW	1.60 x 1.52
W2	WINDOW	1.37x 1.52
W3	WINDOW	1.22x 1.52
W4	WINDOW	1.14x 1.52
W5	WINDOW	0.91x 1.52
KO	OPEN	0.92 x 2.13
V	VENTILATOR	0.76 x 0.76
V1	VENTILATOR	0.53 x 0.91

PARKING DETIALS -	REQUIRED	PROVIDED
TWO WHEELER PARKING	9	10
CAR PARKING (Including PH Paring)	31	31

NOTE

1. FIRE EXTINGUISHER WILL BE PROVIDED. FE △
2. FIRE ALARM TO BE PROVIDE. FA △
3. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED
4. SOLAR SYSTEM TO BE PROVIDED.
5. STRUCTURE IS DESIGNED SAFELY FOR EARTH QUAKE RESISTANCE
6. WASTE WATER TO BE CONNECTED TO UNDER GROUND SEWAGE SYSTEM
7. MECHANICAL VENTILATION TO BE PROVIDED.

M.KANNAN M.E.(STRUC)., REG. NO : SE.01/2022 (Gr. I) 85/1P, Sri Ananda Ganapathy Illam, North Gate, S.S.Colony, Madurai-10.

STRUCTURAL ENGINEER

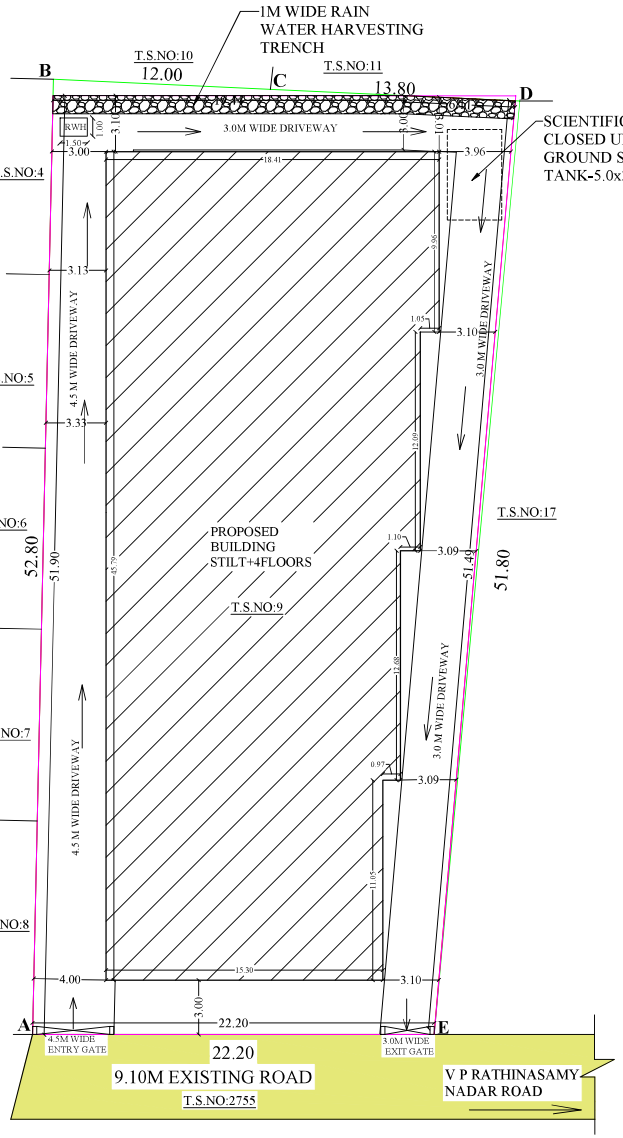
R. MUTHUGANESH, B.Arch., MCA., COA..... No.38, Chandragandhi Nagar By-Pass Road, Madurai-625 010.

ARCHITECT

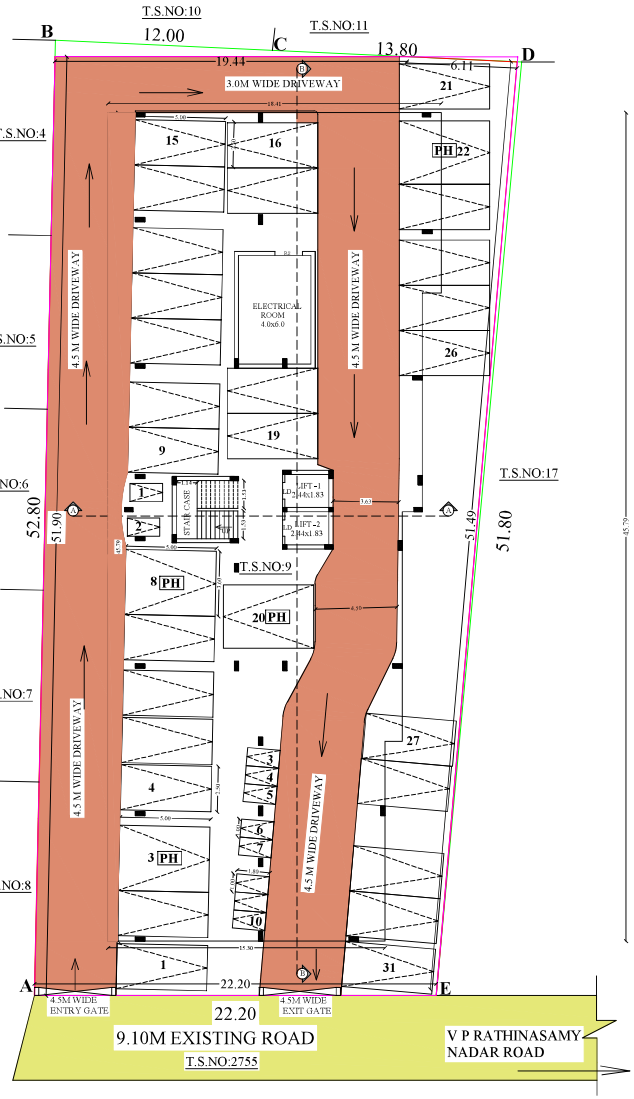
Er.K.VINOTHKUMAR,B.E., Registered Engineer Grade-II 018 / 2019 / RE - GR-II / MLPA 1-F, South Street, Minor Thoppu, Palanganatham, Madurai-625 003. Cell : 97519 99661

ENGINEER

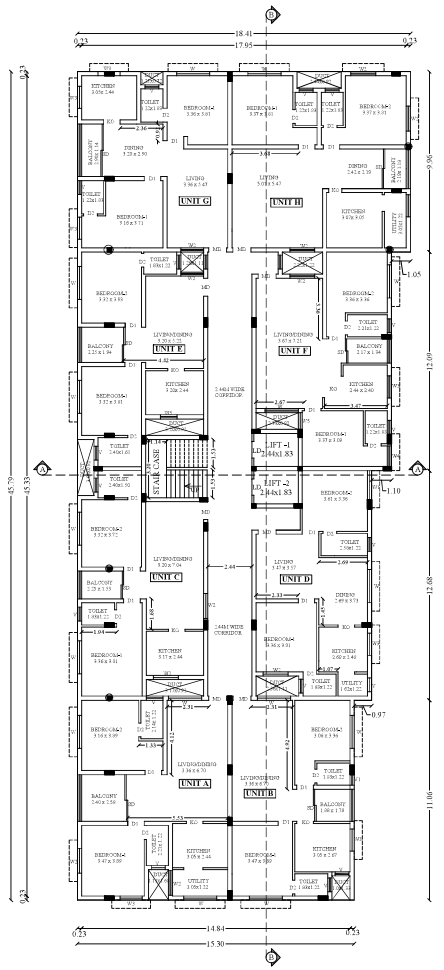
APPLICANT



SITE PLAN



SITE CUM STILT FLOOR



TYPICAL FLOOR PLAN -FIRST FLOOR TO FOURTH FLOOR PLAN

SHEET NO :1

DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT OLD T.S.NO: 12/1 IN NEW T.S.NO: 9 WARD NO: 14, BLOCK NO:05, BIBIKULAM VILLAGE, MADURAI NORTH TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

SCALE 1:100 — ALL DIMENSIONS ARE IN METER

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6. WASTE WATER TO BE CONNECTED TO UNDER GROUND SEWAGE SYSTEM
7. MECHANICAL VENTILATION TO BE PROVIDED.

LEGEND:

- SITE BOUNDARY IN GROUND
- SITE BOUNDARY IN FMB
- SUPER IMPOSED SITE BOUNDARY
- EXISTING ROAD
- PROPOSED BUILDING
- PROPOSED DRIVEWAY
- FLOATING COLUMN

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர் திட்டகுழுமம், மதுரை -17 ந.க.எண்: SWP/BPA/080691/2023 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குபட்டு 'A' முதல் 'F' வரை எல்லையிட்டபட்டு மனையிட ஒப்புதலும், கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.

ம.வ /ம.உ..திகு எண்: 32-A/2024

திட்ட/ அனுமதி எண்: 36-A/2024

Signature valid
Signed by: Assistant Director
Location: Madurai
Date: 2024.02.20

M.KANNAN, M.E.(STRUC).,
REG. NO : SE.01/2022 (Gr. I)
55/12, Sri Ananda Ganapathy Illam,
North Gate, S.S.Colony, Madurai-10.
STRUCTURAL ENGINEER

R. MUTHUGANESH, B.Arch., MCA.,
COA.....
No.38, Chandragandhi Nagar
By-Pass Road, Madurai-625 010.
ARCHITECT

Er.K.VINOTHKUMAR,B.E.,
Registered Engineer Grade-II
01s / 2019 / RE - GR-II / MLPA
1-F, South Street, Minor Thoppu,
Palanganatham, Madurai-625 003.
Cell : 97519 99661
ENGINEER

APPLICANT

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

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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.