

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.

TITLE:-

SITE PLAN SHOWING THE REVISED AND PROPOSED ADDITIONAL CONSTRUCTION OF SCHOOL BUILDING IN R.S.No. 12/1,12/2,22/1,22/2 AT MADURAI TO SIVAGANGAI MAIN ROAD VEERAPANJAN VILLAGE,THINDIYUR PANCHAYATH, MADURAI EAST TALUK, MADURAI DISTRICT.

SCALE = 1: 400

COLOUR INDEX

EXISTING ROAD

SITE BOUNDARY

DRIVE WAY

EXISTING BUILDING

PROPOSED BUILDING



SITE AREA DETAIL

AS PER FMB - 37438.96 SQ.M (402989.60 SQ.FT)

AS PER DOCUMENT - 38000.00 SQ.M (409028.60 SQ.FT)

SUPER IMPOSED AREA - 37438.96 SQ.M (402989.60 SQ.FT)

AREA DETAIL

EXISTING SCHOOL BLOCK (A)

Sl.No.	DESCRIPTION	NON F.S.I	F.S.I	TOTAL AREA
1.	BLOCK - (1)			
1.	GROUND FLOOR	67.46	3128.32	3195.78
2.	FIRST FLOOR	67.46	2623.66	2691.12
3.	SECOND FLOOR	67.46	3312.61	3380.07
4.	MEZZANINE FLOOR	-	223.27	223.27
1.	BLOCK - (2) (CAMBRIDGE SCHOOL)			
1.	GROUND FLOOR	37.84	1419.66	1457.50
2.	FIRST FLOOR	37.84	1243.80	1281.64
3.	SECOND FLOOR	37.84	1362.25	1400.09
	TOTAL AREA	315.90	13313.57	13629.47

PROPOSED BUILDING

Sl.No.	DESCRIPTION	NON FSI AREA	FSI AREA	TOTAL AREA
1.	BLOCK - (2) (MULTI PURPOSE HALL)			
1.	GROUND FLOOR	-	442.06	442.06
1.	BLOCK - (3) (KINDER GARDEN SCHOOL)			
1.	GROUND FLOOR	5.66	706.86	712.52
2.	FIRST FLOOR	-	706.86	706.86
3.	SECOND FLOOR	-	720.46	720.46
4.	HEAD ROOM	53.27	-	53.27
	TOTAL AREA	58.93	2134.18	2193.11
	TOTAL AREA (EXISTING & PROPOSED AREA)	374.83	15889.81	16264.64

FLOOR SPACE INDEX

TOTAL AREA OF ALL FLOORS
PLOT EXTENT

$$\frac{15889.81}{38000.00} = 0.418$$

PLOT COVERAGE

GROUND FLOOR AREA
PLOT EXTENT

$$\frac{5696.90}{38000.00} \times 100 = 14.99\%$$

PARKING REQUIREMENTS:-

DESCRIPTION	PROVIDED
FOUR WHEELER	155
TWO WHEELER	190
CYCLE AREA	300

OSR CALCULATION:

OSR REQUIRED = 10% AREA OF THE TOTAL SITE AREA

OSR REQUIRED = $37438.96 \times 10/100 = 3743.89$ SAY 3744.00 SQ.M

OSR REQUIRED = 3744.00 SQ.M

OSR PROVIDED = 3810.45 SQ.M(10.17%)

NOTES :-

EXISTING BUILDING PLAN HAD BEEN APPROVED VIDE
B.A.No. 28A/2018 TO 28M/2018 DATE :- 13.07.2018
APPROVED BY MEMBER SECRETARY, MADURAI LOCAL
PLANNING AUTHORITY

OFFICE USE

APPLICANT

MUTHU S.
B.E.(M.C.E.)/DR/0971/E.211/A.I.I.T.A.
Chartered Engineer Regn. No. F4172583
Civil, Approved Panel Engineer
Registered Architect Regn. No. CA7514479
Value of Wealth Tax & Income Tax
Government of India Regn. No. C154 of 1989
Panel Value of < 17% of India
37, North Vellore Street, Madurai - 625 001

REGISTERED ARCHITECTS

MUTHU S.
B.E.(M.C.E.)/DR/0971/E.211/A.I.I.T.A.
Chartered Engineer & Registered Architect
Value of Wealth Tax & Income Tax
Government of India
37, North Vellore Street, Madurai - 625 001
Panel Value of < 17% of India
37, North Vellore Street, Madurai - 625 001

STRUCTURAL ENGINEER

R.P. RADHA KRISHNAN
MILPA REG. No. REG 002019 (Gr. II)
Civil, Madurai Thiru Main Road
Puducherry, Madurai - 605 001
P.H. No. 924150402

REGISTERED ENGINEER

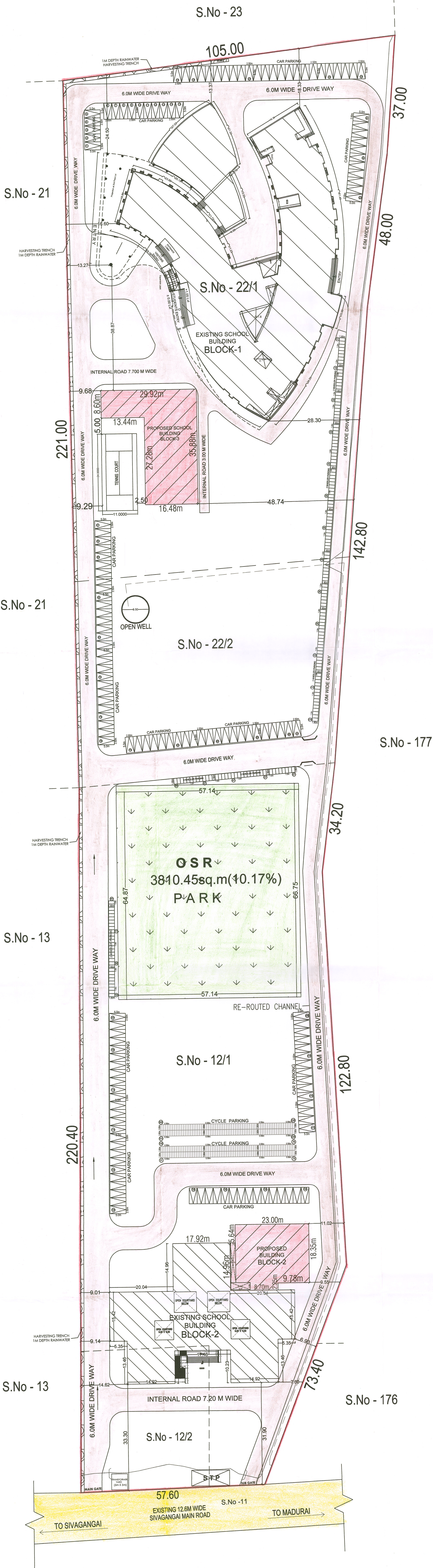
SITE AREA DETAIL

Sl.No	SURVEY No.	AS PER DOCUMENT		AS PER PATTI
		ACRE	CENTS	SQ.M
1.	12 / 1	3	82	15450.00
2.	12 / 2	0	43	1750.00
3.	22 / 1	3	82	15450.00
4.	22 / 2	1	32	5350.00
TOTAL SITE AREA =		9	39	38000.00

REFERENCE :-

EXISTING APPROVAL (BLOCK-3) AREA &
REVISED PLAN AREA (KINDER GARDEN SCHOOL)

Sl.No.	DESCRIPTION	EXISTING APPROVED AREA	REVISED APPROVED AREA	DIFFERENT TOTAL AREA
1.	BLOCK - (3) (KINDER GARDEN SCHOOL)			
1.	GROUND FLOOR	395.96	706.86	310.90
2.	FIRST FLOOR	318.04	706.86	388.82
3.	SECOND FLOOR	-	720.46	720.46
	TOTAL AREA	714.00	2134.18	1420.18



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](#)



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

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

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

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



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
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+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.

