PP APPROVAL RECORD

Planning Permission

Madurai

Madurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

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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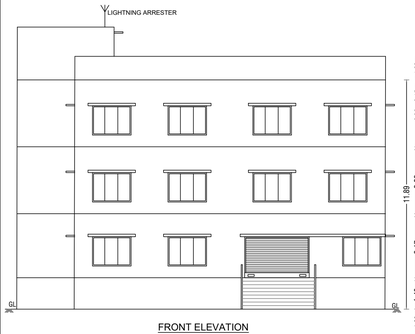

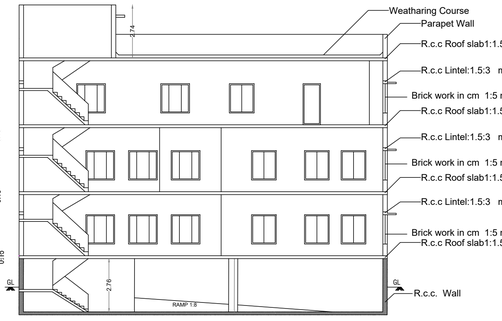

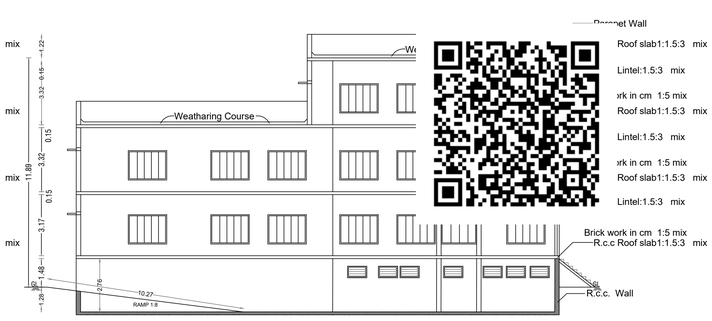

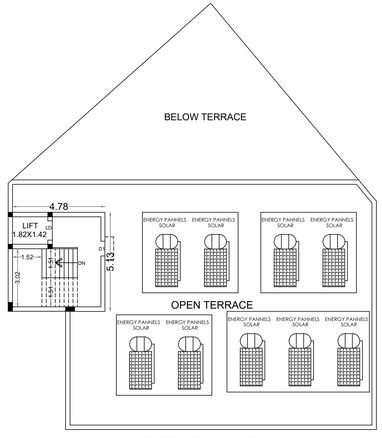

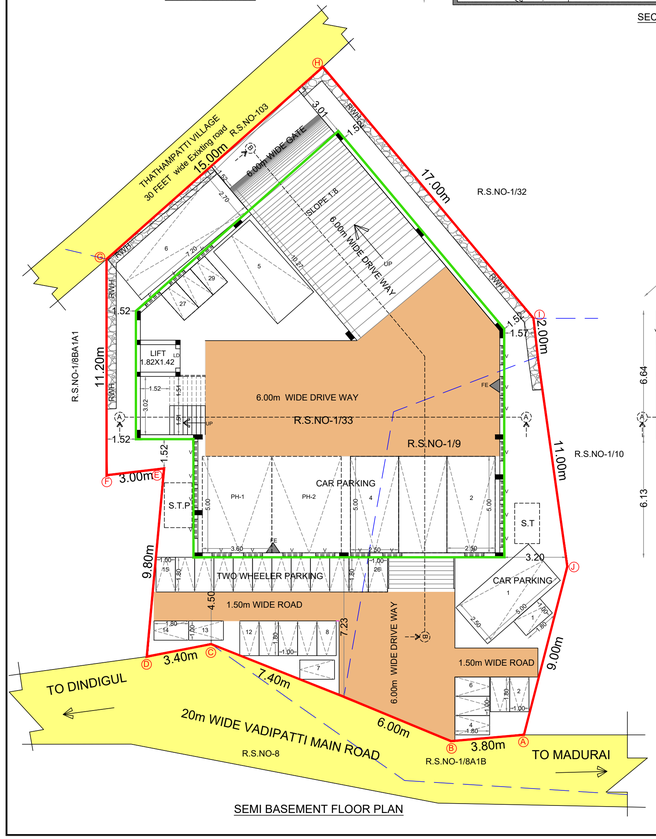

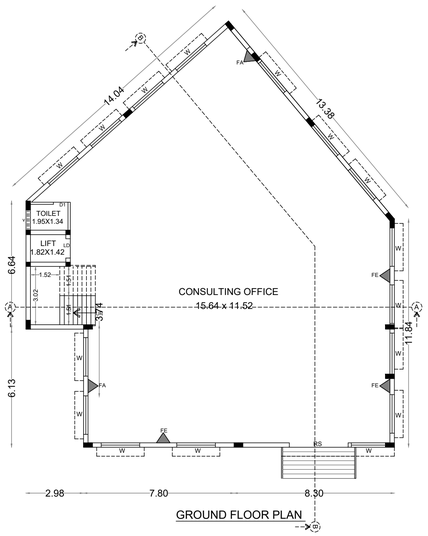

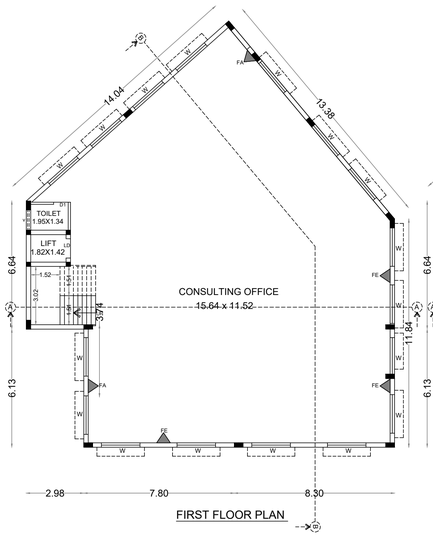

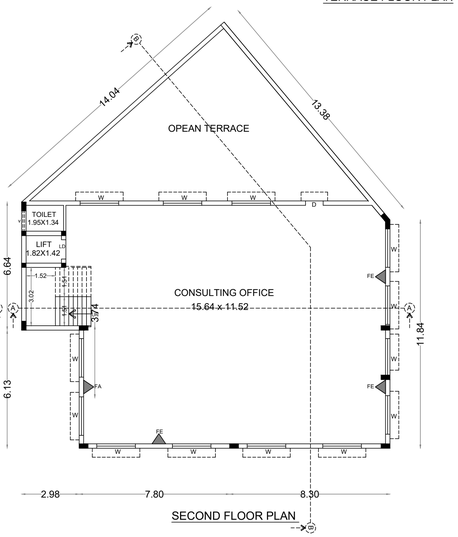

NORTH

SHEET NO - 2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING (CONSULTING OFFICE) IN R.S.NO-1/9,1/33, IN NEERATHAN VILLAGE, VADIPATTI TALUK, MADURAI DISTRICT.

SCALE 1:100

AREA DETAILS

AREA OF THE SITE (AS PER DOCUMENT)	543.33 Sqm
AREA OF THE SITE (AS PER PATTA)	483.00 Sqm

	FSI AREA Sqm	NON FSI AREA Sqm	TOTAL AREA Sqm
SEMI BASEMENT AREA	-	310.42	310.42
GROUND FLOOR AREA	310.42	-	310.42
FIRST FLOOR AREA	310.42	-	310.42
SECOND FLOOR AREA	226.03	-	226.03
HEAD ROOM AREA		25.71	25.71
TOTAL AREA	846.87	336.13	1183.00

FLOOR SPACE INDEX (F.S.I) 846.87 / 483.00	1.73 < 2.00
PLOT COVERAGE (PC) 310.42 / 483.00 X 100	64.26
CAR PARKING (REQUIRED)	08NOS
CAR PARKING (PROVIDED)	08 NOS
TWO WHEELER PARKING (REQUIRED)	22 NOS
TWO WHEELER PARKING (PROVIDED)	29 NOS
PHYSICALLY CHALLENGED RESERVATION (REQUIRED)	02 NOS
PHYSICALLY CHALLENGED RESERVATION (PROVIDED)	02 NOS

JOINERY DETAILS

RS	ROLLING SHUTER	3.35X2.13
LD	LIFT DOOR	1.00X2.13
D1	DOOR	0.76X2.13
W	WINDOW	1.83X1.52
V	VENTILATOR	1.00X0.60

COLOR INDEX

SITE | EXG ROAD | DRIVE WAY | PRO

மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
மதுரை மாவட்டம்

ந.க.எண்: SWP/BPA/088794/2023
உத்தரவில் கண்டுள்ளவாறு மனையிடத்திற்கு 'A TO J' என எல்லையிட்டு அம்மனையிடத்தில் அமையும் கட்ட வரைபடத்திற்கு ம.வ.ந.ஊ.உ_இ(ம.மா) எண் :108/2024 என எண்ணிடப்பட்டு செயலாணை கடிதம் ந.க.எண்: SWP/BPA/088794/2023 தெரிவித்துள்ள நிபந்தனைகளுடன் மனையிட ஒப்புதல் மற்றும் கட்டிட வரைபடத்திற்கு தொழில்நுட்ப ஒப்புதல் வழங்கப்படுகிறது

OFFICE USE

APPLICANT

Er. A. BASKARAN,
B.E.,A.M.I.E.,M.E.(Struct.),M.B.A.,P.G.V.,C.E.(apd).,L.M.A.C.E.(I),M.I.V.A.,
• Chartered Engineer, Structural Consultant, Regd. Govt. Valuation Consultant
• Structural Engineer Grade-I (Reg. No. SE 94/2011) (Govt.)
• Construction Engineer (Reg. No. CE 013/2010)
• Madurai Corporation Registered Engineer Grade-I (Reg. No. MCRE 1. 008)
• Registered Town Engineer (Class 1A) in Local Body Certificate
• Registered Valuer for Income Tax & Wealth Tax (Reg. No. V.1004-0001)
• Registered Valuer Under Companies Act (Reg. No. IBBI/RV/03/2019/11743)
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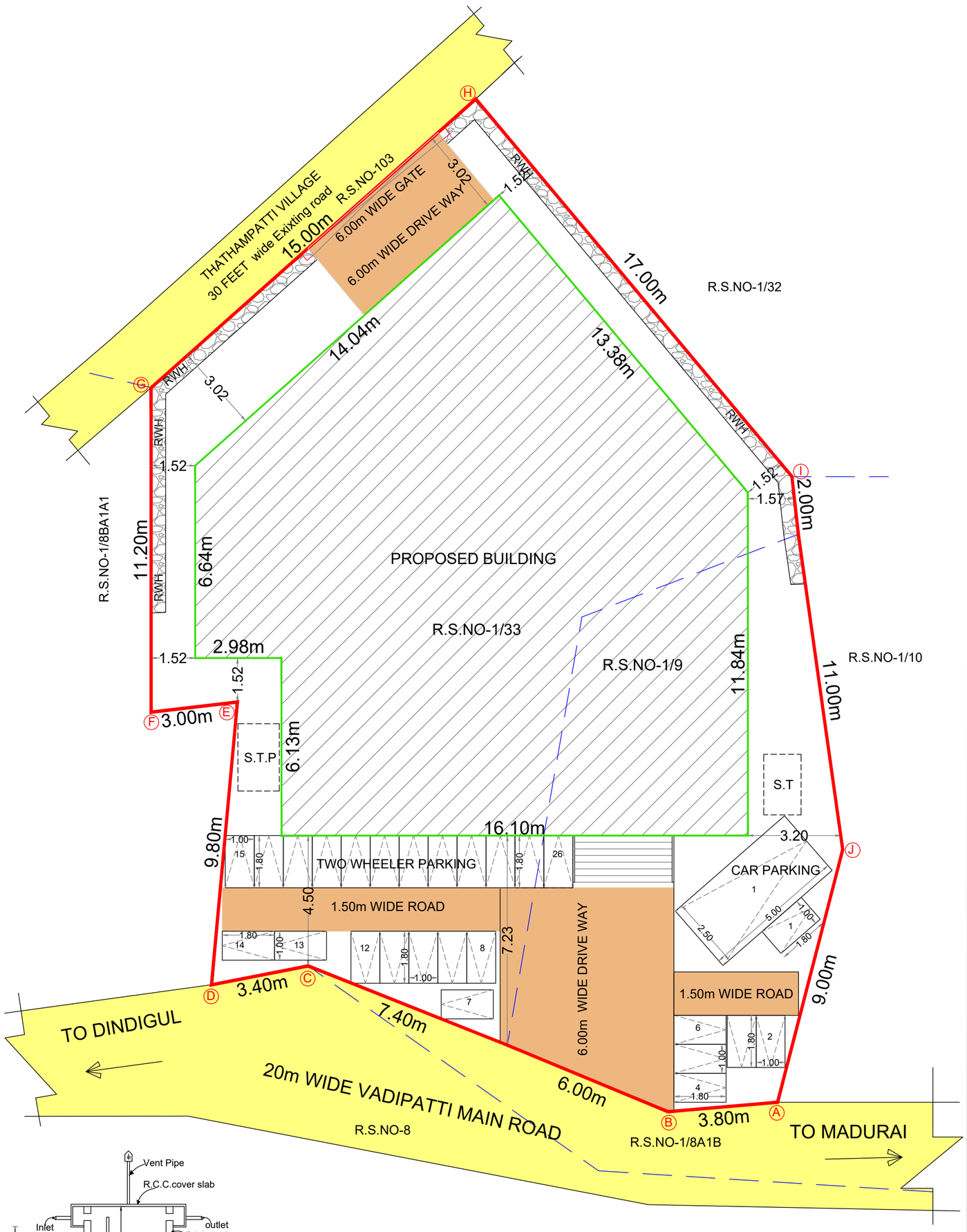
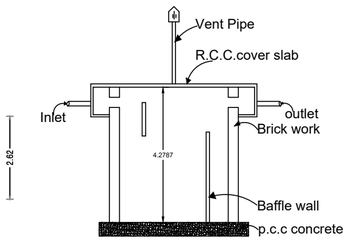
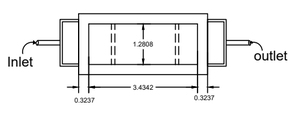
Cell: 9842597717, 99421 74844, E-mail: baskaran.a@rediffmail.com, baskaran.a@yahoo.com,
STRUCTURAL ENGINEER

P.RAJADURAI B.Arch.,
48,Rajkrishna Plaza,First Floor,
Near:501,Bye-Pass,Madurai-10.
Phone:0452-4243339
ENGINEER

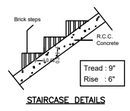




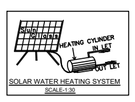
SECTION



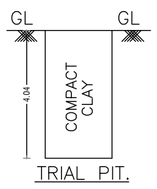
SEPTIC TANK DETAILS



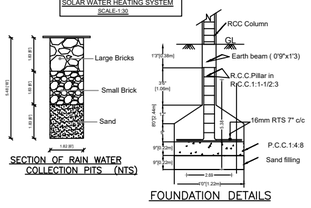
STAIRCASE DETAILS



SOLAR WATER HEATING SYSTEM
SCALE-1:30



TRIAL PIT.



SECTION OF RAIN WATER COLLECTION PITS (NTS)

FOUNDATION DETAILS

SITE PLAN

மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
மதுரை மாவட்டம்

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SHEET NO - 1

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING (CONSULTING OFFICE) IN R.S.NO-1/9,1/33, IN NEERATHAN VILLAGE, VADIPATTI TALUK, MADURAI DISTRICT.

SCALE 1:400

AREA DETAILS

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PHYSICALLY CHALLENGED RESERVATION (PROVIDED)	02 NOS

COLOR INDEX

SITE | EXG ROAD | DRIVE WAY | PRO

NOTE:

1. FIRE EXTINGUISHER WILL BE PROVIDED - FE
2. FIRE ALARM TO BE PROVIDED -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

OFFICE USE

APPLICANT

Er. A. BASKARAN,
B.Sc.,A.M.I.E.,M.E.(Struct.),M.B.A.,F.I.V.,C.Engg(I).,L.M.A.C.C.E(I).,M.I.T.A.
- Chartered Engineer, Structural Consultant, Repair & Rehabilitation Consultant
- Structural Engineer Grade I (Reg. No. SE 04/202 I (Grade I)
- Construction Engineer (Reg. No. CE 013/2019)
- Madurai Corporation Registered Engineer Grade I (Reg. No. MCRE 1 008)
- Registered Panel Engineer (Class 1A) to issue Stability Certificate
- Registered Valuer for Income Tax & Wealth Tax (Reg. No. 5/2004-2005)
- Registered Valuer Under Companys Act (Reg. No. IBBI/RV/02/2019/11142)

Muthiah Complex, 15 West Avani Moola Street, MADURAI-625 001
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STRUCTURAL ENGINEER

P.RAJADURAI B.Arch.,
48,Rajkrishna Plaza,First Floor,
Near SBI.Bye-Pass,Madurai-10.
Phone:0452-4243339

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.