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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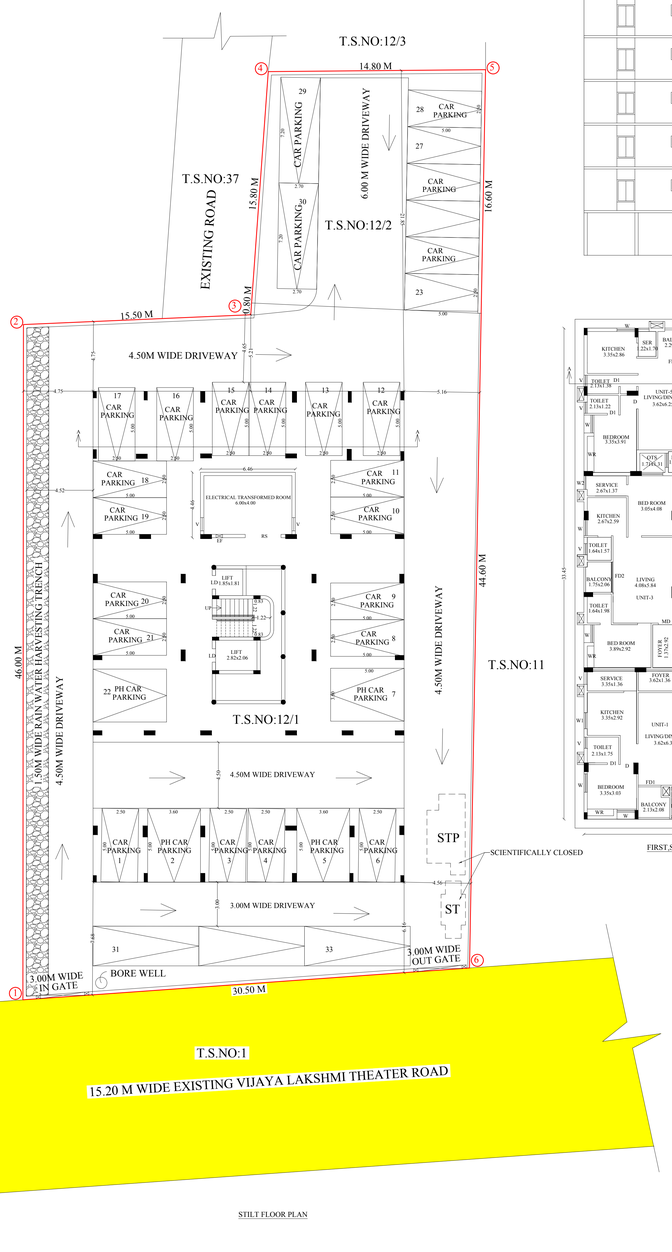



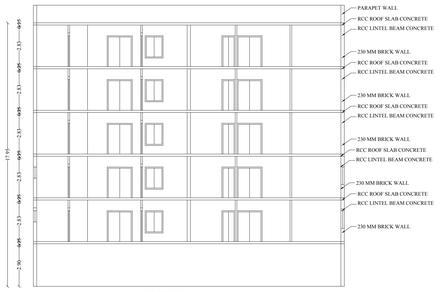

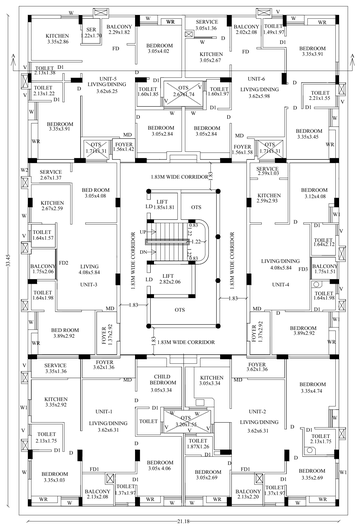

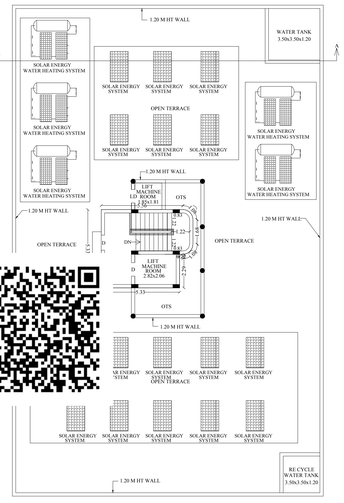

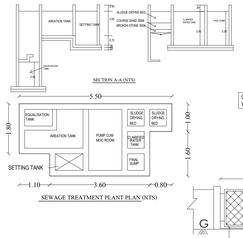

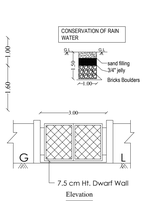

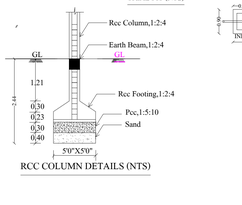

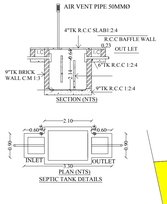

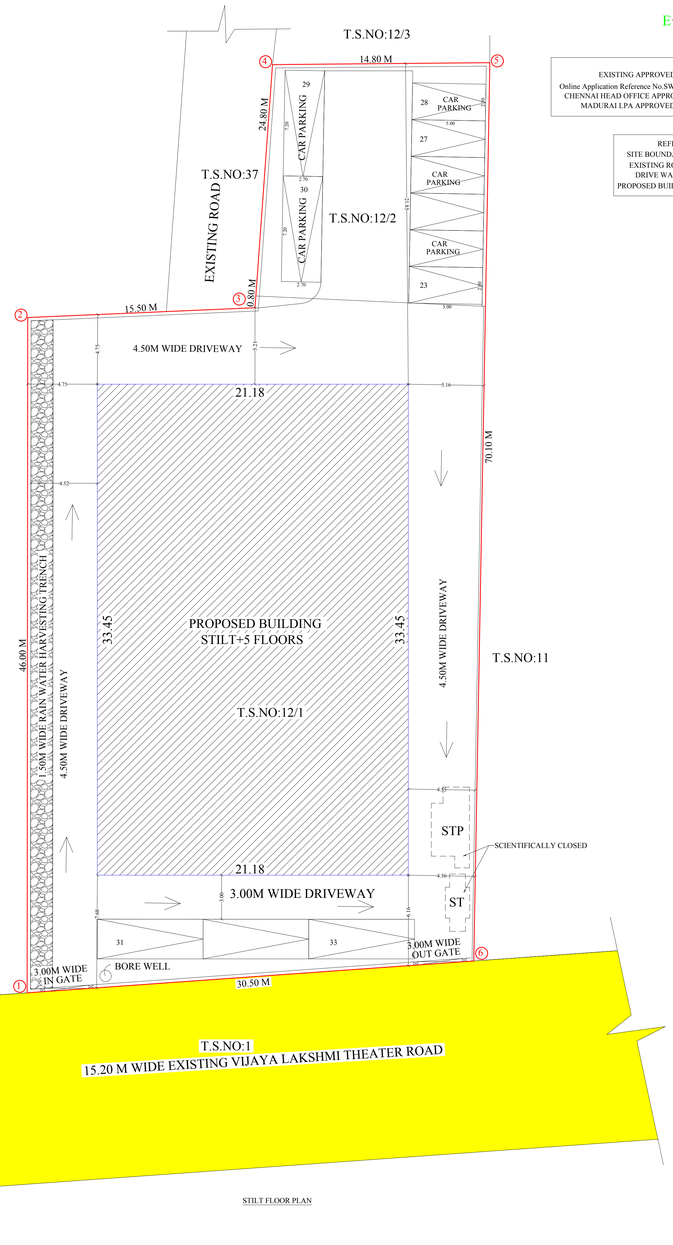

S
E W
N

EXISTING APPROVED DETAILS
Online Application Reference No.SWP/BPA/002936/2023
CHENNAI HEAD OFFICE APPROVED NO:85/2023
MADURAI LPA APPROVED NO:91/2023

REFERENCE
SITE BOUNDARY
EXISTING ROAD
DRIVE WAY
PROPOSED BUILDING

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING T.S.NO : 12/1, 12/2, T.S.WARD-X,BLOCK-73, MADURAI NORTH TALUK,MADURAI CORPORATION, MADURAI DISTRICT. (BIBIKULAM DETAILED DEVELOPMENT PLAN PART-I)
(SCALE 1:100)

EXISTING SITE EXTENT	
S.NO:12/1	1409.50 SQ.M
S.NO:12/2	360.00 SQ.M
TOTAL AREA	1769.50 SQ.M

REVISED SITE EXTENT	
S.NO:12/1	1409.50 SQ.M
S.NO:12/2	225.00 SQ.M
TOTAL AREA AS PER DOC AREA - 1627.97	1634.50 SQ.M

JOINERY DETAILS

MD	MAIN DOOR	1.07x2.10
D	DOOR	0.91x2.10
D1	DOOR	0.76x2.10
FD	FRENCH DOOR	1.71x2.10
FD1	FRENCH DOOR	1.56x2.10
FD2	FRENCH DOOR	2.06x2.10
FD3	FRENCH DOOR	1.51x2.10
LD	LIFT DOOR	0.91x2.10
W	WINDOW	1.22x1.52
W1	WINDOW	1.07x1.20
W3	WINDOW	0.91x1.20
V	VENTILATOR	0.76x0.76

AREA DETAILS

Descriptions	Non FSI	FSI	Total Area
Area of the Stilt Floor	679.66	28.81	708.47
Area of the First Floor		676.85	676.85
Area of the Second Floor		676.85	676.85
Area of the Third Floor		676.85	676.85
Area of the Fourth Floor		676.85	676.85
Area of the Fifth Floor		676.85	676.85
Area of the Terrace Floor	31.03		31.03
Total Area	710.69	3413.06	4094.94

PLOT COVERAGE = 708.47 / 1627.97 – X100=43.51%
FSI= 3413.06 / 1627.97 = 2.09<2.80

DWELLING AREA
UNIT - 1 = 106.55 SQ.M
UNIT - 2 = 105.70 SQ.M
UNIT - 3 = 83.74 SQ.M
UNIT - 4 = 83.74 SQ.M
UNIT - 5 = 101.02 SQ.M
UNIT - 6 = 101.02 SQ.M
TOTAL = 581.77 SQ.M

TOTAL NON DWELLING AREA 581.77x5 = 2908.85 SQ.M
TOTAL NON DWELLING AREA = 504.21 SQ.M
(Stair,corridor,Lift,ELEB Room)
TOTAL AREA = 3413.06 SQ.M

CAR PARKING REQUIRED = 33 NOS
CAR PARKING PROVIDED = 33 NOS
(Incl.Visitors parking&PH parking)

நிராந்திரிய நில.உ. அனுமதி
திருத்திய மனை ஒப்புதல் மற்றும் நிராந்திய நில.உ அனுமதி மற்றும் உள்ளுர் நில.உ. குழுமம் மதுரை-625017
ந.க.எண். SWP/BPA/197239/2024 உத்தரவில் கண்டுள்ளவாறு நிராந்தலைவர்/உறுப்பினர் செயலர் நில.உ. அனுமதி மனை அங்கீகாரம் ஒப்புதலளிக்கப்பட்ட மனை இடத்தில் நகர் புல எண்:12/2-ல் பாதி நிகழ்வு செய்யப்பட்டு நடைமுறை 1 முதல் 6 வரை வில்லைகள் பிடித்து நிராந்திய மனை ஒப்புதல் மற்றும் நிராந்திய நில.உ. அனுமதி வழங்கப்படுகிறது
ம.எ.ம.ப.நி.மு. எண்:165/ 2024
நில.உ. அனுமதி எண்:183/ 2024

O. Ravi Rao
APPLICANT

Er.N.BALACHANDER.Rce
PLAN CENTER
Tricentral Constructuer Engineer No. CE 12/2019
No.25, South Street, Near Amma Mess
Tallakulam, Madurai - 2.
Ph:0452-4600343, 4222142, 82209 44543
CONSTRUCTION ENGINEER

Er.S.NAVANEETHAKRISHNAN,
B.E.,(Civil),M.E.,(Structural)
Reg.No: SE 007/2019(Gr-I)
2/2256-1, Near Shree Hospital, Sivagangai Main Road,
Gomathipuram, Anna Nagar, Madurai-20.
Cell: 98651 53177
STRUCTURAL ENGINEER

M. MOHAMED YUSUF
Registered Architect
CA / 2023/ 161070
2, Kinuha Nagar 2nd Street,
Naganakulam, Iyer Bungalow,
Madurai - 625 014.
Mobile: 98428 56698
ARCHITECT

Er. T.BABU, B.E.,
PLAN CENTER
Registration No: 6E 319/2019 (Grade I)
No.25, South Street, Near Amma Mess
Tallakulam, Madurai - 2.
Ph: 6200644343, 9788648414
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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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.