Verified RealEstate™

REFERENCE
19/2024-2025

ISSUED
23 May 2024

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™
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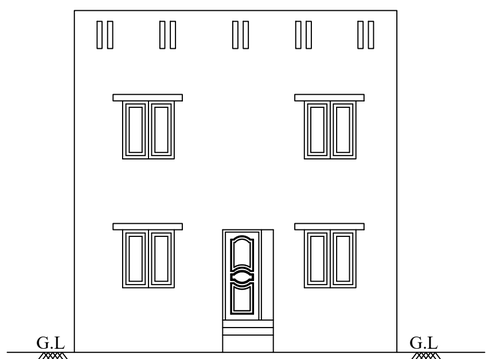
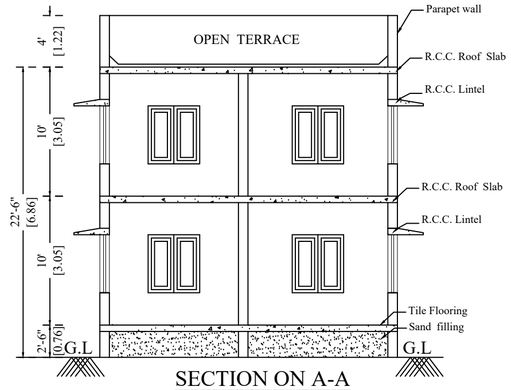
DIGITALLY VERIFIED RECORD

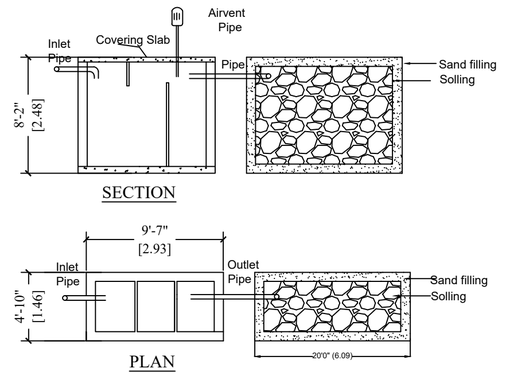
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING PLOT NO:73(S.P) & 57(S.E.P) IN R.S.NO: 49/3A1A1A1A & 49/66, THUVARIMAN VILLAGE & PANCHAYAT, MADURAI WEST TALUK, MADURAI DISTRICT,MADURAI.



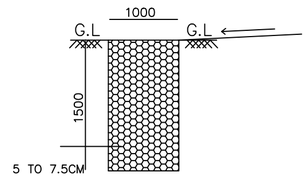
FRONT ELEVATION



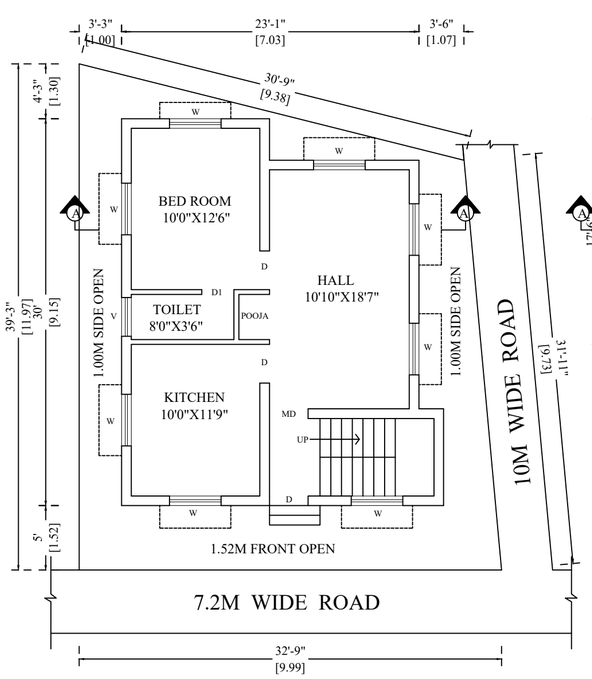
SECTION ON A-A



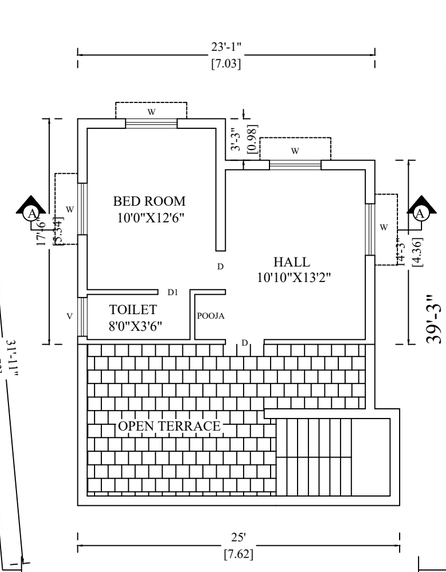
DETAILS OF SEPTIC TANK & DISPERSION TRENCH



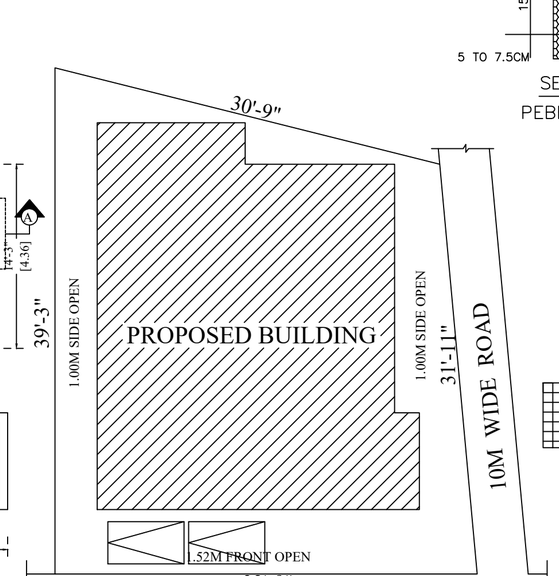
SECTION OF PEBBLE TRENCH



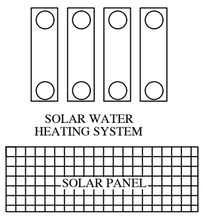
GROUND FLOOR PLAN

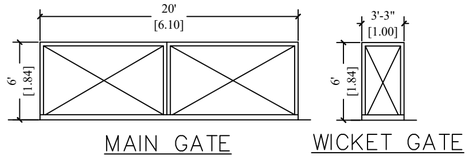


FIRST FLOOR PLAN

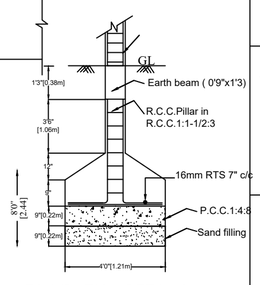


SITE PLAN



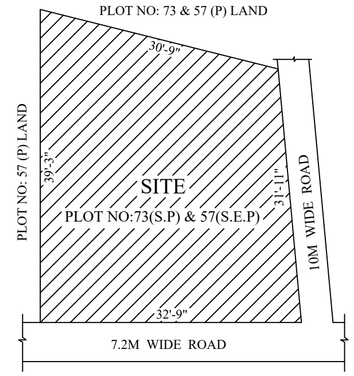


MAIN GATE WICKET GATE



FOUNDATION DETAILS

TOPO SKETCH
SCALE:1" =132'





AREA STATEMENT	FSI AREA		NON-FSI AREA		TOTAL AREA	
	SQ,F T	SQ,M T	SQ,F T	SQ,M T	SQ,F T	SQ,M T
AREA OF THE SITE					1155 . 50	102 . 71
GROUND FLOOR AREA	668 . 54	62 . 11	---	---	668 . 54	62 . 11
FIRST FLOOR AREA	366 . 08	34 . 01	---	---	366 . 08	34 . 01
OPEN SPACE AREA	---	---	---	---	486 . 96	40 . 60
TOTAL	1034 . 62	96 . 12	---	---	COLOUR INDEX	

NO.OF.BIKE PARKING PROVIDED 2 NOS

FSI $\frac{96\ .\ 12\ \text{SQ.M}}{102\ .\ 71\ \text{SQ.M}}$ 0.935 < 2.0

Site Road Pro

S.No	Description	Feet	Meter	S.No	Description	Feet	Meter
MD	Main door	3' 0" X 7' 0"	0.91 X 2.13	W	Window	6' 0" X 4' 6"	1.21 X 1.37
D	Door	3' 0" X 7' 0"	0.91 X 2.13	W1	Window	4' 0" X 4' 6"	0.91 X 1.37
D	Door	2' 6" X 7' 0"	0.75 X 2.13	V	Ventilator	3' 0" X 2' 0"	0.91 X 0.61

APPLICANT:

S.SATHYA

ENGINNER

Er. Y. AJEEM BASHA, B.E.
Consulting Civil Engineer & Licensed Builder
Corporation of Madurai
Registered Engineer- MCRE 2-029
No 90-B/3, Arul Nagar, Bye Pass Road
MADURAI-625 010
Phone: 9791391584

LUZ ASSOCIATES
DREAMS WILL COME REAL WITH US
Er.GOWTHAM

Er.Y.AJEEM BASHA.B.E
AJ - ASSOCIATES
Consulting Civil Engineer & Registerd Engineer
Corporation Of Madurai
90B/3,Arunthathi Complex,
Arul Nagar, Bye pass Road
Madurai - 16.
Ph: 9791391584
LBS.NO: MCRE - 2029

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.