Verified RealEstate™

REFERENCE
146/2024-2025

ISSUED
10 October 2024

PP APPROVAL RECORD

Planning Permission

Madurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

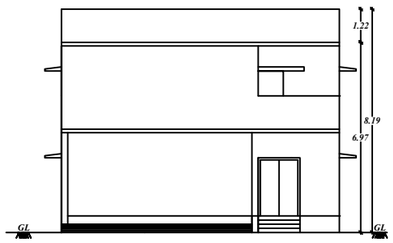
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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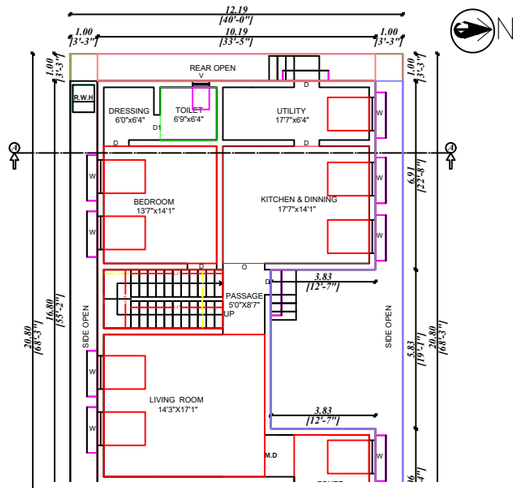
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING AT PLOT NO - 8, (NEW)R.S.NO:17/32, (OLD)R.S.NO:17/7A, CHOZHA NAGARAM PHASE I, KEELAPANANGADI VILLAGE, PETCHIKULAM PANCHAYAT, MADURAI WEST PANCHAYAT UNION, MADURAI NORTH TALUK, MADURAI DISTRICT.

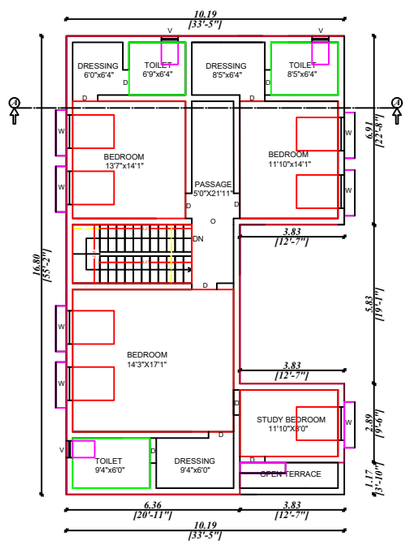


ELEVATION

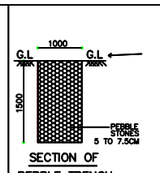


SECTION ON "A-A"

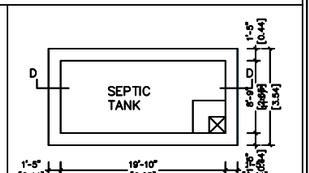




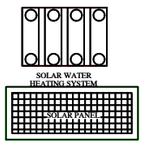
PRO. FIRST FLOOR PLAN

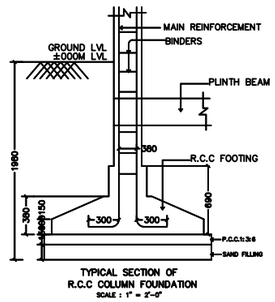


SECTION OF PEBBLE TRENCH
SCALE : 1: = 100

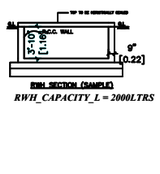


PLAN OF SEPTIC TANK
SCALE 1"=2'0"

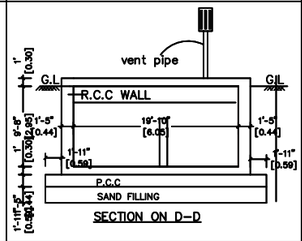




TYPICAL SECTION OF R.C.C COLUMN FOUNDATION
SCALE : 1" = 2'-0"



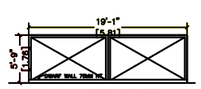
RWH SECTION (SAMPLE)
RWH_CAPACITY_L = 2000LTRS



SECTION ON D-D



WICKET GATE

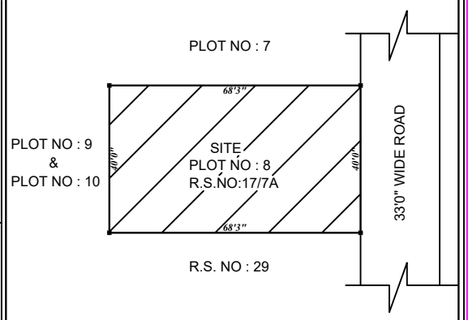


MAIN GATE

PARKING DETAILS

CAR PARKING REQUIRED Nos	*- 2 No*
CAR PARKING PROVIDED Nos	*- 2 No*
TWO WHEELER PARKING REQUIRED Nos	*- 2 Nos*
TWO WHEELER PARKING PROVIDED Nos	*- 2 Nos*

SITE PLAN
(NOT TO SCALE),(NON-SCHEME AREA)



Note:

Layout Approval No : ந.ஸ.எ 6000. 04/2023-24

REFERENCE: ◯ SITE ◯ PROPOSED ◯ ROAD

JOINERY DETAILS:

MD	MAIN DOOR	5'0" X 7'0"
D	DOOR	3'0" X 7'0"
O	OPEN	5'0" X 7'0"
W	WINDOW	4'0" X 6'0"
W1	WINDOW	4'0" X 4'0"
V	VENTILATOR	2'0" X 2'6"

AREA DETAILS	*F.S.I*		*NON F.S.I*		*TOTAL*	
	(Sq.m)	*(Sq.Ft)*	*(Sq.m)*	*(Sq.Ft)*	*(Sq.m)*	*(Sq.Ft)*
SITE AREA (as per document)	-	-	-	-	*253.63*	*2730.00*
SITE AREA (as per site)	-	-	-	-	*253.63*	*2730.00*
PRO.GROUND FLOOR AREA	*134.50*	*1447.75*	*14.44*	*155.43*	*148.94*	*1603.18*
PRO.FIRST FLOOR AREA	*144.47*	*1555.06*	-	-	*144.47*	*1555.06*
OPEN AREA	-	-	-	-	*104.69*	*1126.82*
TOTAL	*278.97*	*3002.81*	*14.44*	*155.43*	*293.41*	*3158.24*

FLOOR SPACE INDEX = $\frac{278.97}{253.63}$ = *1.10% < 2%*

K.GANDHADEVI
NAME OF APPLICANT

Er. V.SURYA VARSHAN B.E., ME.,
Consulting Civil Engineer & Registered Engineer
Registration No: RE-(GR-III)/20/2024/DTCP/MADURAI
No:9, Veeramudaiyan Kudineer Kinattu Street,
Muthupatti, Madurai - 625 003. Mob: 70943 66683
Email:surya007varshan@gmail.com

REGISTERED ENGINEER

தலைவர்
பேச்சிகுளம் ஊராட்சி
மதுரை மேற்கு ஒன்றியம்

PLAN INFO
SURVEY_NO=17/32
PATTA_NO=1323
PLOT_NO=8
TALUK=MADURAI NORTH
DISTRICT=MADURAI
JURISDICTION_TYPE=PANCHAYAT
SINGLE_FAMILY_BLDG=YES
LAND_USE_ZONE = RESIDENTIAL
AREA_TYPE=OTHERS
AS_AT_SITE=253.63
FMB_OR_PLR=254.00
AS_PER_DOCUMENT=253.63
PLOT_AREA_M2=253.63
AVG_PLOT_DEPTH=20.80
AVG_PLOT_WIDTH=12.19
ACCESS_WIDTH_M=12.19
ROAD_WIDTH=10.06
ROAD_LENGTH=12.19
RWH_DECLARED=YES
IS_APPROVED_LAYOUT=YES
CRZ=NO
OSR_APPLICABLE=NO
SECURITY_ZONE=NO
NOC_FIRE_DEPT=NO
PREMIUM_FSI_REQUIRED=NO
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES

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.