

PP

APPROVAL RECORD

Planning Permission

Madurai district, Tamil Nadu

APPROVAL TYPE

Building Plan

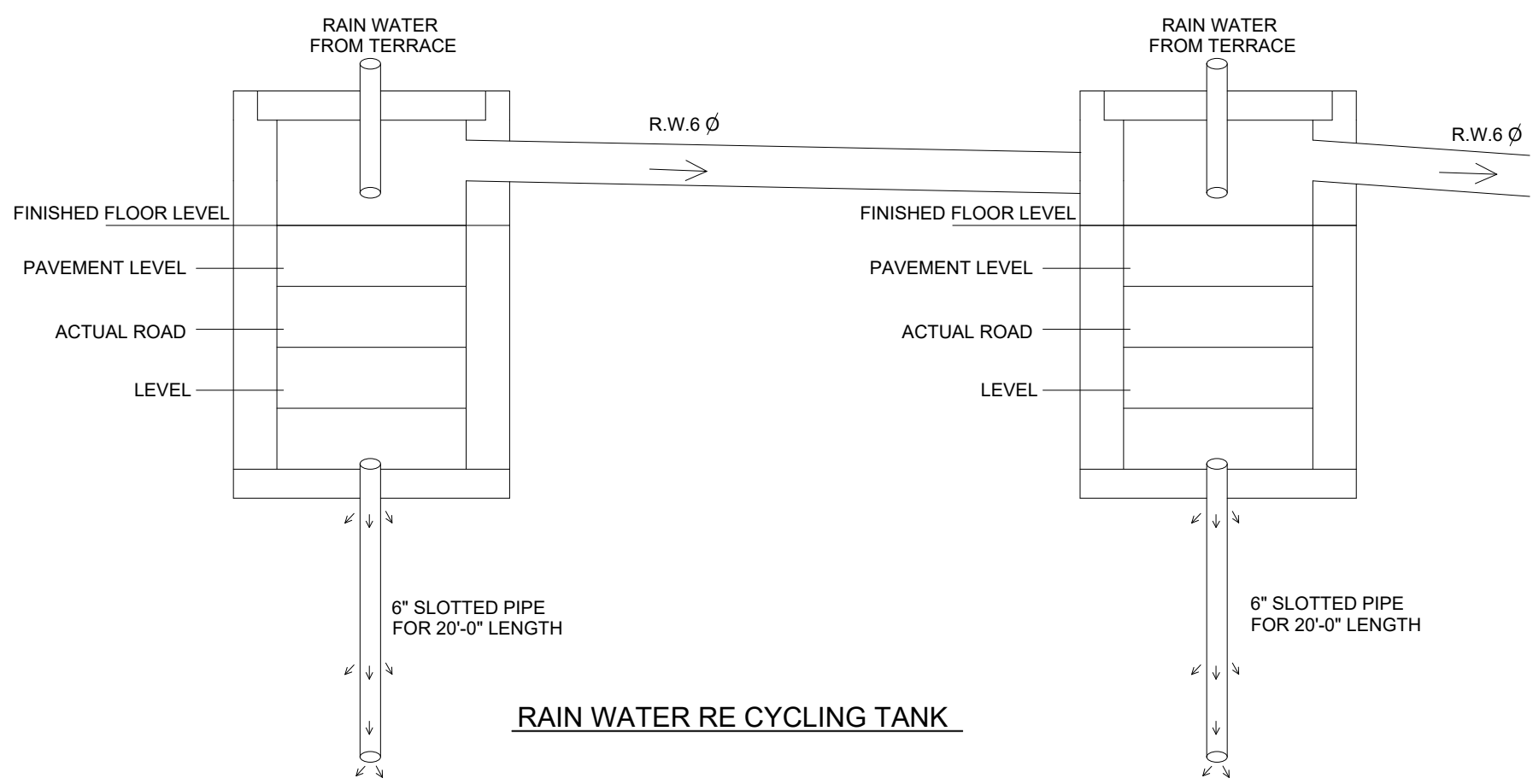
ISSUING AUTHORITY

Rural Panchayat

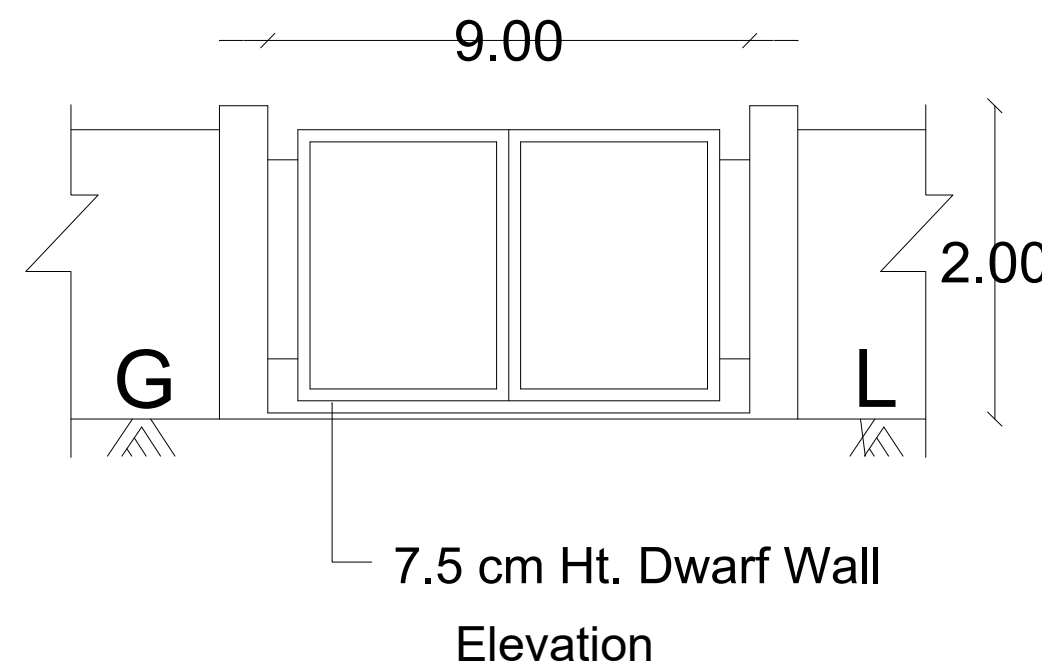
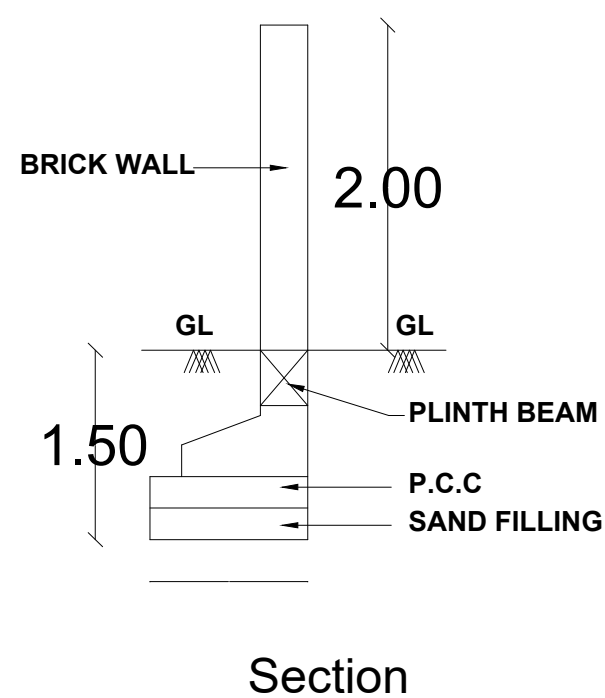
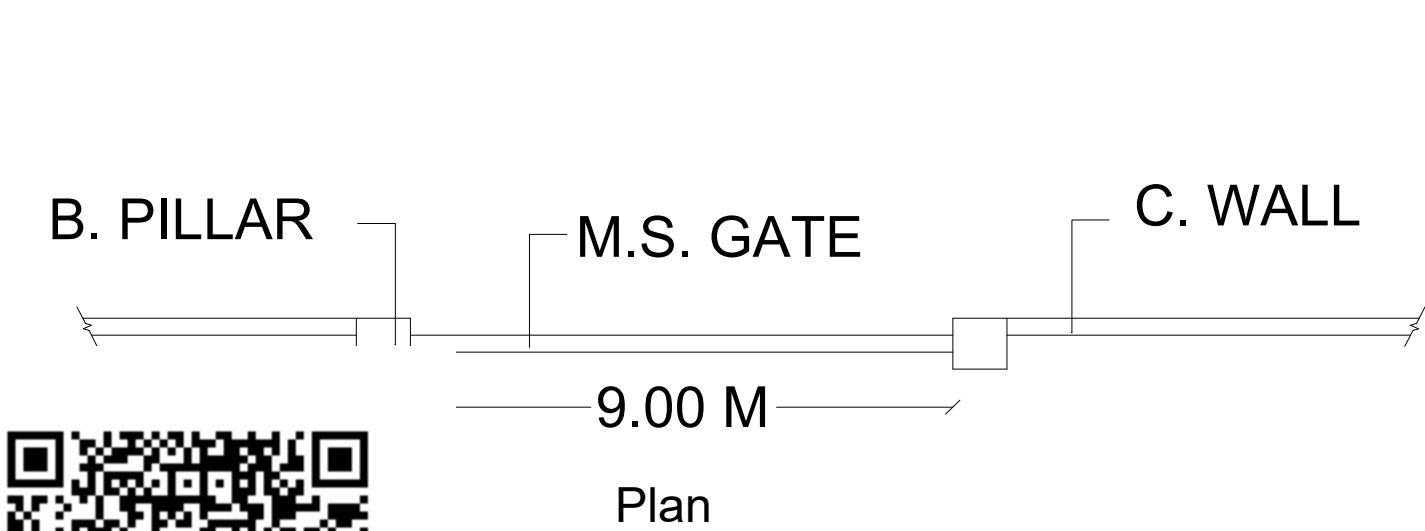
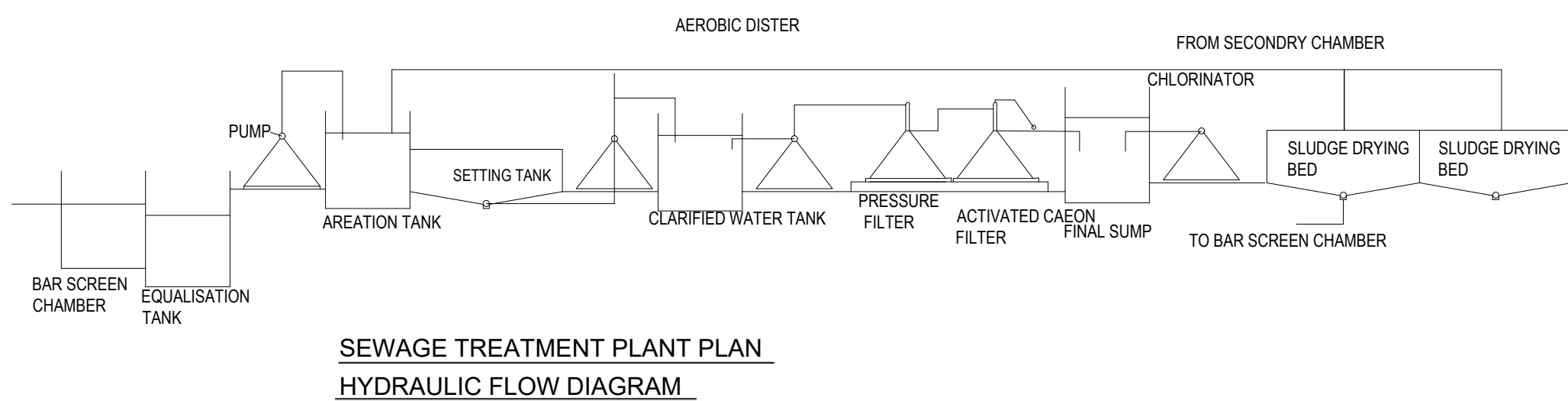
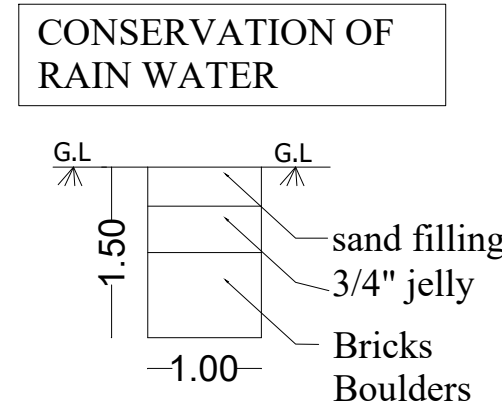
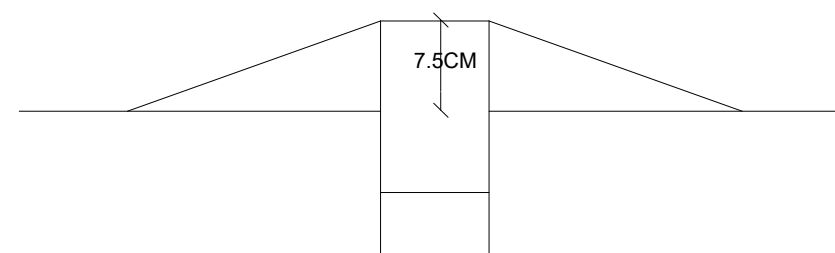
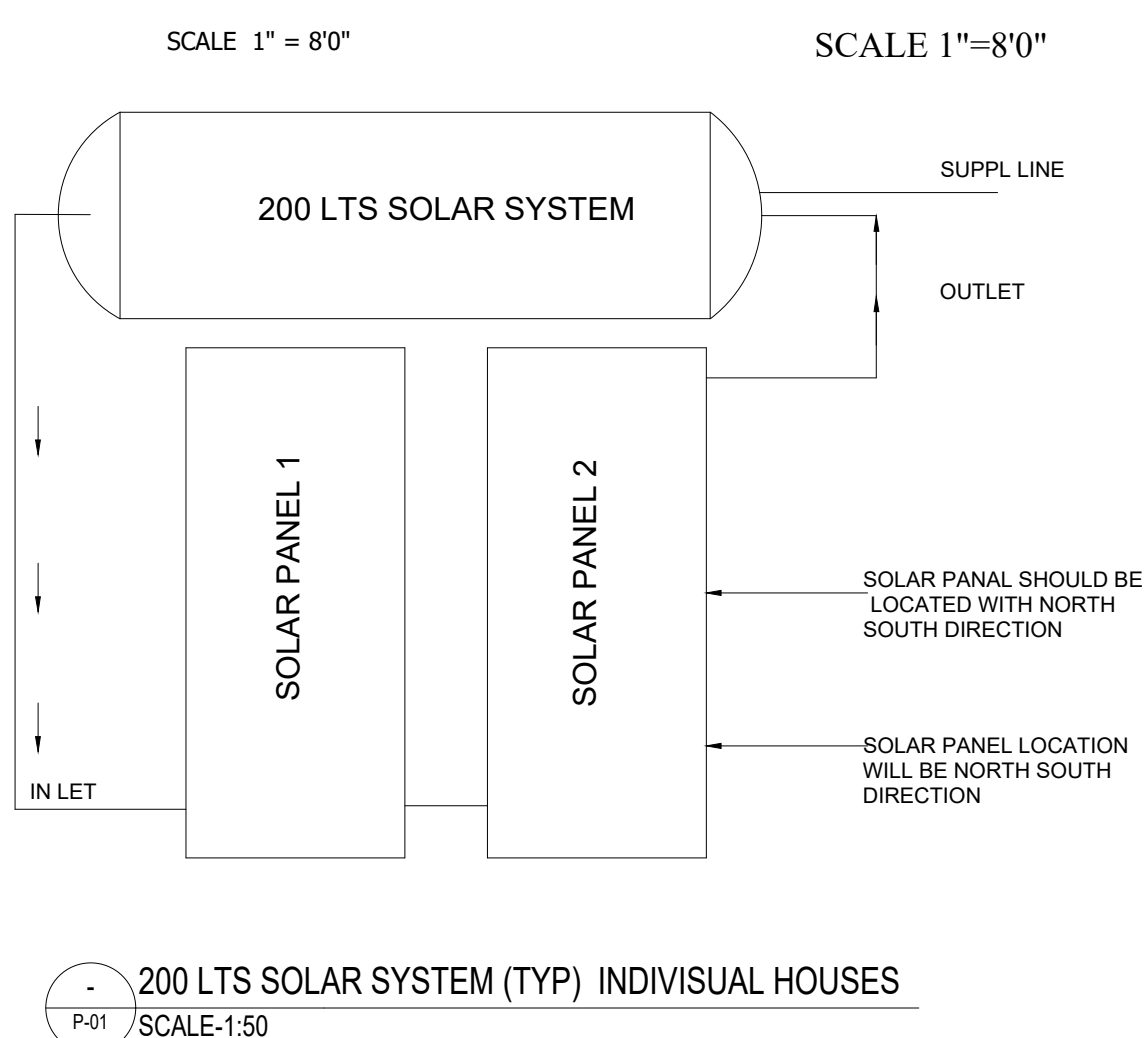
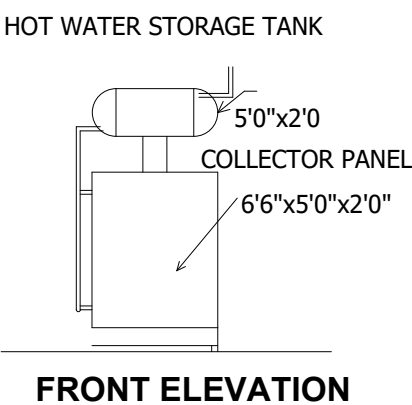
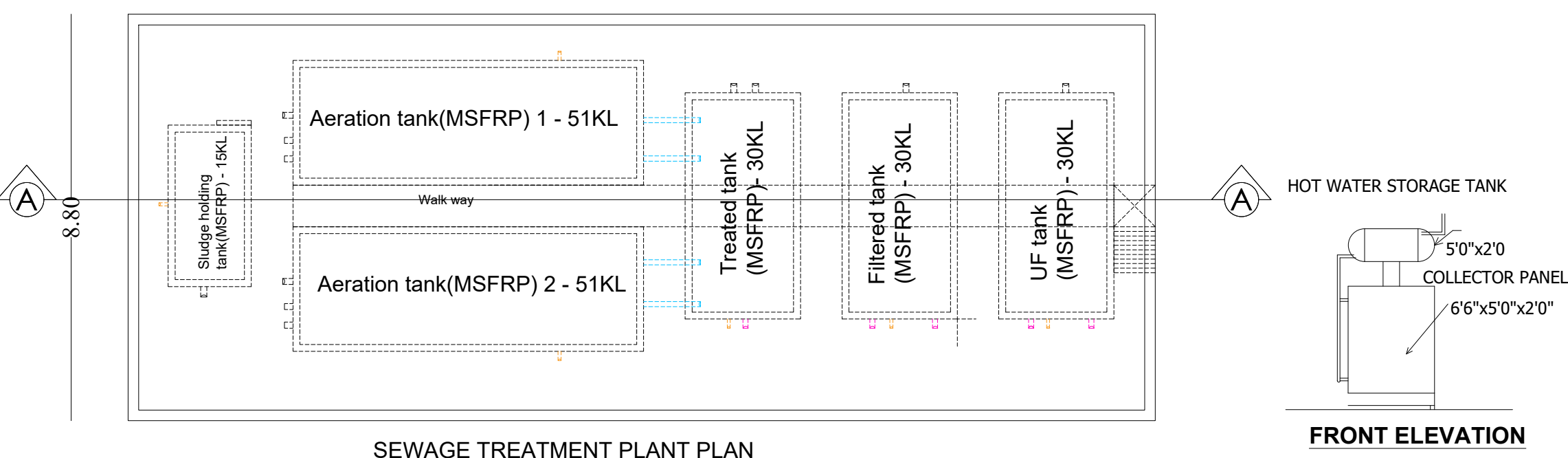
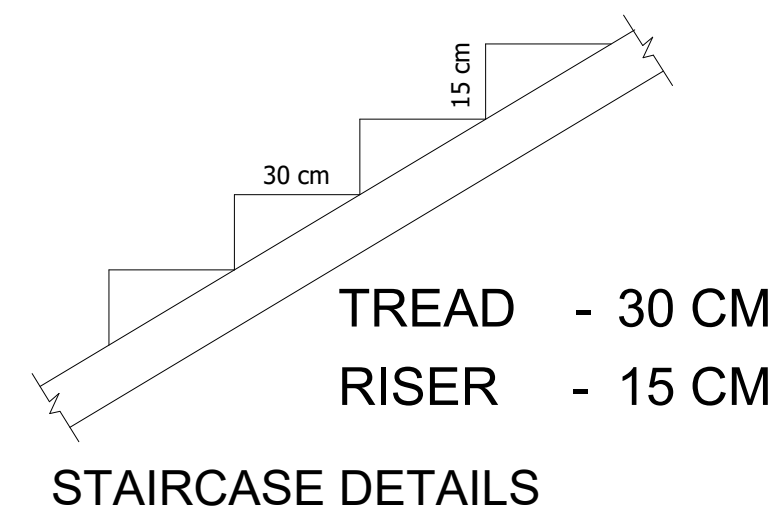
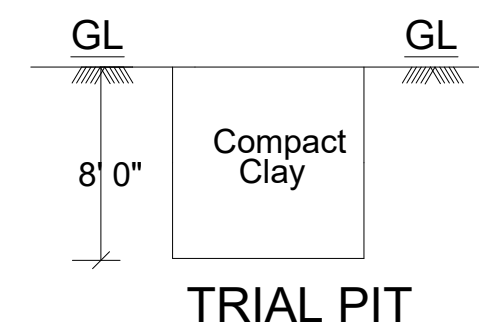
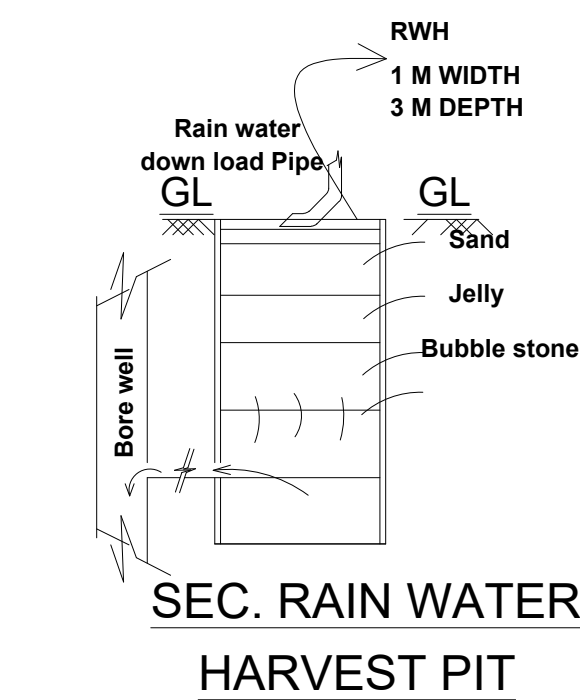
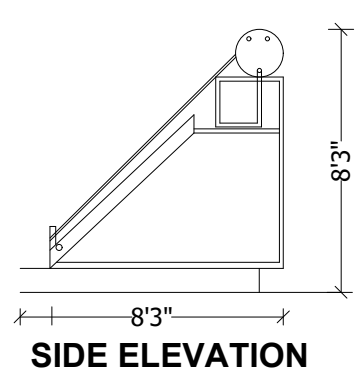
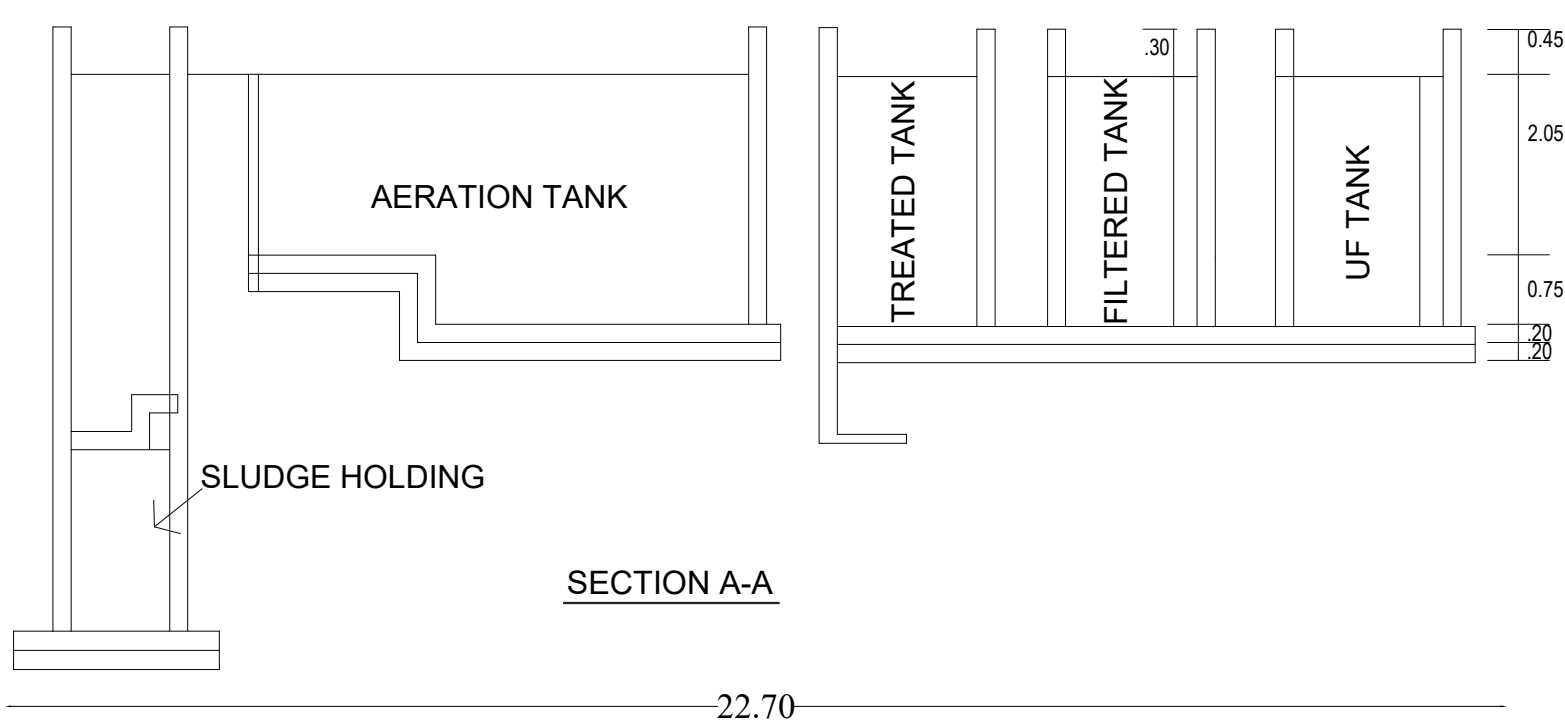
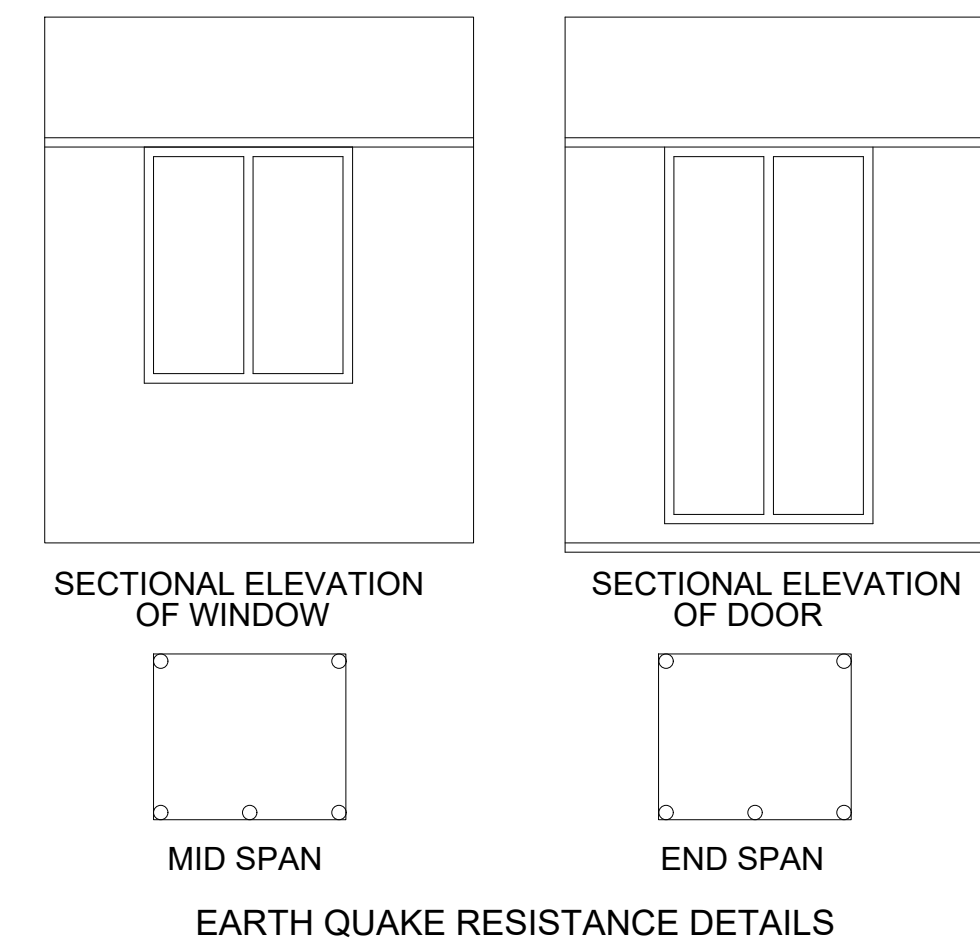
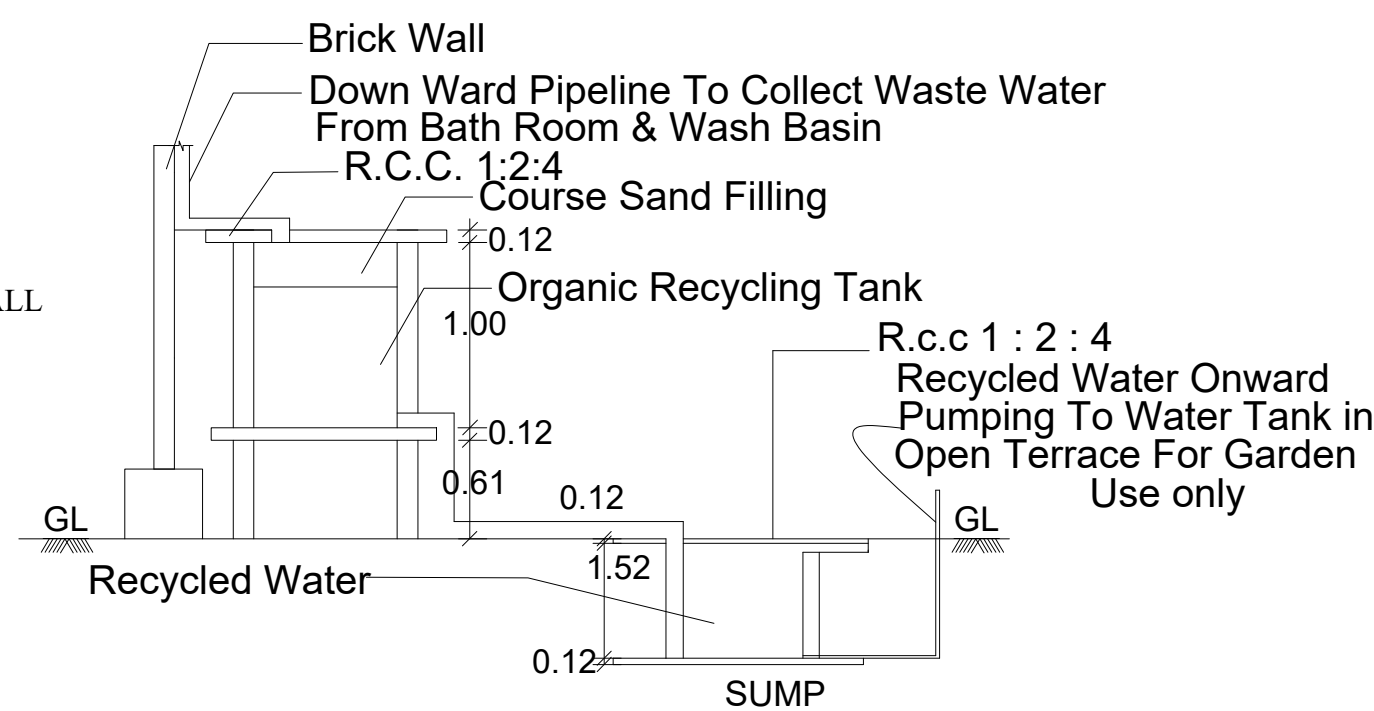
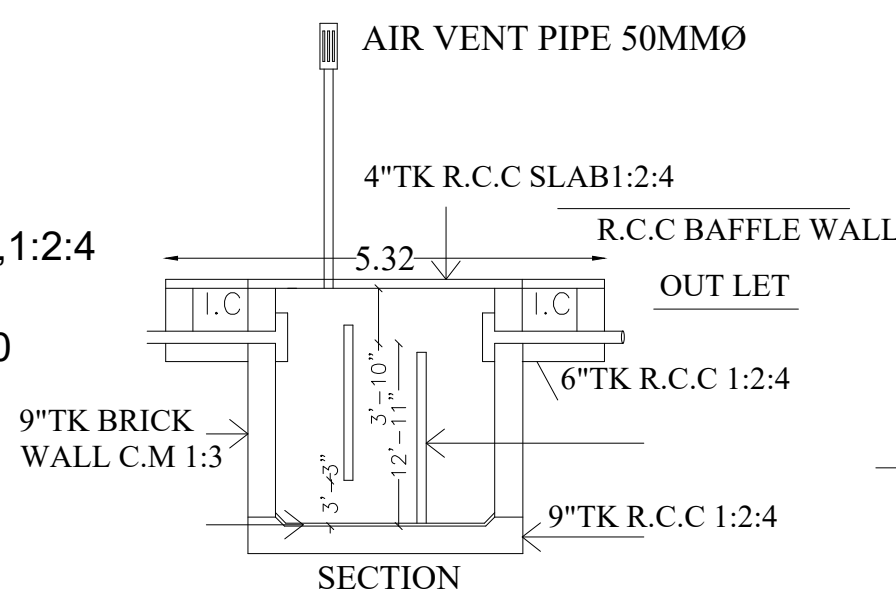
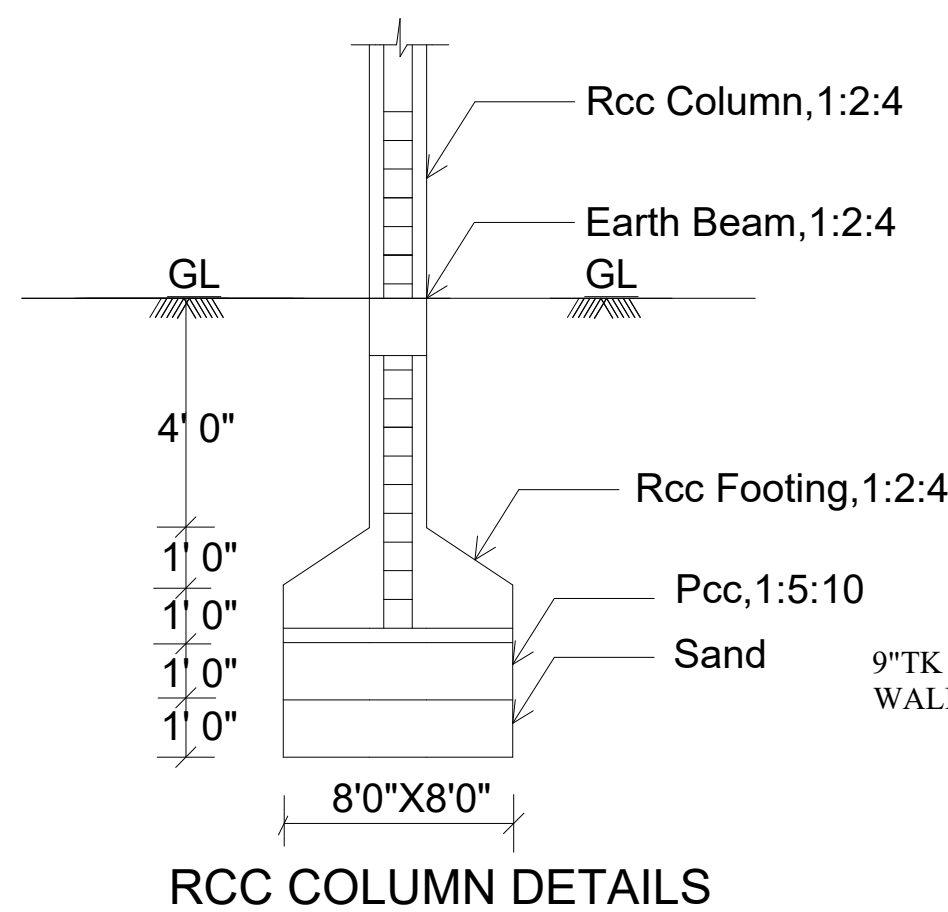
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF GREEN CATEGORY INDUSTRIAL BUILDING
Annexure – VI 31 (ELECTRONIC EQUIPMENT) IN S.NO: 178/5A, 184, 185/1, 2A, 2B, 5, 186, AT NILAIYUR BIT-2
VILLAGE/PANCHAYATH, THIRUPPARANKUNDRAM TALUK/ PANCHAYATH UNION, MADURAI DISTRICT.



: SANITARY LINE IS CONNECTED TO THE SEPTIC TANK.



OFFICE USE		
For Highland Valley Corporation Pvt. Ltd. Authorised Signatory	APPLICANT	STRUCTURAL ENGINEER
REGISTERED ENGINEER / ARCHITECT		

PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF GREEN CATEGORY INDUSTRIAL BUILDING (ELECTRONIC EQUIPMENT) IN S.NO: 178/5A, 184, 185/1, 2A, 2B, 5, 186, AT NILAIYUR BIT-2 VILLAGE/PANCHAYATH, THIRUPPARANKUNDRAM TALUK/PANCHAYATH UNION, MADURAI DISTRICT.

(SCALE - 1:100)

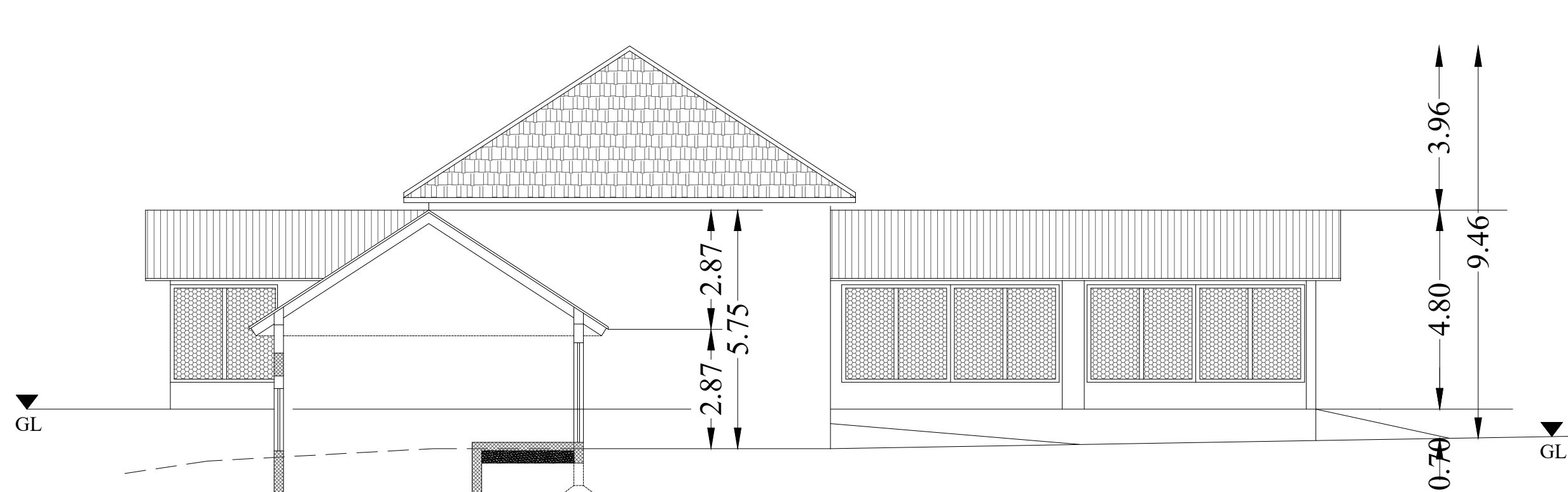
JOINERY DETAILS

RS	ROLLING SHUTTER	3.00 x 3.00
W1	WINDOW	0.60 x 1.50
V	VENTILATOR	3.00 x 0.60

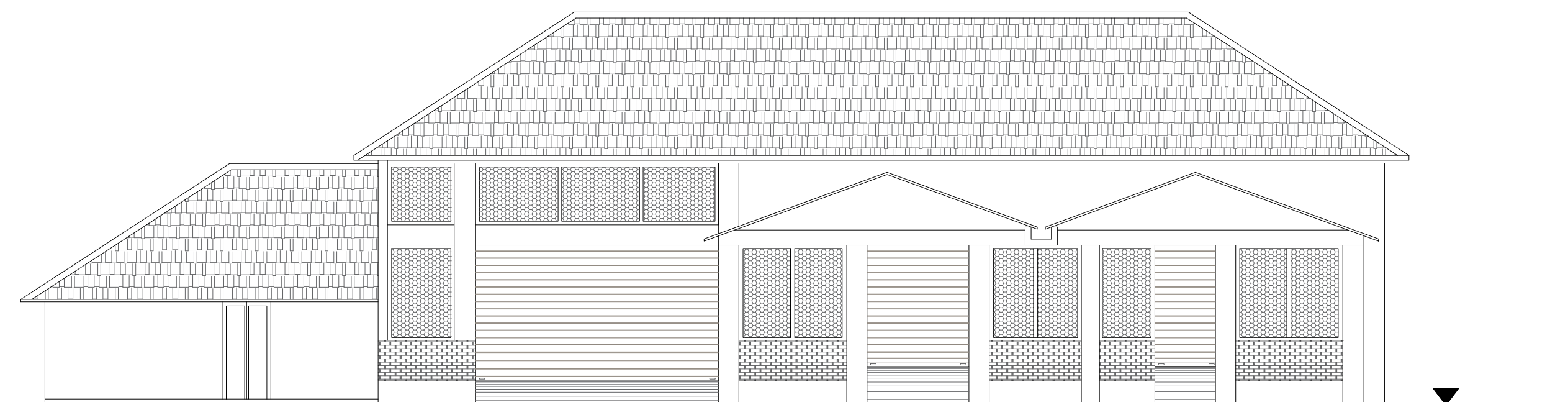
AREA DETAILS

S.N O	BLOCK DETAILS	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT- UP AREA (SQ.M)
1	(BLOCK - 10)	GROUND FLOOR	590.85	-	590.85
		TOTAL AREA	590.85	-	590.85

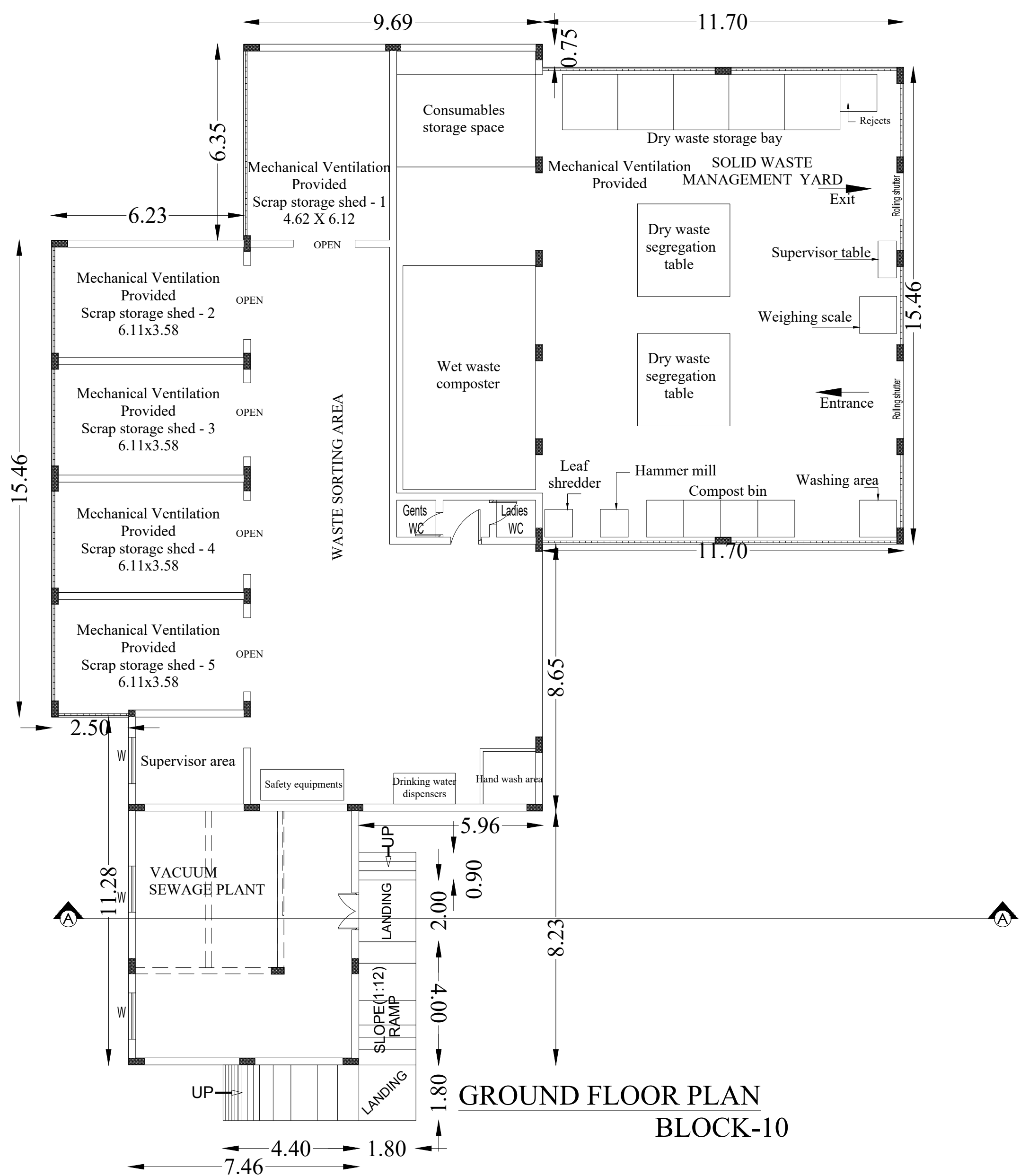
OFFICE USE



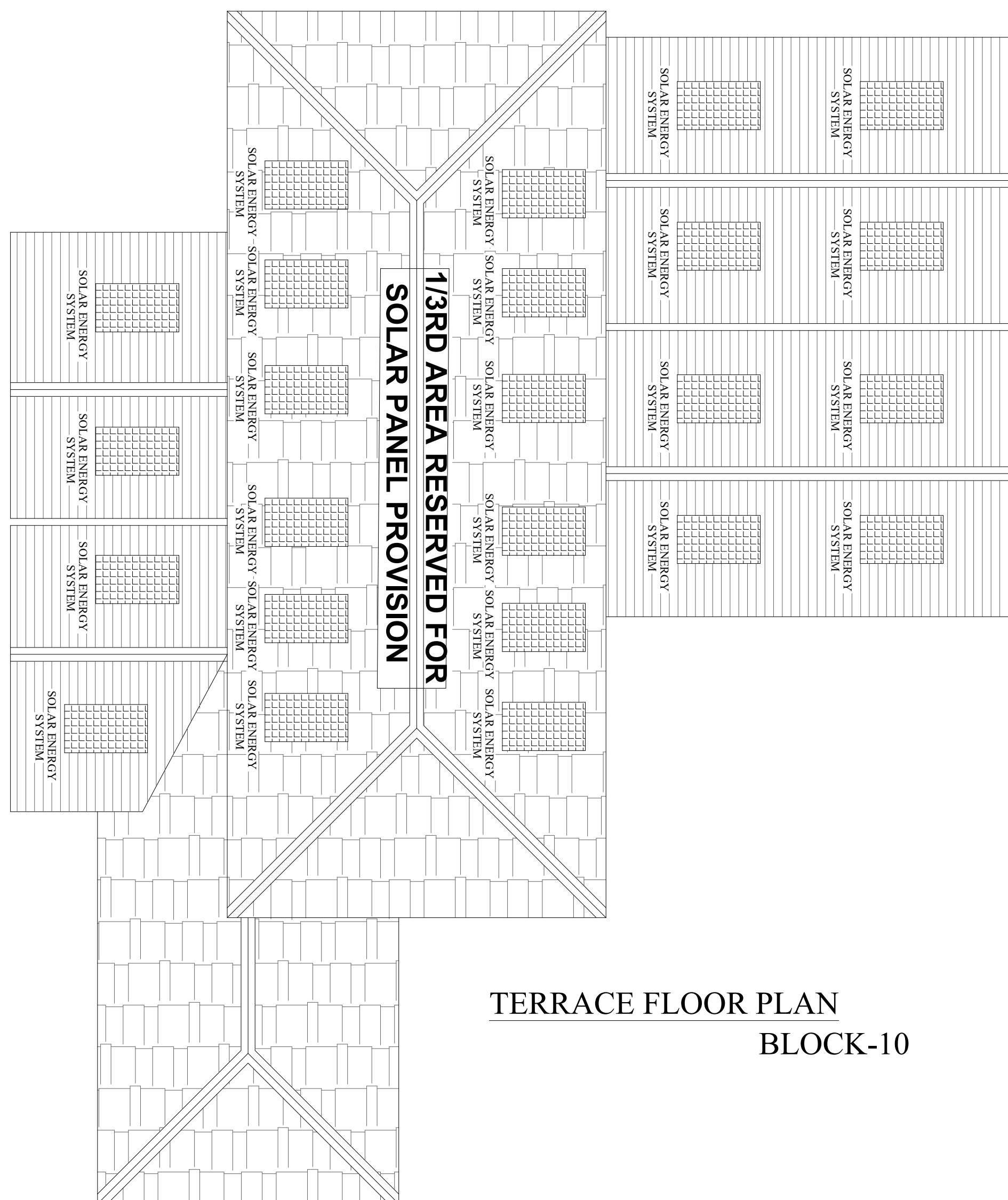
SECTION A-A
BLOCK-10



ELEVATION
BLOCK-10



GROUND FLOOR PLAN
BLOCK-10



TERRACE FLOOR PLAN
BLOCK-10

For Highland Valley Corporation Pvt. Ltd.

Authorised Signatory

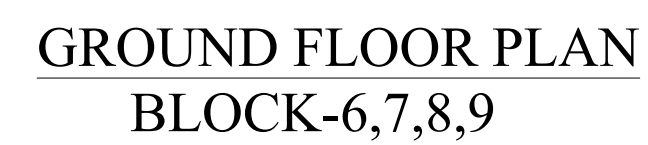
APPLICANT

Mobile: 9443826003
MR. V. VARADARAJAN, B.E., M.E., FIV.,
STRUCTURAL ENGINEER
MDTCP-SE004/2020
 75, Navalar Nager III Street,
 MADURAI-625 018.
 Email: bsevarathajan@gmail.com

STRUCTURAL ENGINEER



REGISTERED ENGINEER /
ARCHITECT



PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF GREEN CATEGORY INDUSTRIAL BUILDING (ELECTRONIC EQUIPMENT) IN S.NO: 78/5A, 184, 185/1, 2A, 2B, 5, 186, AT NILAIYUR BIT-2 VILLAGE/PANCHAYATH, THIRUPPARANKUNDRAM TALUK/PANCHAYATH UNION, MADURAI DISTRICT. (SCALE - 1:100)

JOINERY DETAILS		
RS	ROLLING SHUTTER	3.00 x 3.00
W1	WINDOW	0.60 x 1.50
V	VENTILATOR	3.00 x 0.60

AREA DETAILS					
S.N O	BLOCK DETAILS	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT -UP AREA (SQ.M)
1	(BLOCK - 06 TO 09)	GROUND FLOOR	189.56	-	189.56
		GROUND FLOOR	189.56	-	189.56
		GROUND FLOOR	189.56		189.56
		GROUND FLOOR	189.56		189.56

OFFICE USE

For Highland Valley Corporation Pvt. Ltd.

Authorized Signatory

APPLICANT

STRUCTURAL ENGINEER

REGISTERED ENGINEER /
ARCHITECT

PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF GREEN CATEGORY INDUSTRIAL BUILDING (ELECTRONIC EQUIPMENT) IN S.NO: 178/5A, 184, 185/1, 2A, 2B, 5, 186, AT NILAIYUR BIT-2 VILLAGE/PANCHAYATH, THIRUPPARANKUNDRAM TALUK/PANCHAYATH UNION, MADURAI DISTRICT. (SCALE - 1:100)

JOINERY DETAILS

D	DOOR	1.20 x 2.10
D1	DOOR	0.80 x 2.10

AREA DETAILS

S.N O	BLOCK DETAILS	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT -UP AREA (SQ.M)
1	(BLOCK - 05)	GROUND FLOOR	691.10	-	691.10
		FIRST FLOOR	194.43	-	194.43
		TOTAL AREA	885.53	-	885.53

OFFICE USE

For Highland Valley Corporation Pvt. Ltd.

Authorised Signatory

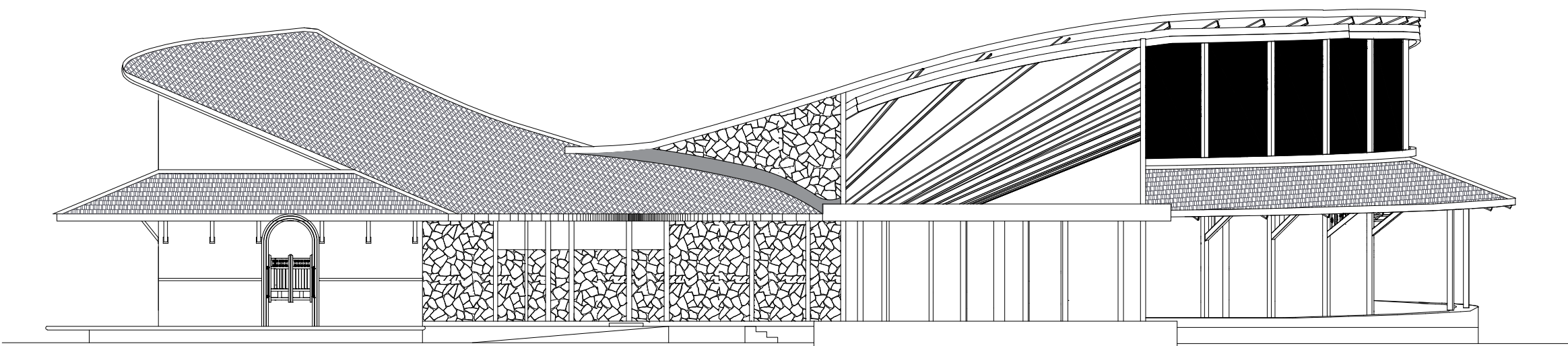
APPLICANT

MR. V. VARADARAJAN BE. ME., FIV,
STRUCTURAL ENGINEER
MDTCP-SE004/2020
75, Navelur Nagar III Street,
MADURAI-625 018.
Email: bevaradarajan@gmail.com

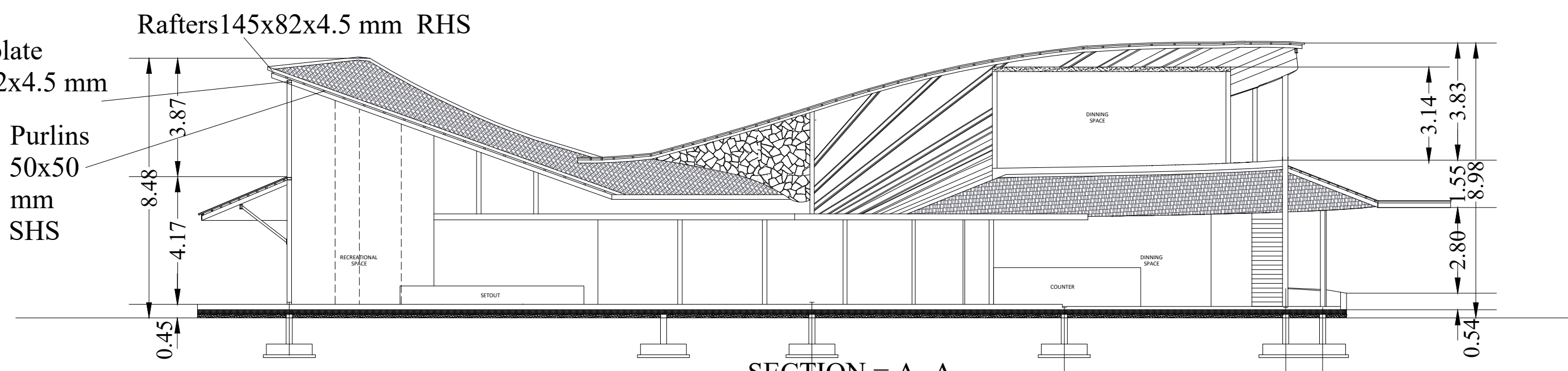
STRUCTURAL ENGINEER



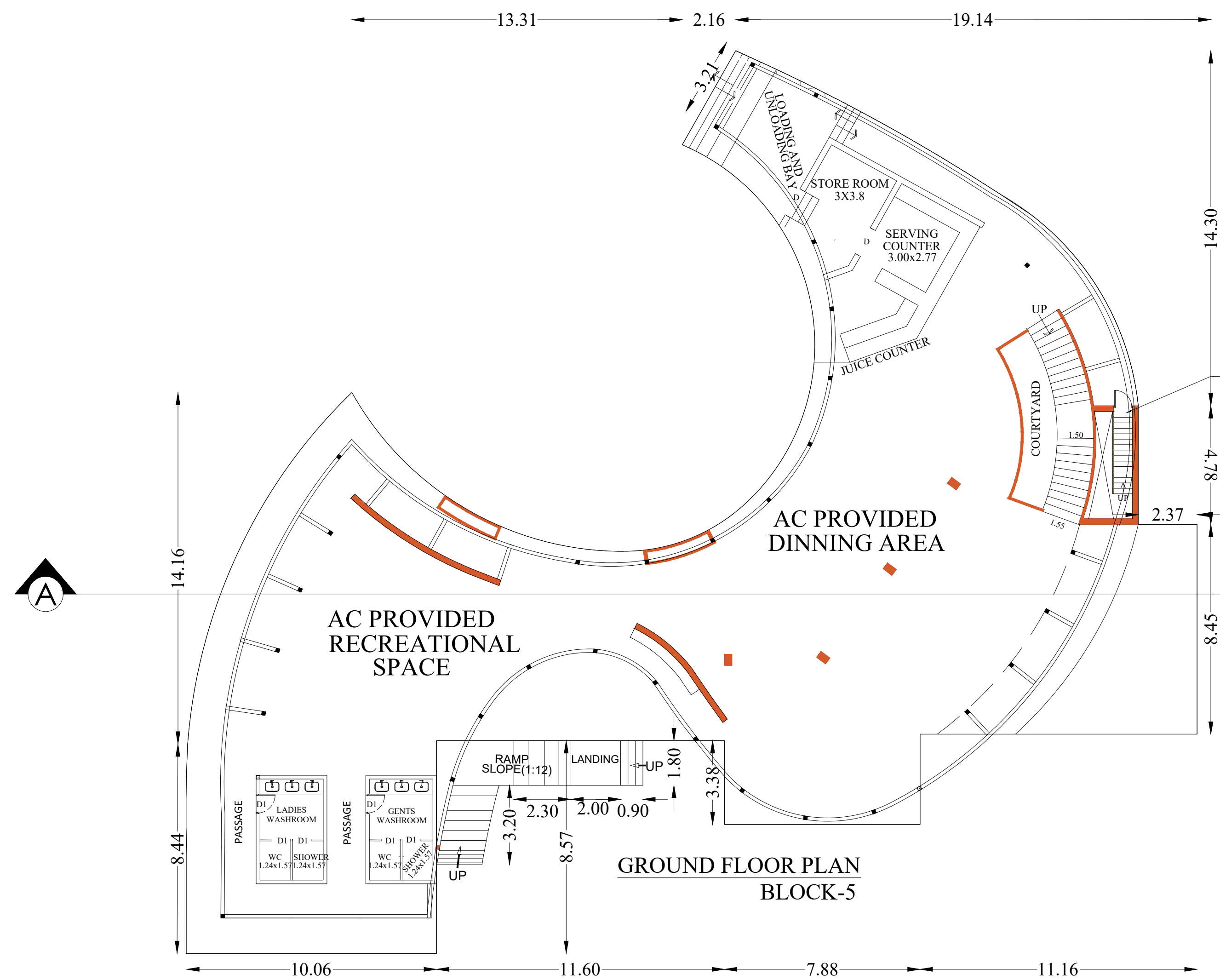
REGISTERED ENGINEER /
ARCHITECT



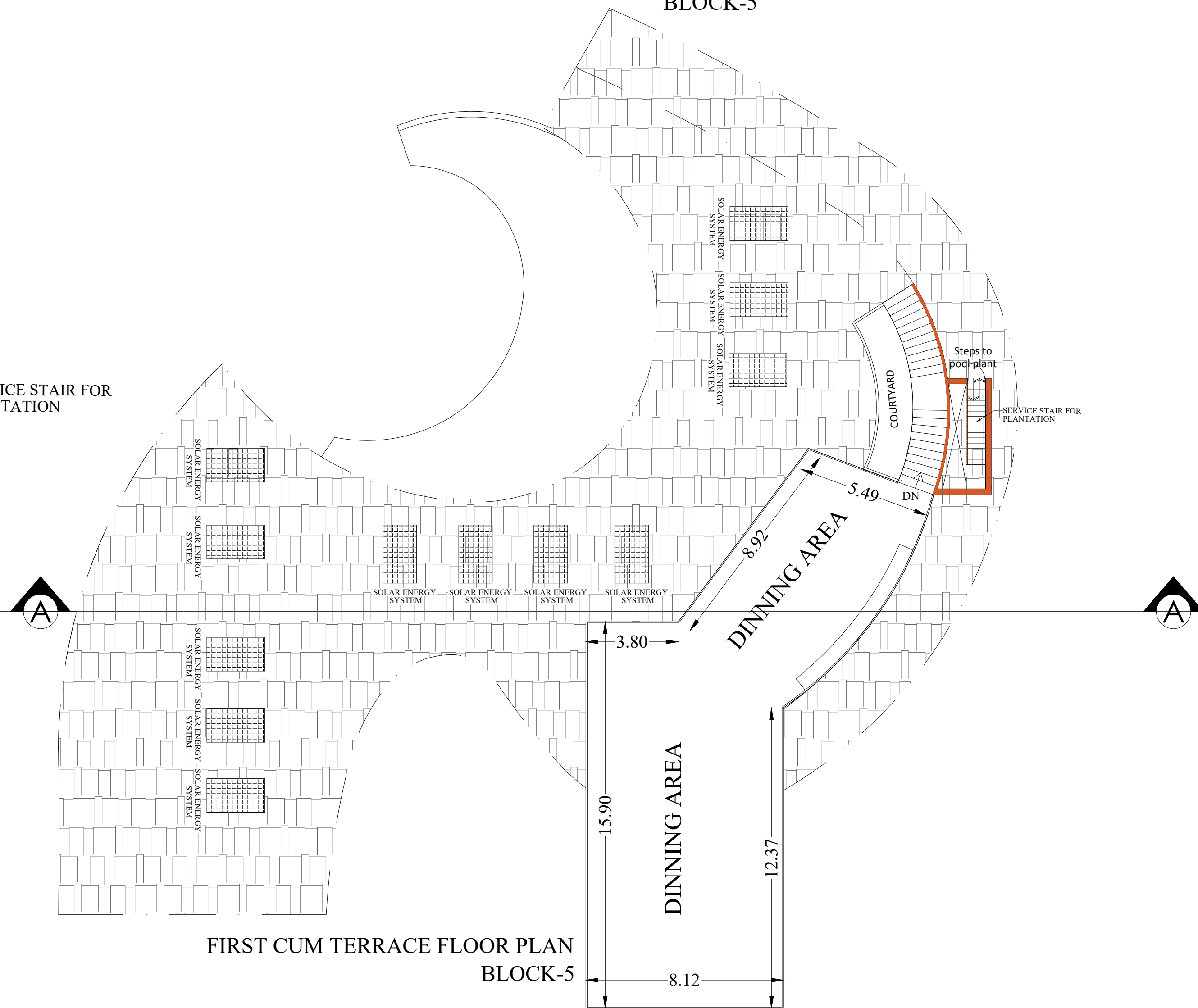
FRONT ELEVATION
BLOCK-5



SECTION = A- A
BLOCK-5



GROUND FLOOR PLAN
BLOCK-5



FIRST CUM TERRACE FLOOR PLAN
BLOCK-5

PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF GREEN CATEGORY INDUSTRIAL BUILDING (ELECTRONIC EQUIPMENT) IN S.NO: 178/5A, 184, 185/1, 2A, 2B, 5, 186, AT NILAIYUR BIT-2 VILLAGE/PANCHAYATH, THIRUPPARANKUNDRAM TALUK/PANCHAYATH UNION, MADURAI DISTRICT. (SCALE - 1:100)

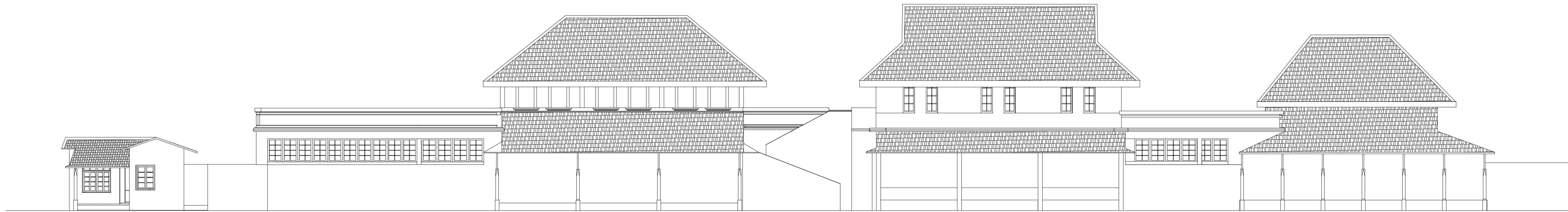
JOINERY DETAILS

RS	ROLLING SHUTTER	3.00 x 2.10
D1	DOOR	1.00 x 2.10
D2	DOOR	0.80 x 2.10
D2	DOOR	0.80 x 2.10
W	WINDOW	1.50 x 1.50
W1	WINDOW	0.90 x 1.50
W2	WINDOW	0.60 x 1.50
V	VENTILATOR	0.76 x 0.76

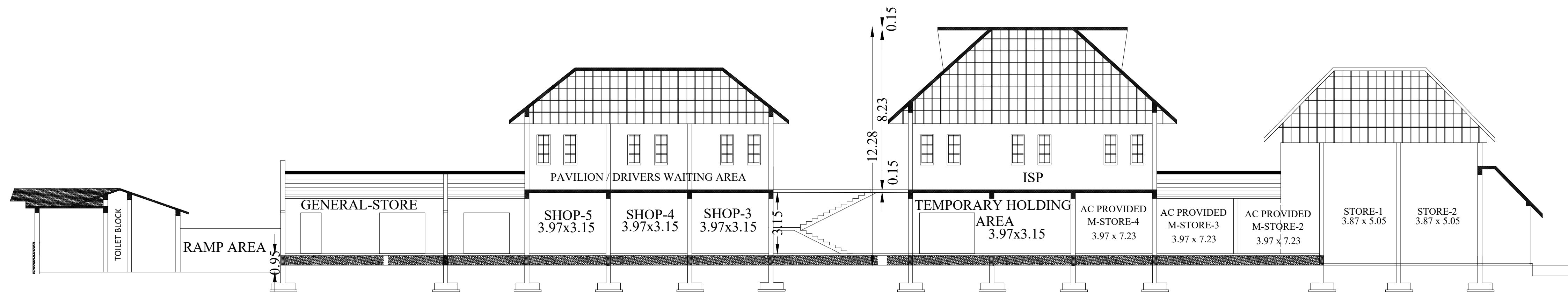
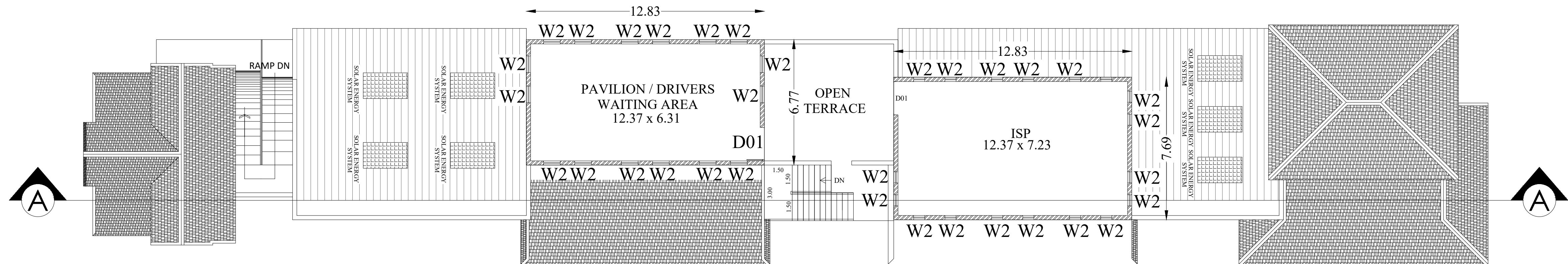
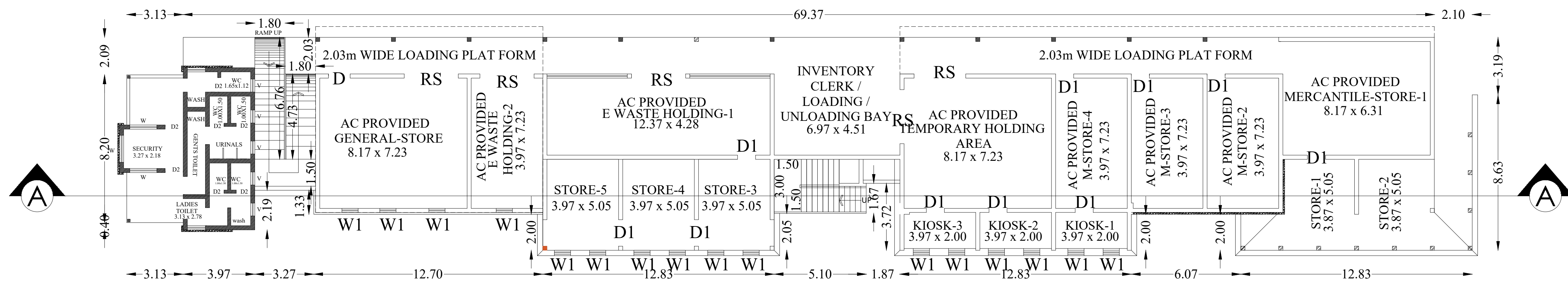
AREA DETAILS

S.N O	BLOCK DETAILS	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT-UP AREA (SQ.M)
1	(BLOCK - 04)	GROUND FLOOR	792.95	-	792.95
		FIRST FLOOR	185.50	-	185.50
		TOTAL AREA	978.45	-	978.45

OFFICE USE



FRONT ELEVATION

SECTION = A- A
BLOCK-4FIRST FLOOR PLAN
BLOCK-4GROUND FLOOR PLAN
BLOCK-4

For Highland Valley Corporation Pvt. Ltd.

Authorized Signatory

APPLICANT

MR. V. VARADARAJAN, B.E., M.E., FIV,
STRUCTURAL ENGINEER
MDTCP-SE004/2020
75, Navalar Nagar III Street,
MADURAI-625 018.
Email: bavaratharajan@gmail.com

STRUCTURAL ENGINEER

REGISTERED ENGINEER /
ARCHITECT

PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF GREEN CATEGORY INDUSTRIAL BUILDING (ELECTRONIC EQUIPMENT) IN S.NO: 178/5A, 184, 185/1, 2A, 2B, 5, 186, AT NILAIYUR BIT-2 VILLAGE/PANCHAYATH, THIRUPPARANKUNDRAM TALUK/PANCHAYATH UNION, MADURAI DISTRICT. (SCALE - 1:100)

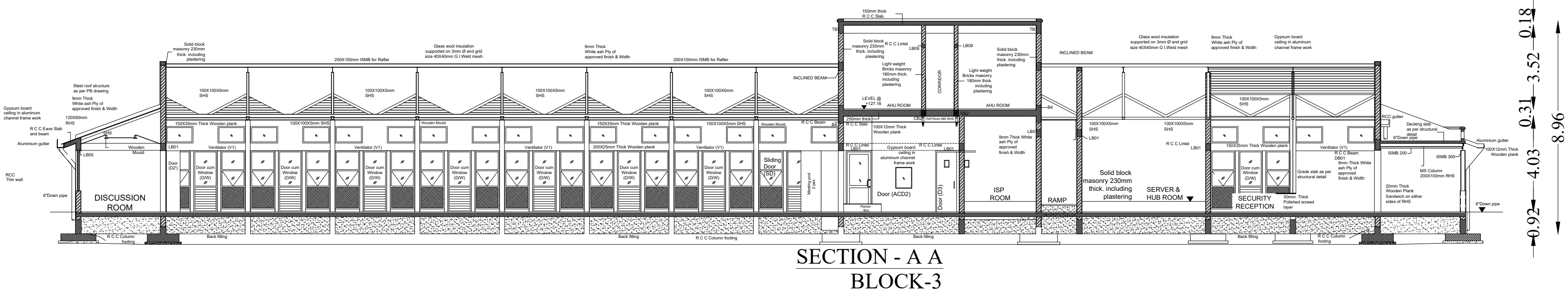
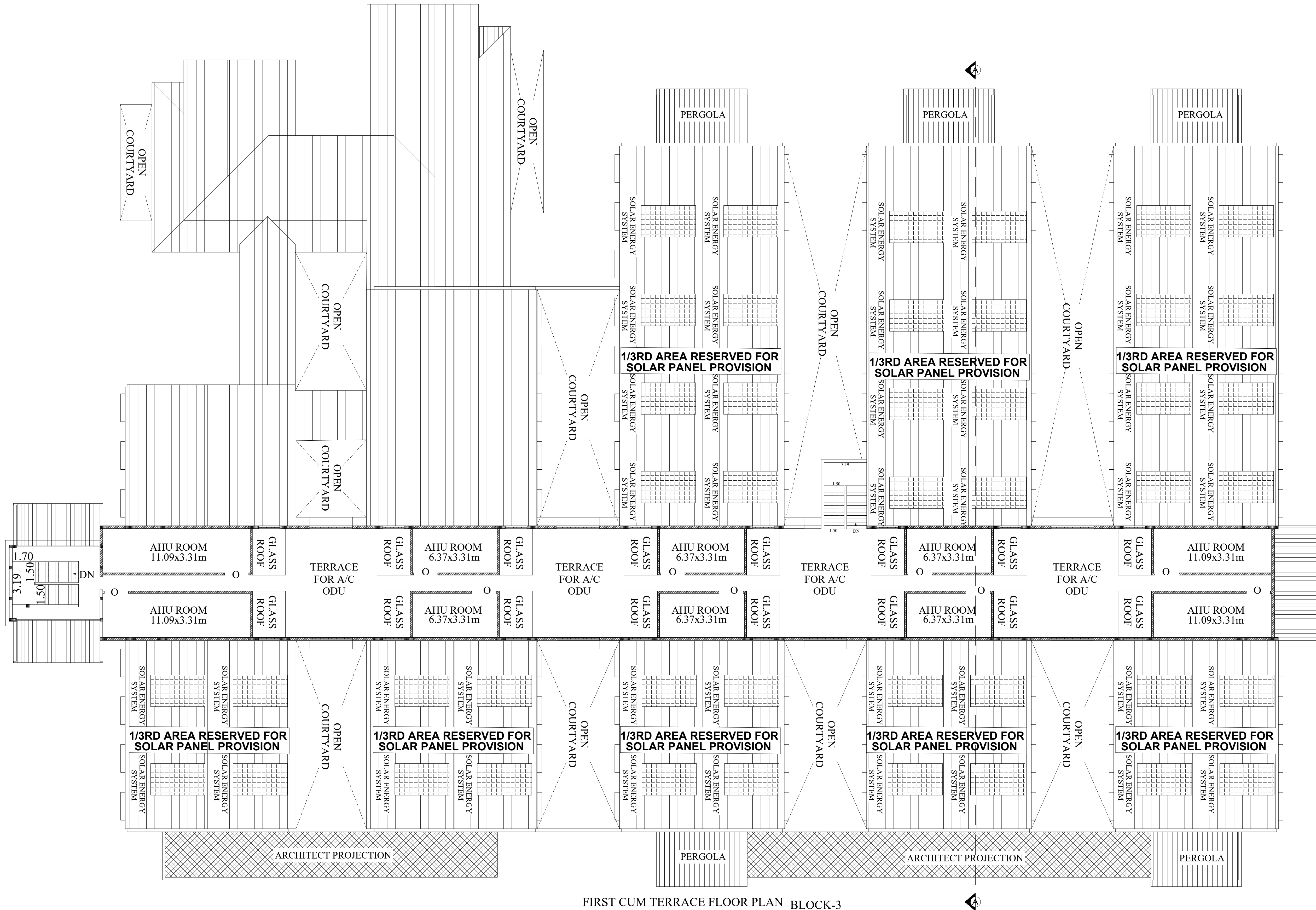
JOINERY DETAILS

D	DOOR	1.20 x 2.10
D1	DOOR	1.00 x 2.10
D2	DOOR	0.80 x 2.10
W	WINDOW	1.00 x 1.50
W1	WINDOW	2.44 x 1.50
V	VENTILATOR	5.34 x 0.80
V1	VENTILATOR	1.70 x 0.80
V2	VENTILATOR	0.60 x 0.80

AREA DETAILS

S.N	O	BLOCK DETAILS	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT-UP AREA (SQ.M)
1	(BLOCK - 03)	GROUND FLOOR		3963.24	-	3963.24
		FIRST FLOOR		819.79	-	819.79
		TOTAL AREA		4783.03	-	4783.03

OFFICE USE

SECTION - A A
BLOCK-3

FIRST CUM TERRACE FLOOR PLAN BLOCK-3

For Highland Valley Corporation Pvt. Ltd.

Authorized Signatory

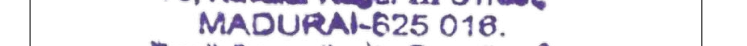
APPLICANT

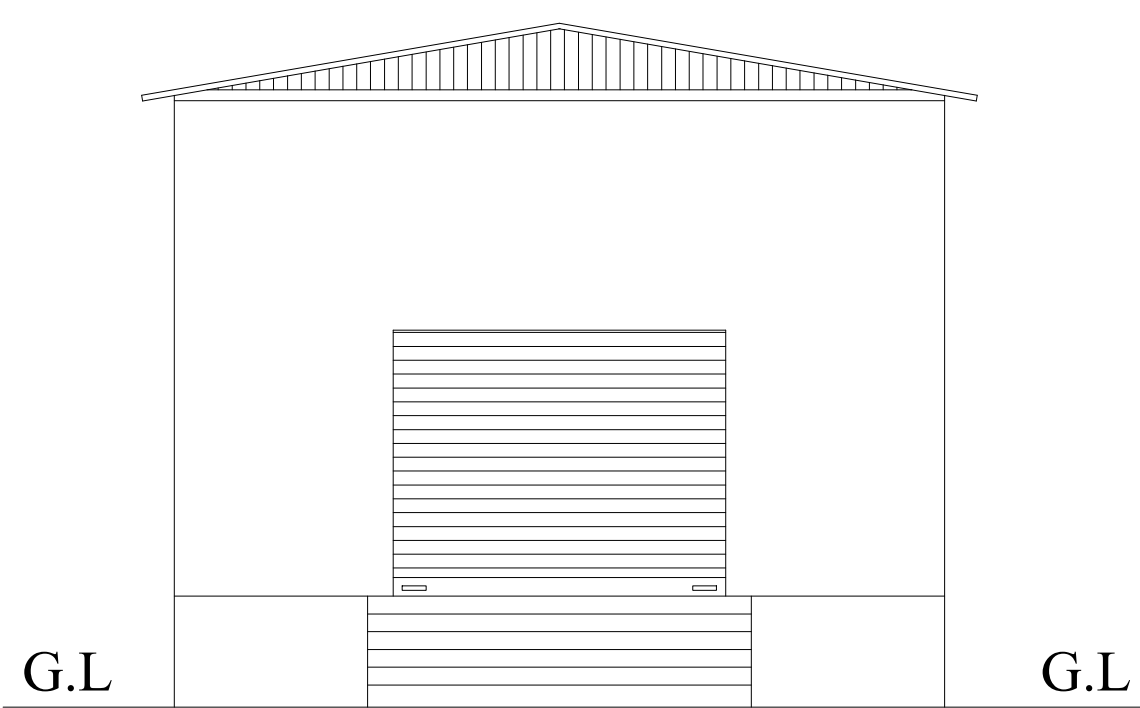
R. V. VARADARAJAN, I.E., M.E., F.V.A.
STRUCTURAL ENGINEER
MDTCP-SE004/2020
 75, Navalur Nagar III Street,
 MADURAI-625 018.
 Email: rbevarathan@gmail.com
 STRUCTURAL ENGINEER


 REGISTERED ENGINEER /
 ARCHITECT

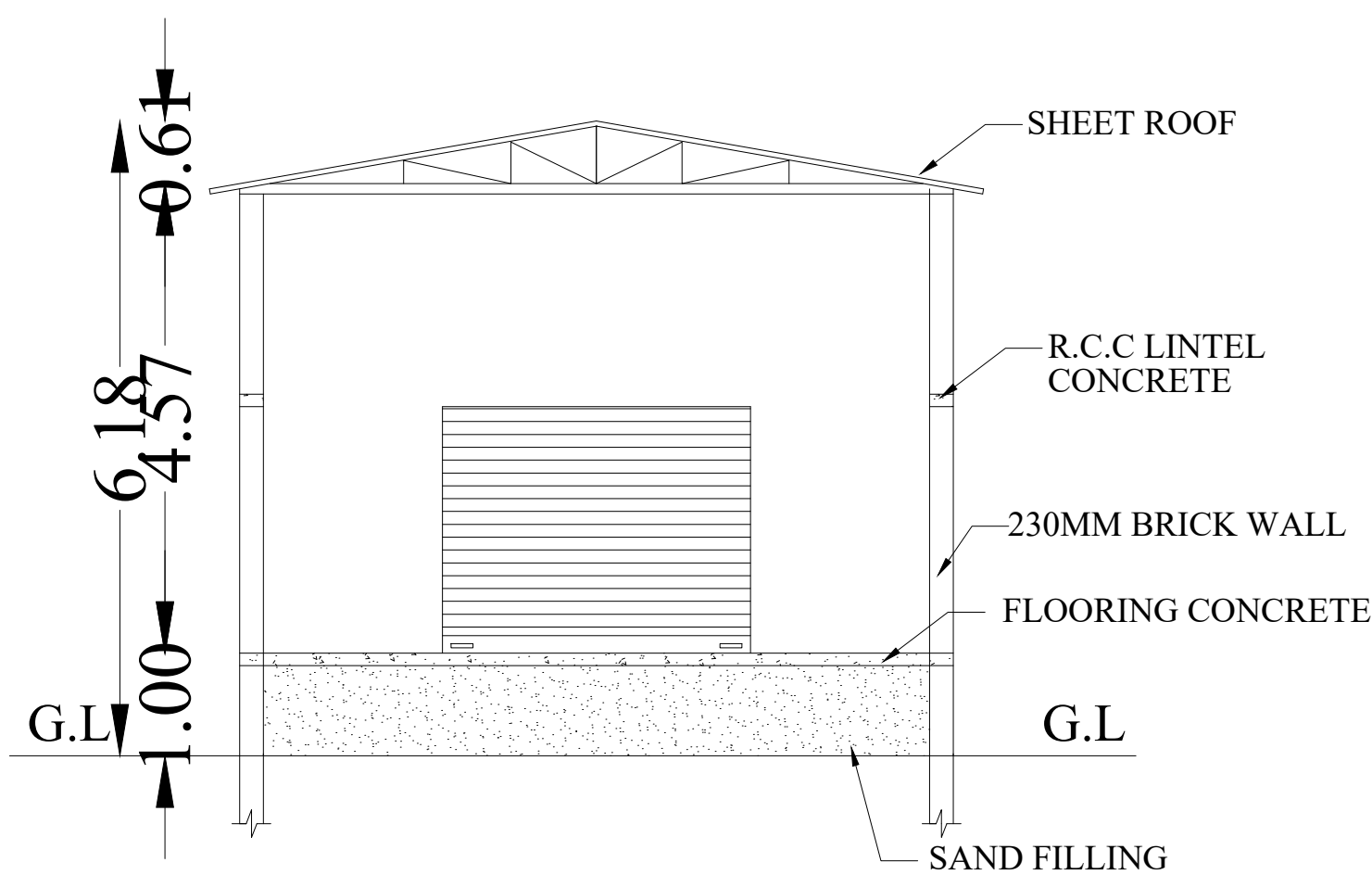
D	DOOR	1.20 x 2.10
D1	DOOR	1.00 x 2.10
D2	DOOR	0.80 x 2.10
W	WINDOW	1.00 x 1.50
W1	WINDOW	2.44 x 1.50
V	VENTILATOR	5.34 x 0.80
V1	VENTILATOR	1.70 x 0.80
V2	VENTILATOR	0.60 x 0.80

OFFICE USE

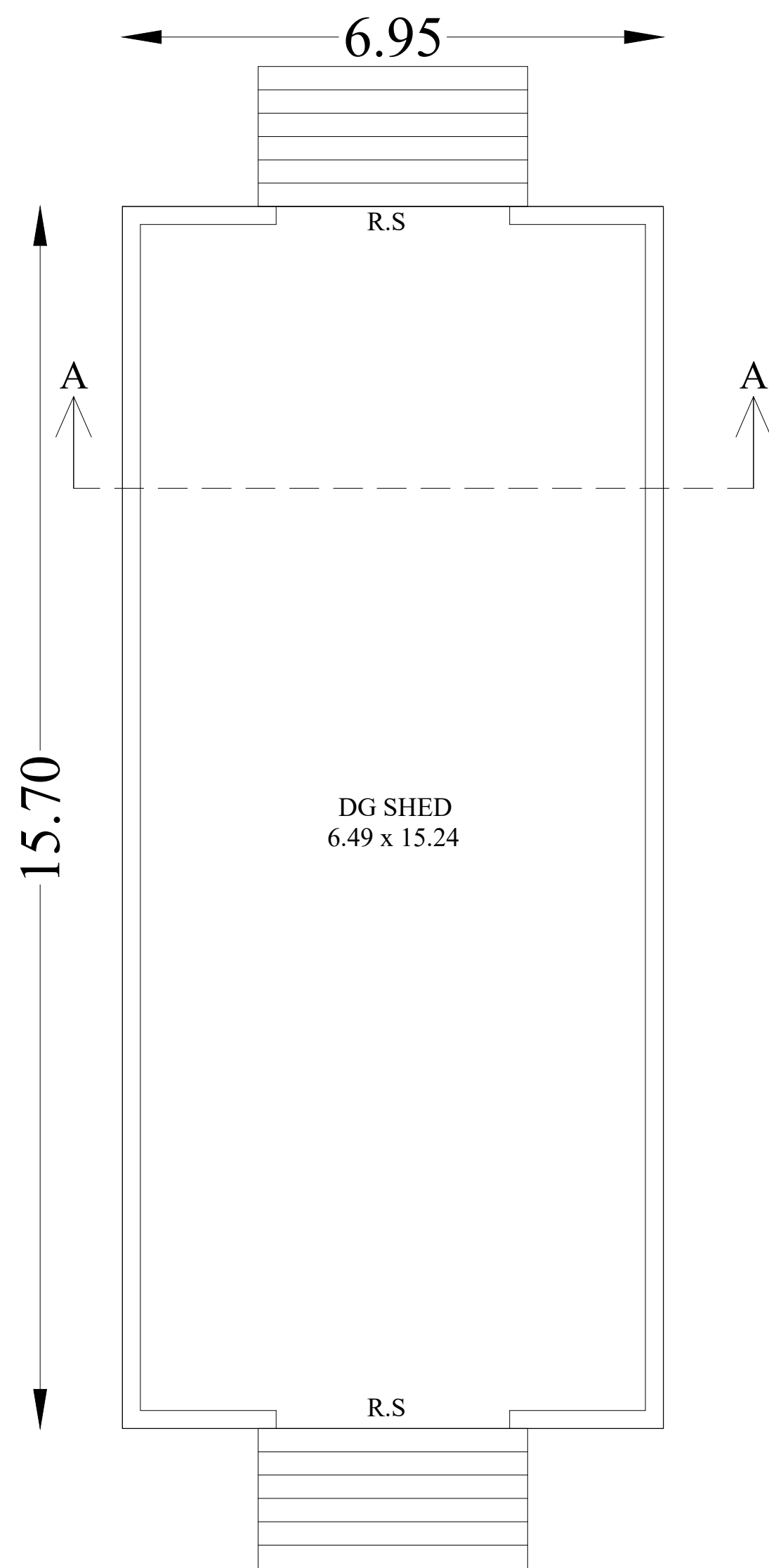




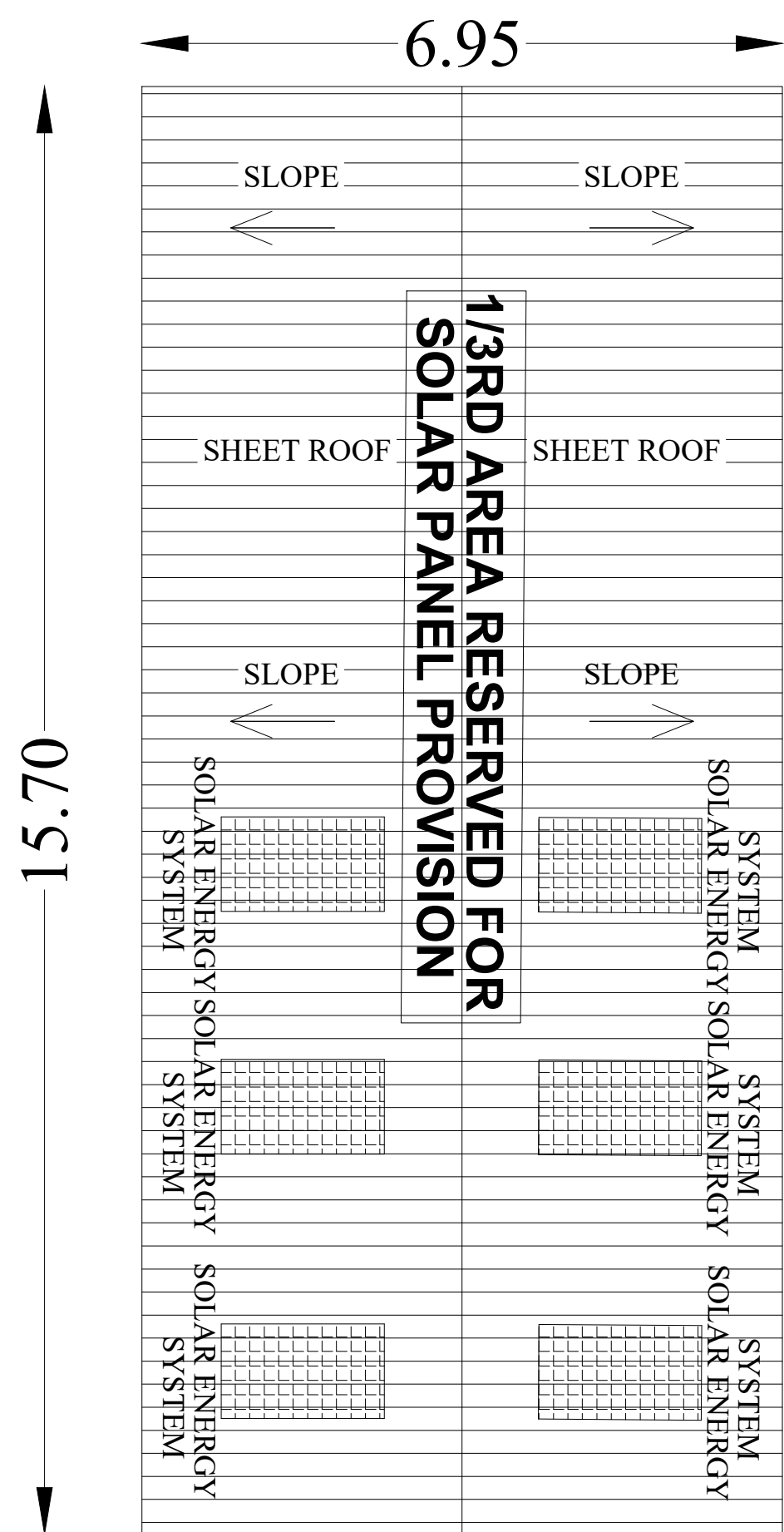
ELEVATION
(Block-02)



SECTION ON - AA
(Block-02)



GROUND FLOOR PLAN
(Block-02)



TERRACE FLOOR PLAN
(Block-02)

OFFICE USE

SHEET NO:04 OF 11

PLAN SHOWING THE EXISTING INDUSTRIAL BUILDING (ELECTRONIC EQUIPMENT) IN S.NO: 178/5A, 184, 185/1, 2A, 2B, 5, 186, AT NILAIYUR BIT-2 VILLAGE/ PANCHAYATH, THIRUPPARANKUNDRAM TALUK/PANCHAYATH UNION,MADURAI DISTRICT.

(SCALE - 1:100)

JOINERY DETAILS

R.S	ROLLING SHUTTER	3.00 x 2.40
-----	-----------------	-------------

AREA DETAILS

S.N O	BLOCK DETAILS	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTA L BUILT -UP AREA (SQ.M)
1	(BLOCK - 02)	GROUND FLOOR	109.12	-	109.12
	TOTAL AREA		109.12	-	109.12

For Highland Valley Corporation Pvt. Ltd.

Authorised Signatory

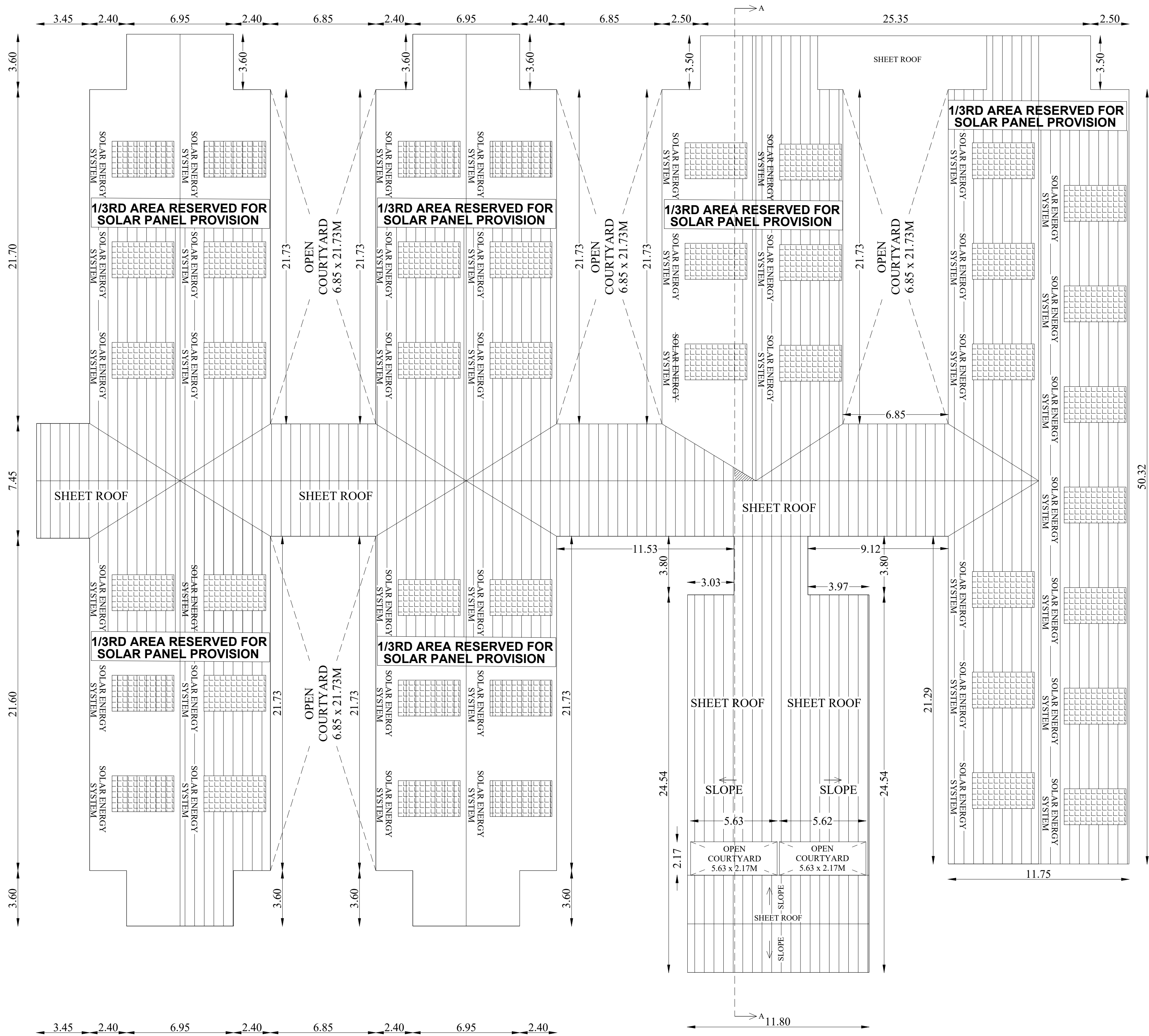
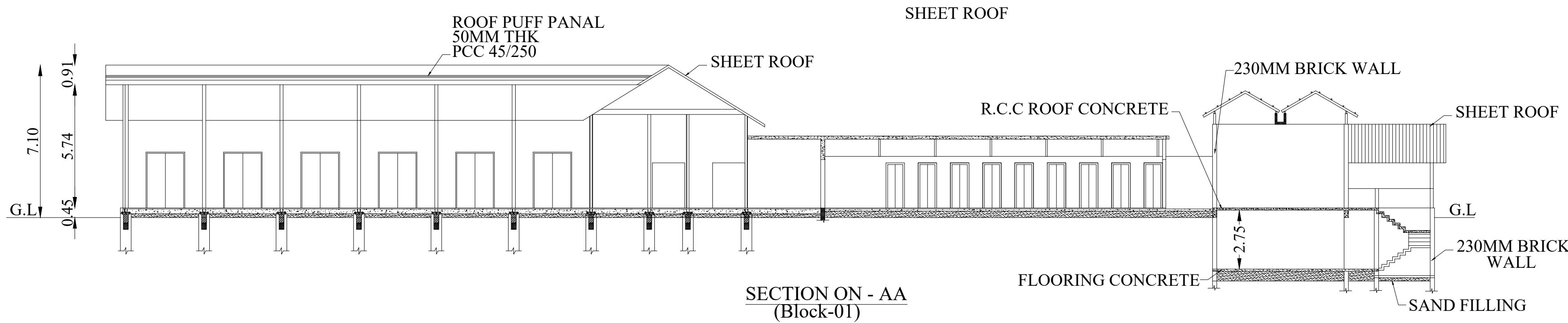
APPLICANT

Mobile: 9443026003
MR. V. VARADARAJAN, B.E., M.E., FIV,
STRUCTURAL ENGINEER
MDTCP-SE004/2020
75, Navalar Nager III Street,
MADURAI-625 018.
Email: bbsvaratharajan@gmail.com

STRUCTURAL ENGINEER

ORANGERIE
living
K.G. SAJEEV
ARCHITECT
CA/08/22839

REGISTERED ENGINEER /
ARCHITECT



SHEET NO.03 OF 11

PLAN SHOWING THE EXISTING INDUSTRIAL BUILDING (ELECTRONIC EQUIPMENT) IN S.NO: 178/5A, 184, 185/1, 2A, 2B, 5, 186, AT NILAIYUR BIT-2 VILLAGE/PANCHAYATH, THIRUPPARANKUNDARAM TALUK/PANCHAYATH UNION,MADURAI DISTRICT.
(SCALE - 1:100)

JOINERY DETAILS

R.S	ROLLING SHUTTER	4.45 x 2.40
R.S1	ROLLING SHUTTER	3.00 x 2.40
D	DOOR	1.80 x 2.10
D1	DOOR	1.50 x 2.10
D2	DOOR	1.00 x 2.10
D3	DOOR	0.76 x 2.10
W	WINDOW	1.80 x 1.80
V	VENTILATOR	0.76 x 0.76

AREA DETAILS

S.N	BLOCK DETAILS	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT-UP AREA (SQ.M)
1	(BLOCK - 01) WORKING HALL - I	BASEMENT FLOOR (PUMP ROOM)	26.66	-	26.66
		GROUND FLOOR	2772.86	-	2772.86
		TOTAL AREA	2799.52	-	2799.52

OFFICE USE

For Highland Valley Corporation Pvt. Ltd.

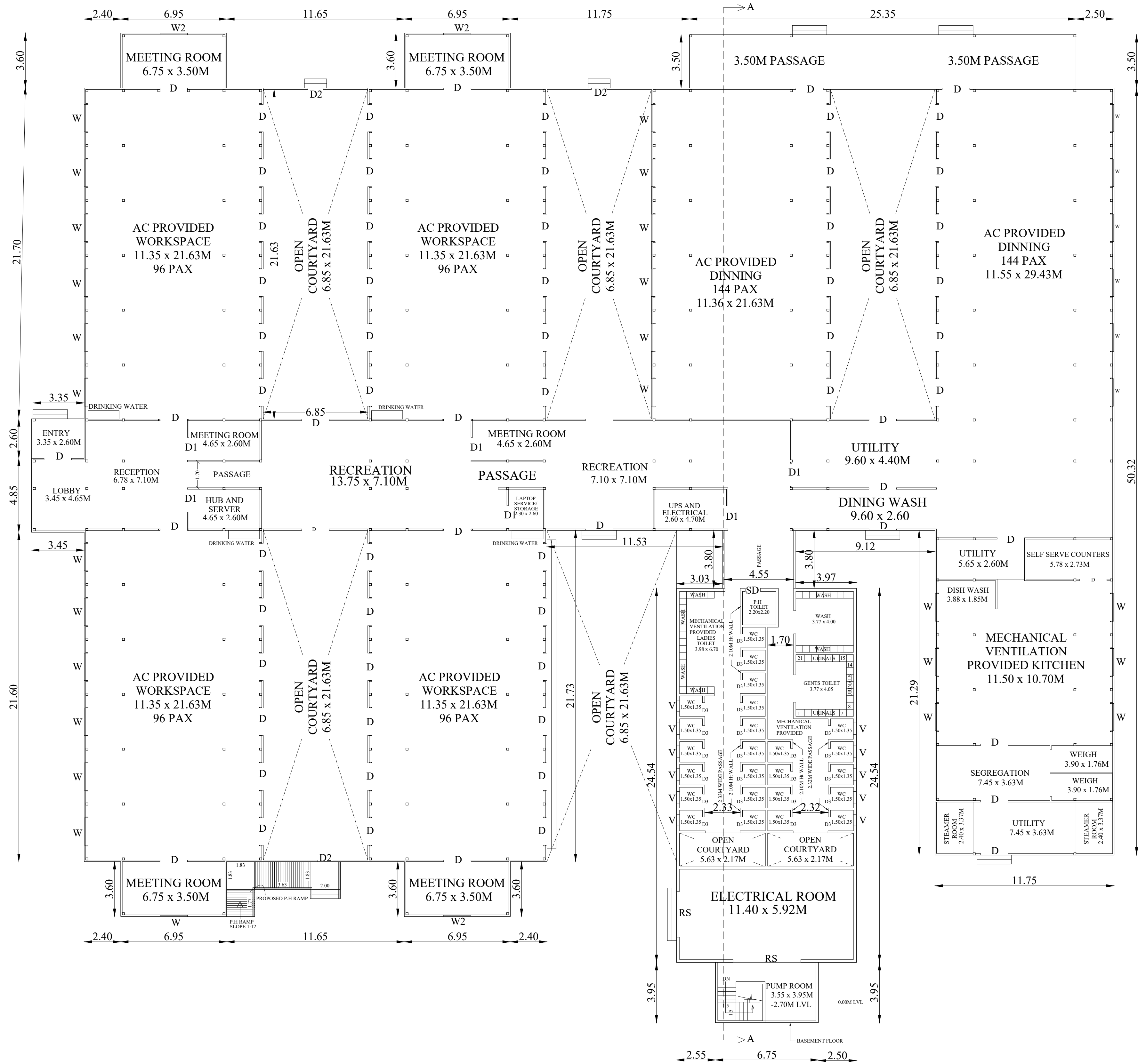
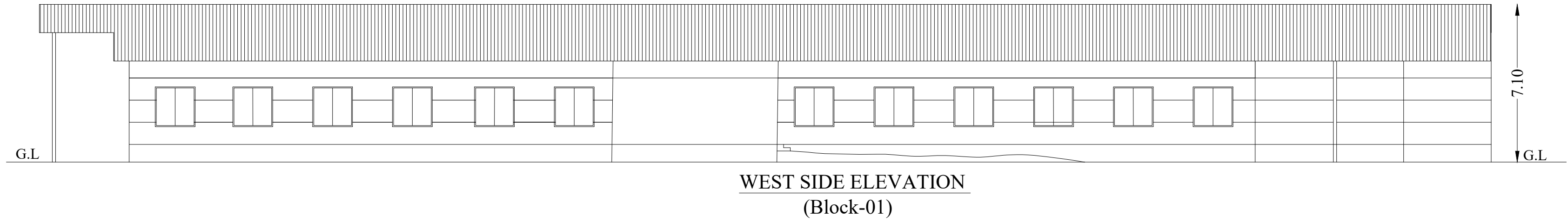
Authorised Signatory

APPLICANT

Mobile: 9443820003
MR. V. VARADARAJAN, B.E., M.E., FIV,
STRUCTURAL ENGINEER
MDTCP-SE004/2020
75, Navalar Nagar III Street,
MADURAI-625 018.
Email: bhevarathajan@gmail.com
STRUCTURAL ENGINEER



REGISTERED ENGINEER
ARCHITECT



GROUND FLOOR PLAN
(Block-01)

SHEET NO:02 OF 11
PLAN SHOWING THE EXISTING
INDUSTRIAL BUILDING (ELECTRONIC
EQUIPMENT) IN S.NO: 178/5A, 184, 185/1, 2A,
2B, 5, 186, AT NILAIYUR BIT-2
VILLAGE/PANCHAYATH,
THIRUPPARANKUNDRAM
TALUK/PANCHAYATH UNION,MADURAI
DISTRICT.
(SCALE - 1:100)

JOINERY DETAILS			
R.S	ROLLING SHUTTER	4.45 x 2.40	
R.S1	ROLLING SHUTTER	3.00 x 2.40	
D	DOOR	1.80 x 2.10	
D1	DOOR	1.50 x 2.10	
D2	DOOR	1.00 x 2.10	
D3	DOOR	0.76 x 2.10	
W	WINDOW	1.80 x 1.80	
V	VENTILATOR	0.76 x 0.76	

AREA DETAILS				
S.N	BLOCK O	DESCRIPTION	FSI AREA (SQ.M)	TOTAL BUILT- UP AREA (SQ.M)
1	(BLOCK - 01) WORKING HALL - I	BASEMENT FLOOR (PUMP ROOM)	26.66	-
		GROUND FLOOR	2772.86	-
		TOTAL AREA	2799.52	2799.52

OFFICE USE

For Highland Valley Corporation Pvt. Ltd.
Authorised Signatory

APPLICANT

[Signature]
Mobile: 9443220303
R. V. VARADARAJAN, BE, ME., FIV,
STRUCTURAL ENGINEER
MDTCP-SE004/2020
75, Navalar Nagar III Street,
MADURAI-625 018.
Email: Ravaradarajan@gmail.com

STRUCTURAL ENGINEER

[Stamp]
REGISTERED ENGINEER
ARCHITECT

SITE PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF GREEN CATEGORY INDUSTRIAL BUILDING
Annexure – VI 31 (ELECTRONIC EQUIPMENT) IN
S.NO: 178/5A, 184, 185/1, 2A, 2B, 5, 186, AT NILAIYUR BIT-2, VILLAGE /PANCHAYATH, THIRUPPARANKUNDRAM TALUK/ PANCHAYATH UNION,MADURAI DISTRICT.

SITE AREA DETAILS:-
AS PER DOC&PATTA AREA - 90750.00 SQ.M
TO BE SURRENDER ROAD AREA (I TO V) - 1300.97 SQ.M
BALANCE AREA - 89449.03 SQ.M

A - EXISTING BUILDING AREA DETAILS				
S.NO	BLOCK DETAILS	DESCRIPTION	FSI AREA (SQ.M)	TOTAL BUILT-UP AREA (SQ.M)
1	(BLOCK - 01) WORKING HALL - I	BASEMENT FLOOR (PUMP ROOM)	26.66	-
		GROUND FLOOR	2772.86	2772.86
2	(BLOCK - 02) POWER ROOM	GROUND FLOOR	109.12	109.12
TOTAL AREA - A			2908.64	2908.64

B - PROPOSED BUILDING AREA DETAILS				
3	(BLOCK - 03) WORKING HALL - II	GROUND FLOOR	3963.24	-
		FIRST FLOOR	819.79	819.79
4	(BLOCK - 04) UTILITY BLOCK	GROUND FLOOR	792.95	-
		FIRST FLOOR	185.50	185.50
5	(BLOCK - 05) DINNING BLOCK	GROUND FLOOR	691.10	-
		FIRST FLOOR	194.43	194.43
6	TYPICAL BLOCK (BLOCK - 06 TO 09) STP BLOCK	GROUND FLOOR	189.56	-
		GROUND FLOOR	189.56	-
		GROUND FLOOR	189.56	-
7	(BLOCK - 10) WASTE MANAGEMENT BLOCK	GROUND FLOOR	590.85	-
TOTAL AREA - B			7996.10	7996.10

EXISTING & PROPOSED BUILDING AREA DETAILS			
AREA OF THE EXISTING BUILDING	2908.64	-	2908.64
AREA OF THE PROPOSED BUILDING	7996.10	-	7996.10
GRAND TOTAL(A+B)	10904.74	-	10904.74
FLOOR SPACE INDEX = 10904.74/89449.03 = 0.122 < 2.00			

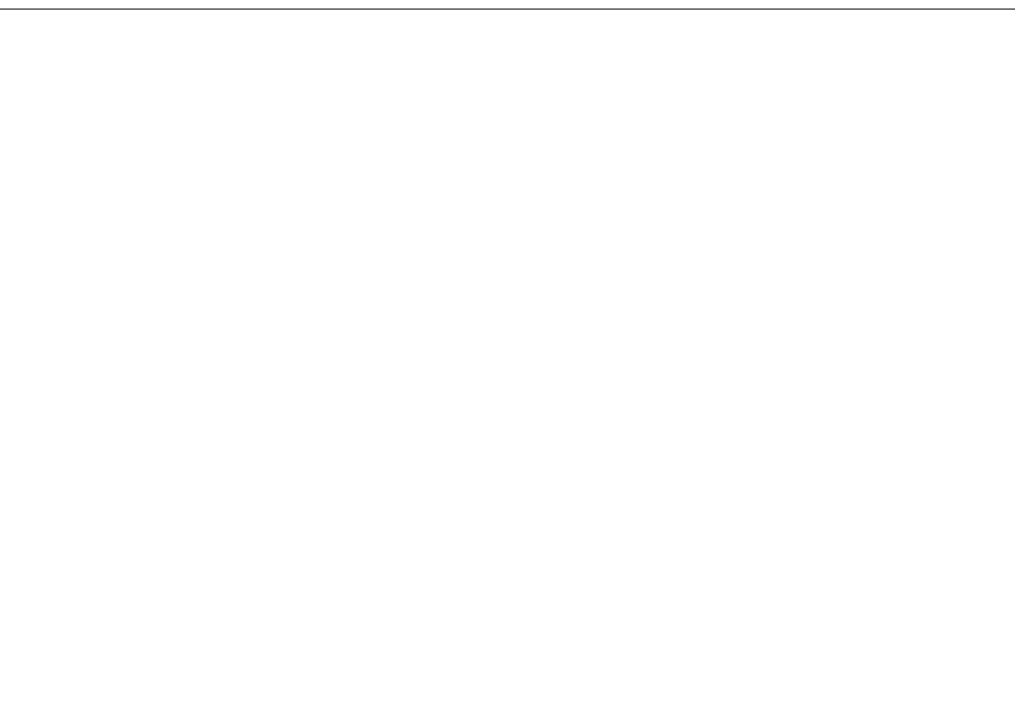
SANITARY DETAILS				
GENTS-500 NOS LADIES-500 NOS				
SANITARY UNIT	DESCRIPTION		REQUIRED	PROVIDED
WATER(WC) CLOSET	GENTS	From over 200 persons, add at the rate of 2.5%.	13	25
	LADIES	From over 200 persons add at the rate of 4%.	20	23
DRINKING WATER	GENTS	One for every 100 Gents	5	10
	LADIES	One for every 100 Ladies	5	10
URINALS	GENTS	for over 200 persons add at the rate of 2.5%.	13	34

PARKING DETAILS IT Industries, Total Fsi Area -10904.74 Sq.m				
VEHICLE	PARKING AREA DESCRIPTION	AREA SQ.M	REQUIRED NOS	PROVIDED NOS
CAR	1 car space for every 50sq.m of floor area or part thereof	10904.74	219	219
			Incl. PH Parking	
TWO WHEELER	1 two wheeler space for every 25sqm of floor area or part thereof	10904.74	437	462

NO.OF STAFFS -1000 NOS
TOTAL HP - 50 HP
OSR REQUIRED = 9075.00 SQ.M 10%
OSR PROVIDED = 9086.16 SQ.M 10.01%

NOTE:-
1.BORE WELL WITH TANK AND CORPORATION WATER SUPPLY WILL BE PROVIDED
2.SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO EXISTING CORPORATION UNDER GROUND DRAINAGE SYSTEM
3.RAIN WATER PERCOLATION PITS OF 4 NOS.PROVIDED@ 1/30SQ.M OF PLINTH AREA @ 3M C/C
4.RAIN WATER PERCOLATION BED 1.0M WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO:138 DATE 11-02-02
5.PERCOLATION BED OUT SIDE ALONG PLINTH TO BE PROVIDED.
6. OUTER PAVEMENTS SLOPING TO WARDS RAIN WATER PERCOLATION PIT ALONG PLINTH
7.RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES
8.RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 60x60x60CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK
9.SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED
10.ALL DIMENSIONS ARE IN METER.
11.FA - FIRE ALARM.
12.FE - FIRE SAFETY MEASURES PROVIDED.

APPLICATION NUMBER :- SWP/BPA/674552/2025



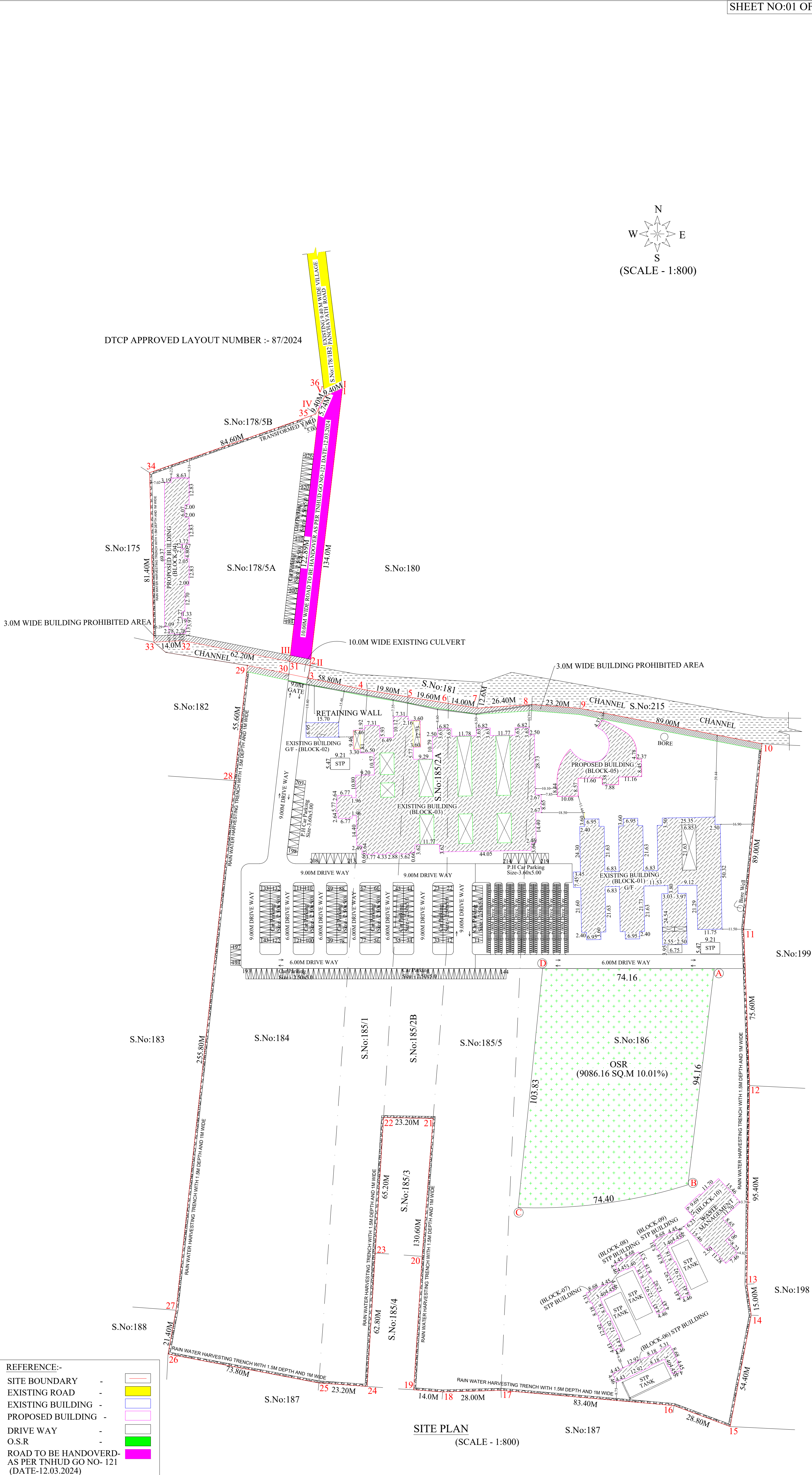
For Highland Valley Corporation Pvt. Ltd.

Authorised Signatory

APPLICANT

STRUCTURAL ENGINEER

REGISTERED ENGINEER / ARCHITECT



REFERENCE:-
SITE BOUNDARY -
EXISTING ROAD -
EXISTING BUILDING -
PROPOSED BUILDING -
DRIVE WAY -
O.S.R -
ROAD TO BE HANDOVERD- AS PER TNHGD GO NO- 121 (DATE-12.03.2024)

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
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.

