PP APPROVAL RECORD

Planning Permission

Mayiladuthurai

Mayiladuthurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

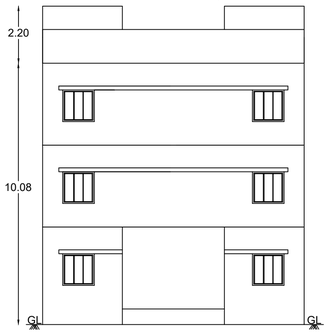
ISSUING AUTHORITY
DTCP

PURPOSE
Commercial

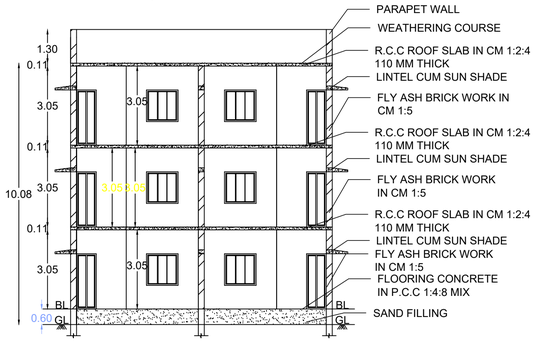
The approval as the planning authority issued it, reproduced in full behind this page.

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

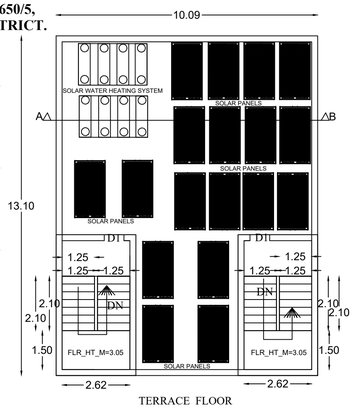
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF COMMERCIAL BUILDING IN T.S.NO: 649/4, 649/5, 650/4, 650/5, BLOCK NO :22, WARD NO : 07, MAYILADUTHURAI MUNICIPALITY , MAYILADUTHURAI TALUK , MAYILADUTHURAI DISTRICT.



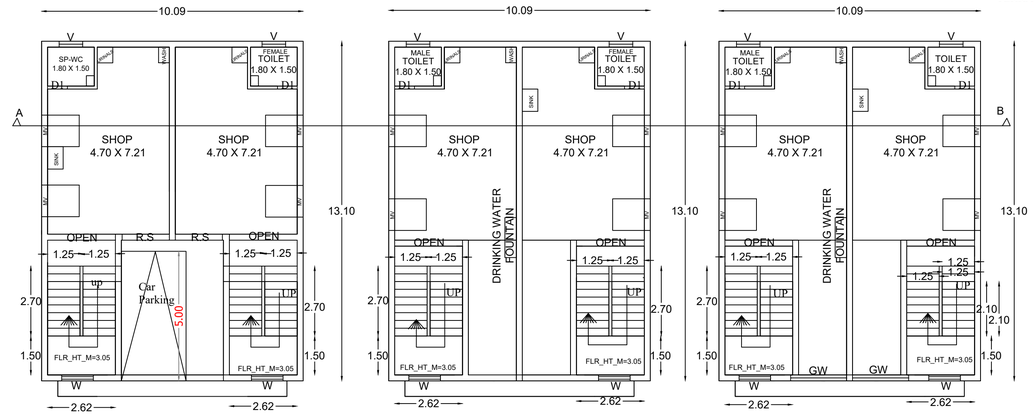
ELEVATION



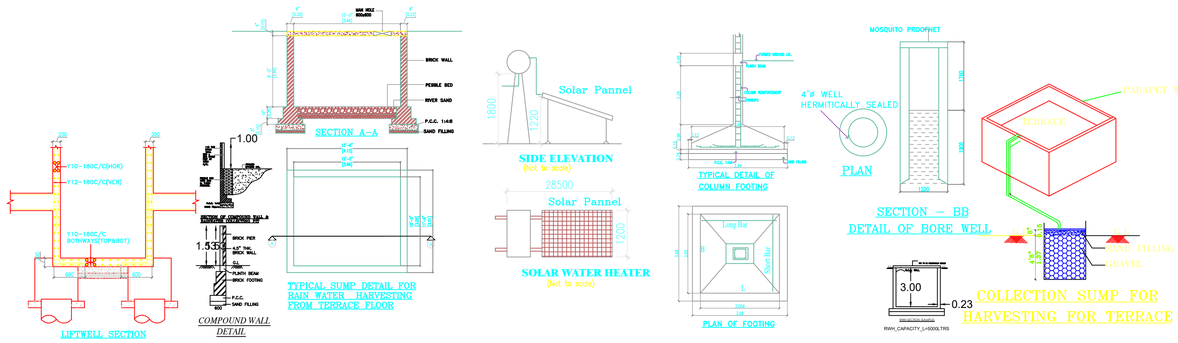
SECTION A-A

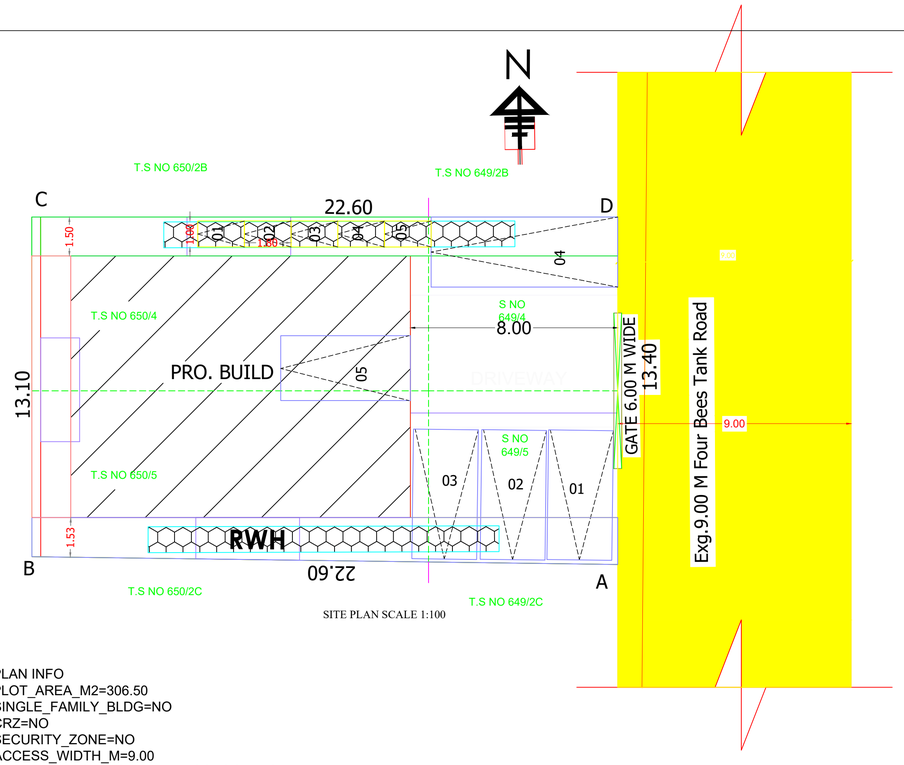


TERRACE FLOOR



GROUND FLOOR FIRST FLOOR SECOND FLOOR

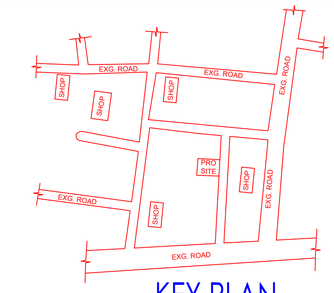




SITE PLAN SCALE 1:100

PLAN INFO
PLOT_AREA_M2=306.50
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.00
ROAD_LENGTH=260.00
AVG_PLOT_DEPTH=22.60
AVG_PLOT_WIDTH= 13.25
LAND_USE_ZONE=COMMERCIAL
PLOT_NO=649/4,649/5,650/4,650/5
DISTRICT=MAYILADUTHURAI
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=YES
NOC_FIRE_DEPT=YES
OSR_APPLICABLE=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=50
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
ORGANIZATION_TYPE=PRIVATE
JURISDICTION_TYPE=MUNICIPAL

PARKING DETAILS	
TWO WHEELER PARKING REQUIRED	: 05
TWO WHEELER PARKING PROVIDED	: 05
CAR PARKING REQUIRED	: 05
CAR PARKING PROVIDED	: 05



KEY PLAN
(NOT TO SCALE)

AREA DETAILS

SCALE 1:100

SITE EXTENT	306.50 SQ.M	3299.16 SQ.FT

PRO.BUILD	AREA					
	FSI		NON FSI		TOTAL COVERED AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
GROUND FLOOR	132.18	1422.78	-	-	132.18	1422.78
FIRST FLOOR	132.18	1422.78	-	-	132.18	1422.78
SECOND FLOOR	132.18	1422.78	-	-	132.18	1422.78
HEAD ROOM			33.40	359.51	33.40	359.51
TOTAL AREA	396.54	4268.34	33.40	359.51	429.94	4627.85

DETAILS OF JOINERY

TYPE	DESCRIPTION	SIZE
W	WINDOWS	1.22 X 1.22 M
RS	ROLLING SHUTTER	1.82 X 2.13 M
D1	DOOR	0.76 X 2.13 M
V	VENTILATOR	0.91 X 0.60 M
MV	MECHANICAL VENTILATOR	

F.S.I = TOTAL FLOOR AREA / SITE EXTENT = 396.54 / 306.50 Sq.m = 1.29

PLOT COVERAGE = MAX. ONE FLOOR AREA / SITE EXTENT X100
= 132.18 / 306.50 X100 = 43.16%

Office of the District Town and Country Planning office
Mayiladuthurai District
R.O.C. No: 953/2022

Site Approval: L.P/DTCP/M.D/No: 21/2022
Building plan Approval: B.P/DTCP/M.D/No: 07/2022

OFFICE USE

Er.S.Prabhu B.E.,
Registered Structural Engineer Grade-II
Reg No. TJR/RSE-II/2019/075
No.24/5 Sengamettu Street,
Mayiladuthurai -609001
Cell : 9443853828

STRUCTURAL ENGINEER

Er.S.Prabhu B.E.,
Registered Engineer Grade-II
Reg No. TJR/RE-II/2019/012
No.24/5 Sengamettu Street,
Mayiladuthurai -609001
Cell : 9443853828

REGISTERED ENGINEER

S.Muthuraman
K.Vidhubalan

APPLICANT

AMENITIES PROVIDED

1. SEPTIC TANK WITH DESPERATION TRENCH
2. U TRAP PROVIDED ON SEPTIC TANK
3. SOLAR POWER ASSISTED WATER HEATING SYSTEM
4. DRINKING WATER SUMP WITH TANK
5. PERCULATION PITSIZE 0.3X0.3M REQUIRED DEPTH
6. FIRE SERVICE WATER SUMP
7. BATH ROOM WATER RECYCLING PIT WITH SUMP AND TANK
8. PLINTH BOUNDARY PERCULATION PIT
9. RAIN WATER FILLERATION BED WITH TANK
10. SEWAGE TREATMENT PLANT
11. ENTRANCE GATE 7M WIDE
12. PARKING SPACE PROVIDED FOR BOTH INSIDERS AND OUTSIDERS
13. THUNDER AND LIGHTENING ARRESTER
14. EARTHQUAKE RESISTANCE STRUCTURE
15. FIRE EXTINGUISHER PROVIDED
16. EMERGENCY ALARM
17. FLYASH BRICKS USED FOR BUILDING
18. BOREWELL PROVIDED
19. FIRST AID BOX PROVIDED
20. ALL DOOR AND WINDOW OPENS OUTWARD SIDE
21. LONG BELL ARRANGEMENT

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

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.