PP APPROVAL RECORD

# Planning Permission

Mayiladuthurai district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Rural Panchayat**

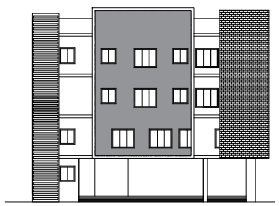
The approval as the planning authority issued it, reproduced in full behind this page.

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

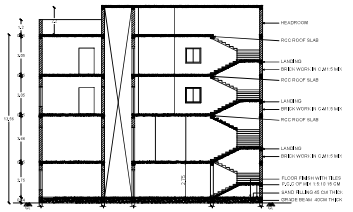
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

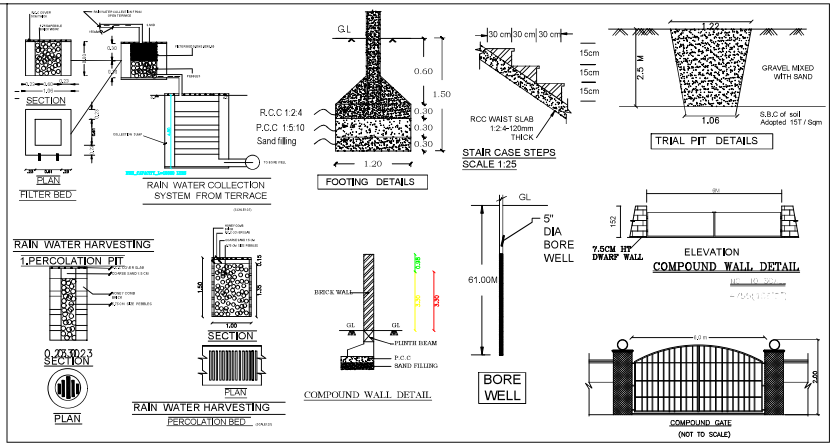
# PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF SHOP CUM SERVICE APARTMENT BUILDING IN S.NO.588/26 , (OLD S.NO.408/3) AT VADAKKU MADAVILAGAM STREET,THIRUKADAIYUR VILLAGE & PANCHAYAT, THARAGAMBADI TALUK, MAYILADUTHURAI DISTRICT.

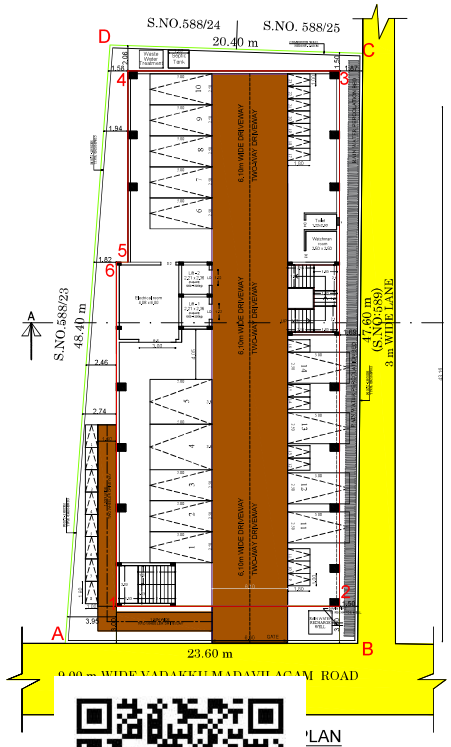


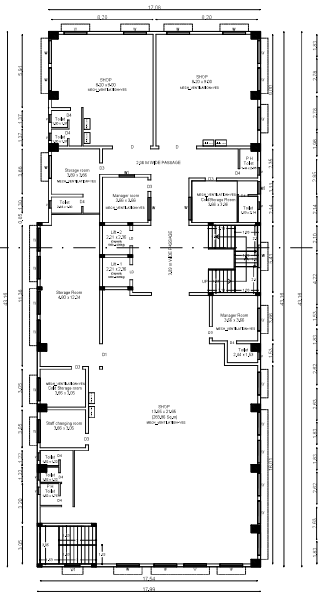
ELEVATION



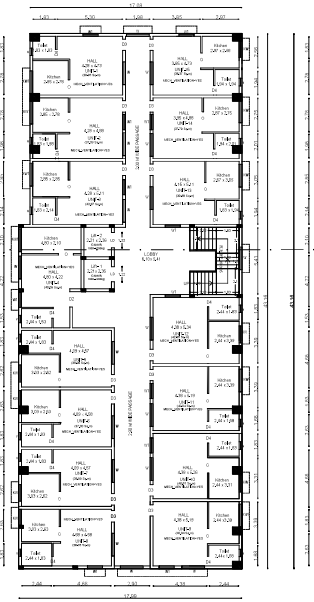
SECTION A-B



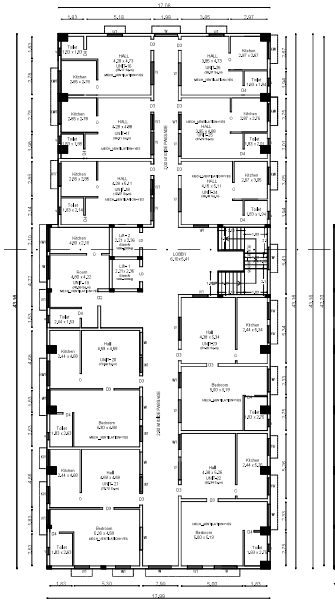



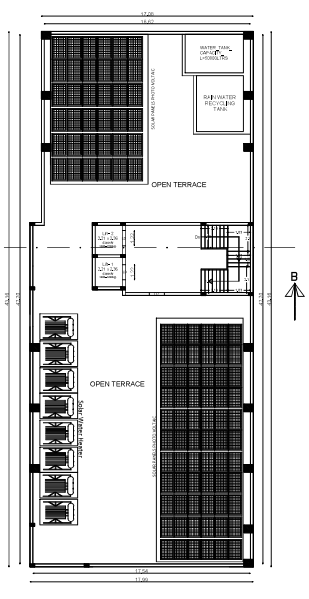
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN




TERRACE FLOOR PLAN

## AREA DETAILS

| DESCRIPTION | SQ.M |
|---|---|
| PLOT AREA AS PER DOCUMENT | 1056.00 |
| PLOT AREA AS PER PATTA | 1056.00 |
| SUPER IMPOSED AREA | 1054.90 |

| DESCRIPTION | TOTAL AREA (SQM) | F.S.I AREA (SQM) | NON F.S.I AREA (SQM) |
|---|---|---|---|
| STILT FLOOR AREA (PARKING) | 762.54 | - | 762.54 |
| FIRST FLOOR AREA (SHOP) | 762.54 | 762.54 | - |
| SECOND FLOOR AREA (SERVICE APARTMENT) | 762.54 | 762.54 | - |
| THIRD FLOOR AREA (SERVICE APARTMENT) | 762.54 | 762.54 | - |
| HEADROOM AREA | 74.98 | - | 74.98 |
| TOTAL AREA | 3125.14 | 2287.62 | 837.52 |

PLOT COVERAGE = 762.54 / 1056 X 100 = 72.21 %
F.S.I = 2287.62 / 1056 = 2.16
Premium F.S.I Area = 175.62 Sq.m

PARKING REQUIREMENTS:

| PARKING DETAILS | AREA | RULE | REQUIRED | PROVIDED |
|---|---|---|---|---|
| Shop - Car Parking<br>1 Car space for every 75 Sq.m of floor area | 571.90 | | 8 | 11 |
| Shop - Two Wheeler Parking<br>1 Two wheeler Space for every 75 Sq.m of FSI Area | 571.90 | | 8 | 17 |
| Residential - Car Parking<br>Unit 1 39.95<br>Unit 2 37.58<br>Unit 3 42.87<br>Unit 4 40.09<br>Unit 5 36.99<br>Unit 6 37.00<br>Unit 7 36.99<br>Unit 8 38.76<br>Unit 9,11 40.04<br>Unit 10 40.61<br>Unit 12 42.85<br>Unit 13 39.48<br>Unit 14 37.79<br>Unit 15 38.37<br>Unit 16 38.17<br>Unit 17 39.31<br>Unit 18 42.87<br>Unit 19 40.09<br>Unit 20 73.99 | | Floor area upto 75 sq.m -Nil | 0 | 0 |
| Unit 21 75.75<br>Unit 22 82.34<br>Unit 23 81.20 | | Floor Area above 75 Sq.m upto 100 Sq.m<br>1 Car space for every Dwelling unit | 2 | 3 |
| Unit 24 39.48<br>Unit 25 37.79<br>Unit 26 38.37 | | Floor area upto 75 sq.m -Nil | 0 | 0 |
| Residential - Two wheeler<br>Unit 1 39.95<br>Unit 2 37.58<br>Unit 3 42.87<br>Unit 4 40.09<br>Unit 5 36.99<br>Unit 6 37.00<br>Unit 7 36.99<br>Unit 8 38.76<br>Unit 9,11 40.04<br>Unit 10 40.61<br>Unit 12 42.85<br>Unit 13 39.48<br>Unit 14 37.79<br>Unit 15 38.37<br>Unit 16 38.17<br>Unit 17 39.31<br>Unit 18 42.87<br>Unit 19 40.09 | | Floor Area upto 50 Sq.m | 0 | 0 |
| Unit 20 73.99 | | Floor Area above 50 Sq.m upto 75 Sq.m<br>1 two wheeler space for every Dwelling unit | 2 | 3 |
| Unit 21 75.75<br>Unit 22 82.34<br>Unit 23 81.20 | | Floor Area above 75 Sq.m upto 100 Sq.m<br>1 two wheeler space for every Dwelling unit | 2 | 3 |
| Unit 24 39.48<br>Unit 25 37.79<br>Unit 26 38.37 | | Floor Area upto 50 Sq.m | 0 | 0 |
| | | | | |
| 10% DA Car Space for required no.of Two wheeler space | - | | 1 | 2 |
| 10% DA Two Wheeler Space for required no.of Two wheeler space | - | | 2 | 3 |
| Total no.car spaces | (Including DA Parking) | | | 14 |
| Total no.two wheeler spaces | (Including DA Parking) | | | 23 |

Total No. of Dwelling Units:

| Second Floor = 15 Units | Third Floor = 11 Units |
|---|---|
| Unit 1 - 39.95 Sq.m | Unit 16 - 38.17 Sq.m |
| Unit 2 - 37.58 Sq.m | Unit 17 - 39.31 Sq.m |
| Unit 3 - 42.87 Sq.m | Unit 18 - 42.87 Sq.m |
| Unit 4 - 40.09 Sq.m | Unit 19 - 40.09 Sq.m |
| Unit 5 - 36.99 Sq.m | Unit 20 - 73.99 Sq.m |
| Unit 6 - 37.00 Sq.m | Unit 21 - 75.75 Sq.m |
| Unit 7 - 36.99 Sq.m | Unit 22 - 82.34 Sq.m |
| Unit 8 - 38.76 Sq.m | Unit 23 - 81.20 Sq.m |
| Unit 9 - 40.04 Sq.m | Unit 24 - 39.48 Sq.m |
| Unit 10 - 40.61 Sq.m | Unit 25 - 37.79 Sq.m |
| Unit 11 - 40.04 Sq.m | Unit 26 - 38.37 Sq.m |
| Unit 12 - 42.85 Sq.m | |
| Unit 13 - 39.48 Sq.m | |
| Unit 14 - 37.79 Sq.m | |
| Unit 15 - 38.37 Sq.m | |

Total = 26 Units

LEGEND:

- SITE BOUNDARY
- PROPOSED AREA
- DRIVEWAY
- EXISTING ROAD

SCHEDULE OF JOINERIES:

| REFERENCE | | SIZE |
|---|---|---|
| D | - DOOR | 3.05 x 2.13 |
| D1 | - DOOR | 1.83 x 2.13 |
| D2 | - DOOR | 1.22 x 2.13 |
| D3 | - DOOR | 0.92 x 2.13 |
| D4 | - DOOR | 0.76 x 2.13 |
| W | - WINDOW | 1.83 x 1.53 |
| WY | - WINDOW | 1.22 x 1.22 |
| KW | - KITCHEN WINDOW | 1.37 x 1.22 |
| KW1 | - KITCHEN WINDOW | 1.83 x 1.22 |
| V | - VENTILATOR | 0.61 x 0.91 |
| RS | - ROLLING SHUTTER | 3.00 x 2.13 |
| LD | - LIFT DOOR | 1.22 x 2.13 |

D

Tamilnadu Tow... ...ined
Development a... ...e is
issued.
Online Applicati...
Site Approval N...

Technical Clear... ...2025 ...d as

e-signed
Assistant Director (FAC),
District Town and Country Planning Office,
Mayiladuthurai District

APPLICANT :-

Signature valid
Signed by: Assistant Director
Location: Mayiladuthurai
Date: 2025.09.03

REGISTERED PROFESSIONALS :-

Dr.S.SENTHAMIL KUMAR, S.E.E.E.P.S.U.P.G.I.M.E
Re-gistered Geotechnical Engineer,
(TCE/RGE/2019/686), Chartered Engineer,
70(), Plot No. 29, OM Rajeo Nagar,
Near New Bus Stand, THANJAVUR - 613 005.
Mobile : 9443076006

Er. R. Shamil, B.E.,
Reg. Construction Engineer
(Reg.No.009 RCE/2023)
Agaram Architects
105/2, Valram Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9361594077

Ar. J.Jovitha Margret, D.Arch.,
Reg. Architect Grade - II
(Reg.No.003/RA/GR-II/2023)
Agaram Architects
105/2, Valram Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9361594077

Er. A. Ashik Ahamed
Reg. Engineer Grade II (K.E)
(Reg.No.019/RE/GR-II /2023)
Agaram Architects
105/2, Valram Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9944582206

Er. P. [illegible] M.E.,
Reg. Structural Engineer Grade - II
(Reg.No:007/RST/GR-II/2023)
Agaram Architects
105/2, Valram Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9994945728

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.