PP APPROVAL RECORD

Planning Permission

Mayiladuthurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

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.

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PROCEEDINGS OF THE ASSISTANT DIRECTOR,

DISTRICT TOWN AND COUNTRY PLANNING OFFICE, MAYILADUTHURAI

PRESENT: K.BALAKRISHNAN,

ONLINE BUILDING PLAN APPLICATION – TECHNICAL CLEARANCE

Application No : SWP/BPA/821802/2026 **Dated : 24.06.2026**

Sir/Madam,

Sub: Residential Apartment Building – District Town and Country Planning Office, Mayiladuthurai – Proposed Construction of Residential Apartment Building with Stilt + 3 Floors site bearing Ward No : 7, Block No : 32, T.S.No. 952, At Chetti Theru (Western Row), Thiruindalur, Mayiladuthurai Municipality, Mayiladuthurai Taluk, Mayiladuthurai District with an site extent of 614.50 Sq.m – Construction of building with FSI Area of 1182.73 Sq.m. – Technical Clearance issued – Forwarded for further action–reg.

Ref:
1. Applicant Mr.S.Vijayan S/o M.Shankar, vide online application Ref No: SWP/BPA/821802/2026, Dated: 03.04.2026.
2. The Station Officer, Fire and Rescue Service Department, Nagapattinam District Vide Letter No: 9932/NOC/NMSB/2026, Dated: 26.05.2026.
5. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.4367/2019/BA2, Dated: 05.02.2020, 14.08.2021 and 11.10.2021.
6. Circular from the Director of Town and Country Planning vide letter Roc No. 7963/2022/K2, Dated: 23.04.2022.

of Town and Country Planning vide letter Roc
ted: 25.04.2023.

of Town and Country Planning vide letter Roc
d: 11.04.2023.

of Town and Country Planning vide letter Roc
ted : 20.4.2023.

and Urban Development Department, Dated:

and Urban Development Department, Dated:

12. G.O.Ms.No. 85, Housing and Urban Development Department, Dated: 16.05.2017.
13. G.O.Ms.No. 01, Housing and Urban Development Department, Dated: 05.01.2021.
14. G.O.Ms.No. 53, Housing and Urban Development Department, Dated: 16.04.2018.
15. G.O.Ms.No 18, Municipal Administration and Water Supply Department, Dated: 04.02.2019.
16. G.O.Ms.No 16, Municipal Administration and Water Supply Department, Dated: 31.01.2020.
17. G.O.Ms.No 51, Municipal Administration and Water Supply Department, Dated: 11.05.2020.
18. G.O.Ms.No. 54, Housing and Urban Development Department, Dated: 12.03.2020.
19. Circular from the Director of Town and Country Planning, Chennai vide Letter Roc No.7486/2009/BA2, Dated: 16.04.2009.
20. Circular from the Director of Town and Country Planning, Chennai vide Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
21. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.12201/2017/BA1, Dated: 22.09.17.
22. Circular from the Director of Town and Country Planning,Chennai Vide Letter Roc No. 14227/2017/CP, Dated: 14. 12.2017.
23. Circular from the Director of Town and Country Planning, Chennai vide Letter Roc No.14063/2020/Spl.Cell, Dated: 13.10.2020
24. Online Demand payment Request Letter, Dated: 18.06.2026.
25. Applicant Mr.S.Vijayan, S/o M.Shankar, vide online application Ref No: SWP/BPA/821802/2026, Demand Remittance letter, Dated : 24.06.2026.
26. Mayiladuthurai Modified Approved Master Plan G.O : 100. Housing and Urban Development Department dated on 21.03.2005.

The Proposal is received vide the reference 1st cited online application for the Proposed construction of Residential Apartment Building with an FSI area of 1182.73 Sq.m comprised in Proposed Stilt + 3 Floors building in site bearing Ward No : 7, Block No : 32, T.S.No. 952, At Chetti Theru (Western Row), Thiruindalur, Mayiladuthurai

Municipality, Mayiladuthurai Taluk, Mayiladuthurai District with an site extent of 614.50 Sq.m.

The application was processed and scrutinized as per the prevailing rules & regulations, records perused and Site inspection was conducted. With reference to **the letter 24th cited, Demand was raised against the applicant on 18.06.2026. Applicant remitted the required fees on 24.06.2026.**

Hence, Technical Clearance has been granted for the Proposed construction of Residential Apartment Building (Stilt + 3 Floors) in site bearing Ward No : 7, Block No : 32, T.S.No. 952, At Mayiladuthurai Municipality, Mayiladuthurai Taluk, Mayiladuthurai District.

The area statement for the proposed Residential Apartment Building is as below.

As Per Site Area : 610.43 Sq.m., (As Per Patta Area : 614.50 Sq.m., & As Per Document Area : 614.50 Sq.m,)

Floor Name	FSI Area (in sq.m)	Non– FSI Area (in sq.m)	Total Builtup Area in sq.m
Stilt Floor	43.84	341.67	385.51
First Floor	379.63	0.00	379.63
Second Floor	379.63	0.00	379.63
Third Floor	379.63	0.00	379.63
Head Room	0.00	17.65	17.65
Grand total	**1182.73**	**359.32**	**1542.05**
FLOOR SPACE INDEX (F.S.I) :– (1182.73/610.43) = 1.94			

Total FSI Area : 1182.73sq.m

The site has been marked as "A" to "G" and the Building has been marked as "1" to "32". The site approval and Technical Clearance for the Residential Apartment Building has been accorded vide No SWP/DTCP/MAYILADUTHURAI/SITE APPROVAL NO: 16/2026 and SWP/DTCP/ MAYILADUTHURAI/B.P No. 06/2026 with the following

Special conditions:

1. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Technical Clearance is issued in accordance with the provisions of the Tamil Nadu Town and Country Planning Act and the rules made there under and do not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that the applicant/developer and also the architect/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
3. **Conditions mentioned in the No objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.**
4. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated 05.02.2016 relating to installation and use of solar energy system should be followed.
5. "The Tamil Nadu Government in G.O.Ms.No 112, Housing and Urban Development Department dated: 22.06.2017 has approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertises, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or Part of it only after registering the Real Estate project with the Real Estate Regulatory Authority".
6. According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
7. **According to G.O No 18, Municipal Administration and Water Supply Department, Dated 04-02-2019 Construction continuance certificate should be obtained from this office for the approved building at the time of Plinth Level and Last Storey itself. After Completion of the building works Completion Certificate to obtain from this office by the applicant.**

8. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
9. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11. The permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.

a. Title or ownership of the site or building.

b. Easement Rights.

c. Structural Reports, Structural Drawing and Structural aspects.

d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.

e. Workmanship, soundness of structure and materials used.

f. Quality of building services and amenities the construction of building.

g. Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

10. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in–case of non–planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversion charges, before issuing the final approval
11. As per G.O : 100. Housing and Urban Development Department Ward No : 7, Block No : 32, T.S.No. 952, in the Mayiladuthurai Modified Approved Master Plan dated on 21.03.2005. As Classified as Primary Residential Use Zone.

Head of Account:

0217 Urban Development – 60 other Urban Development Schemes – 800 other Receipts – AS Receipts under Land Use Conversion Charges– 27 Non Taxation fees – 09 Collections
(DPC: 0217–60–800–AS 22709)

Condition:

1. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority/Competent Authority under Section 49/47A of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on which the Decision or order was Communicated.
2. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.

3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
5. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
6. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
7. Mosquito netting to be provided at OHT and well.
8. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials to be used Mandatory.
10. As per GO Ms No.18 and 16 of Municipal Administration and Water Supply Department Dated: 04.02.20219 and 31.01.2020, a Display Board of size 60cm x 120cm to be erected which shows Site details, Building details and Municipality Engineer details at the place of construction.
11. In case the documents submitted for approval found fake/false the Technical Concurrence would be cancelled without intimation to the applicant.
12. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
13. The Applicant /developer and also the architects/Licensed Surveyors and the structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
14. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by **The Commissioner,** Mayiladuthurai Municipality, Mayiladuthurai Taluk, Mayiladuthurai District, if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
15. Government Registered Electrical Contractor must be employed for wiring works during construction.

The applicant remitted the required fees given below for the Proposed Construction of Residential Apartment Building.

1.	Scrutiny Fees	:	Rs.3983, Dated : 03.04.2026.
2.	Centage Charges for Building	:	Rs.10000, Dated : 24.06.2026
3.	Centage Charge for Land	:	Rs.300, Dated :24.06.2026
4.	Infrastructure and Amenities Charges	:	Rs.225600, Dated :24.06.2026

5.	Display Board Charges	:	Rs.1500, Dated : 24.06.2026
6.	Development Charges for Building	:	Rs.15600, Dated : 24.06.2026
7.	Development Charge for Land	:	Rs.1230, Dated : 24.06.2026
8.	CC Charges	:	Rs.16791, Dated : 24.06.2026
9.	Security Deposit Charges	:	Rs.112800, Dated : 24.06.2026

The Proposal is for the Proposed Construction of Residential Apartment Building as per the section 49 of Town and Country Planning Act 1971. The Technical Clearance for the Residential Apartment Building has been issued as **SWP/DTCP/ MAYILADUTHURAI/B.P No. 06/2026**

Enclosure

Approved with e-sign Building Plan Map

To

The Commissioner,
Mayiladuthurai Municipality,
Mayiladuthurai Taluk,
Mayiladuthurai District.

Copy To :

1. Mr.S.Vijayan, S/o M.Shankar,
   No : 28/50, Mahadhana Street,
   Mayiladuthurai Taluk,
   Mayiladuthurai District.

   The Chairman,
   Tamil Nadu Real Estate Regularity Authority,
   No.1A, CMDA Tower II, 1st Floor,
   Gandhi Irwin Bridge Road,
   Egmore,
   Chennai – 600 008.

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.