PP APPROVAL RECORD

Planning Permission

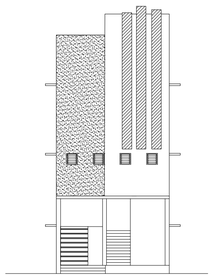
Mayiladuthurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

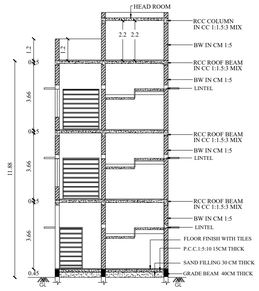
ISSUING AUTHORITY
DTCP

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

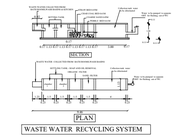
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



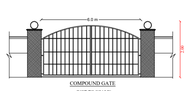
ELEVATION



SECTION A-A



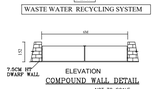
WASTE WATER RECYCLING SYSTEM



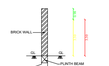
COMPOUND GATE
(NOT TO SCALE)



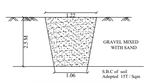
STAIR CASE STEPS
SCALE 1:25



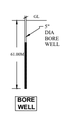
COMPOUND WALL DETAIL
NOT TO SCALE
4755(156'0")



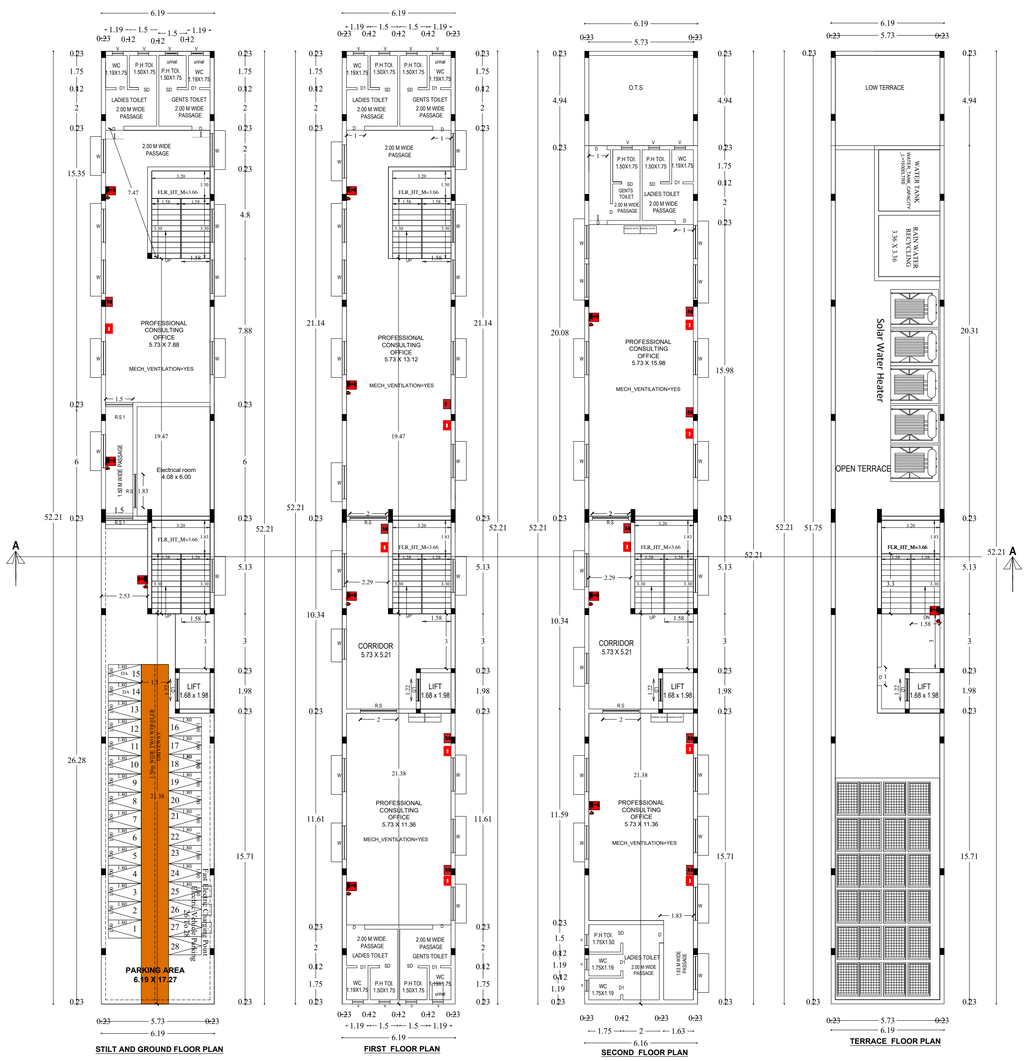
COMPOUND WALL DETAIL



TRIAL PIT DETAILS



BORE WELL

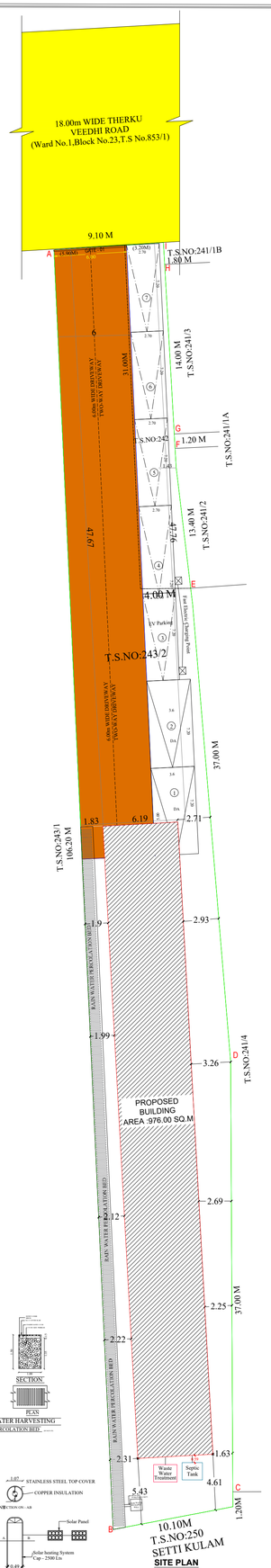


STILT AND GROUND FLOOR PLAN

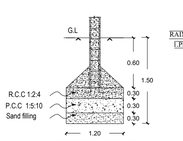
FIRST FLOOR PLAN

SECOND FLOOR PLAN

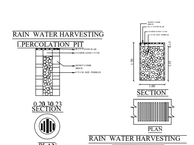
TERRACE FLOOR PLAN

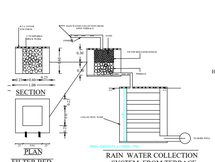


SITE PLAN
SCALE 1:100



FOOTING DETAILS





RAIN WATER COLLECTION SYSTEM FROM TERRACE

PLAN OF SOLAR WATER HEATING SYSTEM
SCALE 1:50

APPROVAL AUTHORITY

DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
MAYILADUTHURAI DISTRICT

Tamilnadu Town and country Planning Act 1971 & Tamilnadu Combined Development and Building Rules 2019 the following Technical clearance is issued.

Site Approval No: Site Boundary Shown as "A to I" and numbered as SWP/DTCP/MAYILADUTHURAI/SITE APPROVAL No:27/2026

Technical Clearencre for the Commercial Shop Building has been accorded vide No: SWP/DTCP/MAYILADUTHURAI/B.P No:8/2026

e-Signed
Assistan Director (FAC),
District Town and CountryPlanningOffice,
Mayiladuthurai District

N
W E
S

THE PLAN SHOWING PROPOSED CONSTRUCTION OF R.C.C ROOF STILT CUM GROUND , FIRST AND SECOND FLOOR OF PROFESSIONAL CONSULTING OFFICE BUILDING IN T.S.NO:242 & 243/2,WARD NO:1, BLOCK NO:11 AT MAYILADUTHURAI MUNICIPALITY, MAYILADUTHURAI TALUK & DISTRICT.

NAME OF THE OWNER:
Mr.G.SIVARAM
S/o.Mr.V.GUNASEKARAN

APPLICATION NO:SWP/BPA/864287/2026

SCALE 1:100
ALL DIMENSIONS ARE IN meters

SCHEDULE OF JOINERIES:

REFERENCE	METER
LD - LIFT DOOR	1.22 x 2.13
RS - ROLLING SHUTTER	2.00 x 2.13
RS1 - ROLLING SHUTTER	1.50 x 2.13
SD - SLIDING DOOR	1.00 x 2.13
D - DOOR	1.00 x 2.13
D1 - DOOR	0.91 x 2.13
W - WINDOW	1.83 x 1.83
V - VENTILATOR	0.61 x 0.91

AREA DETAILS	
DESCRIPTION	AREA SQ.M
PLOT AREA (AS PER DOCUMENT)	1167.80
PLOT AREA (AS PER PATTA)	1167.80
PLOT AREA (SUPER IMPOSED AREA)	1085.09

DESCRIPTION	TOTAL AREA (SQM)	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)
STILT AND GROUND FLOOR AREA PARKING	141.12	-	141.12
STILT AND GROUND FLOOR AREA CONSULTING OFFICE	182.11	182.11	-
FIRST FLOOR AREA	323.23	323.23	-
SECOND FLOOR AREA	291.24	291.24	-
HEAD ROOM AREA	38.30	-	38.30
TOTAL AREA	976.00	796.58	179.42
VACANT AREA	761.86		

PLOT COVERAGE = 323.23 / 1085.09 X 100 = 29.78 %

F.S.I =796.58/1085.09 = 0.73

PARKING DETAILS	REQUIRED	PROVIDED
No of Car Parking	6	6
No of DA Car Parking	1	2
No of Two Wheeler Parking	24	25

APPLICANT:

ARCHITECT:
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

STRUCTURAL ENGINEER:
Er.P.R.ANDREWS, M.E.,
Reg. Structural Engineer Grade - II
(Reg.No: 007/PEST/GR-II/2023)
Agaram Architects
105/2, Valram Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9994845728

GEO-TECH ENGINEER:
Dr.S.SENTHAMIL KUMAR, B.E.,M.E.,Ph.D.,FIGS.MIEI
Registered Geotechnical Engineer,
(TJR/RGE/2019/086), Chartered Engineer,
703, Plot No. 29, OM Rajeo Nagar,
Near New Bus Stand, THANJAVUR - 613 005.
Mobile : 9443976000

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

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

NOTE:
1.ALL DIMENSIONS ARE IN METRES
2.WASTE WATER TO BE UTILISED FOR GARDENING PURPOSED
3.SEWAGE TO BE CONNECTED TO MAIN SEWARAGE SYSTEM
4.SOLAR WATER HEATER IS PROVIDED

LEGEND:
SITE BOUNDARY –
PROPOSED AREA –
DRIVEWAY –
EXISTING ROAD –

SPECIAL CONDITION:
1.The Building must be used for same purpose for which the approval has been obtained.
2.If used for any purpose other than the approved use,the Planning Permission will be deemed to be cancelled,action will be initiated under 56 and 57 of Town and Country Planning Act-1971 without any prior notice and will be considerd as unauthorized construction.

AS PER(TNCDBR-2019,ANNEXURE-X), SANITATION REQUIREMENTS

SANITARY UNITS	FOR PERSONNEL
1.Water closet	One for every 25 persons or part therof.exceeding 15(including employees and customers)
	For female person 1 for every 15 persons or part thereof,exceeding 10
2.Drinking Water fountain	One for every 100 persons with a minimumof one on each floor
3.Wash Basin	One for every 25 persons or part therof
4.Urinals	4 for 71-100 persons
5.Cleaner's Sink	One per floor minimum , preferably in or adjacent to sanitary rooms.

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.