PP APPROVAL RECORD

Planning Permission

Mayiladuthurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

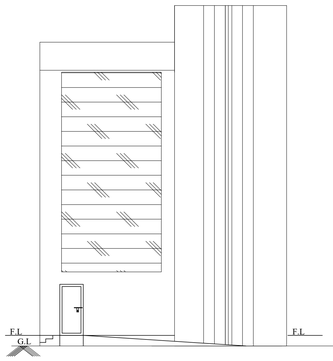
ISSUING AUTHORITY
DTCP

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

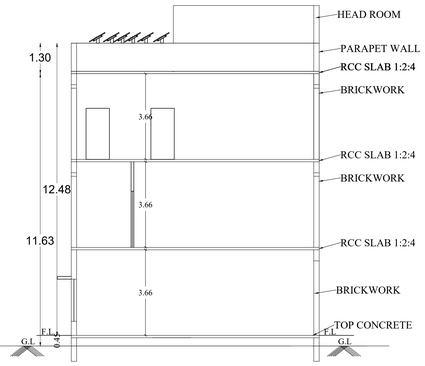
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

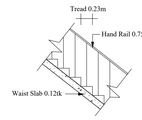
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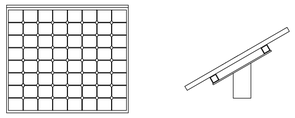
ELEVATION



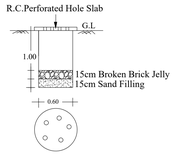
SECTION ON AB



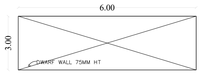
STAIR DETAILS
SCALE : NOT TO SCALE



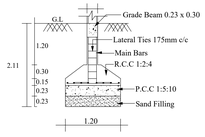
SOLAR PANEL
SCALE : NOT TO SCALE



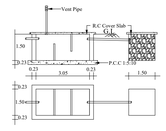
RAIN WATER HARVEST PIT
SCALE : NOT TO SCALE



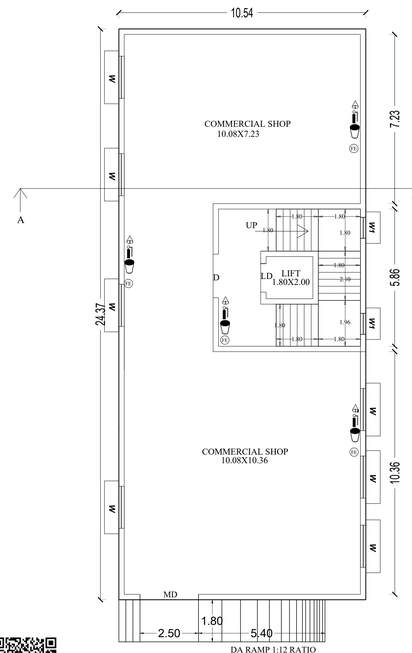
MAIN GATE



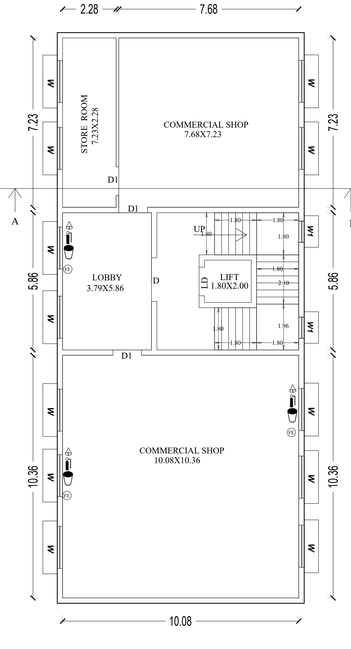
FOOTING DETAILS
SCALE : NOT TO SCALE



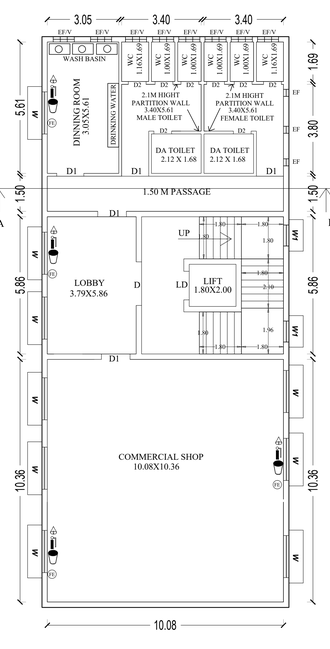
SEPTIC TANK & D-TRENCH DETAILS
SCALE : NOT TO SCALE



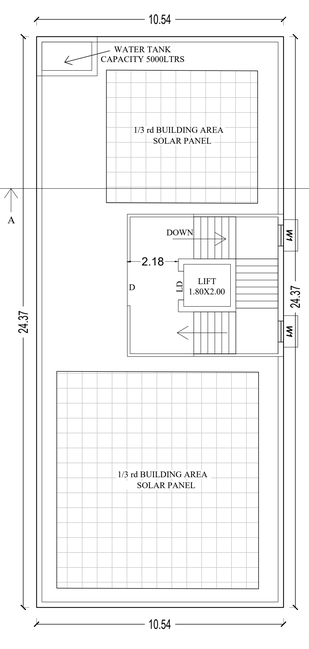
GROUND FLOOR PLAN



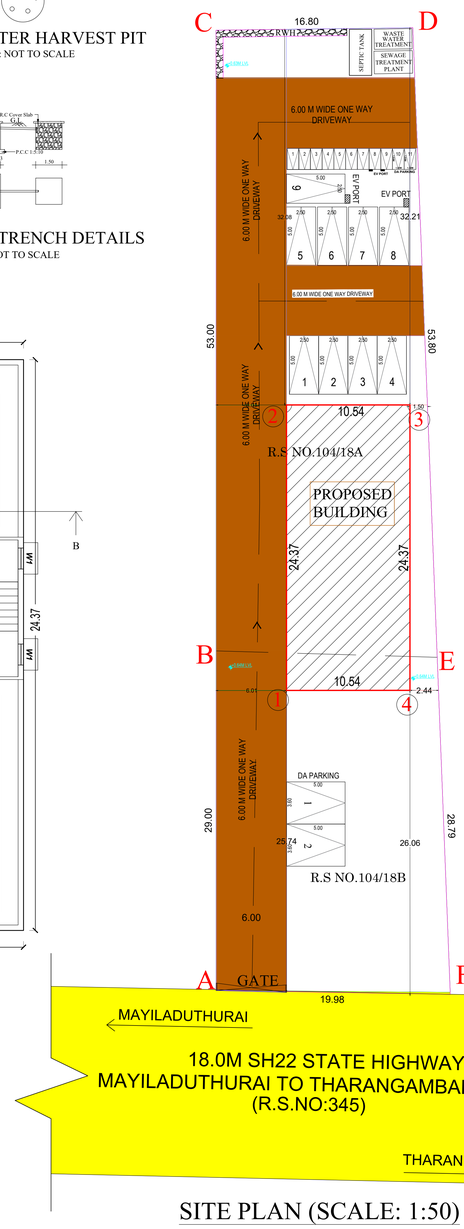
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR



SITE PLAN (SCALE: 1:50)

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.

Online Application No : SWP/BPA/915866/2026

Site Approval No : Site Boundary shown as "A to F" and numbered as Site Approval No. 33/2026

Technical Clearance : Building Boundary shown as "1 to 4" and numbered as SWP/DTCP/MAYILADUTHURAI/B.P No.09/2026

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

APPLICANT

Er. S. SELVA SUGUMARAN, B.E.,
Registered Engineer Grade-I
Reg. No. MYD/RE-I/2026/002
DTCP MAYILADUTHURAI DISTRICT
44/48, Shiv Complex, Mahadhana Street,
Mayiladuthurai - 609 001.
Cell: 9585149853

REGISTER ENGINEER

Er R. MUTHUKUMAR, M.E.,
Registered Structural Engineer Grade-II
Reg No MYD/RSE-II/2023/012
DTCP MAYILADUTHURAI DISTRICT
No 10 Punuheeswarar East Street
Mayiladuthurai 609 001
Cell 9994245276

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF GROUND, FIRST AND SECOND FLOOR COMMERCIAL BUILDING IN REVENUE SURVEY NUMBER: 104/18A, 104/18B, MANNAMPANDAL VILLAGE AND PANCHAYAT, MAYILADUTHURAI TALUK AND MAYILADUTHURAI DISTRICT.

AREA DETAILS			SQ.MT.
AS PER PATTA			1500.00
AS PER FMB			1500.00
AS PER SITE			1500.00
	F.S.I	NON F.S.I	TOTAL
AREA OF GROUND FLOOR	256.96	-	256.96
AREA OF FIRST FLOOR	256.96	-	256.96
AREA OF SECOND FLOOR	256.96	-	256.96
AREA OF HEAD ROOM	-	40.54	40.54
TOTAL AREA OF FLOOR	770.88	40.54	811.42

FLOOR SPACE INDEX (FSI) = 770.88 / 1500.00- 0.51

COLOUR INDEX

SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
PROPOSED DRIVE WAY

SCHEDULE OF JOINERIES

MD- MAIN DOOR	- 2.50 X 2.40M
D - DOOR	- 1.80 X 2.40M
D1 - DOOR	- 1.20 X 2.40M
D2 - DOOR	- 0.90 X 2.40M
W - WINDOW	- 1.80 X 1.20M
W1 - WINDOW	- 0.90 x 1.20M
V - VENTILATOR	- 0.90 x 0.76M

PARKING REQIRMENTS
(Annexure – IV [See rule 38 (4) and 39 (8)] PART-I (02)

PARKING RULES	FLOOR AREA ABOVE 75.00 SQ.M 1 car space and 1 Two wheeler space for every 75 sq.m or part thereof excluding the first 75 sq.m

PARKING DETAILS	Required	Provided
CAR (2.50M X 5.00M)	06	07
EV CAR 10%	02	02
DA CAR PARKING 10% (5.00 X 3.60M)	02	02
TWO WHEELER (1.00 X 1.80M)	06	07
EV TWO WHEELER 10%	02	02
DA TWO WHEELER 10%	02	02
TOTAL NUMBER OF CAR	10	11
TOTAL NUMBER OF TWO WHEELER	10	11

SANITATION REQUIREMENTS
(Annexure – X [See rule 54 (2) (b)] TABLE: 01)
TOTAL NUMBER OF GENTS: 30
TOTAL NUMBER OF LADIES: 10

DESCRIPTION		Required	Proposed
WATER CLOSET	MALE (1 For 25 Person)	02	03
	FEMALE (1 For 15 Person)	01	03
DA TOILET	MALE (WC X 10%)	01	01
	FEMALE (WC X 10%)	01	01
URINALS	3 for 40-70 persons	03	03
WASH BASIN	MALE (1 For 25 Person)	02	02
	FEMALE (1 For 25 Person)	01	01

NOTES:-

1. ALL DIMENSIONS ARE IN METRE
2. RAINWATER COLLECTION WELLS WILL BE PROVIDED
3. FIRE FIGHTING ARRANGEMENTS WILL BE PROVIDED
4. EMERGENCY ALARMS WILL BE PROVIDED
5. DRINKING WATER WILL BE PROVIDED
6. GROUND WATER SUMPS WILL BE PROVIDED
7. FILTERED RAIN WATER SUMPS WILL BE PROVIDED
8. EXHAUST FAN PROVISION IS MADE AT TOILET & WASH
9. SOLAR PANEL SYSTEM PROVIDED.
10. RAINWATER HARVESTING FACILITIES PROVIDED.
11. WASTE WATER RECYCLING TRENCH AND TANK PROVIDED.
12. SEPTIC TANK PROVIDED.
13. WATER FACILITIES PROVIDED.
14. FA - FIRE ALARAM PROVIDED
15. F E - FIRE SAFETY MEASURES PROVIDED.
16. SB - SAND BUCKET PROVIDED
17. DA - DIFFERENTLY ABLED PERSON

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
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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.