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

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

PROCEEDINGS OF THE ASSISTANT DIRECTOR,

DISTRICT TOWN AND COUNTRY PLANNING OFFICE, MAYILADUTHURAI

PRESENT: K.BALAKRISHNAN,

ONLINE BUILDING PLAN APPLICATION – TECHNICAL CLEARANCE

SWP Application No : SWP/BPA/922158/2026 **Dated : 05.10.2026**

Sir/Madam,

Sub: Commercial Building (Shop–cum–Textile Showroom) – District Town and Country Planning Office – Mayiladuthurai District – Mayiladuthurai Taluk – Mayiladuthurai Municipality – Ward 3, Block – 21, T.S.No.816 and 817/17 – Site Area 3631.10 Sq.m and FSI Area 6399.37 Sq.m – Approval requested for the proposed Commercial (Shop–cum–Textile Showroom) Building in the Pattamangalam West Area Detailed Development Plan – Planning Permission issued – Forwarded for further action – reg.

Ref:
1. The Commissioner, Commissionerate of Town and Country Planning Office, Technical concurrence issued letter SWP Application Number. SWP/BPA/922158/2026, Dated : 28.09.2026
2. Applicant, Mr. M. R. Ramprasanna, Online Application No. SWP/BPA/922158/2025, Dated: 10.08.2026
3. District officer, Fire & Rescue Services, Nagapattinam, PP NOC No. 11824/NOC/NMSB/2026, Dated: 20.08.2026.
4. G.O.Ms.No. 86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.Ms.No. 85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O.Ms.No. 01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O.Ms.No 18, Municipal Administration and Water Supply Department, Dated: 04.02.2019.
8. G.O.Ms.No 16, Municipal Administration and Water Supply Department, Dated: 31.01.2020.
9. G.O.(Ms.) No. 54, Housing and Urban Development Department, Dated: 12.03.2020
10. G.O.(Ms.)No.155, Housing and Urban Development Department, dated: 08.10.2025

11. G.O.(Ms.)No.171, Housing and Urban Development Department, dated: 30.10.2025
12. Circular from the Director of Town and Country Planning, Chennai vide Letter Roc No.7486/2009/BA2, Dated: 16.04.2009.
13. Circular from the Director of Town and Country Planning, Chennai vide Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 28.09.2017
15. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.4367/2019/BA2, Dated: 05.02.2020.
16. Online Demand payment Request Letter, Dated: 01.10.2026
17. Applicant, Mr. M. R. Ramprasanna, Online Application No. SWP/BPA/922158/2025, Demand payment paid on 02.10.2026

In the reference 2nd cited letter, the applicant Mr. M. R. Ramprasanna has requested approval for the proposed Commercial Building (Shop-cum-Textile Showroom) at Mayiladuthurai District, Mayiladuthurai Taluk, Mayiladuthurai Town, Ward-3, Block-21, T.S. No. 816 and 817/17, with a site extent of 3631.10 Sq.m and FSI area of 6399.37 Sq.m.

The application was processed and scrutinized as per the prevailing rules & regulations, records perused and Site inspection was conducted. In continuation of that The Commissioner, Commissionerate of Town and Country Planning Office, chennai has issued Technical concurrence vide the 1st cited letter. With reference to the letter Demand was raised against the applicant on 01.10.2026. Applicant remitted the required fees on 02.10.2026.

Hence, Planning Permission has been granted for the proposed Commercial Building (Shop-cum-Textile Showroom) in T.S.No.816 and 817/17 of Ward No.3, Block – 21 of Mayiladuthurai Municipality, Mayiladuthurai Taluk, Mayiladuthurai.

The area statement for the proposed Commercial Building (Shop–cum–Textile Showroom) as follows,

Site Area : 3631.10 Sq.m.

S.No.	Description	FSI Area (sq.m)	Non– FSI Area (sq.m)	Total Builtup Area (sq.m)
1	Basement	45.71	1666.78	1712.49
2	Ground Floor	1550.81	–	1550.81
3	First Floor	1600.95	–	1600.95
4	Second Floor	1600.95		1600.95
5	Third Floor	1600.95		1600.95
6	Terrace Floor	–	155.77	155.77
7	**Grand total**	**6399.37**	**1822.55**	**8221.92**

Total FSI Area : 6399.37 sq.m.

FSI achieved : 1.762 < 2

The site has been marked as **"A" to "J"** and the Technical concurrence is issued by commissioner of Town and country Planning, Chennai as **B.P / DTCP No: 658 / 2026**. The site approval and Planning Permission for the proposed Commercial Building (Shop–cum–Textile Showroom) has been accorded vide **SWP/DTCP/MAYILADUTHURAI/SITE APPROVAL NO: 40/2026 and SWP/DTCP/ MAYILADUTHURAI/B.P No. 13 /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 legallycertified 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.

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 Commercial Building (Shop–cum–Textile Showroom) Building.

1.	Scrutiny Fees	:	Rs. 21867, Dated : 10.08.2026.
2.	OSRA Fees	:	Rs. 2038138, Dated : 30.09.2026.
3.	Centage Charges for Building	:	Rs.3000, Dated : 02.10.2026
4.	Centage Charge for Land	:	Rs.300, Dated : 02.10.2026
5.	Infrastructure and Amenities Charges	:	Rs. 1203200, Dated : 02.10.2026
6.	CC Charge	:	Rs. 88505, Dated : 02.10.2026
7.	Security Deposit	:	Rs. 601600, Dated: 02.10.2026
8.	Display Board Charges	:	Rs.10000, Dated : 02.10.2026
9.	Development Charges for Building	:	Rs.82230, Dated : 02.10.2026
10.	Development Charge for Land	:	Rs.7264, Dated : 02.10.2026
11.	Shelter Charges	:	Rs.1317636, Dated : 02.10.2026
12.	Flag day Fund	:	Rs.25000, Dtaed : 05.10.2026

The Proposal is for the Proposed Construction of Commercial Building (Shop–cum Textile Showroom) Building as per the Town and Country Planning Act 1971. The Technical concurrence is issued by commissioner of Town and Country Planning, Chennai as **B.P / DTCP No: 658 / 2026**. The site approval and Planning Permission for the proposed Commercial Building (Shop–cum–Textile Showroom) has been issued as **SWP/DTCP/MAYILADUTHURAI/SITE APPROVAL NO: 40/2026 and SWP/DTCP/ MAYILADUTHURAI/B.P No. 13 /2026.**

Enclosure

Approved with e–sign Building Plan Map

To

The Commissioner,

Mayiladuthurai Municipality,

Mayiladuthurai Taluk,

Mayiladuthurai District.

Copy To :

1. Mr. M. R. Ramprasanna,
   No.80/40,Neela North street,
   Nagapattinam,
   Nagapattinam –611 001.

2. 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

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.