

PP

APPROVAL RECORD

Planning Permission

Tiruvarur district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

DTCP

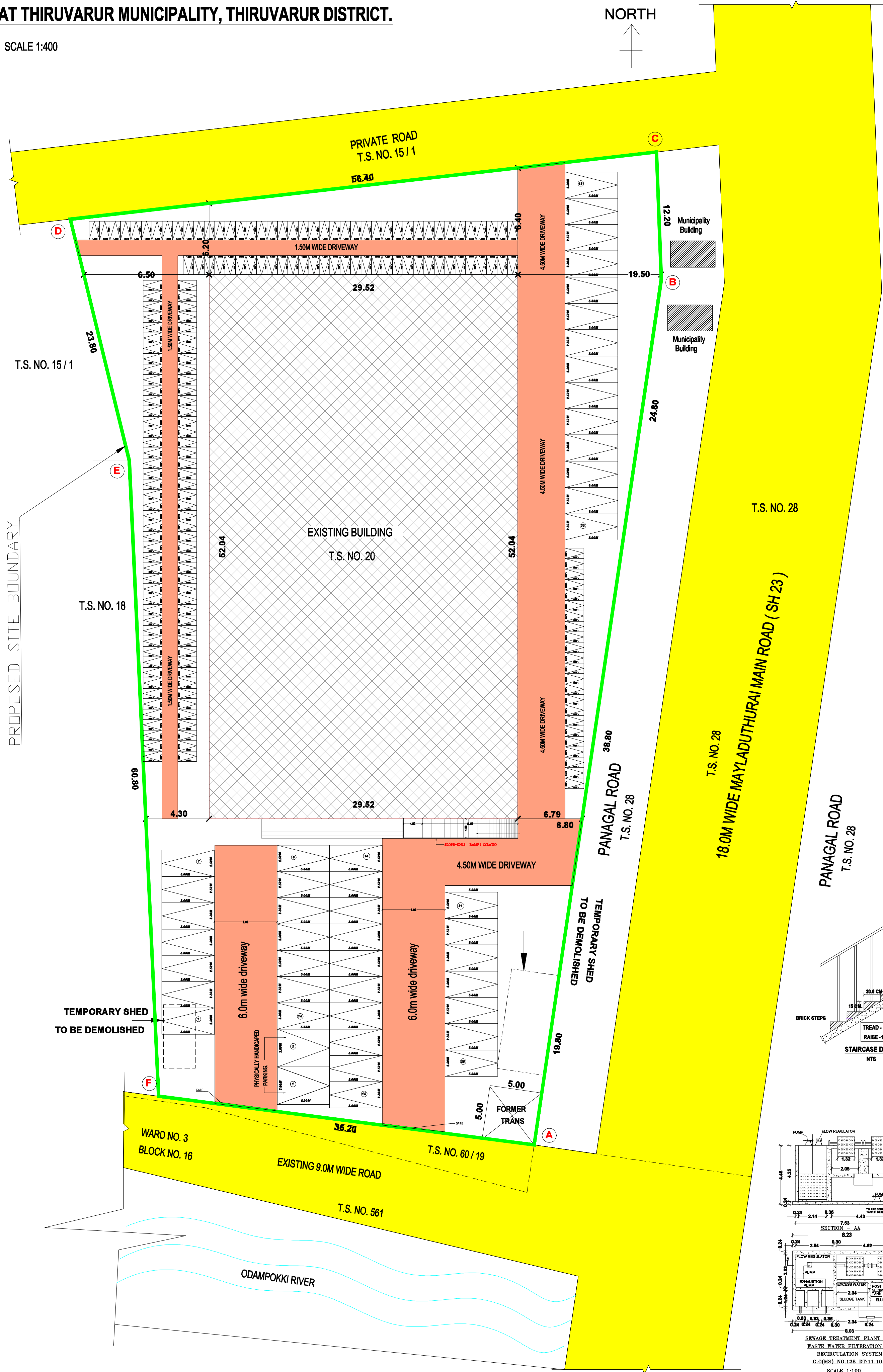
The approval as the planning authority issued it, reproduced in full behind this page.

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

SITE PLAN SHOWING THE EXISTING MULTIPLEX THEATRE BUILDING IN T.S .NO. 20, WARD - 2, BLOCK NO. 60

AT THIRUVARUR MUNICIPALITY, THIRUVARUR DISTRICT.

SCALE 1:400



HOUSING AND URBAN DEVELOPMENT (UD - 5(1)) DEPARTMENT

G.O. (3D) NO. 33

After careful consideration, the Government have decided to accept the recommendation of appeal Committee at paragraph 4 above and to allow the appeal filed by Thiru.Jagadeesan of Tiruvarur for the ongoing construction of multiplex theatre building at T.S.No.20, Ward No.2, Block No.60 of Thiruvvarur Municipality / District, by relaxing rule 35(1) Explanation 2(vii) of Tamil Nadu Combined Development and Building Rules 2019, pertaining to setback space on the southern side and that the Local Body (Thiruvvarur Municipality) should provide access to the side on the eastern side along the State Highway

BUILDING APPROVAL NO. SWP/DTCP/TVR/BP NO. 08 / 2026
ONLINE APPLICATION NO. SWP/BPA/769623/2026

(SWP - ONLINE APPROVAL)

ESIGNED BY
ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
THIRUVARUR DISTRICT.

APPROVAL AUTHORITY

AREA DETAILS	SQ.MT.		
AREA OF SITE	3915.50		
	F.S.I	NON F.S.I	TOTAL
AREA OF GROUND FLOOR	956.77		956.77
AREA OF FIRST FLOOR	1536.22		1536.22
AREA OF HEAD ROOM		30.60	30.60
AREA OF RAMP		19.71	19.71
	2492.99	50.31	2543.30

FLOOR SPACE INDEX (FSI) = 2492.99 / 3915.50 - 0.64

PLOT COVERAGE = 1536.22 / 3915.50 X 100 - 39.23 %

PARKING

SEATING AREA = 684.46 SQ.M

NUMBER OF TWO WHEELER PARKING (1.00 X 1.80) = 188 NOS.

NUMBER OF CAR PARKING (2.50 X 5.00) = 45 NOS.

PHYSICALLY HANDICAPED PARKING (3.60 X 5.00) = 2NOS.

site plan Colour Legends

Site boundary
Existing building
Existing Road
Proposed Drive way

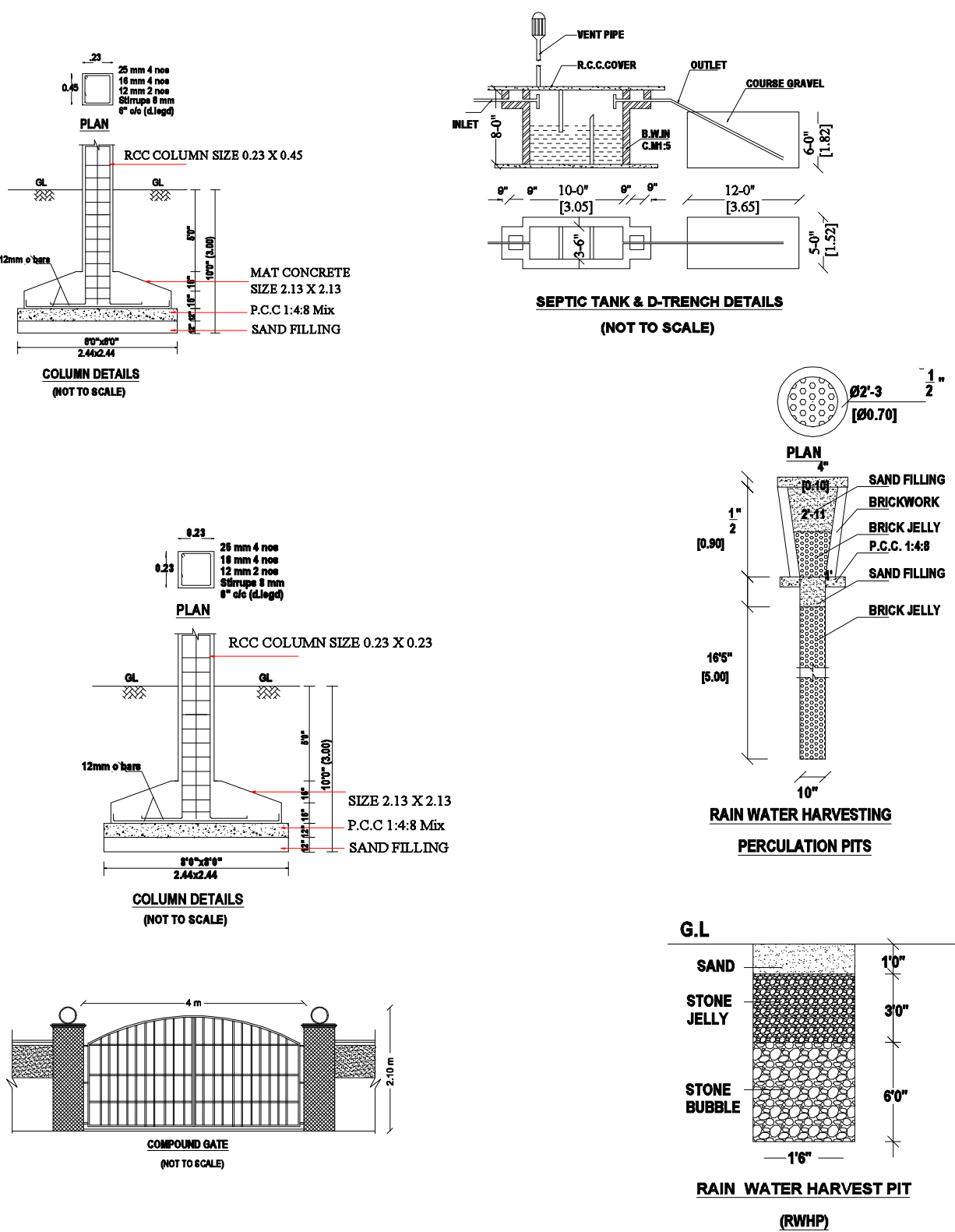
APPLICANT

ENGINEER

Er R. MUTHUKUMAR, M.E.
Registered Structural Engineer Grade-II
Reg No MYD/RSE-II/2023/012
OTCP MAYILADUTHURAI DISTRICT
No 10 Punuheeswarar East Street,
Mayiladuthurai 609 001
Cell: 9594245276

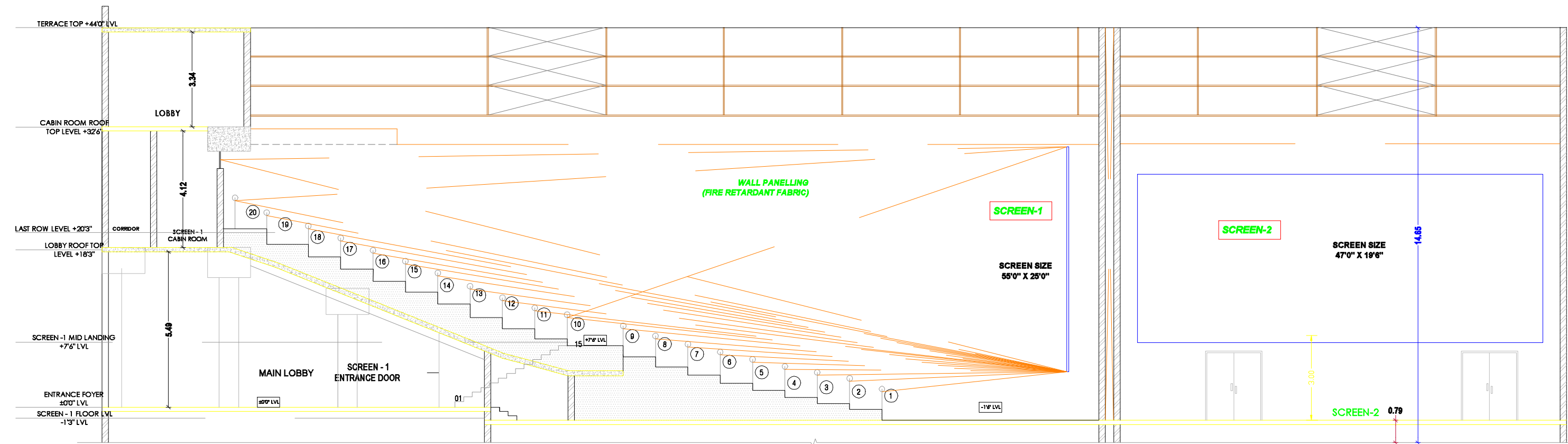
Er K. GANAPATHI, M.E.
REGISTERED Geo-Tech Engineer (Chartered Engineer)
(CMAA Regn No 07E19/04/2022)
(OTCP Regn No 07E/04/2024/OTCP/MADURAI)
DECEMBER/12/2024
GEOMATRIX CONSULTANCY
No 22, Thomas Street, Madurai.
Madurai-625002, Ph: 7568631590, 7706735598

Er. D. MUTHUKUMAR, DCE,
Registered Construction Engineer,
Reg. No: 005-RCE/2021,
No: 11, Selve Colony, (E.L. Palayam),
DARASURAM-612 702, KUMBakonam,
Cell: 72001 17003.

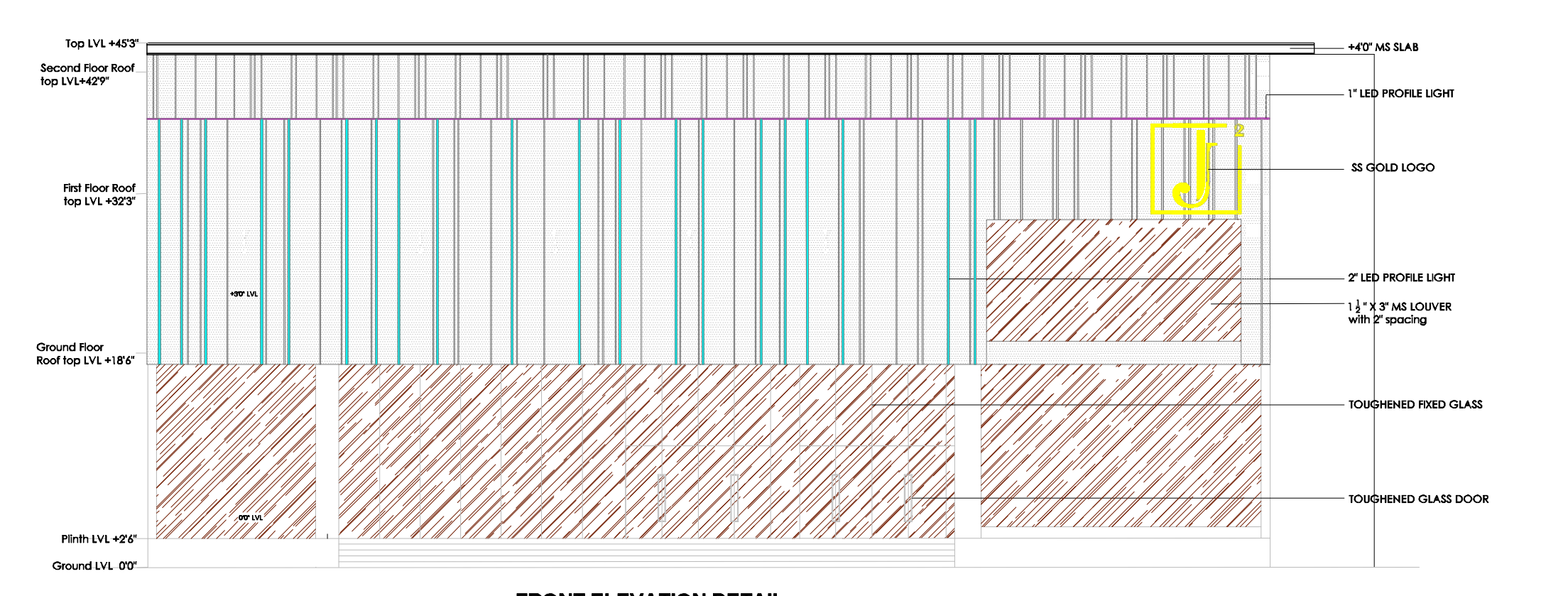


PLAN SHOWING THE EXISTING MULTIPLEX THEATRE BUILDING IN T.S .NO. 20, WARD - 2, BLOCK NO. 60 AT THIRUVARUR MUNICIPALITY, THIRUVARUR DISTRICT.

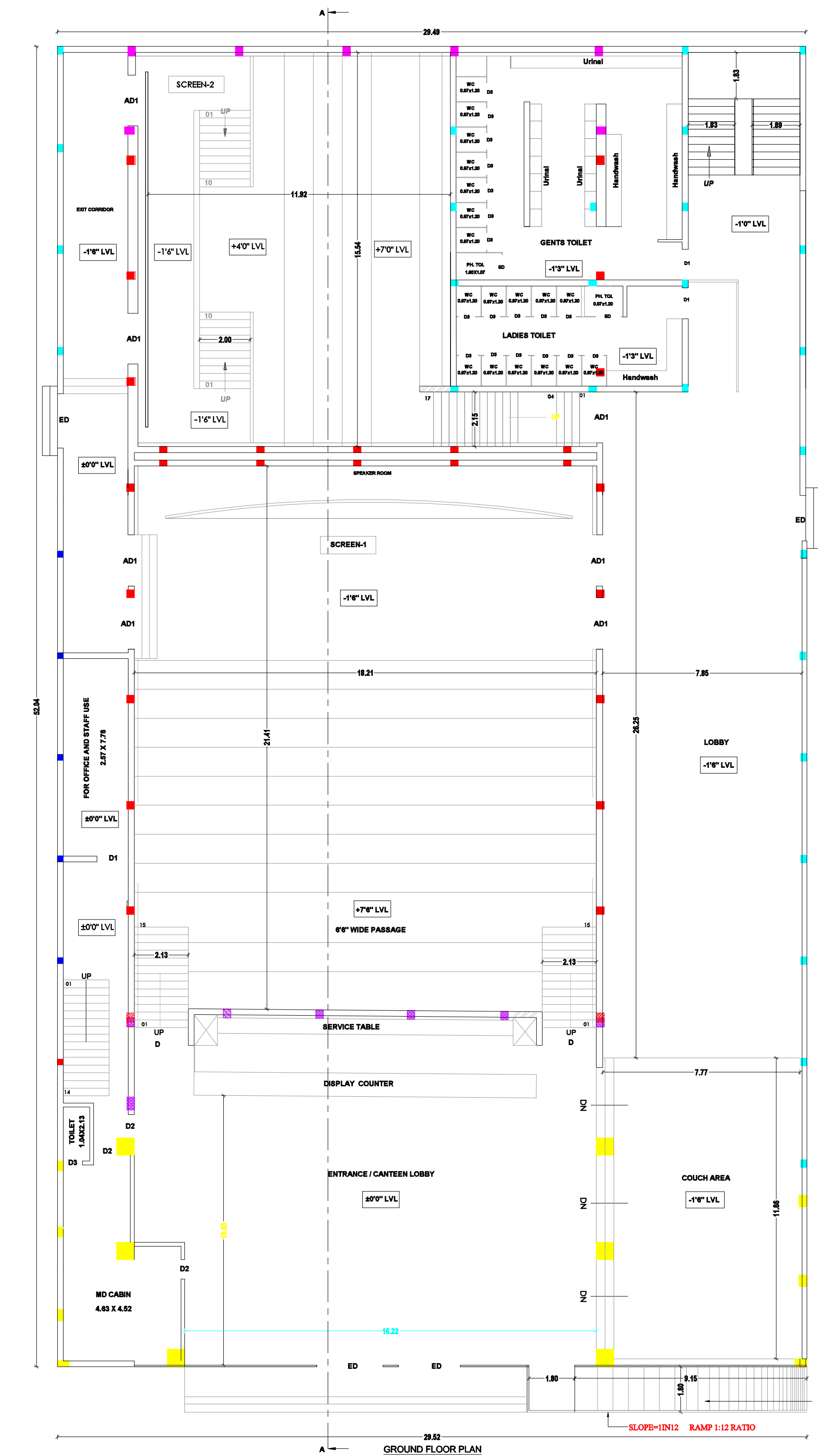
SCALE 1:100



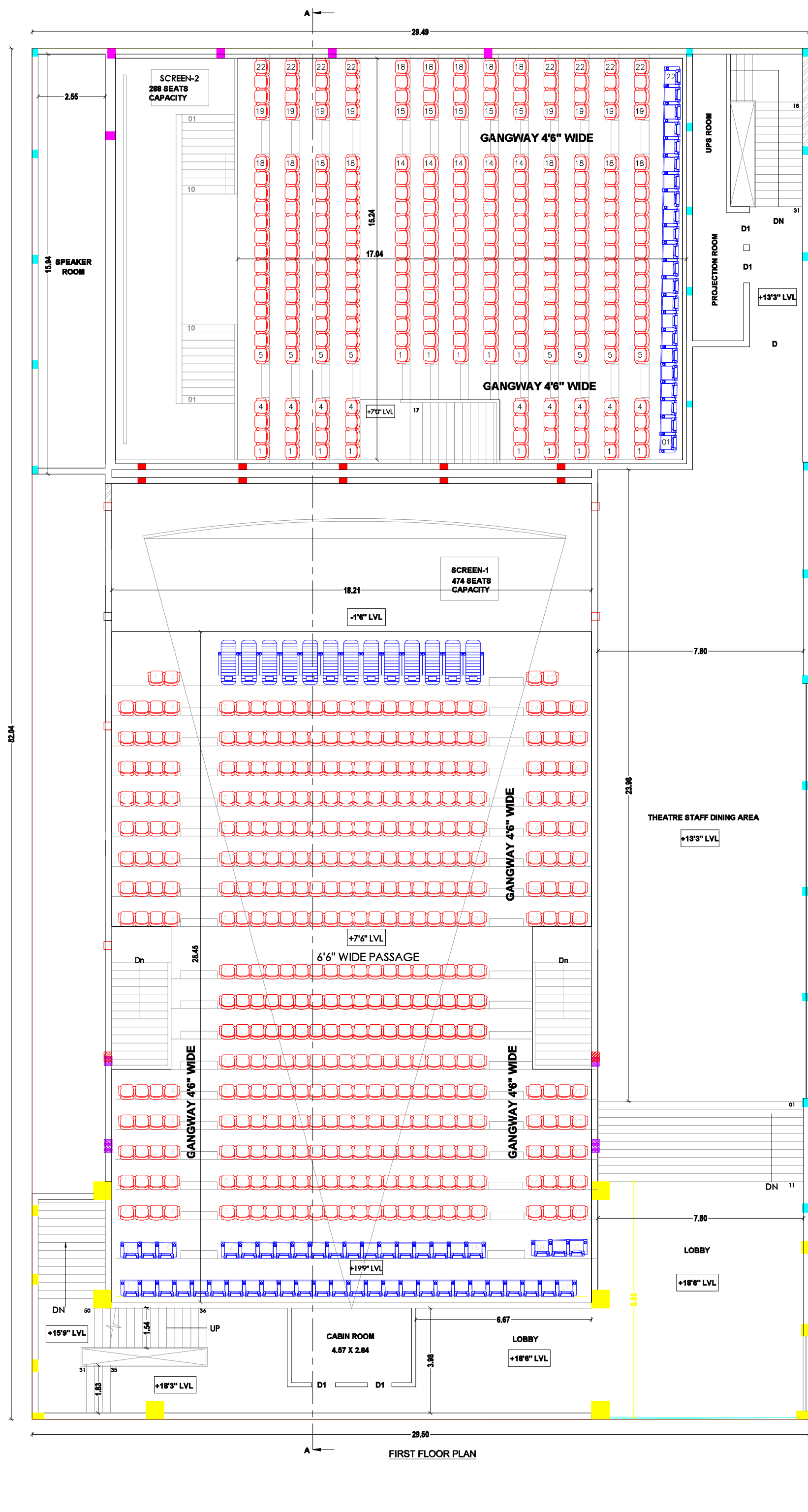
SECTION AA



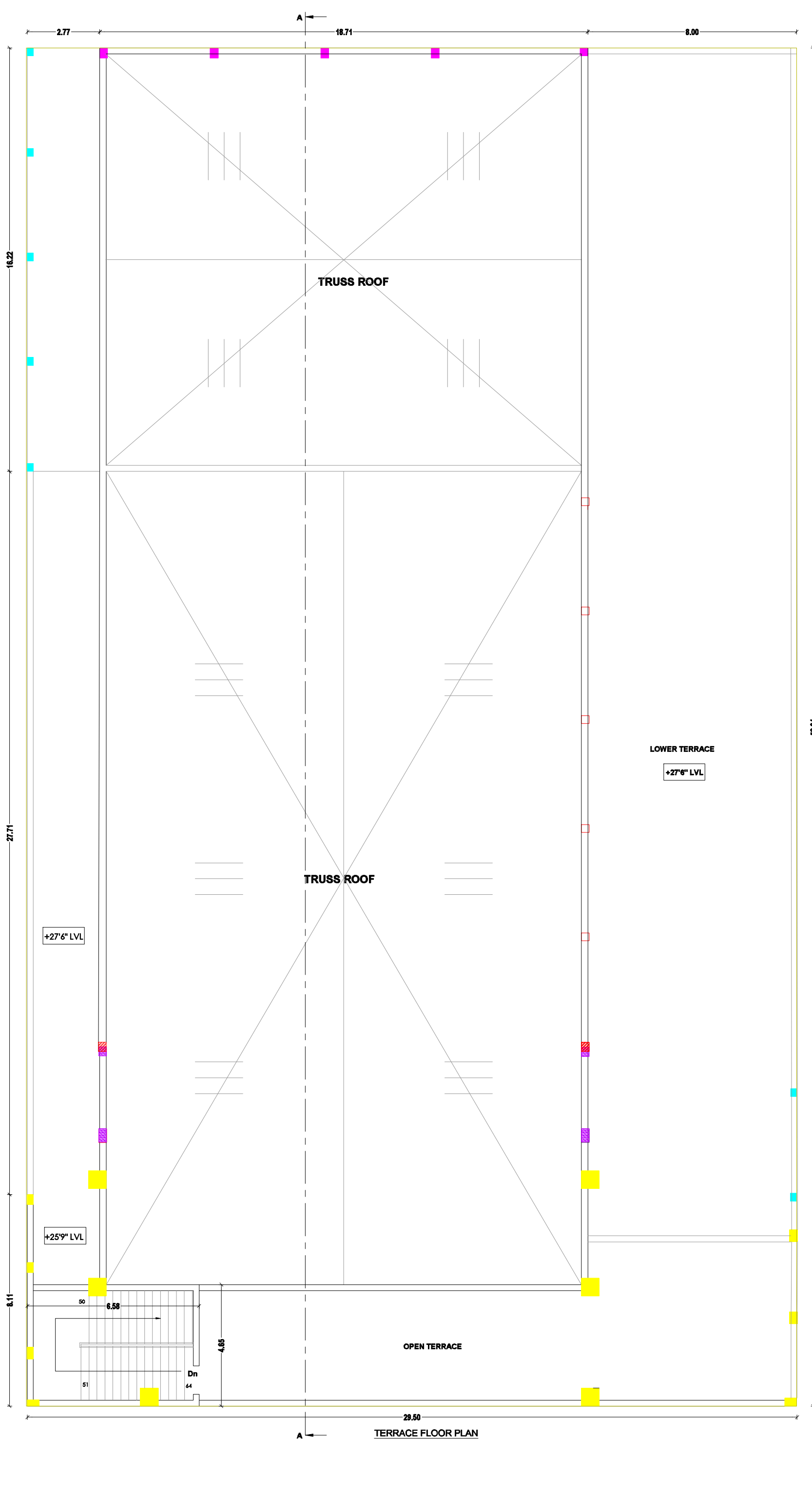
FRONT ELEVATION DETAIL



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

SCHEDULE OF JOINERIES		
ED	- DOOR	- 2.60 X 2.40M
D	- DOOR	- 2.13 X 2.40M
D1	- DOOR	- 1.00 X 2.10M
D2	- DOOR	- 0.91 X 2.10M
D3	- DOOR	- 0.76 X 2.10M

AREA DETAILS	SQ.MT.		
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AREA OF RAMP		19.71	19.71
	2492.99	50.31	2543.30

- NOTES:-
1. ALL DIMENSIONS ARE IN FEET & 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 WATER HEATING SYSTEM PROVIDED.
 10. RAINWATER HARVESTING FACILITIES PROVIDED.
 11. WASTE WATER RECYCLING TRENCH AND TANK PROVIDED.
 12. WATER FACILITIES PROVIDED.
 13. TRANSFORMER YARD PROVIDED.
 14. FA - FIRE ALARM PROVIDED
 15. F E - FIRE SAFETY MEASURES PROVIDED.
 16. SB - SAND BUCKET PROVIDED

APPLICANT

[Signature]

ENGINEER

[Signature]
Er. R. MUTHUKUMAR, M.E.
Registered Structural Engineer Grade II
Reg No MYD/RSE-II/2023/012
DTCP MAYILADUTHURAI DISTRICT
No 10 Puntheeswarar East Street,
Mayiladuthurai 609 001
Cell: 9594245276

[Signature]
Er. K. GANAPATHI, M.E. (Sol. Mech) F.I.E. F.I.V. (D.L.M.I.S.A.)
REGISTERED Geo-Tech Engineer/Chartered Engineer
(CMDA Regn No. GTE/19/04/2021)
(DTCP Regn No. GTE/54/2024/DTCP/MADURAI)
DECEMBER 02, 2024
GEOMATRIX CONSULTANCY
No 22 Thomas Street, Nainadu,
Madurai-625002 Ph: 7558051350, 7708753598

[Signature]
Er. D. MUTHUKUMAR, DCE,
Registered Construction Engineer,
Reg. No: 005-RCE/2021,
No. 11, Selva Colony, (E.L. Palayam),
DARASURAM-612 702, KUMBakonam,
Cell: 72001 17003.

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](#)



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



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.

