

PP

APPROVAL RECORD

Planning Permission

Cuddalore

Cuddalore district, Tamil Nadu

APPROVAL TYPE

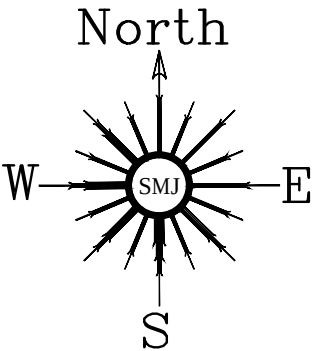
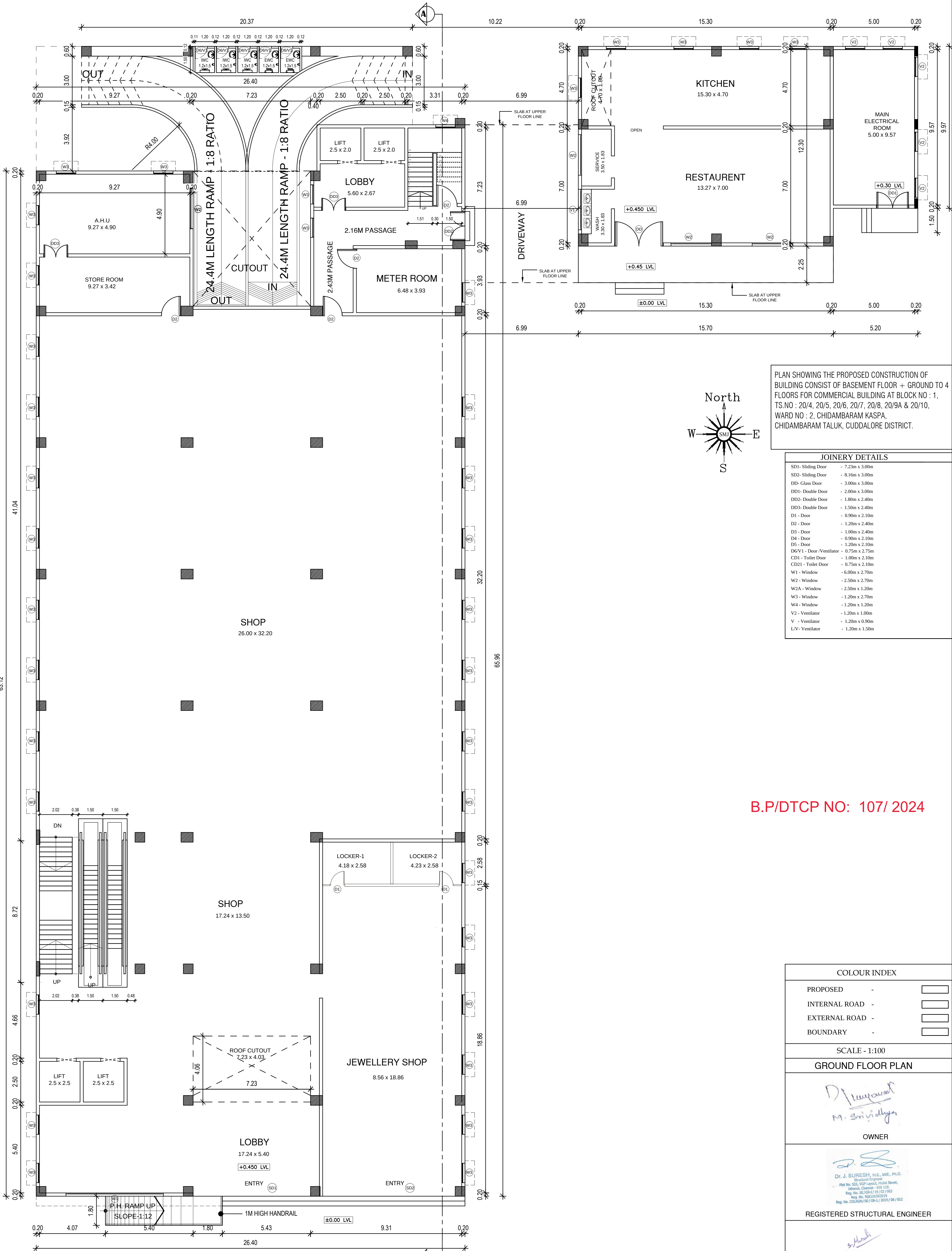
Building Plan

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.



PLAN SHOWING THE PROPOSED CONSTRUCTION OF BUILDING CONSIST OF BASEMENT FLOOR + GROUND TO 4 FLOORS FOR COMMERCIAL BUILDING AT BLOCK NO : 1, TS.NO : 20/4, 20/5, 20/6, 20/7, 20/8, 20/9A & 20/10, WARD NO : 2, CHIDAMBARAM KASPA, CHIDAMBARAM TALUK, CUDDALORE DISTRICT.

JOINERY DETAILS

SD1- Sliding Door	- 7.23m x 3.00m
SD2- Sliding Door	- 8.16m x 3.00m
DD- Glass Door	- 3.00m x 3.00m
DD1- Double Door	- 2.00m x 3.00m
DD2- Double Door	- 1.80m x 2.40m
DD3- Double Door	- 1.50m x 2.40m
D1- Door	- 0.90m x 2.10m
D2- Door	- 1.20m x 2.40m
D3- Door	- 1.00m x 2.40m
D4- Door	- 0.90m x 2.10m
D5- Door	- 1.20m x 2.10m
D6/V1- Door/Ventilator	- 0.75m x 2.75m
CD1- Toilet Door	- 1.00m x 2.10m
CD21- Toilet Door	- 0.75m x 2.10m
W1- Window	- 6.00m x 2.70m
W2- Window	- 2.50m x 2.70m
W2A- Window	- 2.50m x 1.20m
W3- Window	- 1.20m x 2.70m
W4- Window	- 1.20m x 1.20m
V2- Ventilator	- 1.20m x 1.00m
V- Ventilator	- 1.20m x 0.90m
L/V- Ventilator	- 1.20m x 1.50m

B.P/DTCP NO: 107/ 2024

COLOUR INDEX

PROPOSED	-	☐
INTERNAL ROAD	-	☐
EXTERNAL ROAD	-	☐
BOUNDARY	-	☐

SCALE - 1:100

GROUND FLOOR PLAN

M. Srinivasan
M. Srinivasan

OWNER

Dr. J. Suresh
Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Vellore Street,
Udhagamandalam - 600 110.
Reg. No. SE/2018/151 (27/10/18)
Reg. No. SE/2018/282019
Reg. No. CE/2019/156 (08-11-2019) 06/012

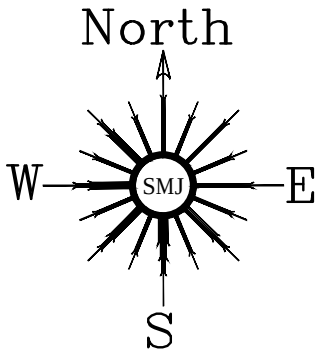
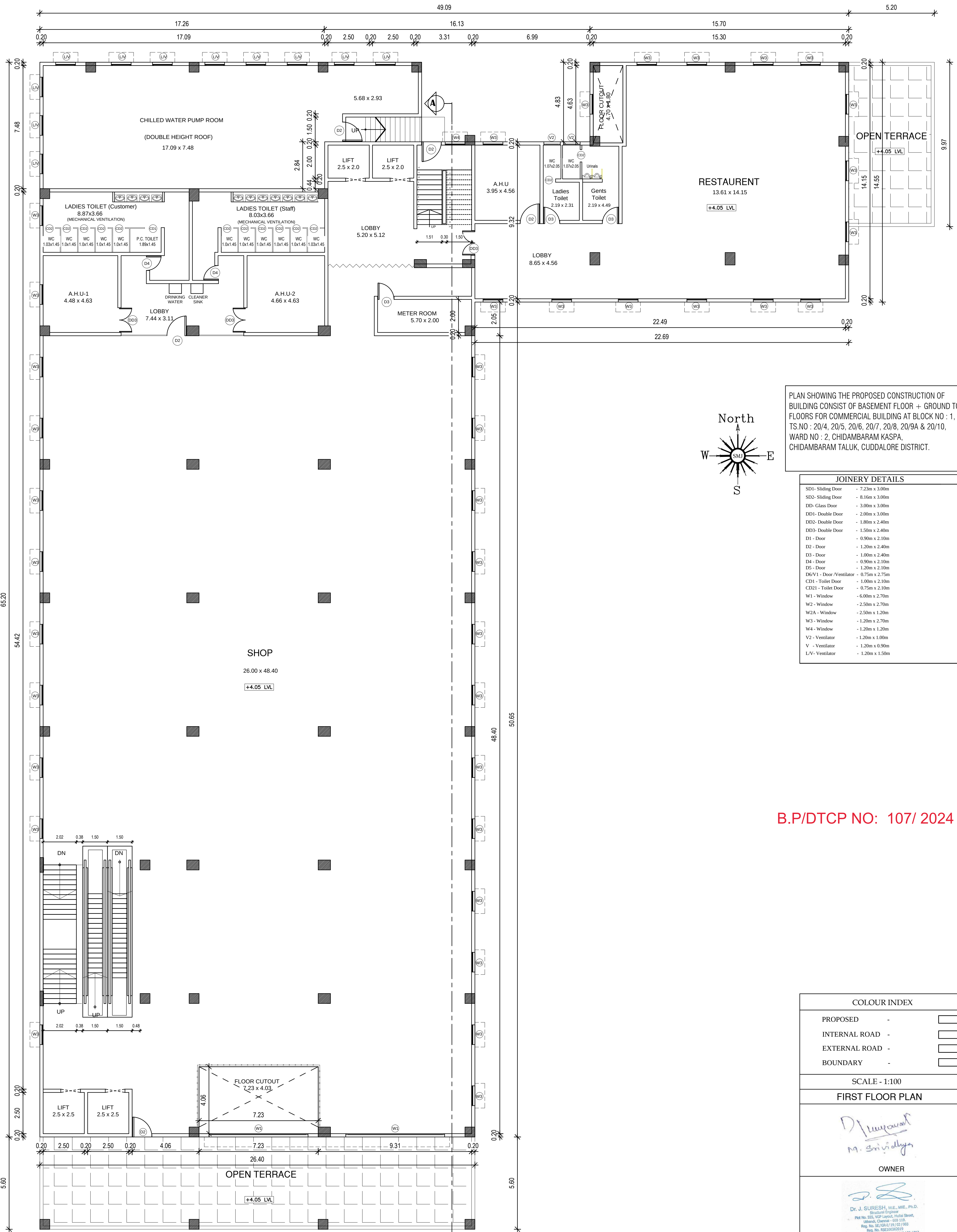
REGISTERED STRUCTURAL ENGINEER

S. Murali
S. MURALI, B.E
RE GRADE - II, DTCP CHENGALPATTU
RE No.CGLDIST / RE/GR-II/2020/12013.
No.16, Sivan Koil Street, Thiruverkadu,
Chennai - 77. Contact : 9941426455.

REGISTERED ENGINEER / LICENSE SURVEYOR

SMJ PLANNER - THIRUVERKADU. +91 9941426455.

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FIRST FLOOR PLAN

[Signature]
M. Srinivasan

OWNER

[Signature]
Dr. J. SURESH, M.E., M.E., Ph.D.
Structural Engineer
Plot No. 555, VSP Layout, Vellore Street,
Udhagamandalam - 605 010.
Reg. No. SE/2019/19 (2) (103)
Reg. No. SE/2019/20219
Reg. No. CE/2019/19 (2) (103) / 2019/ 06 / 012

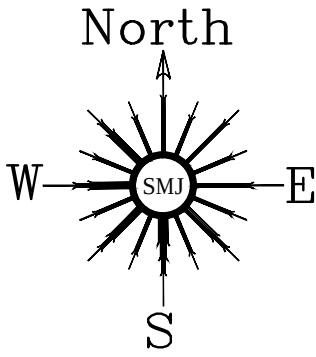
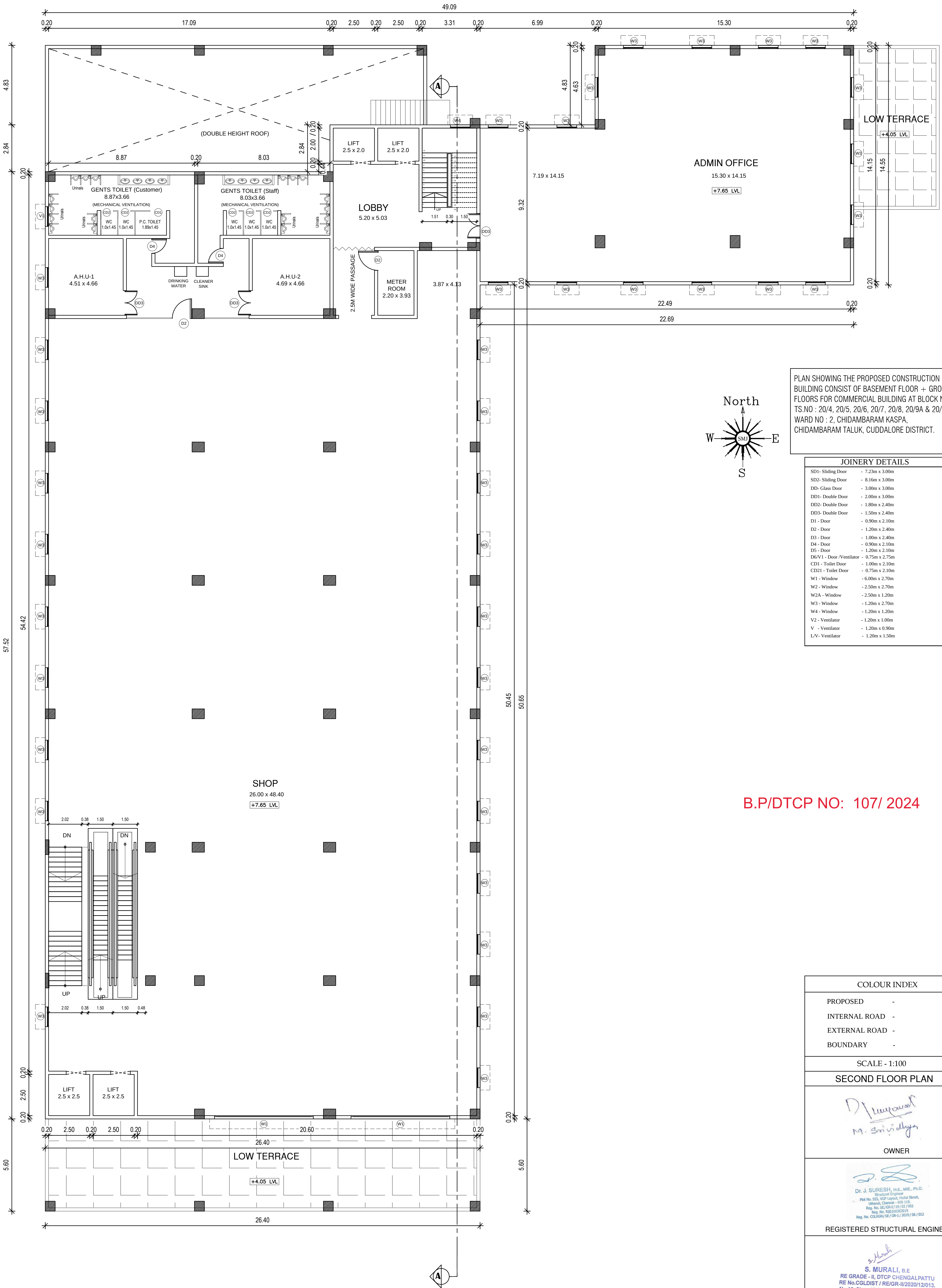
REGISTERED STRUCTURAL ENGINEER

[Signature]
S. MURALI, B.E.
RE GRADE - II, DTCP CHENGALPATTU
RE No.CGLDIST / RE/GR-II/2020/12/013.
No.16, Sivan Koil Street, Thiruverkadu,
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SCALE - 1:100

SECOND FLOOR PLAN

[Signature]
M. Srinivasan

OWNER

[Signature]
Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VSP Layout, Vellore Street,
Udhandi, Chennai - 600 110.
Reg. No. SE/08/L/19/02/103
Reg. No. RSE/10/2020/19
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REGISTERED STRUCTURAL ENGINEER

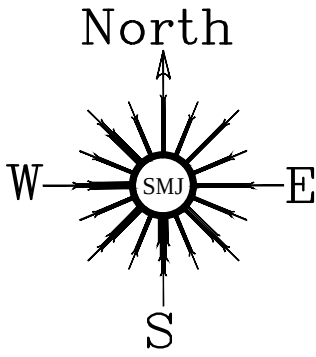
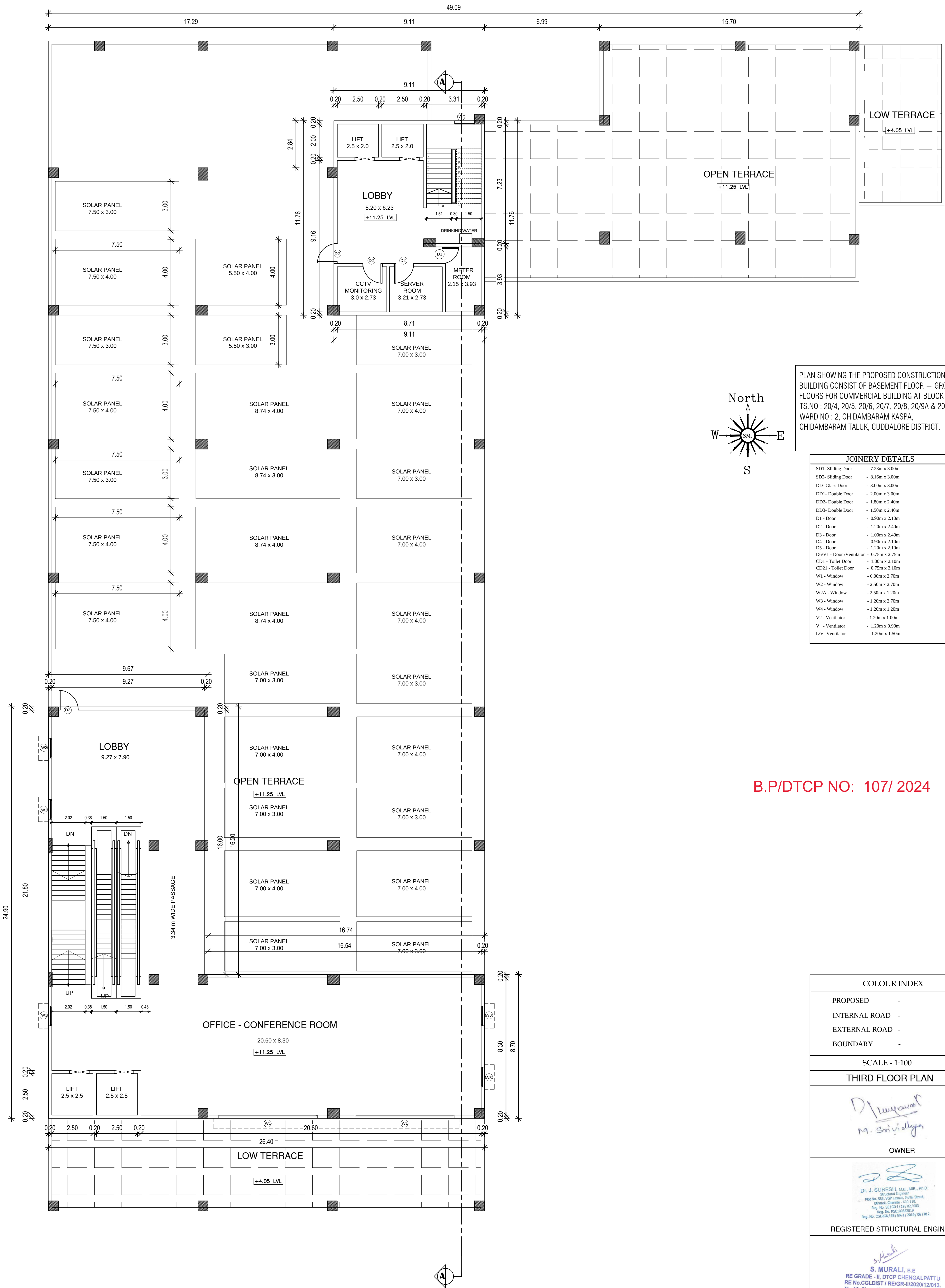
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RE No.CGLDIST / RE/GR-II/2020/12/013.
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SCALE - 1:100

THIRD FLOOR PLAN

[Signature]
M. Srinivasan

OWNER

[Signature]
Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Vellore Street,
Uthandi, Chennai - 600 110.
Reg. No. SE/08/15/02/103
Reg. No. RS/210/20219
Reg. No. CCLSD/156/08/1/2019/06/012

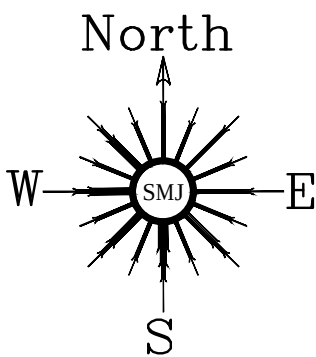
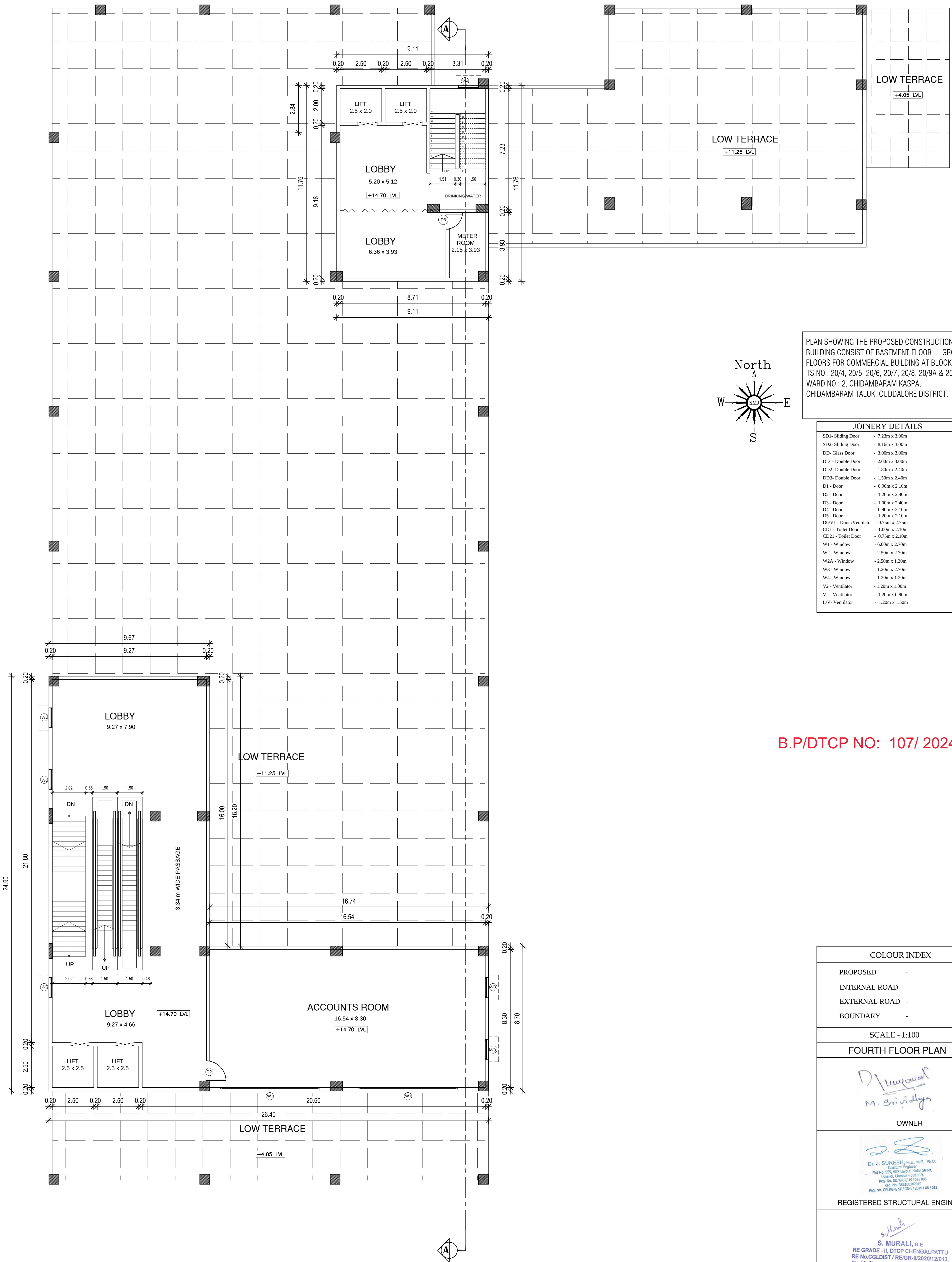
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RE No.CGLDIST / RE/GR-II/2020/12013.
No.16, Sivan Koil Street, Thiruverkadu,
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B.P/DTCP NO: 107/ 2024

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BOUNDARY	-	☐

SCALE - 1:100

FOURTH FLOOR PLAN

M. Srinivasan
M. Srinivasan

OWNER

Dr. J. Suresh
Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Vellore Street,
Udhagamandalam, Chennai - 600 119.
Reg. No. SE/08/L/19/02/103
Reg. No. RS/210/2020/19
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REGISTERED STRUCTURAL ENGINEER

S. Murali
S. MURALI, B.E.
RE GRADE - II, DTCP CHENGALPATTU
RE No.CGLDIST / RE/GR-II/2020/12/013.
No.16, Sivan Koil Street, Thiruverkadu,
Chennai - 77. Contact : 9941428455.

REGISTERED ENGINEER / LICENSE SURVEYOR

SMJ PLANNER - THIRUVERKADU. +91 9941426455.

FOURTH FLOOR PLAN

SHEET : 8/9

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-	-	-	-

SCALE - 1:100

TERRACE FLOOR PLAN

OWNER

REGISTERED STRUCTURAL ENGINEER

REGISTERED ENGINEER / LICENSE SURVEYOR

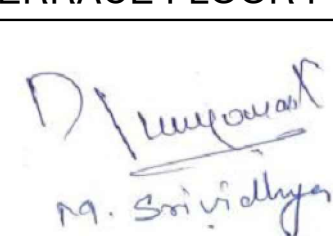
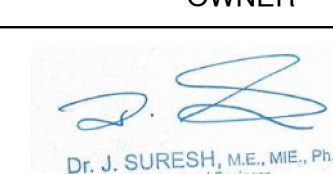
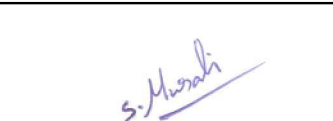
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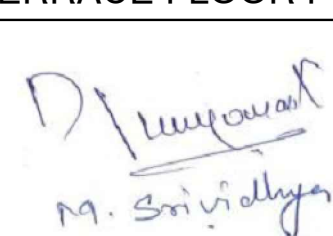
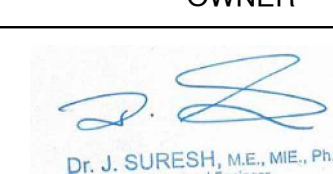
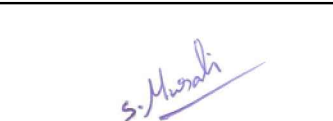
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TERRACE FLOOR PLAN	
	
OWNER	
 Dr. J. SURESH, M.E., M.E., P.E. Structural Engineer Plot No. 555, VCP Layout, Velur Street, Uthandi, Chennai - 600 119. Reg. No. SE/GR/175/101/103 Reg. No. RSE/2002/0203 Reg. No. CGJSGU/SE/GR-1/2019/06/012	
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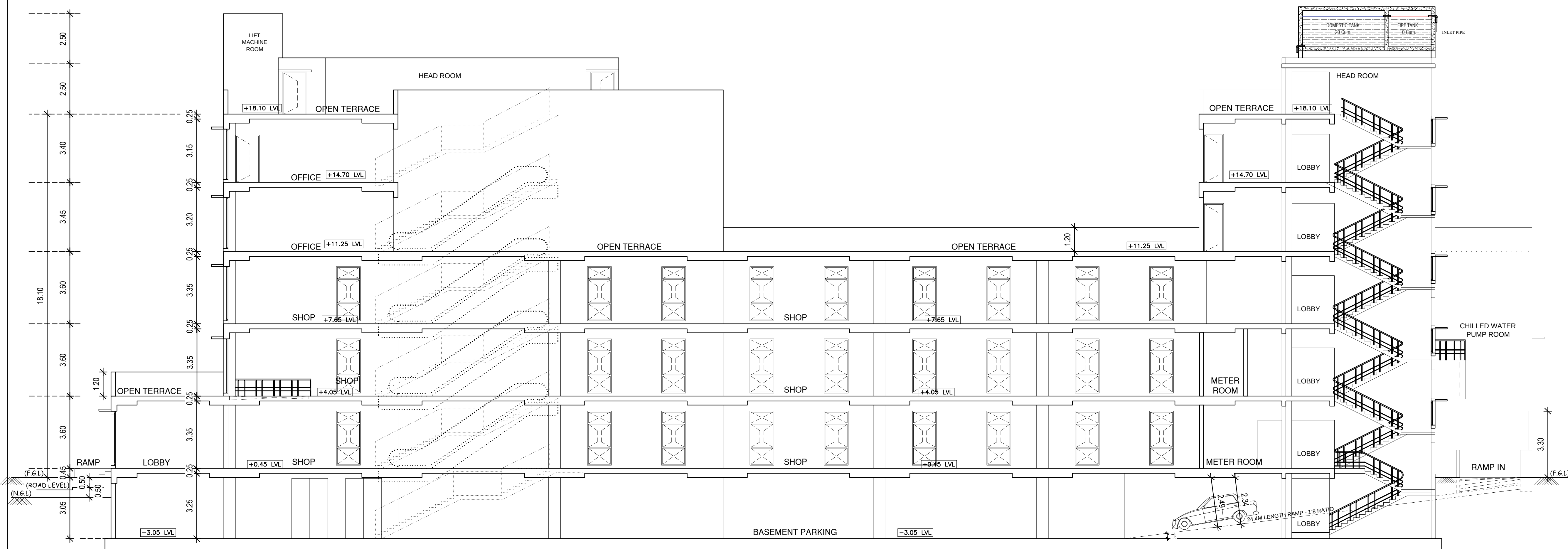
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REGISTERED ENGINEER / LICENSE SURVEYOR	
SMJ PLANNER - THIRUVERKADU. +91 9941426455.	

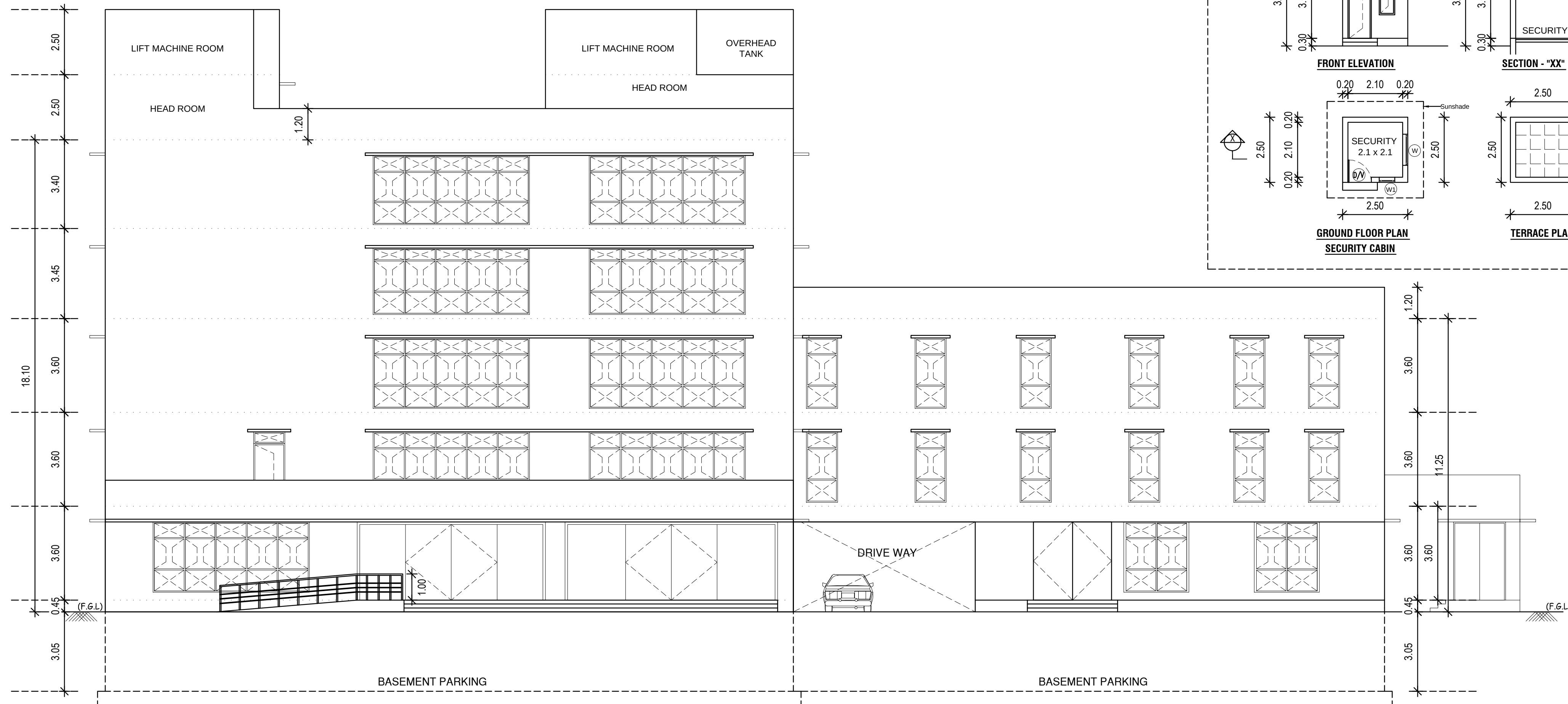
PLAN SHOWING THE PROPOSED CONSTRUCTION OF BUILDING CONSIST OF BASEMENT FLOOR + GROUND TO 4 FLOORS FOR COMMERCIAL BUILDING AT BLOCK NO : 1, TS.NO : 20/4, 20/5, 20/6, 20/7, 20/8, 20/9A & 20/10, WARD NO : 2, CHIDAMBARAM KASPA, CHIDAMBARAM TALUK, CUDDALORE DISTRICT.

JOINERY DETAILS

SD1- Sliding Door	- 7.23m x 3.00m
SD2- Sliding Door	- 8.16m x 3.00m
DD- Glass Door	- 3.00m x 3.00m
DD1- Double Door	- 2.00m x 3.00m
DD2- Double Door	- 1.80m x 2.40m
DD3- Double Door	- 1.50m x 2.40m
D1 - Door	- 0.90m x 2.10m
D2 - Door	- 1.20m x 2.40m
D3 - Door	- 1.00m x 2.40m
D4 - Door	- 0.90m x 2.10m
D5 - Door	- 1.20m x 2.10m
D6/V1 - Door /Ventilator	- 0.75m x 2.75m
CD1 - Toilet Door	- 1.00m x 2.10m
CD21 - Toilet Door	- 0.75m x 2.10m
W1 - Window	- 6.00m x 2.70m
W2 - Window	- 2.50m x 2.70m
W2A - Window	- 2.50m x 1.20m
W3 - Window	- 1.20m x 2.70m
W4 - Window	- 1.20m x 1.20m
V2 - Ventilator	- 1.20m x 1.00m
V - Ventilator	- 1.20m x 0.90m
L/V- Ventilator	- 1.20m x 1.50m



SECTION - "AA"



FRONT ELEVATION

SCHEDULE OF OPENINGS:

TYPE	OPENING SIZE		CASEMENT SIZE		DESCRIPTION	NOS.
	WIDTH	HEIGHT	WIDTH	HEIGHT		
DOORS:						
D/V	0.90	2.10	-	-	SHAKTI MET DOOR WITH VIEW PANEL	1
WINDOWS:						
W	1.20	1.20			WINDOW	1
WT	0.60	1.20			WINDOW	1

B.P/DTCP NO: 107/ 2024

COLOUR INDEX

PROPOSED	-	
INTERNAL ROAD	-	
EXTERNAL ROAD	-	
BOUNDARY	-	

SCALE - 1:100

ELEVATION & SECTION

OWNER

REGISTERED STRUCTURAL ENGINEER

REGISTERED ENGINEER / LICENSE SURVEYOR

S. MURALI, B.E.
RE GRADE - II, DTCP CHENGALPATTU
RE No.CGLDIST / RE/GR-II/2020/12/013.
No.16, Sivan Koil Street, Thiruverkadu,
Chennai - 77. Contact : 9941426455.

SMJ PLANNER - THIRUVERKADU. +91 9941426455.

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V2 - Ventilator	- 1.20m x 1.00m
V - Ventilator	- 1.20m x 0.90m
L/V - Ventilator	- 1.20m x 1.50m

AREA DETAILS

ASPER DOCUMENT	- 4886.00 Sqm.
ASPER PATTA	- 4879.00 Sqm.
SUPERIMPOSED	- 4914.34 Sqm.

FLOOR NAME	FSI AREA (in Sqm)	NON FSI AREA (in Sqm)	TOTAL BUILT-UP AREA (in Sqm)
BASEMENT FLOOR (PARKING)	---	2204.35	2204.35
GROUND FLOOR (SHOP)	1991.84	159.89	2151.73
FIRST FLOOR (SHOP)	1964.05	37.79	2001.84
SECOND FLOOR (SHOP)	1551.30	154.05	1705.35
SECOND FLOOR (OFFICE)	296.49	---	296.49
THIRD FLOOR (OFFICE)	493.41	---	493.41
FOURTH FLOOR (OFFICE)	493.41	---	493.41
HEAD ROOM	---	116.84	116.84
SECURITY (NON FSI)	---	6.25	6.25
TOTAL	6790.50	2679.17	9469.67

FSI	= (6790.50 / 4879.00) = 1.392
PLOT COVERAGE	= (2204.35 / 4879.00) x 100 = 45.18 %

PARKING DETAILS

	REQUIRED	PROVIDED
CAR PARKING (including PH)	125	125
TWO WHEELER PARKING	168	169

COLOUR INDEX

PROPOSED	-	
INTERNAL ROAD	-	
EXTERNAL ROAD	-	
BOUNDARY	-	

SCALE - 1:200

SITE PLAN

OWNER

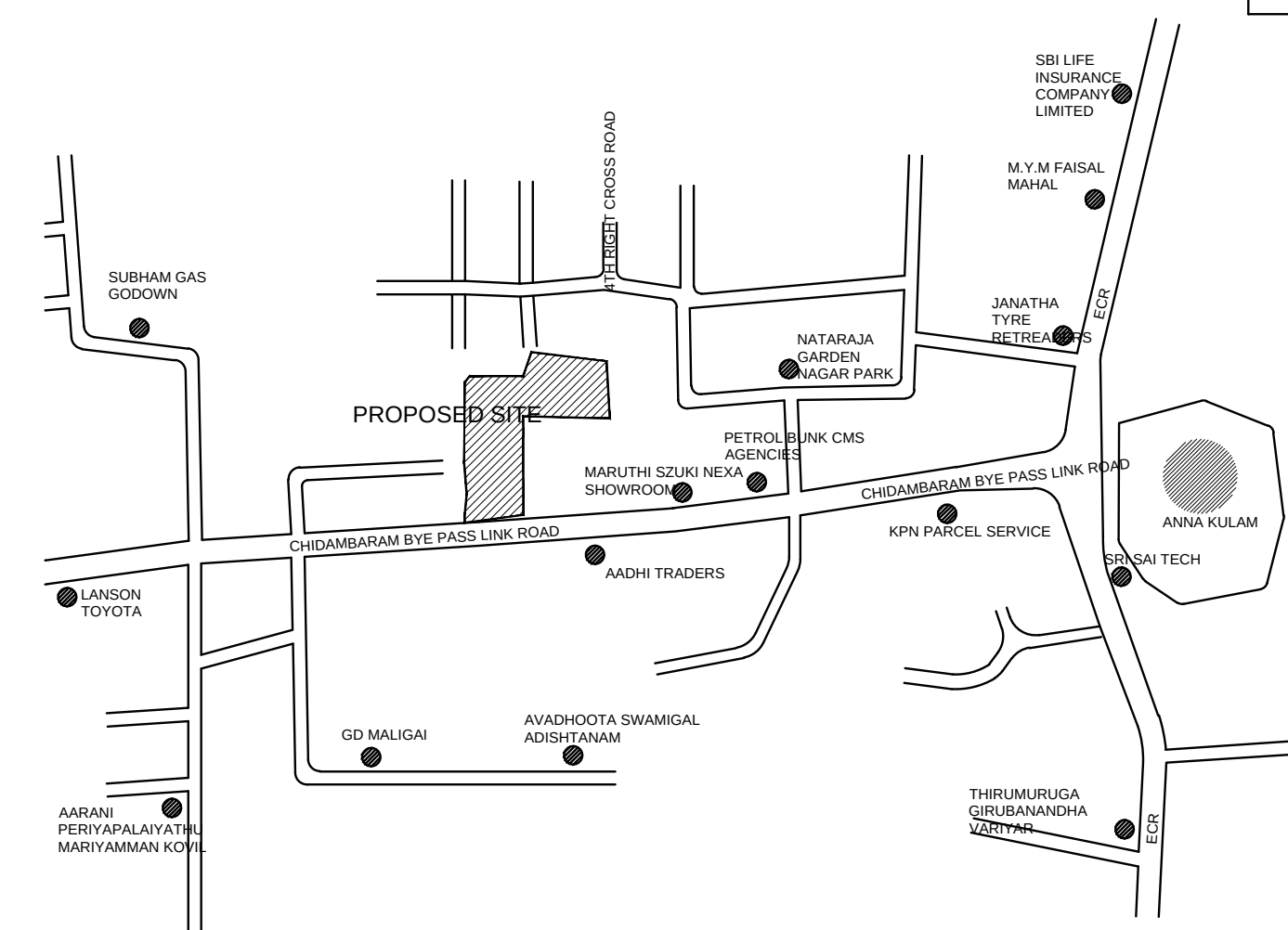
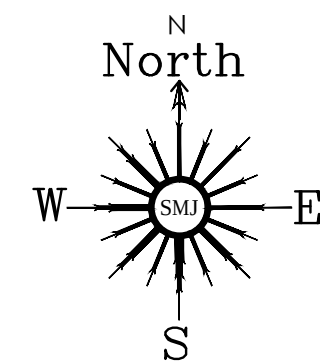
Dr. J. SURESH, M.E., MIE., Ph.D.
 Structural Engineer
 Reg. No. 603, NCE, Anna Nagar, Chennai - 600 055
 Reg. No. 603, NCE, Anna Nagar, Chennai - 600 055
 Reg. No. 603, NCE, Anna Nagar, Chennai - 600 055
 Reg. No. 603, NCE, Anna Nagar, Chennai - 600 055

REGISTERED STRUCTURAL ENGINEER

S. MURALI, B.E.
 RE GRADE - II, DTCP CHENGALPATTU
 RE No. COLDIST/7/REGR-4/2020/12/013.
 No.16, Sivan Kall Street, Thiruverkadu,
 Chennai - 77. Contact : 9841426455.

REGISTERED ENGINEER / LICENSE SURVEYOR

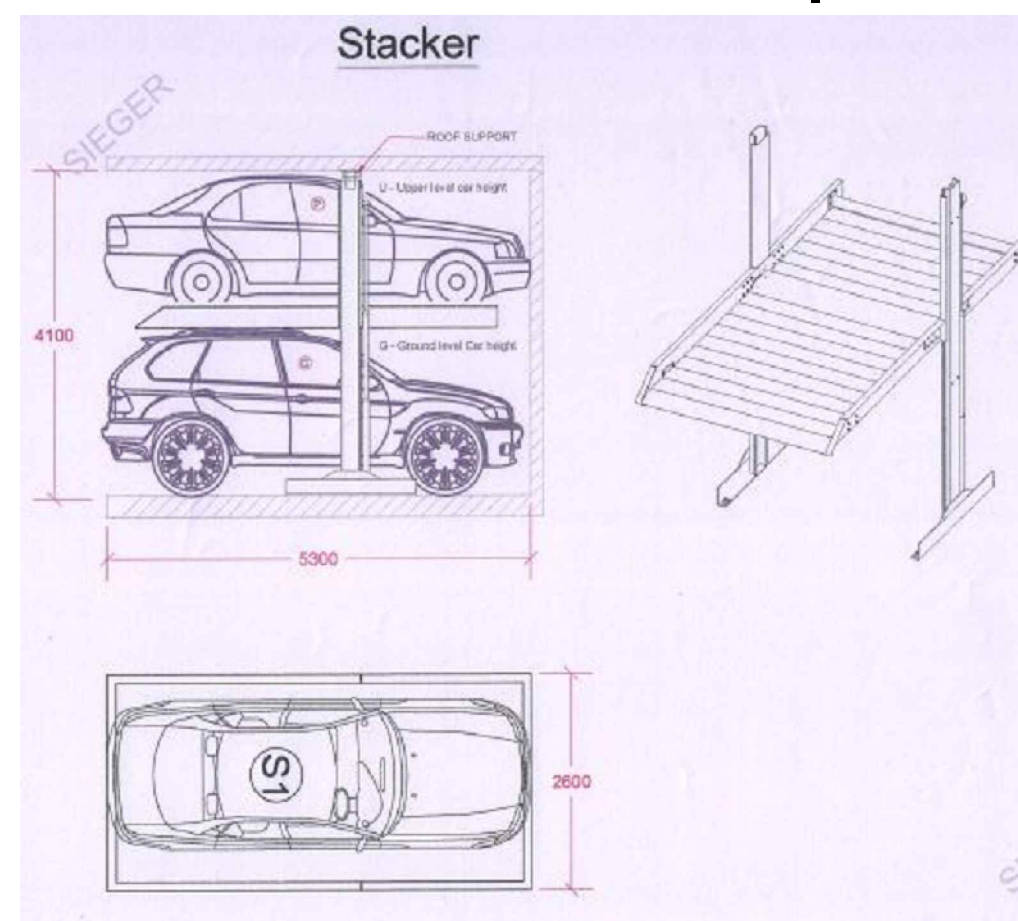
SMJ PLANNER - THIRUVERKADU. +91 9941426455.



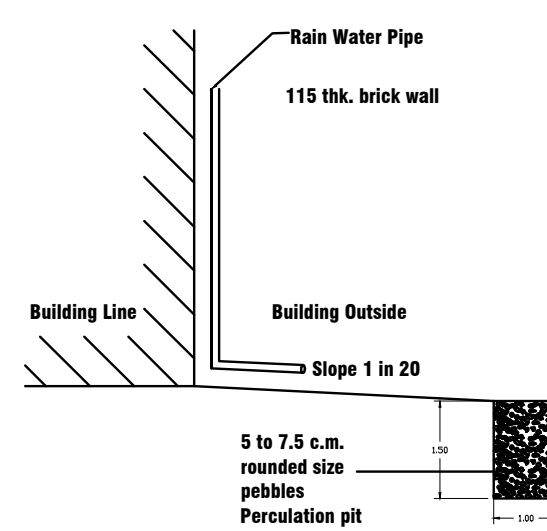
KEY PLAN

(NOT TO SCALE)

B.P/DTCP NO: 107/ 2024



TWO LEVEL STACKER	
NO OF CAR SLOTS	2 (1 Ground + 1 Parking)
MAXIMUM CAR WEIGHT (P)	≤2000(kg)
LIFTING CONTROL SYSTEM	HYDRAULIC
MODELS	SDP 2G OP
CH	4100
Length	5000
Width	2000
Height (G)	2000
Height (P)	1850
PARKING TYPE	COMFORT
TOTAL WIDTH (W)	2608

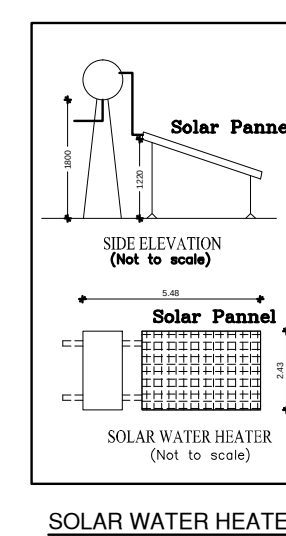


RAIN WATER PERCUSSION PIT

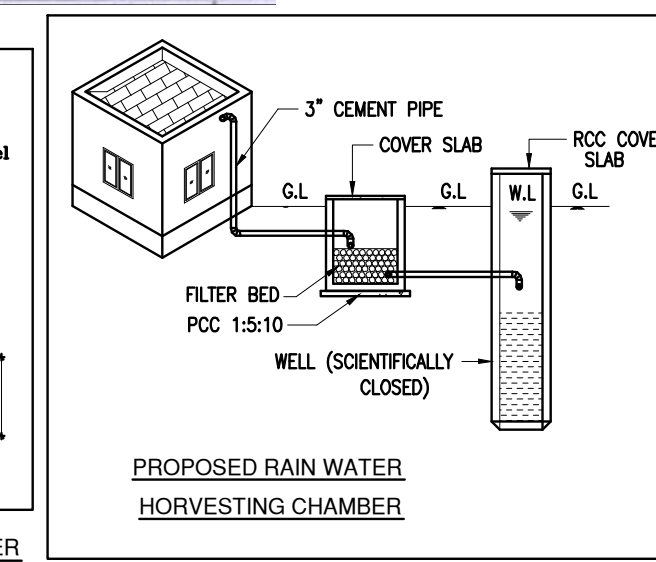
GENERAL SPECIFICATION

- GRADE OF CONCRETE SHALL CONFORM TO IS 456
- (i) M20 FOR COLUMN & SHEAR WALL
- (ii) M20 FOR ALL OTHER R.C.C. WORKS
- (iii) M20 FOR PLY WITH MINIMUM CEMENT CONTENT OF 400KG/M³. (IF FINC AND GRADE SHOULD USE)
- (iv) GRADE OF CONCRETE FOR P.T. BEAM AND P.T. SLAB REFER P.T. VENDOR DRAWING

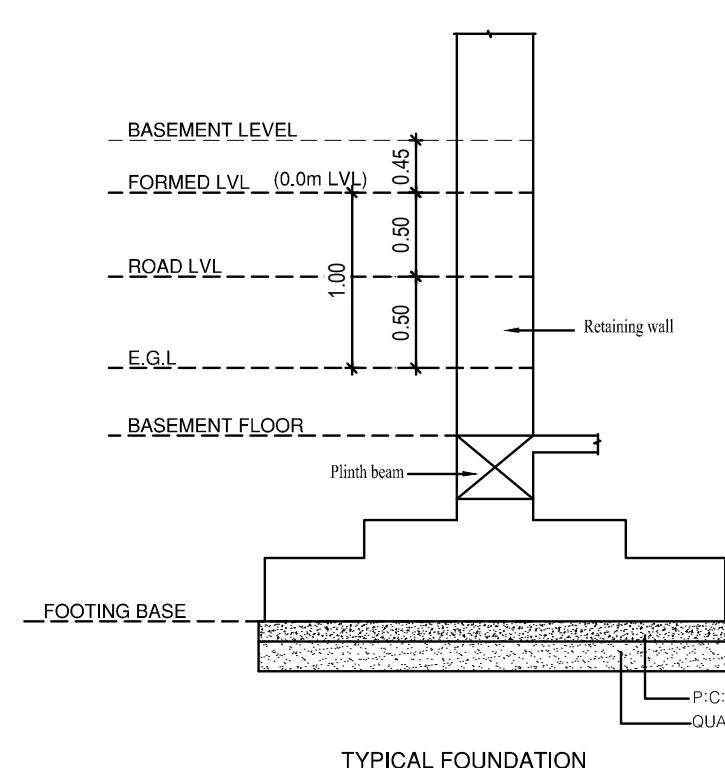
Ordinary Floor Finish in 1:2 mix
 P.C.C. in Foundation
 M.Sand Filling in Basement & Foundation
 Flooring in 1:3 mix
 Step: Rise 6" & Tread 10"



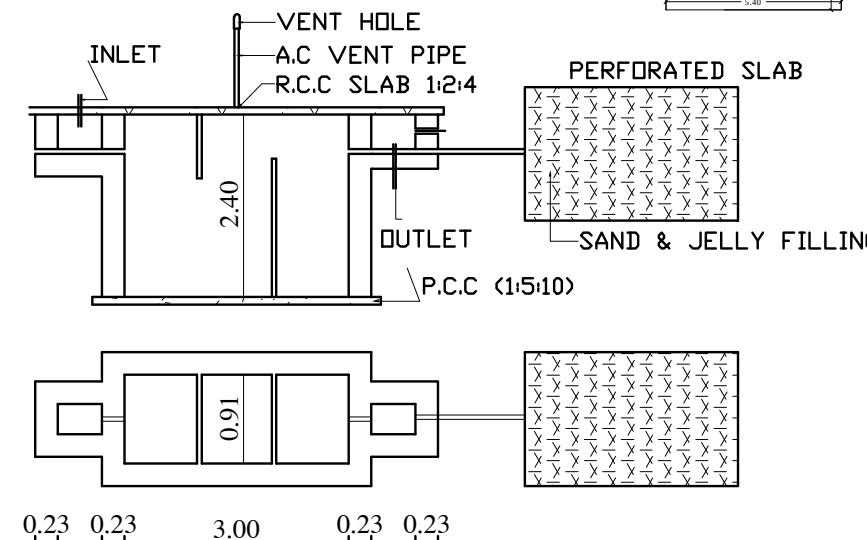
SOLAR WATER HEATER



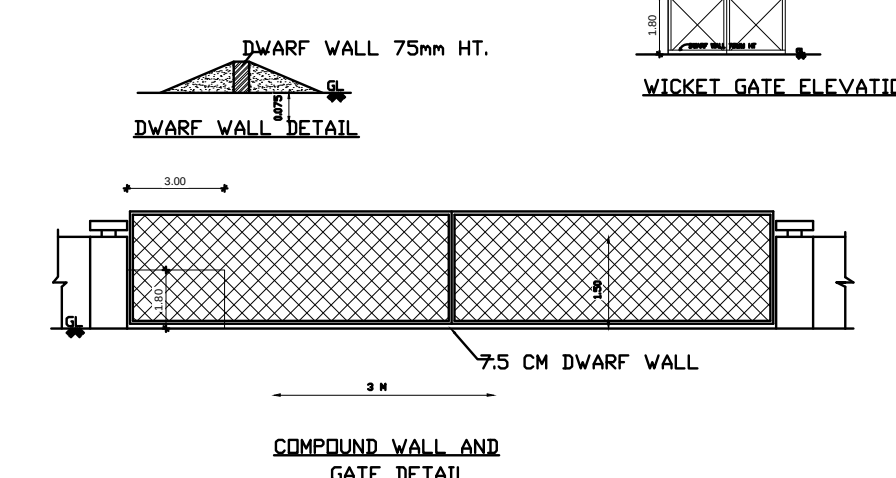
PROPOSED RAIN WATER HARVESTING CHAMBER



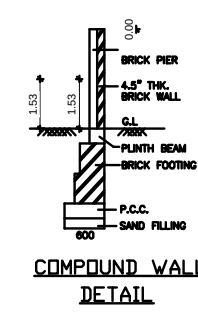
TYPICAL FOUNDATION



SEPTIC TANK DETAILS



COMPOUND WALL AND GATE DETAIL



COMPOUND WALL DETAIL

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

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

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

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.

