

PP

APPROVAL RECORD

Planning Permission

Cuddalore

Cuddalore district, Tamil Nadu

APPROVAL TYPE

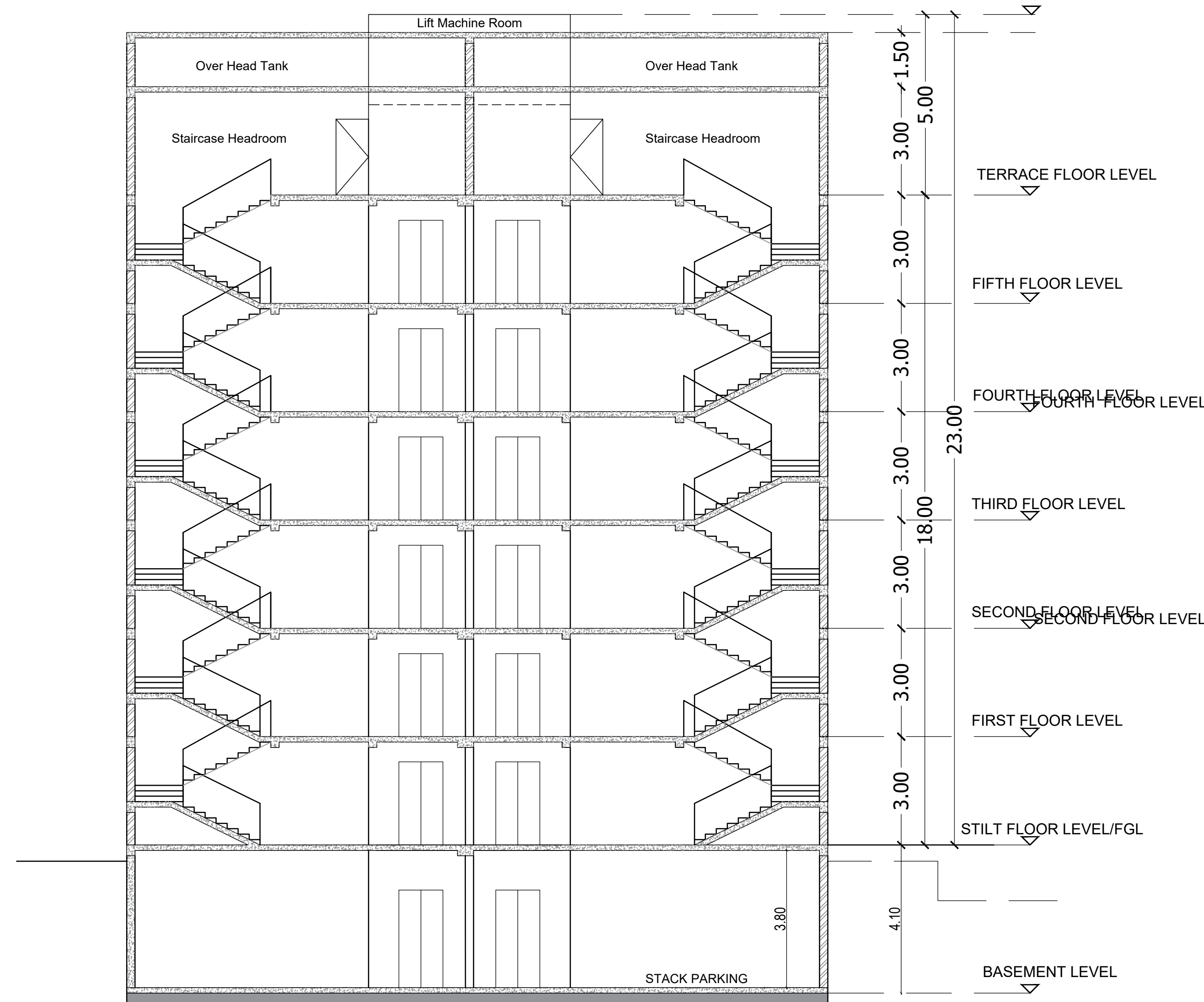
Building Plan

ISSUING AUTHORITY

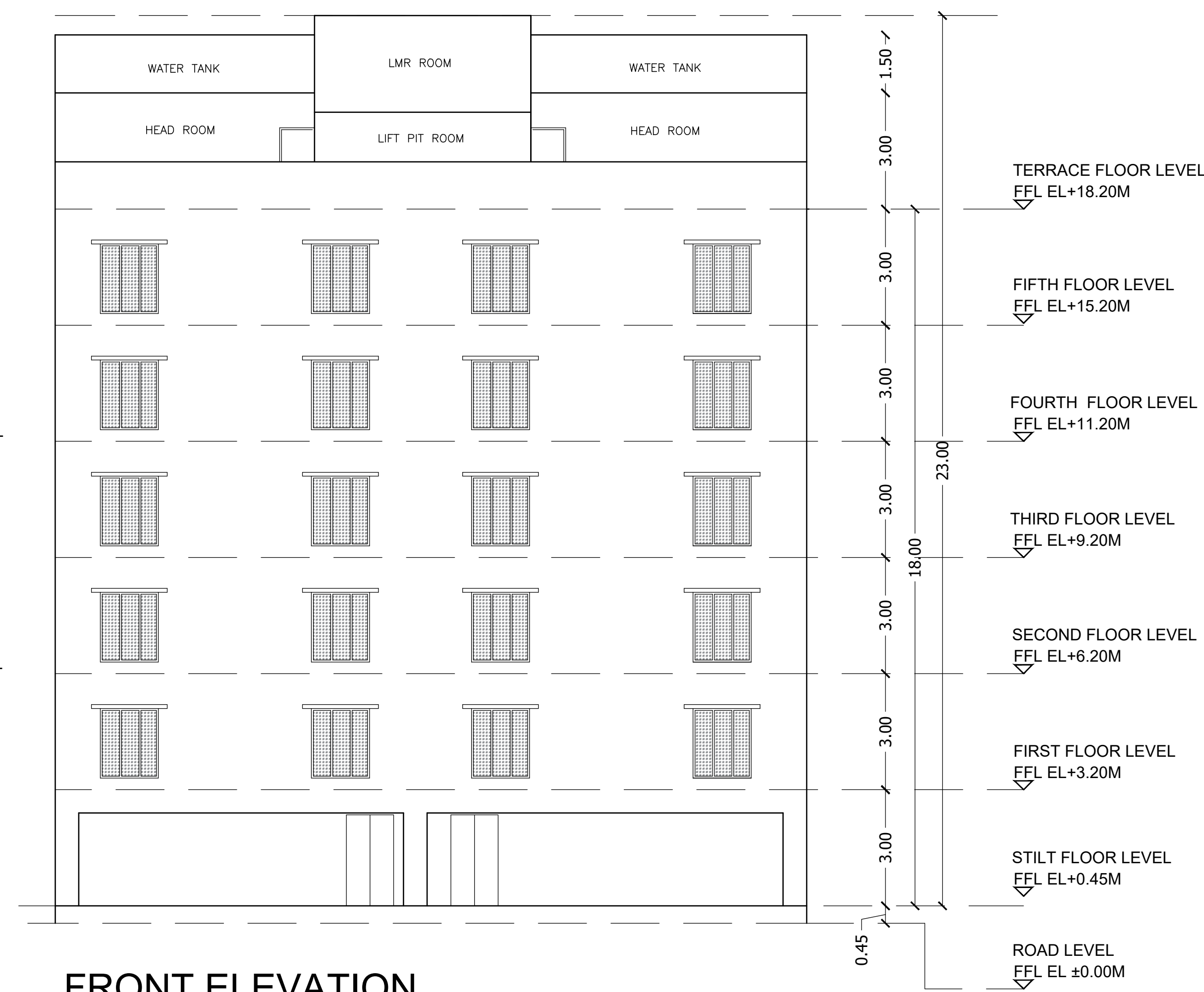
DTCP

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

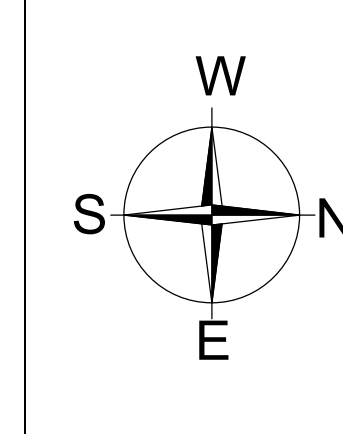
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



SECTION - 'AA'



FRONT ELEVATION



PLAN SHOWING THE PROPOSED SHOPPING COMPLEX BUILDING "M/s. RAR Retail & Infra LLP" IN T.S NO , 1782/7, WARD NO:5, BLOCK NO.47, AT CUDDALORE CORPORATION, CUDDALORE TALUK, CUDDALORE DISTRICT

DTCP/Cud.Dist/AD/
PP No:24/2024

SPECIFICATION:-

FOUNDATION AND BASEMENT IN RCC PEDESTAL AND PLINTH BEAM OVER A BED OF RCC 1:4:8, 0.15 M THICK AS PER STRUCTURAL DETAILS.

SUPER STRUCTURE:-

SUPER STRUCTURE IN 20 TH, .012TH. COUNTRY BURNT SOLID BLOCK WALLS WITH CEMENT MORTAR 1:5 FOOTING , COLUMNS, PLINTH BEAMS ,LINTEL, SUNSHADE & FLOOR WITH RCC 1:1.5:3 USING 20MM NOMINAL SIZE BROCKEN STONES.

WALLS INSIDE & OUTSIDE IN CM 1:5:12mm TH. FINISHING THE WALL PRIMING COAT

FLOORING

FINISHING THE FLOOR WITH 20 TH GRANO FLOORING OVER A BED OF RCC 1:4:8 6"TH. AND RIVER SAND

DOORS & WINDOWS

DOORS WITH COUNTRY WOODEN FRAMES , 32 TH. FLUSH DOOR SHUTTERS , SS FASTENINGS , PAINT FINISH

WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS

COLOUR INDEX

PROPOSED BUILDING	☐
EXISTING ROAD	☐
SITE BOUNDARY	☐

ALL DIMENSIONS ARE IN METER

SCALE = 1:100

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

For RAR RETAIL & INFRA LLP

Authorized Signatory

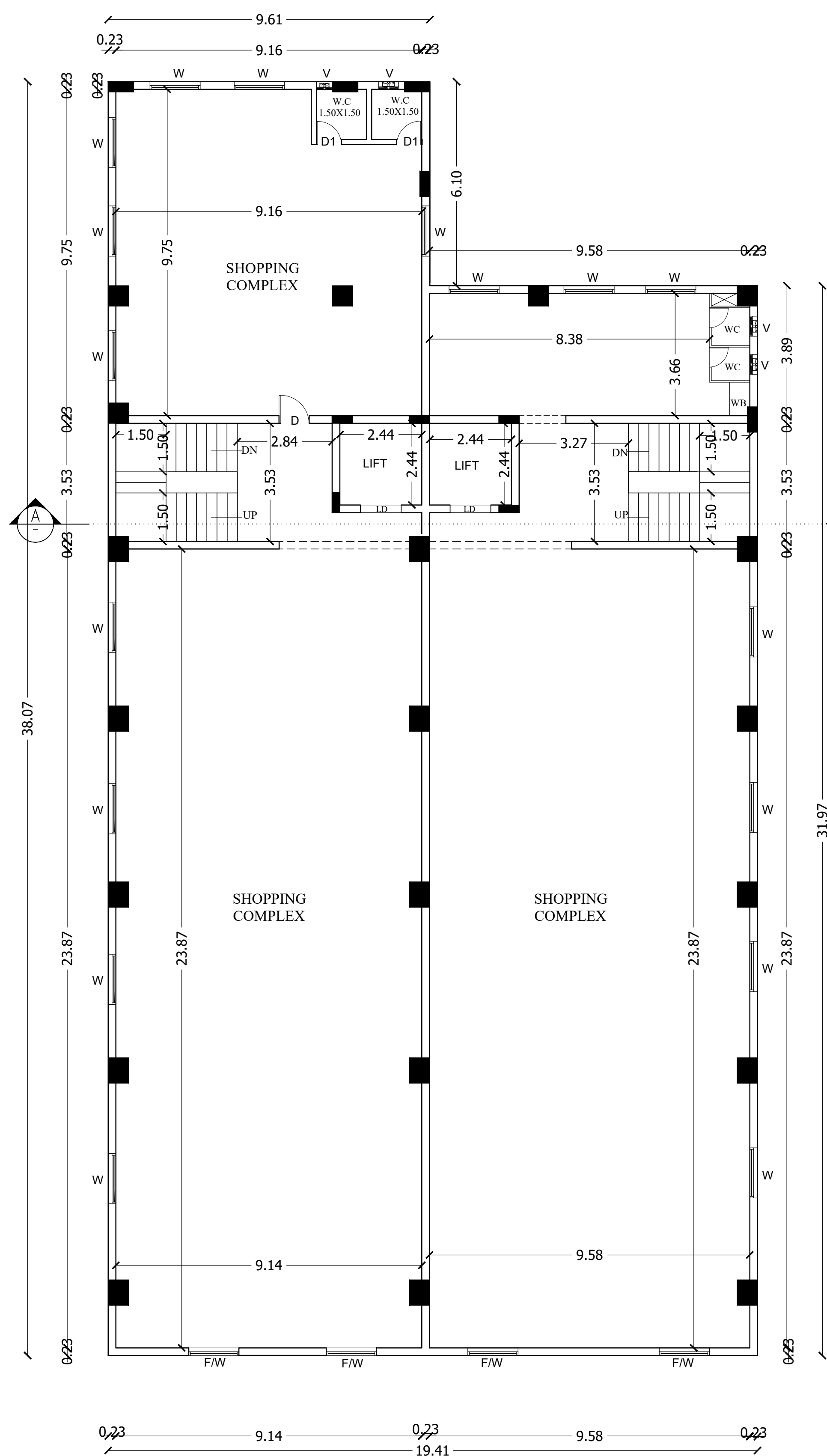
OWNER

VAISHAVI S.Arch.
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dhishticone@gmail.com

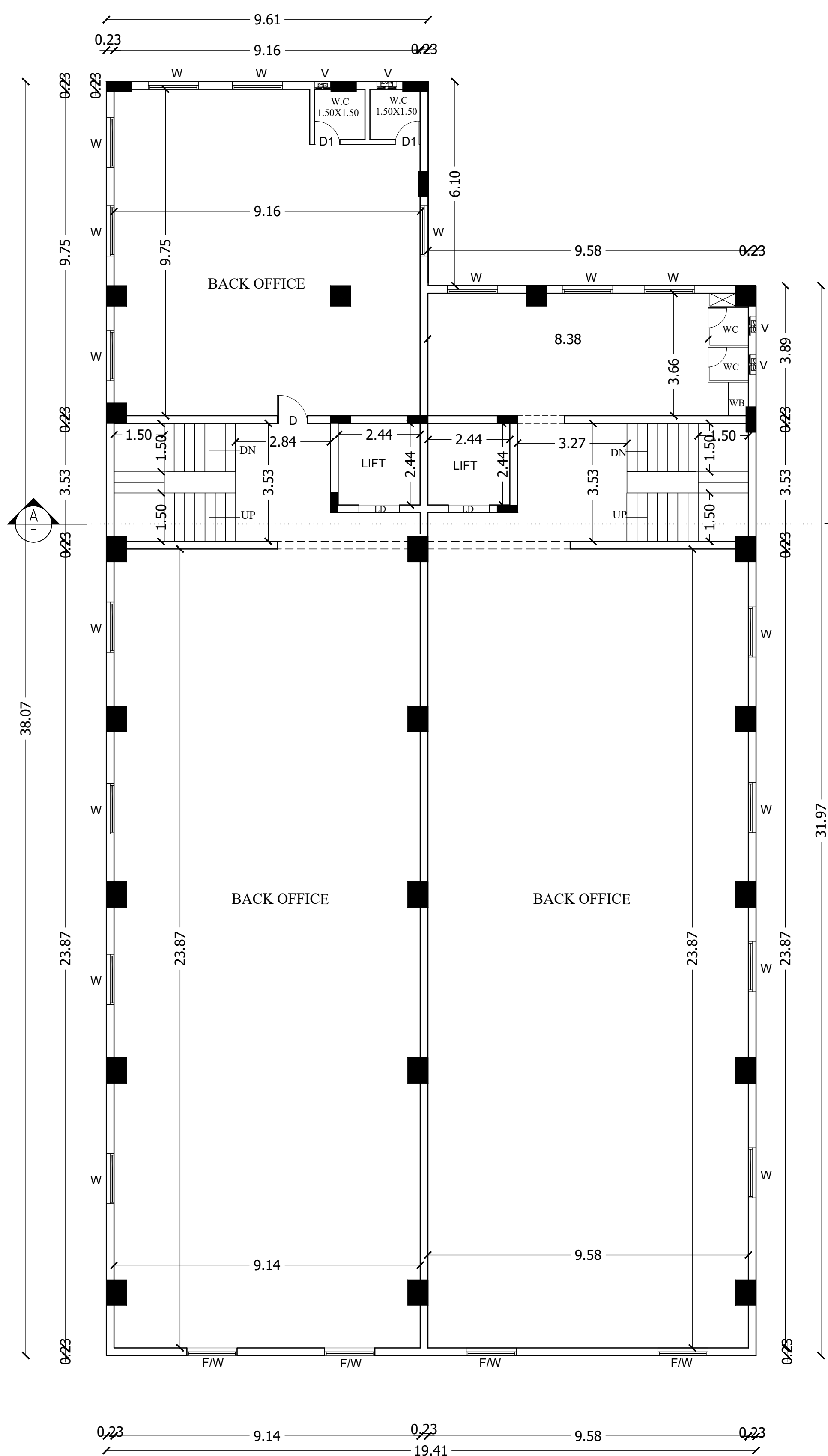
ARCHITECT

M. HARIPRASADATHI E.E.
REGISTERED CIVIL ENGINEER
CIVIL REG NO: 185328
Vaidyanathan Corporation
HARIPRASADATHI ASSOCIATES
Plot No 20/2, S. Puri Road, Mylapore, Chennai - 600 027. Mob: 9781842772

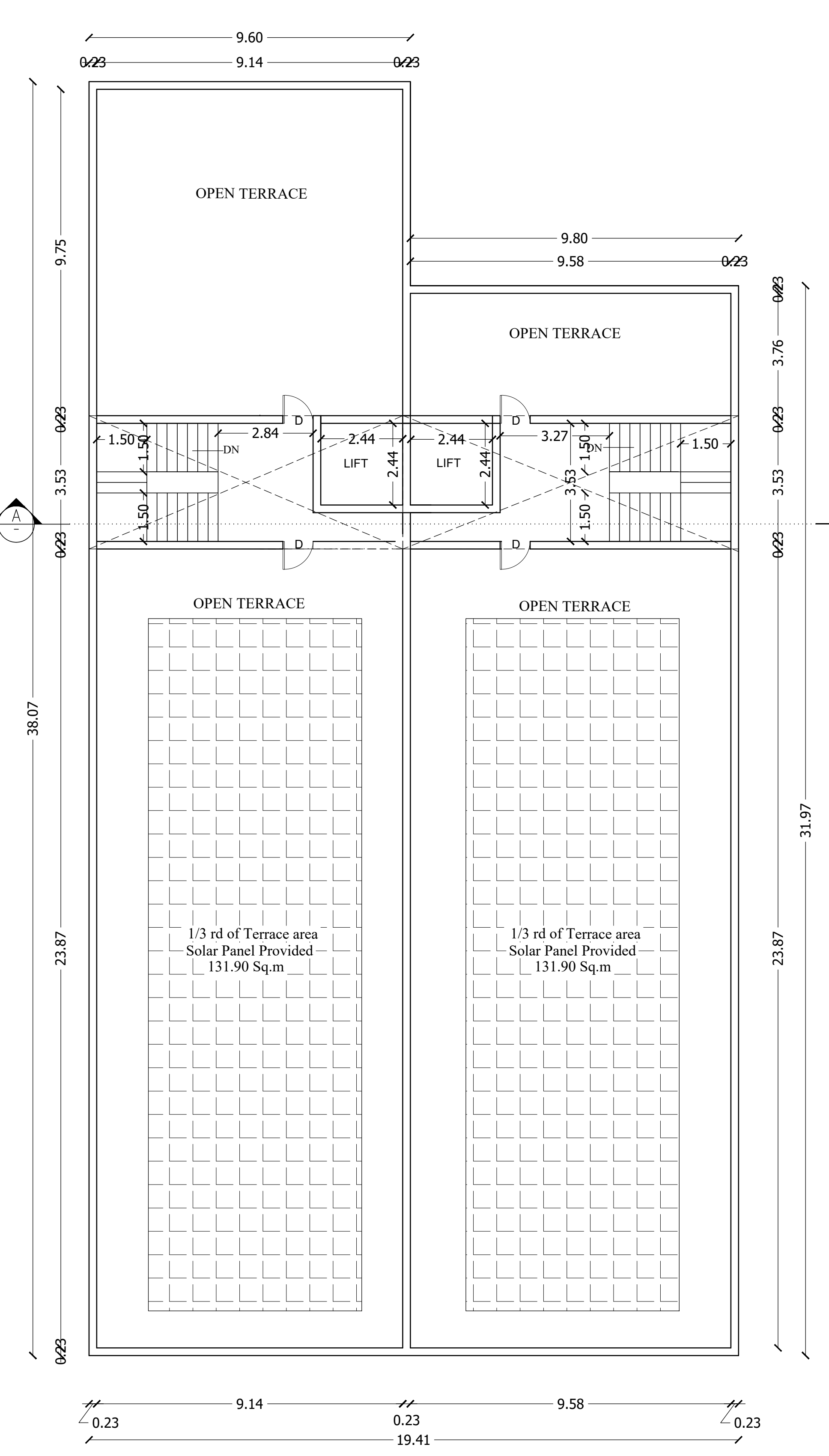
STRUCTURAL ENGINEER



TYPICAL FLOOR PLAN
(1st, 2nd & 3rd FLOOR)

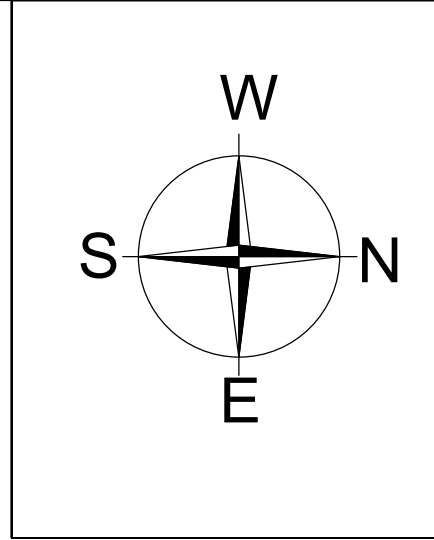
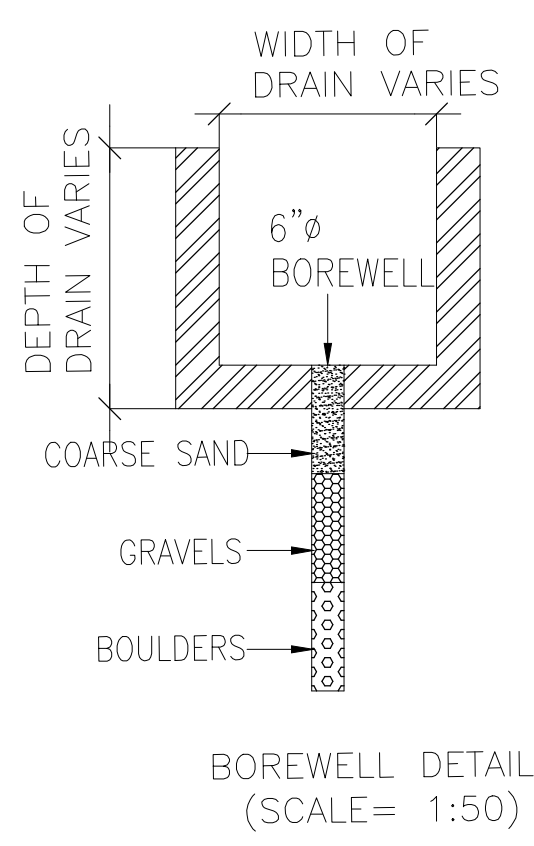
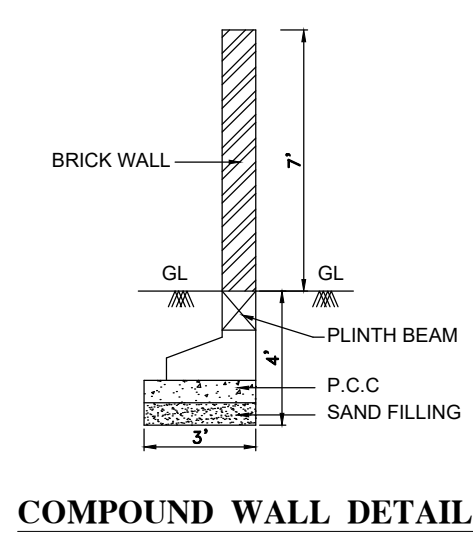
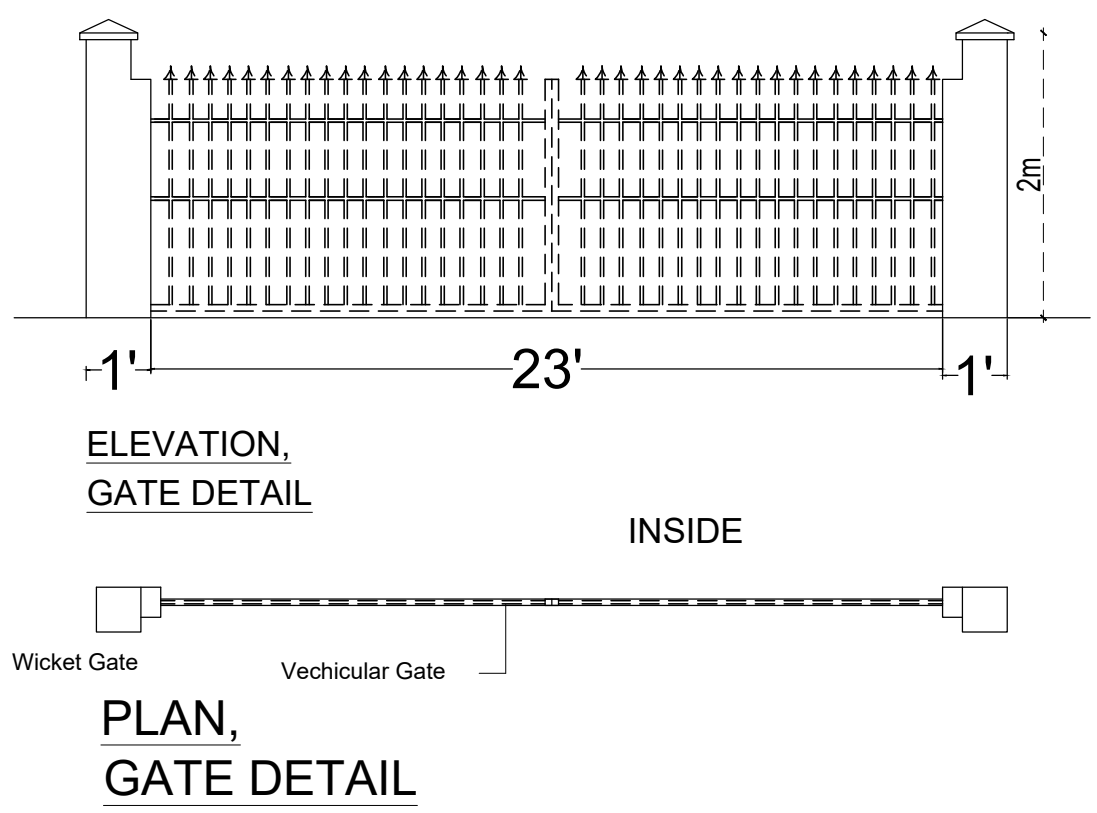
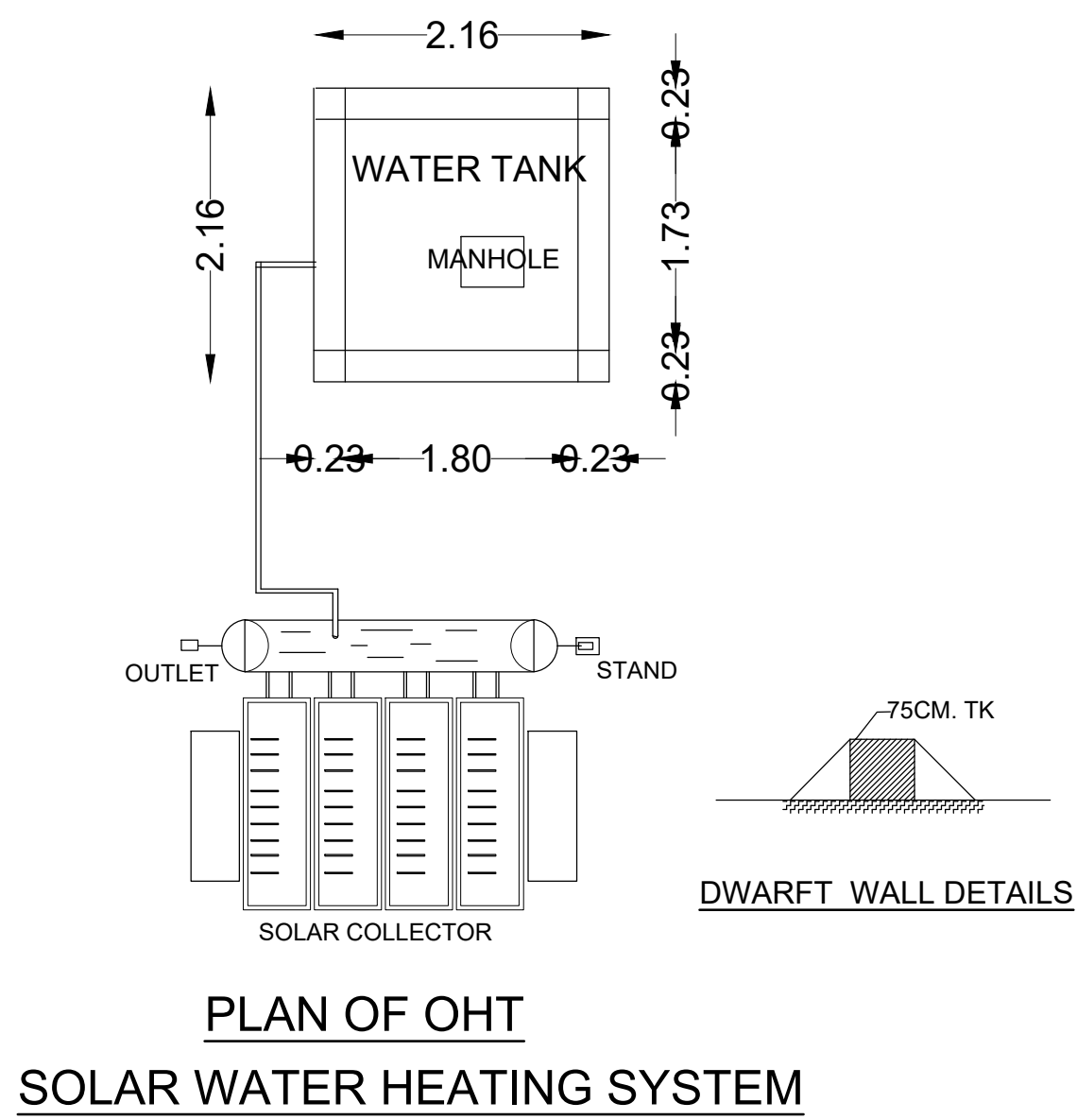


TYPICAL FLOOR PLAN
(4th & 5th FLOOR)



TERRACE FLOOR





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COLOUR INDEX

PROPOSED BUILDING	
EXISTING ROAD	
SITE BOUNDARY	
DRIVEWAY	

PLOT AREA (AS PER PATTA)	1341.00
SITE EXTENT (AS PER DOCUMENT)	1341.00

AREA STATEMENT				
DESCRIPTION	ALREADY APPROVED AREA IN SQ.M	REVISED FSI AREA IN SQ.M	NON FSI AREA IN SQ.M	TOTAL BUILTUP AREA IN SQFT
BASEMENT FLOOR (PARKING)	691.81	-	671.56	671.56
STILT FLOOR (PARKING)	556.04	-	77.32	77.32
1st FLOOR (SHOP)	582.00	679.02	-	679.02
2nd FLOOR (SHOP)	582.00	679.02	-	679.02
3rd FLOOR (SHOP)	582.00	679.02	-	679.02
4th FLOOR (OFFICE)	-	679.02	-	679.02
5th FLOOR (OFFICE)	-	679.02	-	679.02
TERRACE FLOOR	40.03	-	77.32	77.32
TOTAL	3033.88	3,395.10	826.20	4,221.30
TOTAL FSI REQUIRED		= 2.00 + 0.80(PREMIUM FSI)		
TOTAL FSI ACHIEVED		= 2.50		
PARKING DETAILS			REQUIRED	PROVIDED
SHOP AREA = 2037.06 Sq.m First Deduction = 2037.06 (-) 50= 1987.06 75% Of Area = 1987.06 * 75% = 1490.29 = 1490.29 / 50 = 29.81 Nos (CAR + TW)			Car Parking	30 Nos
			Two Wheeler	30 Nos
OFFICE AREA = 1358.04 Sq.m 75% Of Area = 1358.04 * 75% = 1018.53 = 1018.53 / 100 = 10.18 Nos (CAR) = 1018.53 / 25 = 40.74 Nos (TW)			Car Parking	11 Nos
			Two Wheeler	41 Nos

ALL DIMENSIONS ARE IN METER

SCALE = 1:100

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

For RAR RETAIL & INFRA LLP

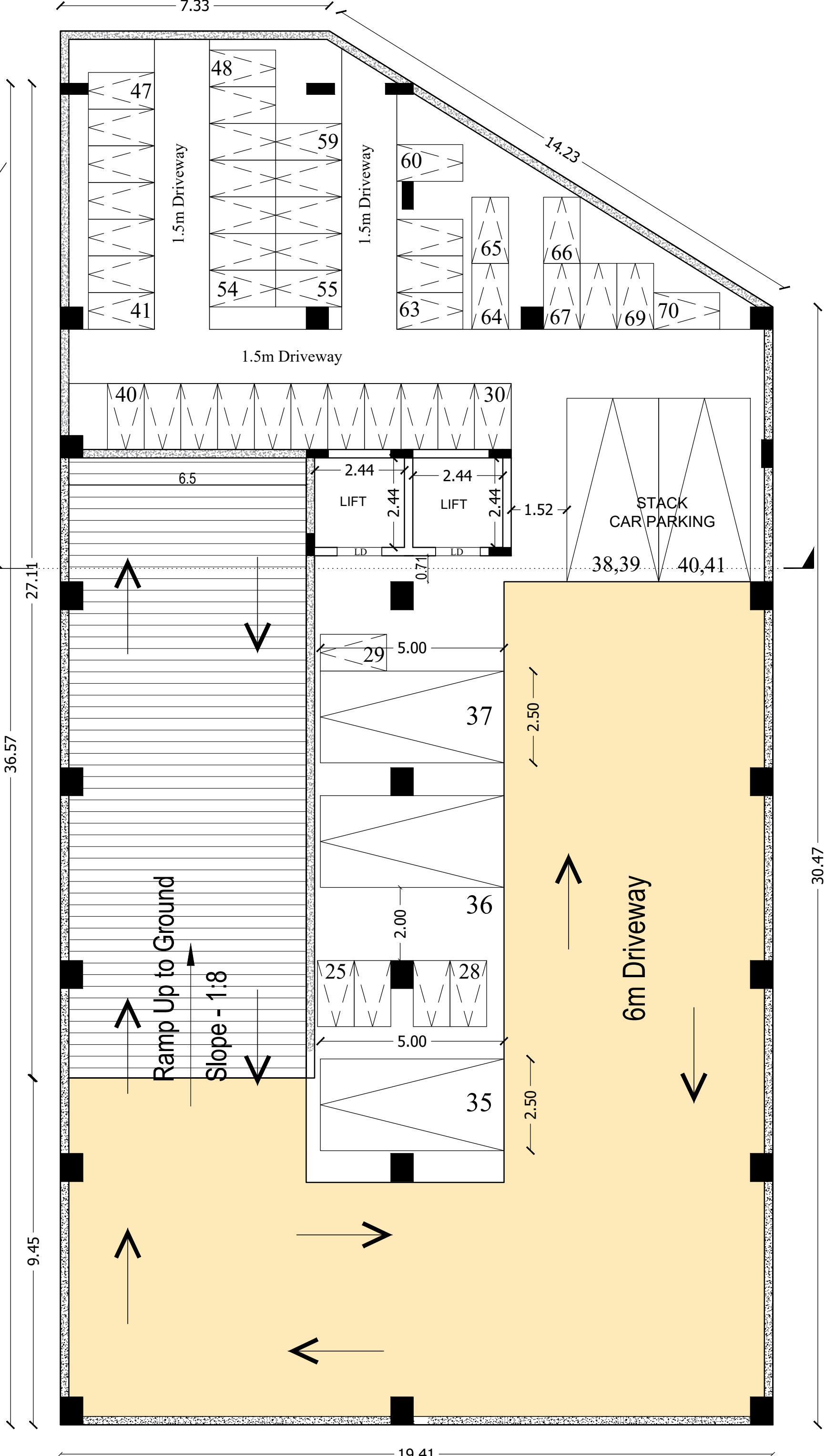
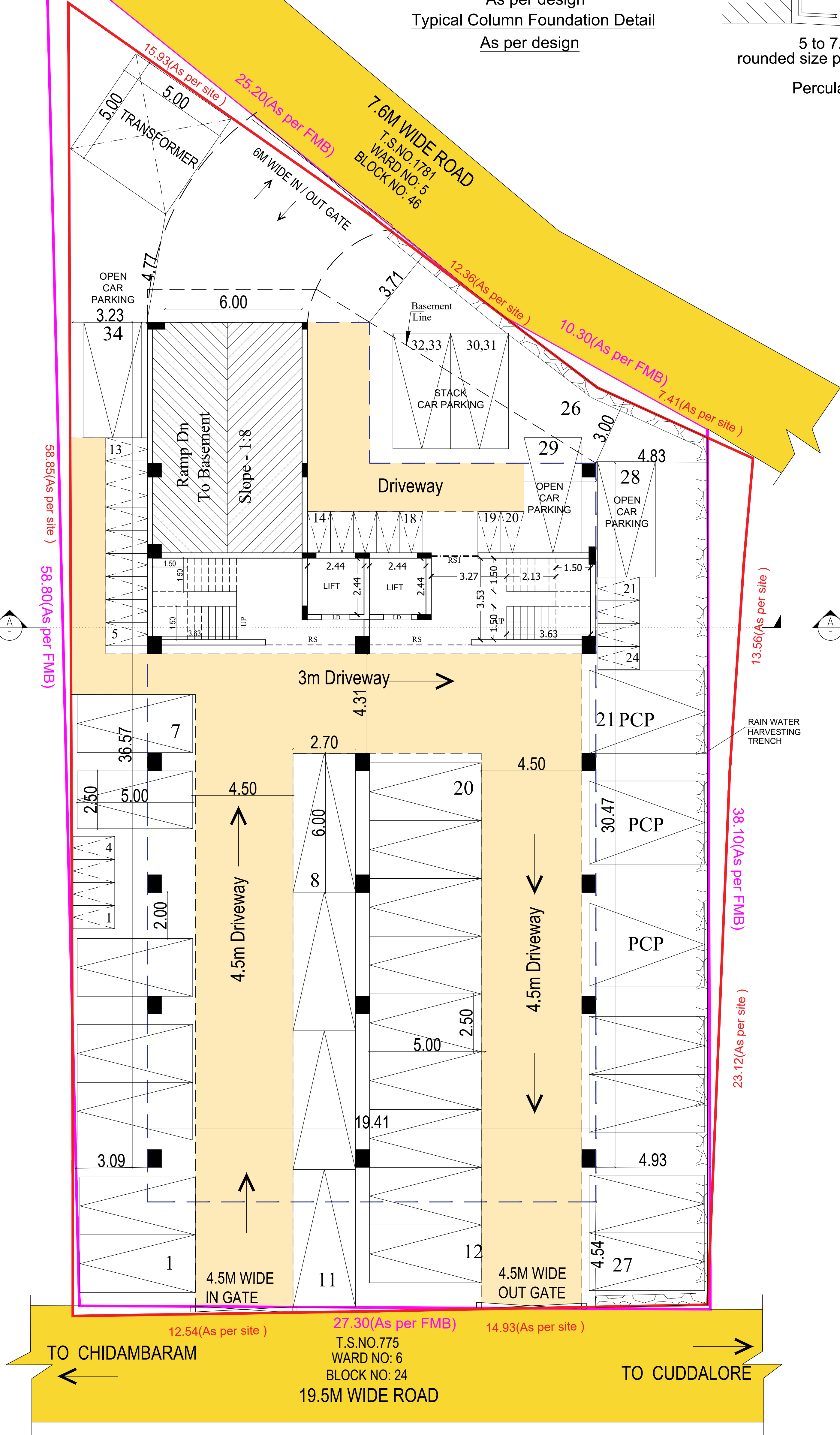
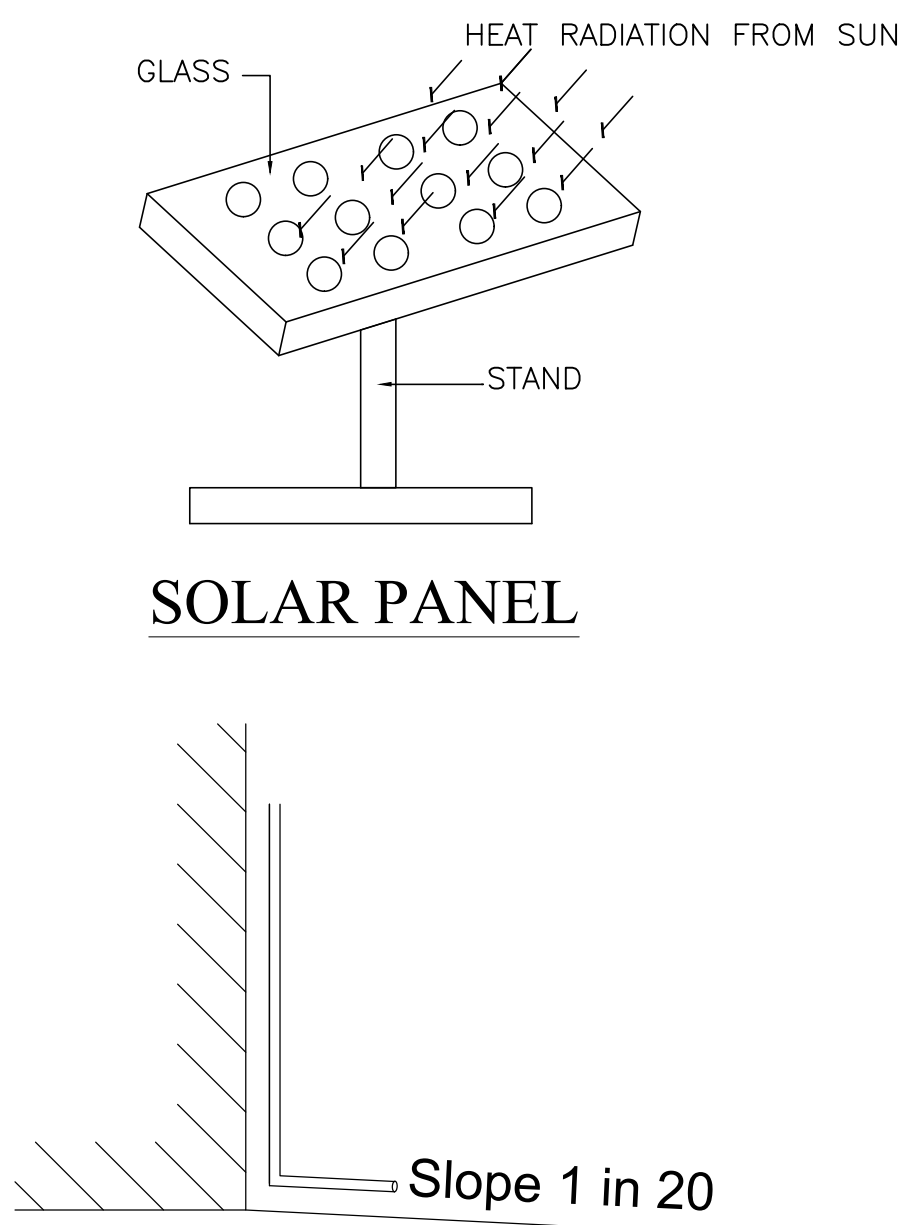
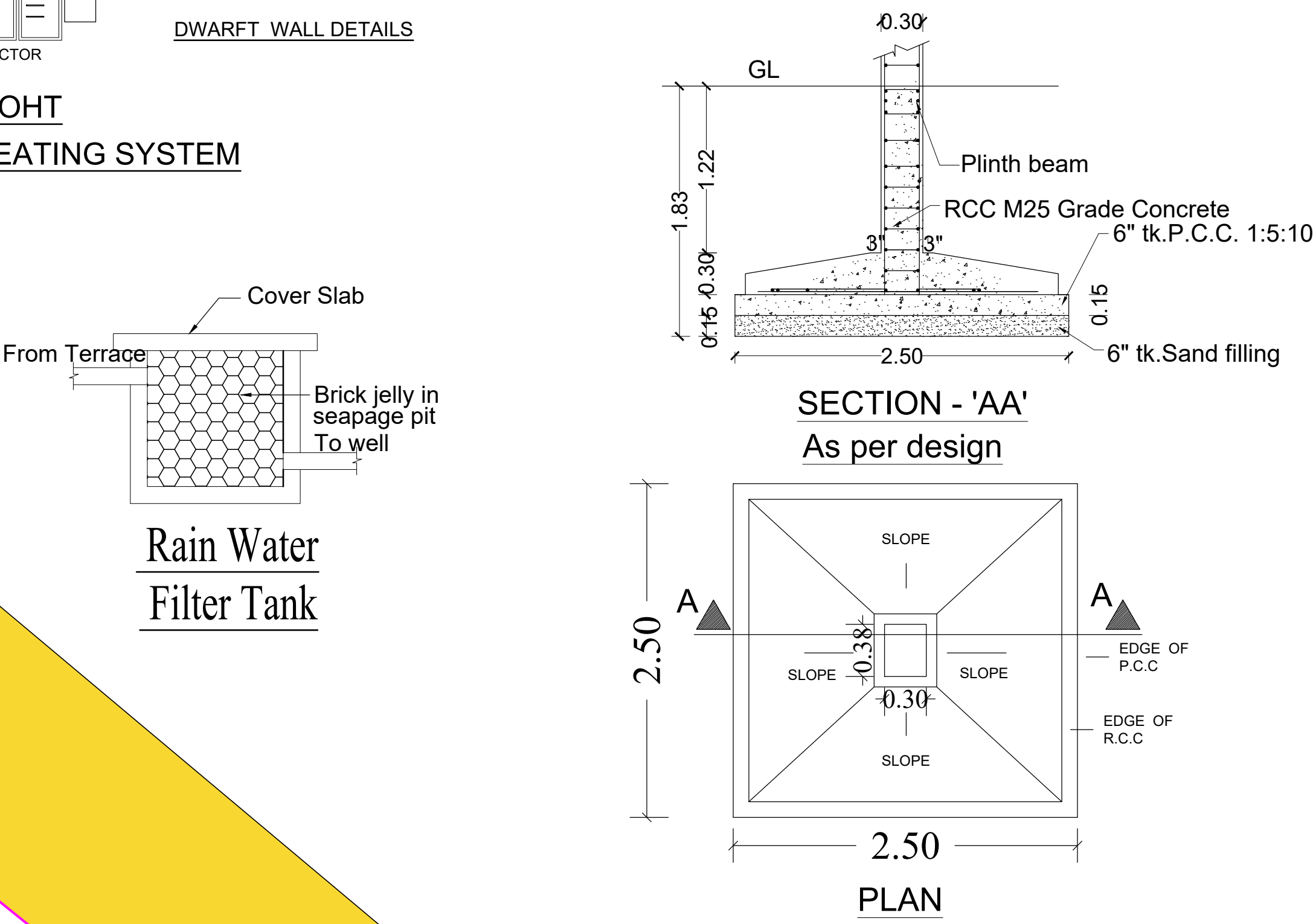
Authorised Signatory

OWNER

ARCHITECT

M. HARIPRASATH B.E.,
REGISTERED CIVIL ENGINEER GRADE-II
CHENNAI REG NO. REGR-181801715
Greater Chennai Corporation
REG NO. REC-6005919
HARIPRASATH ASSOCIATES
Plot No 20/2-C, First Floor, Mangalagiri West,
Chennai - 600 037, Mob : 9751843772

STRUCTURAL ENGINEER



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.

