PP APPROVAL RECORD

Planning Permission

Gunavasal

Cuddalore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Commercial

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™

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OMR Thoraipakkam,
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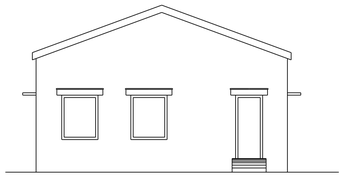
SHEET NO.1

PLAN OF PROPOSED CONSTRUCTION OF G.I SHEET ROOF GROUND FLOOR COMMERCIAL BUILDING

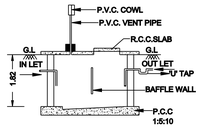
FOR M/S UTN AQUA FARMS IN R.S NO.120/4,PATTA NO.647 AT KUCHUR VILLAGE,GUNAVASAL

PANCHAYAT LIMIT , KATTUMANNARKOIL TALUK, CUDDALORE DISTRICT.608306.

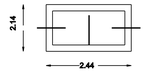
APPLICANT :Mr.THILAGARAJAN. S/O SOUNDHARARAJAN.



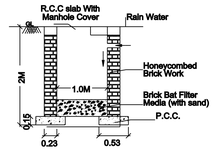
FRONT ELEVATION



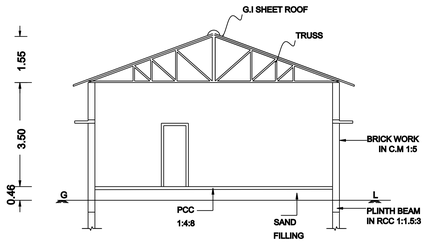
SEC. OF SEPTIC TANK



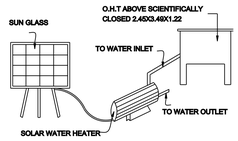
PLAN OF SEPTIC TANK



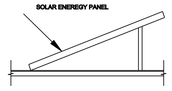
RAIN WATER HARVESTING SYSTEM



SECTION AT 'AB'

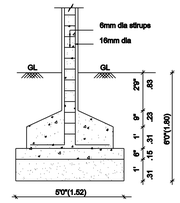


SOLAR WATER HEATING SYSTEM



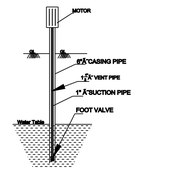
SYSTEM GENERAL POWER

SCALE- NOT TO SCALE

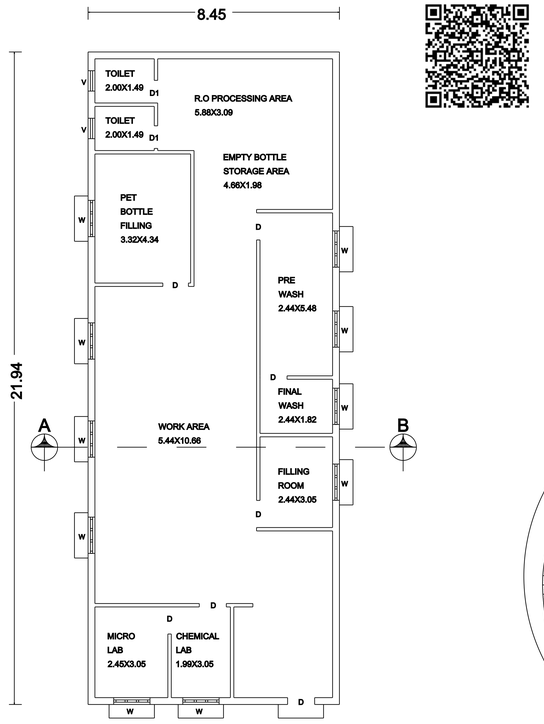


COLUMN FOUNDATION DETAIL

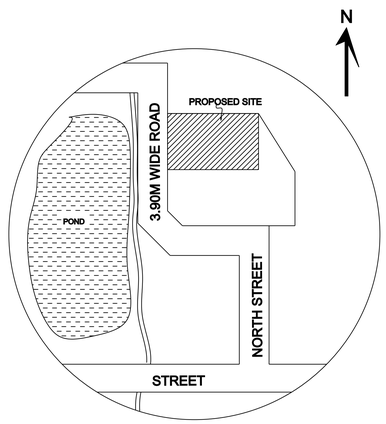
SCALE (1:50)



SEC. OF BOREWELL



SITE CUM GROUND FLOOR PLAN



TOPO PLAN

NOT TO SCALE

KEY PLAN

SCALE - 1:100

ALL DIMENSIONS AREA IN METER

AREA STATEMENT	AREA IN SQ.FT	AREA IN SQ.M
SITE EXTENT AS PER DOCUMENT- 31.00 CENT	13503.60	1254.51
SITE EXTENT AS PER FMB	13960.15	1296.93
SITE EXTENT AS AT SITE	13960.15	1296.93
SITE EXTENT AS PER PATTA	13455.00	1250.00
PLINTH AREA:PROPOSED GROUND FLOOR	1995.64	185.40
CARPET AREA:PROPOSED GROUND FLOOR	1815.69	168.68
OPEN AREA	11507.96	1069.11
FSI: 0.143	P.C: 14.78%	

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE IN M
D	DOOR	1.22 x 2.44
D1	DOOR	0.76 x 2.13
W	WINDOW	1.37 x1.37
V	VENTILATOR	0.62 x 0.90

COLOUR CODE :

BUILDING

ROAD

BOUNDARY

OWNER / APPLICANT :

(Mr.THILAGARAJAN)

REGISTERED ENGINEER

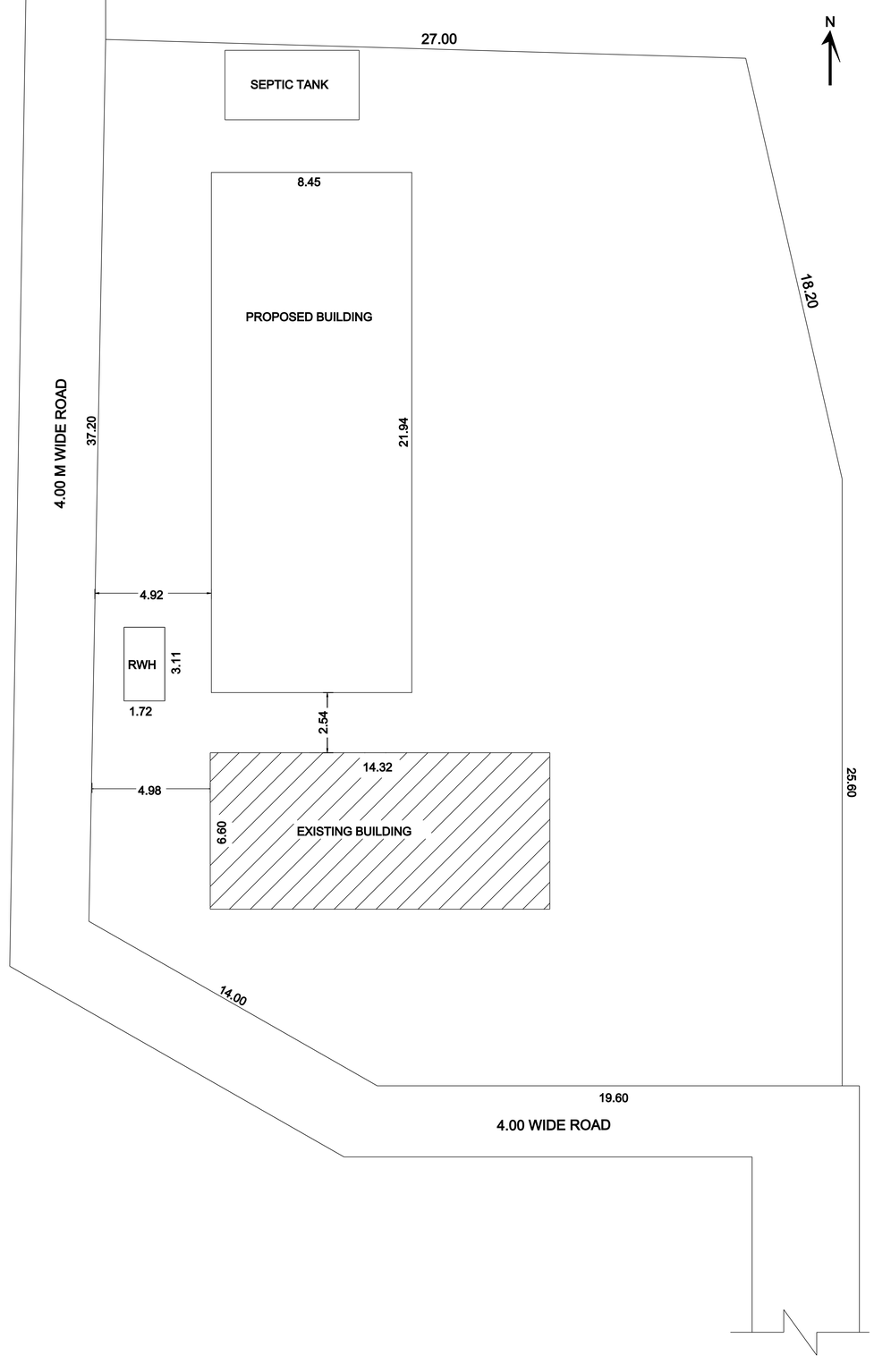
Er.A.GANAPATHY, B.TECH,F.I.I.V,C.Engg.,
Govt. Registered Engineer (RE/Gr.III/005/2022),
Chartered Engineer (M - 110749/15),
Approved Valuer (CAT - I - F - 6977),
4,Muthu Vinayagar Street, Periyar Nagar,
Kattumannarkoil, Cuddalore District - 608 301.
Mobile : 9443576912, 9976964704
Mail : ganapathy.a9@gmail.com.

Er.A.GANAPATHY,B.TECH,FIIV,C.Engg.
Govt.Registered Engineer(RE/Gr.III/005/2022),
Chartered Engineer(M-110749/15),
Approved Valuer(CAT-I-F-6977),
4,Muthu Vinayagar Street,Periyar Nagar,
KATTUMANNARKOIL.9443576912 / 9976964704

SHEET NO.2

SITE PLAN FOR PROPOSED CONSTRUCTION OF G.I SHEET ROOF GROUND FLOOR COMMERCIAL BUILDING FOR M/S UTN AQUA FARMS IN R.S NO.120/4,PATTA NO.647 AT KUCHUR VILLAGE,GUNAVASAL PANCHAYAT LIMIT , KATTUMANNARKOIL TALUK, CUDDALORE DISTRICT.608306.

APPLICANT :Mr.THILAGARAJAN. S/O SOUNDHARARAJAN.



OWNER / APPLICANT :

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4,Muthu Vinayagar Street,Periyar Nagar,
KATTUMANNARKOIL.9443576912 / 9976964704

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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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.