

PP

APPROVAL RECORD

Planning Permission

Cuddalore

Cuddalore district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town 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.

PLAN OF PROPOSED CONSTRUCTION OF RCC ROOF GROUND FLOOR COMMERCIAL BUILDING IN OLD R.S NO. 259/7
(NEW R.S NO.78/28),OLD R.S NO. 259/6(NEW R.S NO.78/27B), PATTA NO.275 , DOOR NOS.22A,B,C,D,E,H,I,J,K,L AFTER DISMANTLING
THE EXISTING BUILDING AT EAST STREET ,UDAIYARGUDI VILLAGE, KATTUMANNARKOIL AND TOWN PANCHAYAT, KATTUMANNARKOIL
TALUK, CUDDALORE DISTRICT.608301.

OWNER:Mr.MOHAMED HAMZA. S/O MOHAMED KASIM.

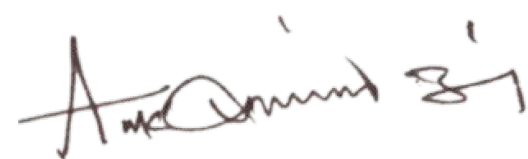
PLAN INFO
WATER_BODIES_BEYOND_15M=NO
RESERVE_FOREST_WOODED_LAND_BEYOND_150M=NO
BLDG_LENGTH_MORETHAN_10M=YES
BURIAL_PLACE_BEYOND_90M=YES
IS_SWIMMING_POOL_EXISTS=NO
PLOT_AREA_M2=516.12
SINGLE_FAMILY_BLDG=NO
RW_H_DECLARED=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=27.40
ROAD_WIDTH=27.40
ROAD_LENGTH=500
AREA_TYPE=OTHERS
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
AVG_PLOT_DEPTH=37.47
AVG_PLOT_WIDTH=13.80
PATTA_NO=275
SURVEY_NO=OLD R.S NOS. 259/7,259/6,NEW R.S NOS.78/28,78/27B
AS_AT_SITE=516.12
FMB_OR_PLR=516.12
AS_PER_DOCUMENT=465.38
VILLAGE=UDAIYARGUDI VILLAGE
TALUK=KATTUMANNARKOIL TALUK
DISTRICT=CUDDALORE DISTRICT
LAND_USE_ZONE=RESIDENTIAL
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
JURISDICTION_TYPE=TOWN PANCHAYAT
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=1
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=60.66

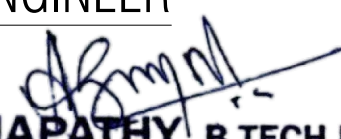
SCALE - 1:100 ALL DIMENSIONS AREA IN METER		
AREA STATEMENT	AREA IN Sq.ft	AREA IN Sq.m
SITE EXTENT AS PER DOCUMENT	5009.40	465.38
SITE EXTENT AS PER FMB	5555.51	516.12
SITE EXTENT AS AT SITE	5555.51	516.12
SITE EXTENT AS PER PATTA	5252.83	488.00
PLINTH AREA:PROPOSED GROUND FLOOR - COMMERCIAL PURPOSE	1989.62	184.84
DISMANTLING AREA:	652.94	60.66
F.S.I AREA	1989.62	184.84
TOTAL PROPOSED BUILTUP AREA	1989.62	184.84
OPEN AREA	3019.78	280.54
FSI:0.397	PC:39.72%	

SCHEDULE OF JOINERIES		
TYPE	DESCRIPTION	SIZE IN M
MD	MAIN DOOR	1.22 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	1.22 X 0.90
V	VENTILATOR	0.69 X 0.90

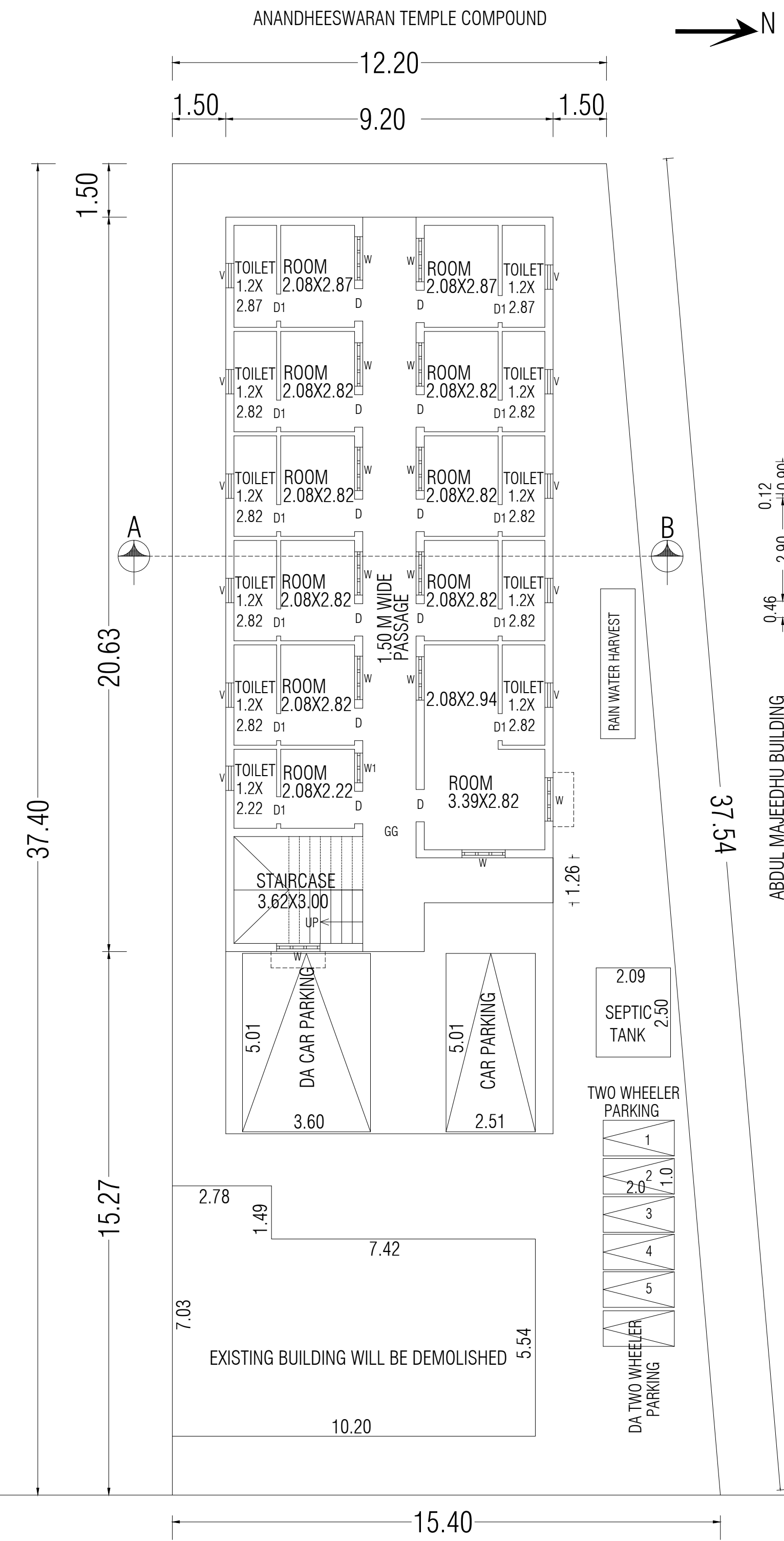
COLOUR CODE :		STAIR DETAILS	
PROPOSED BUILDING		WIDTH	- 4'0"(1.22)
EXISTING BUILDING		TREAD	- 12"(0.305)
ROAD		RISE	- 6"(0.15)
BOUNDARY			

OWNER / APPLICANT :

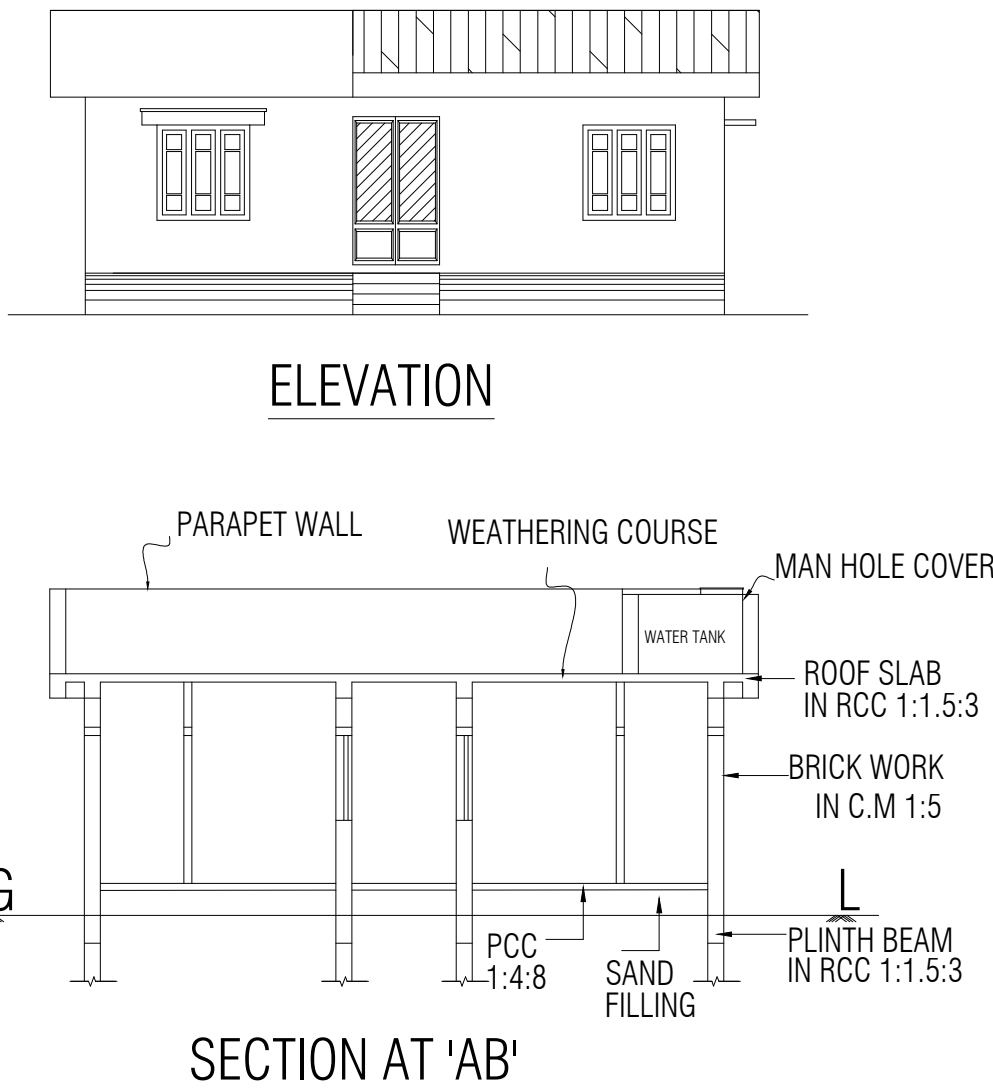

(MOHAMED HAMZA)

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.

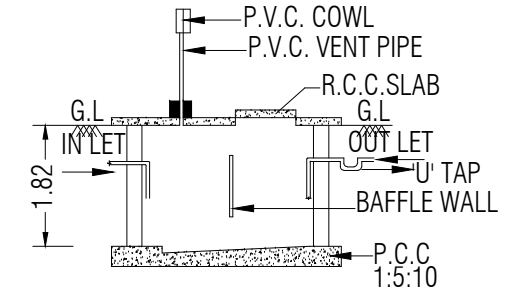
Er.A.GANAPATHY,B.TECH,FIIV,C.Engg.
GOVT.REGISTERED ENGINEER(RE/Gr.III/005/2022),
APPROVED VALUER(CAT-I-F-6977),
CHARTERED ENGINEER(M-110749/15),
4 MUTHU VINAYAGAR STREET,
PERIYAR NAGAR,
KATTUMANNARKOIL.
9443576912 / 9976964704
Mail:ganapathy.a9@gmail.com



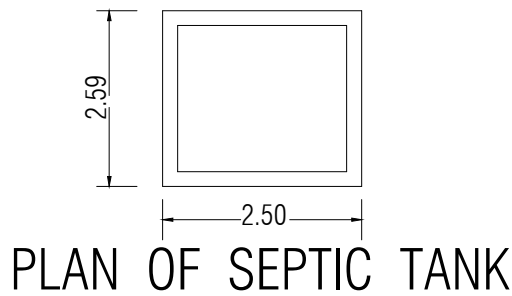
SITE CUM PROPOSED GROUND FLOOR PLAN



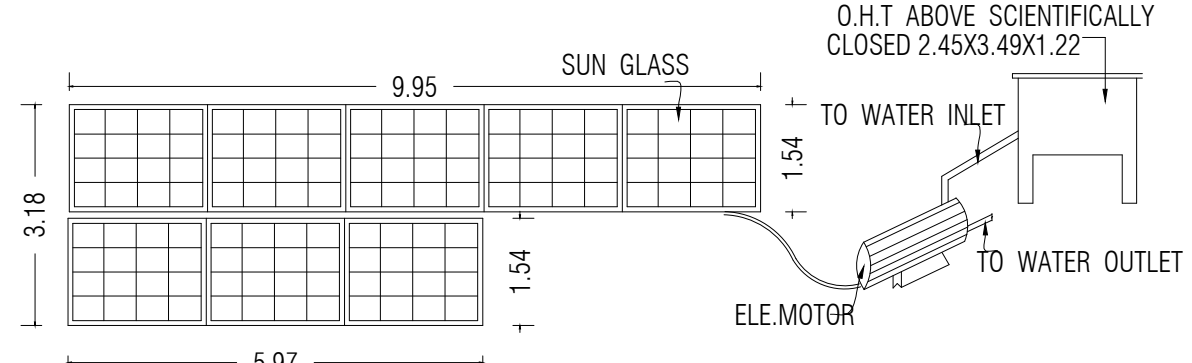
SECTION AT 'AB'



SEC. OF SEPTIC TANK

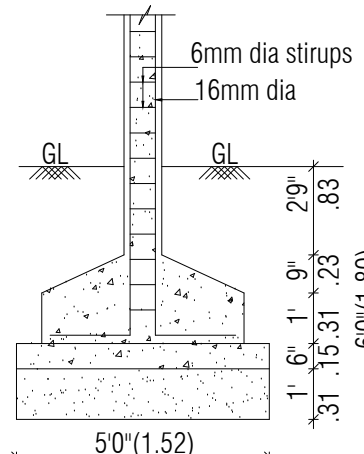


PLAN OF SEPTIC TANK



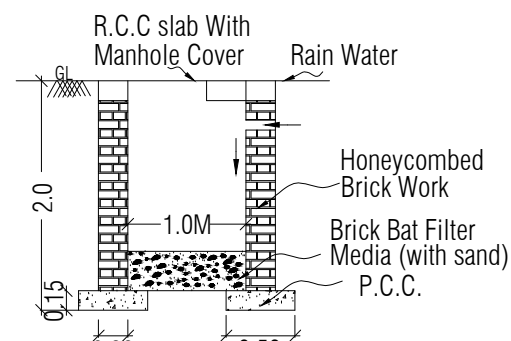
SOLAR PHOTO VOLTAIC PANELS

SCALE- NOT TO SCALE

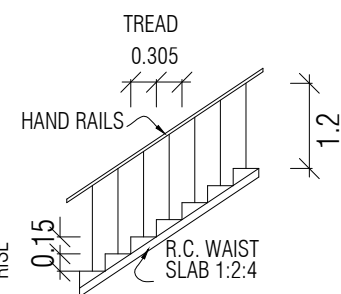


COLUMN FOUNDATION DETAIL

SCALE (1:50)



RAIN WATER HARVESTING SYSTEM



STAIRCASE DETAILS

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.

