PP APPROVAL RECORD

Planning Permission

Kothankudi

Cuddalore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Residential

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™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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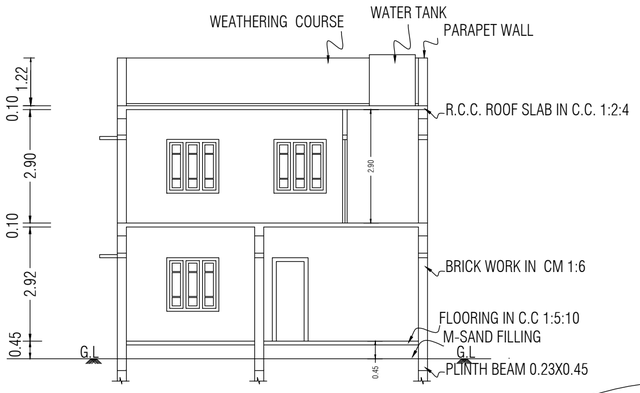
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PLAN OF PROPOSED CONSTRUCTION OF RCC ROOF GROUND FLOOR & FIRST FLOOR RESIDENTIAL BUILDING IN R.S NO.77/5,NEW R.S NO.221/4,PLOT NO.3,PATTA NO.495 AT MUTHAIYA NAGAR ANNEX- VIII ,C.KOTHANGUDI VILLAGE & PANCHAYAT, CHIDAMBARAM TALUK, CUDDALORE DISTRICT,608001.

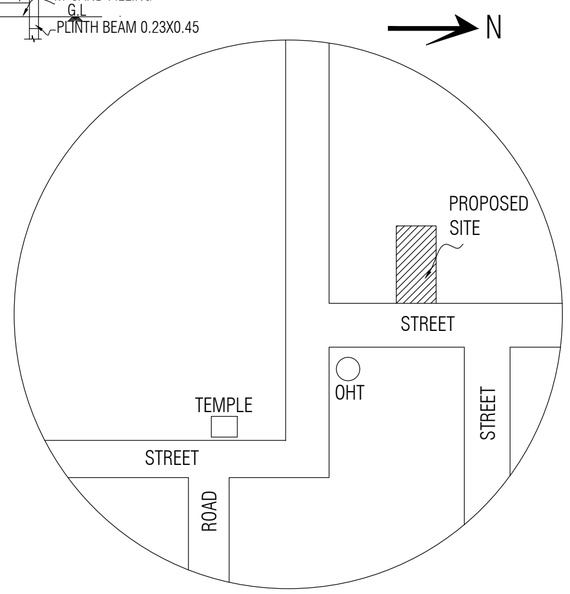
OWNER: Mr.K.PREMKUMAR S/O KUPPUSAMY.



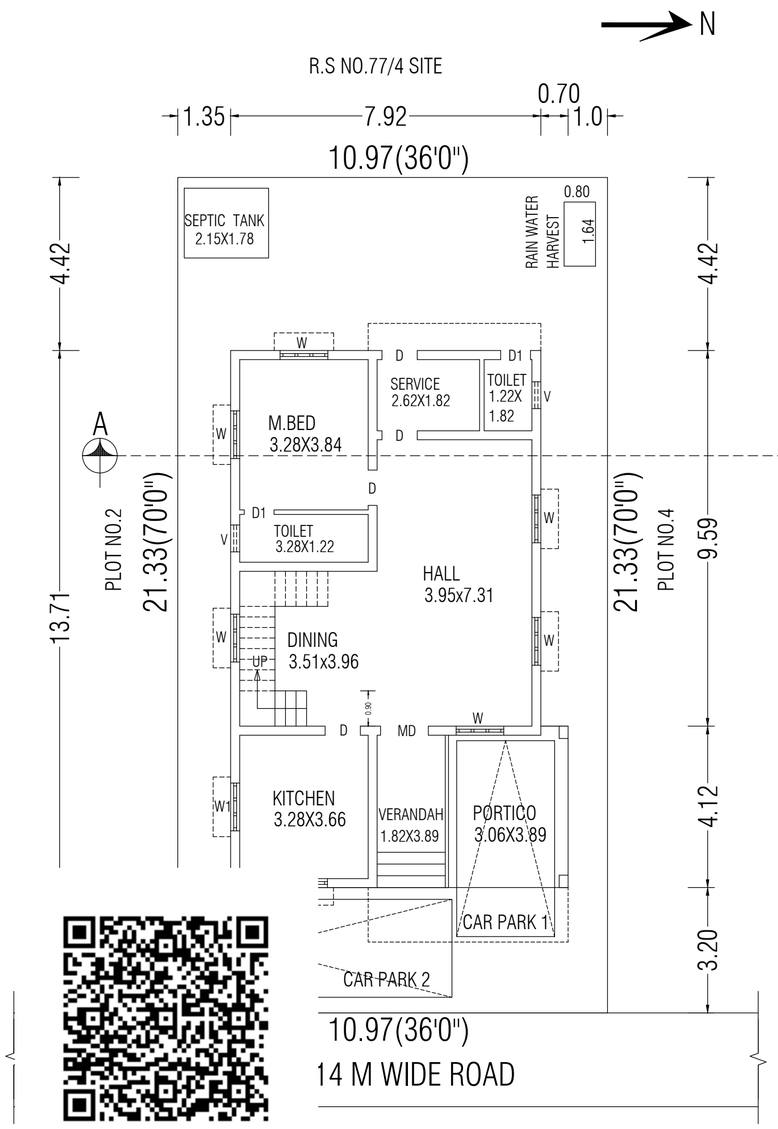
ELEVATION



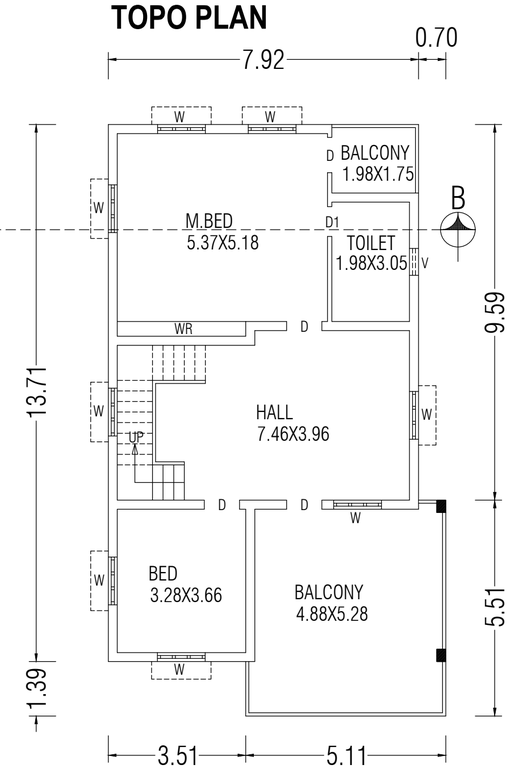
SECTION ON 'AB'



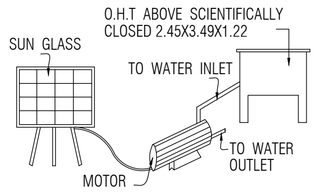
TOPO PLAN



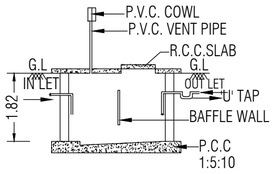
GROUND FLOOR PLAN



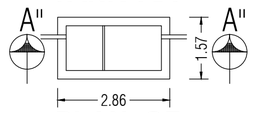
FIRST FLOOR PLAN



SOLAR WATER HEATING SYSTEM

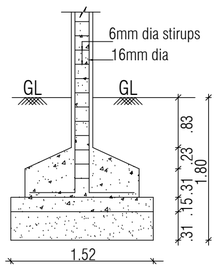


SEC. OF SEPTIC TANK"AA"

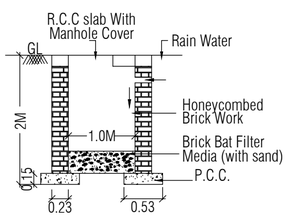


PLAN OF SEPTIC TANK

SCALE (1:50)

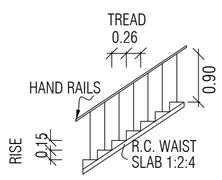


FOUNDATION DETAIL



DETAILS OF RAIN WATER COLLECTION PIT

SCALE:- 1"=4'0"



STAIRCASE DETAILS

PLAN INFO
DISTRICT=CUDDALORE
TALUK=CHIDHAMBARAM
PATTA_NO=495
AS_AT_SITE=233.99
FMB_OR_PLR=233.99
AS_PER_DOCUMENT=234.41
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO= R.S NO.77/5,NEW R.S NO.221/4
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.14
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.14
ROAD_LENGTH=150.00
AVG_PLOT_DEPTH=21.33
AVG_PLOT_WIDTH= 10.97
LAND_USE_ZONE = RESIDENTIAL
PLOT_AREA_M2=233.99
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

SCALE - 1:100

ALL DIMENSIONS AREA IN METER

AREA STATEMENT	AREA IN Sq.ft	AREA IN Sq.m
SITE EXTENT AS PER DOCUMENT	2520.00	234.11
SITE EXTENT AS PER FMB	2512.21	233.39
SITE EXTENT AS PER PATTA	2604.89	242.00
SITE EXTENT AS PER SITE	2512.21	233.39
PLINTH AREA:PROPOSED GROUND FLOOR	1199.65	111.45
PLINTH AREA:PROPOSED FIRST FLOOR	1199.65	111.45
TOTAL PROPOSED BUILT UP AREA	2399.30	222.90
CARPET AREA	1918.40	178.22
OPEN AREA	1320.35	122.66
FSI:0.955	P.C:47.75%	

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	SIZE
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
W	WINDOW	1.22 X 0.90
V_1	VENTILATOR	0.90 X 0.60

COLOUR CODE :

PROPOSED BUILDING

ROAD

BOUNDARY

STAIR DETAILS

WIDTH - 0.91

TREAD - 0.27

RISE - 0.15

OWNER / APPLICANT :

(K.PREMKUMAR)

GOVT.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.

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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

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

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+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.