

PP

APPROVAL RECORD

# Planning Permission

Cuddalore

Cuddalore district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

**Town Panchayat**

PURPOSE

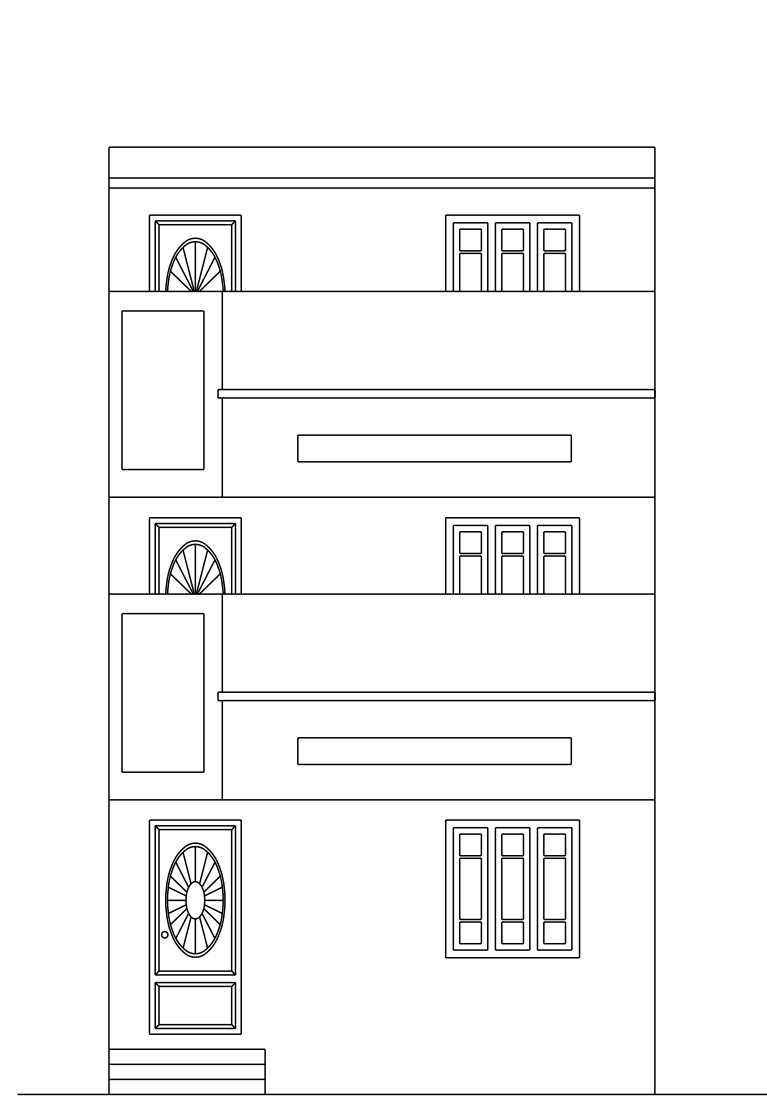
**Commercial**

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

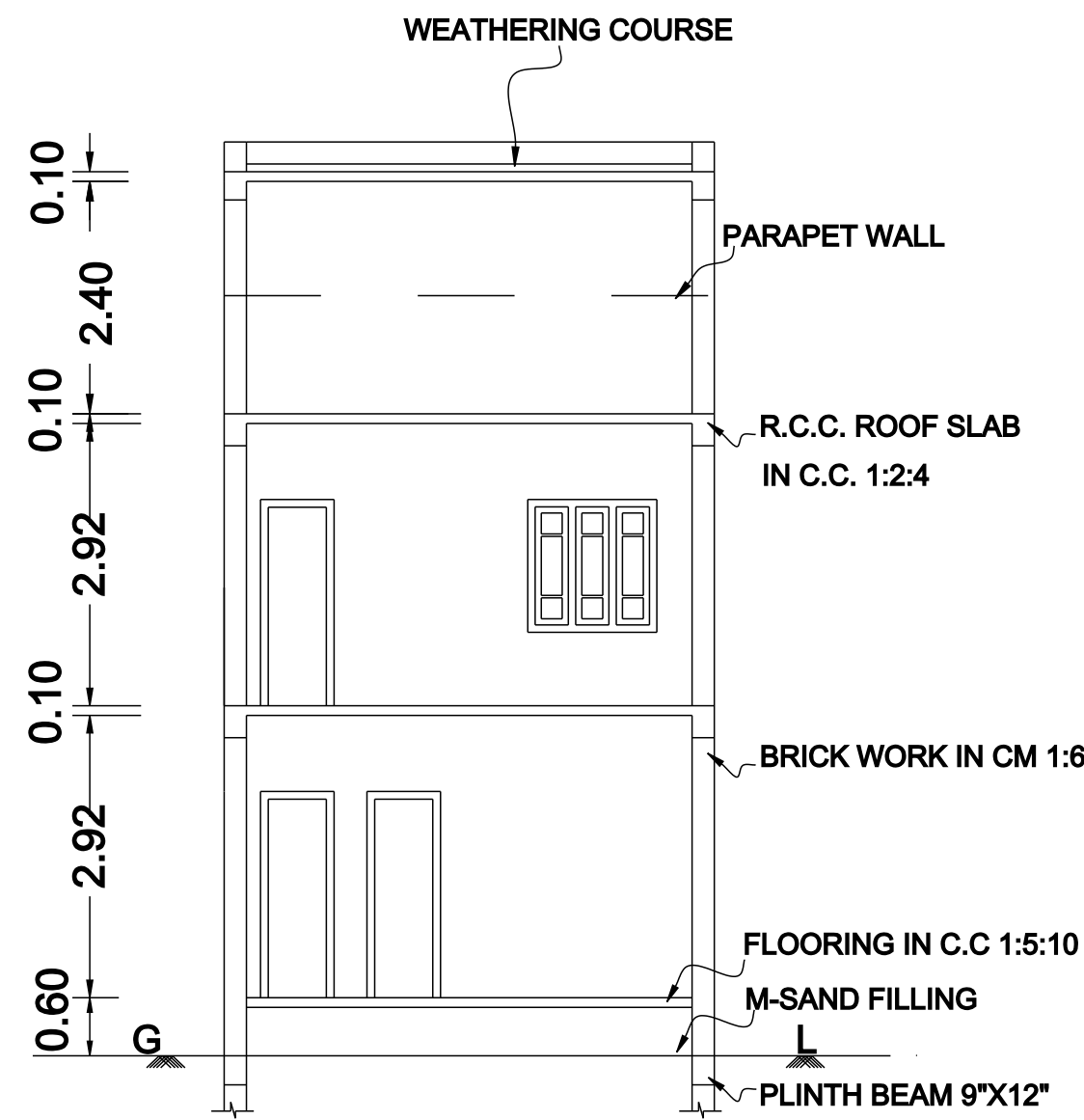
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN OF PROPOSED CONSTRUCTION OF RCC ROOF GROUND FLOOR ,FIRST FLOOR COMMERCIAL BUILDING WITH HEAD ROOM IN R.S NO.34/15,NEW R.S NO.34/15A,WARD 1,DOOR NO.266 (AFTER DISMANTLING EXISTING BUILDING), PATTA NO.15 AT KATCHERRY ROAD,MANNARGUDI VILLAGE, KATTUMANNARKOIL TOWN PANCHAYAT, KATTUMANNARKOIL TALUK,CUDDALORE DISTRICT.608301.

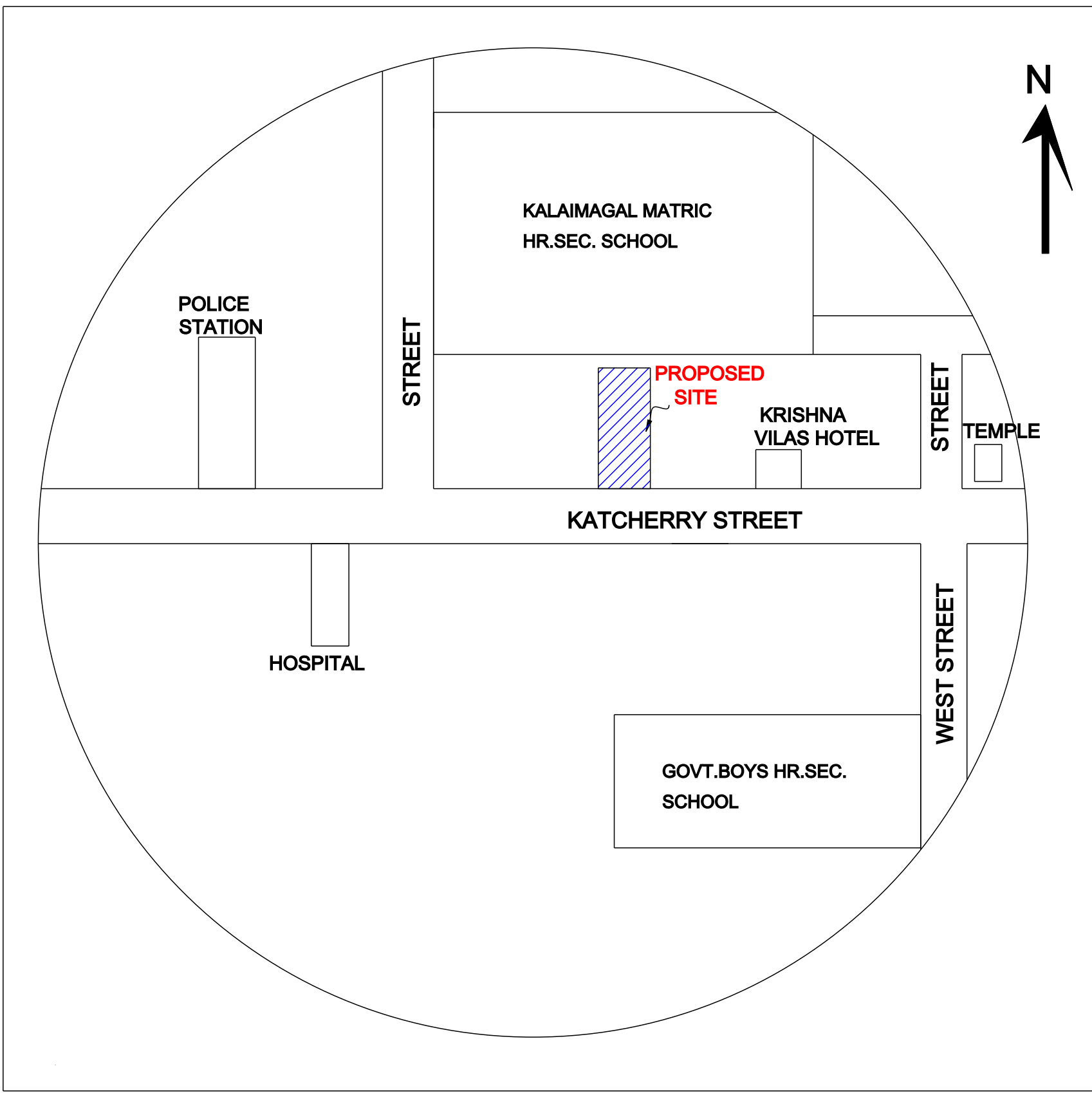
OWNER:Mr.R.DEIVASIGAMANI. S/O RAMASAMY.



ELEVATION



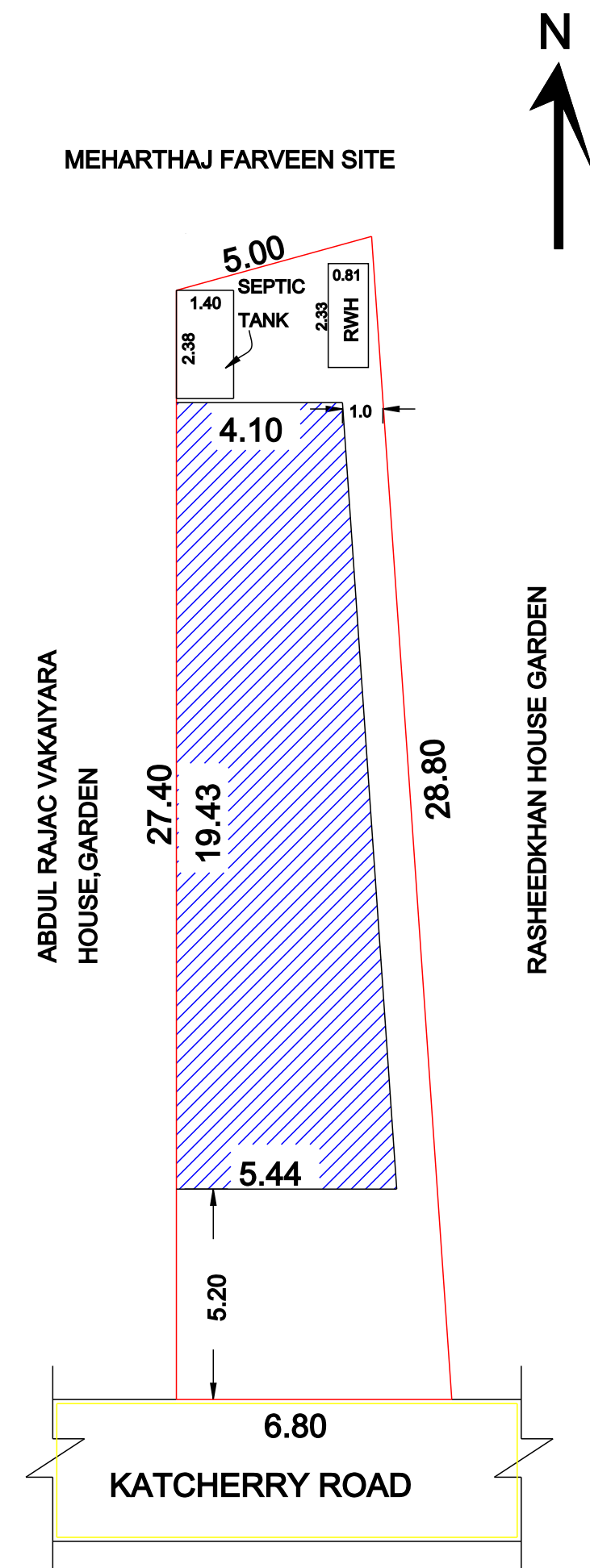
SECTION AT 'AA'



TOPO PLAN

KEY PLAN

NOT TO SCALE



SITE PLAN

R.S NO.34/15,  
NEW R.S NO.34/15A,  
MANNARGUDI.

SCALE - 1:100  
ALL DIMENSIONS AREA IN METER

| AREA STATEMENT                    | AREA<br>IN Sq.ft | AREA<br>IN Sq.m |
|-----------------------------------|------------------|-----------------|
| SITE EXTENT AS PER DOCUMENT       | 1744.00          | 162.02          |
| SITE EXTENT AS PER FMB/PLR        | 1762.17          | 163.71          |
| SITE EXTENT AS PER PATTA          | 1614.60          | 150.00          |
| SITE EXTENT AS PER SITE           | 1762.17          | 163.71          |
| PLINTH AREA:PROPOSED GROUND FLOOR | 997.39           | 92.66           |
| PLINTH AREA:PROPOSED FIRST FLOOR  | 997.39           | 92.66           |
| HEADROOM AREA                     | 345.42           | 32.09           |
| TOTAL FSI AREA                    | 1994.78          | 185.32          |
| TOTAL BUILT UP AREA               | 2340.20          | 217.41          |
| TOTAL CARPET AREA                 | 1759.48          | 163.46          |
| OPEN AREA                         | 746.61           | 69.36           |

FSI:1.132 P.C:57.19%

SCHEDULE OF JOINERY

| 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 |
| V    | VENTILATOR  | 0.69 X 0.76 |

COLOUR CODE :

|          |  |
|----------|--|
| BUILDING |  |
| ROAD     |  |
| BOUNDARY |  |

STAIR DETAILS

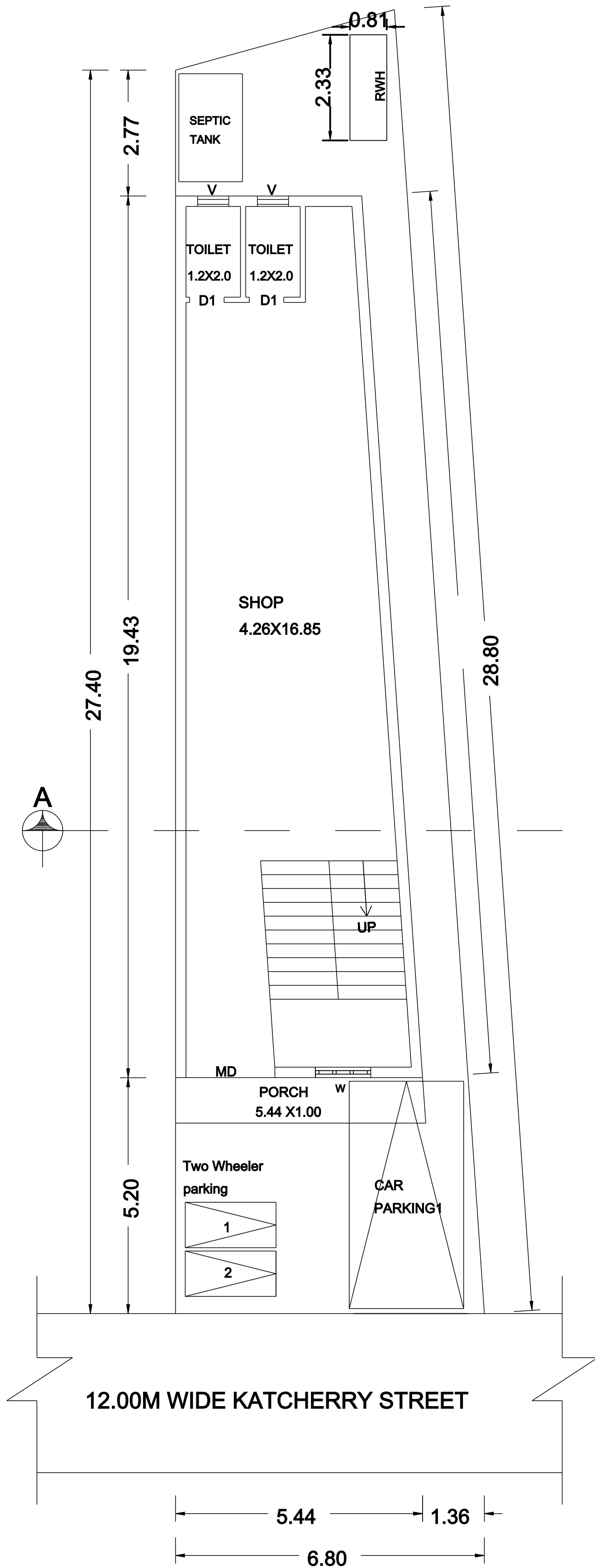
|       |          |
|-------|----------|
| WIDTH | - 1.50m  |
| TREAD | - 0.305m |
| RISE  | - 0.15m  |

OWNER :

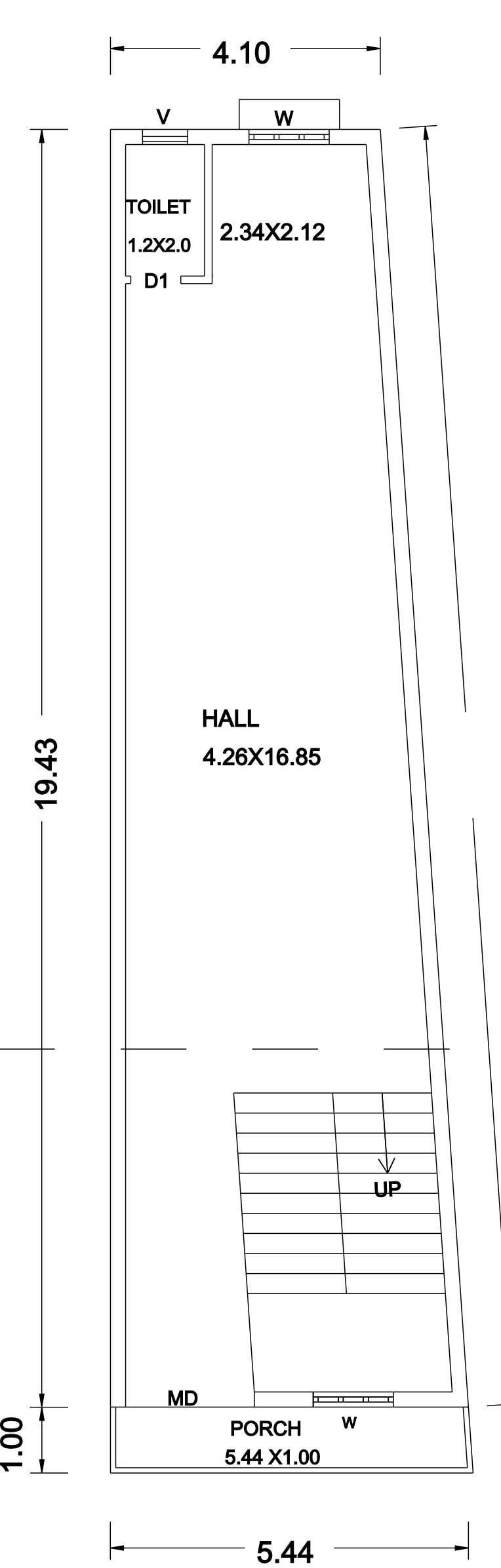
REGISTERED ENGINEER

**Er.A.GANAPATHY ,B.TECH,F.I.I.V.C.Engg.,**  
Govt. Registered Engineer (RE/Gr.II/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.

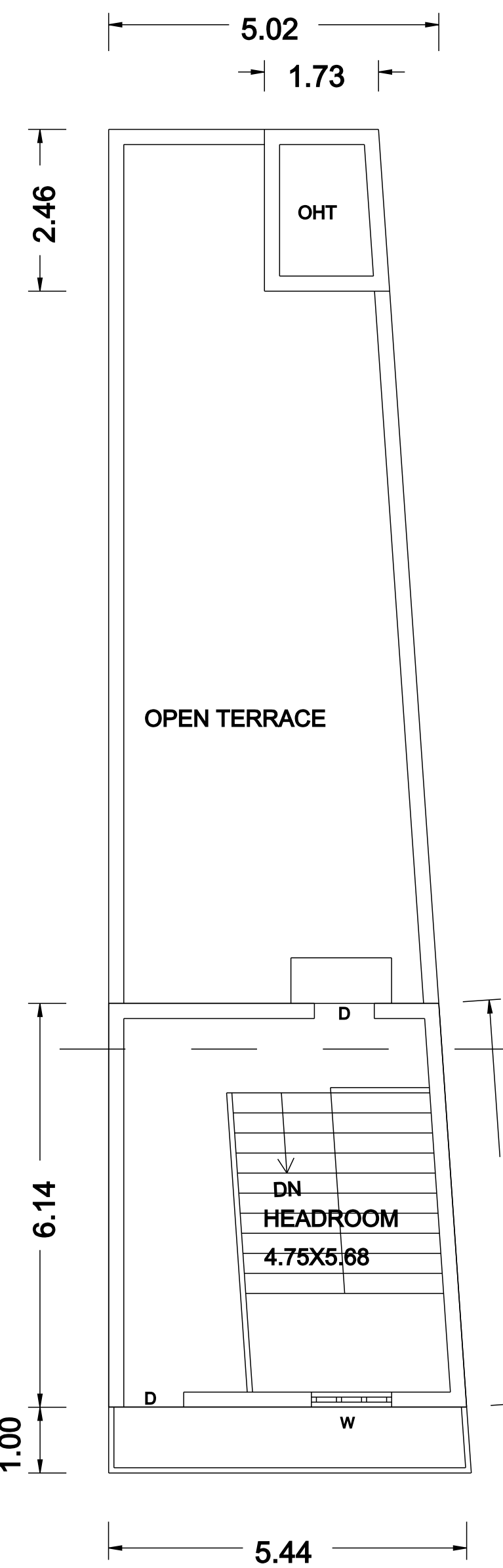
Er.A.GANAPATHY,B.TECH,F.I.I.V.C.Engg.  
REGISTERED ENGINEER,  
APPROVED VALUER,  
CHARTERED ENGINEER,  
4,MUTHU VINAYAGAR STREET,PERIYAR NAGAR,  
KATTUMANNARKOIL,9443576912/9976964704



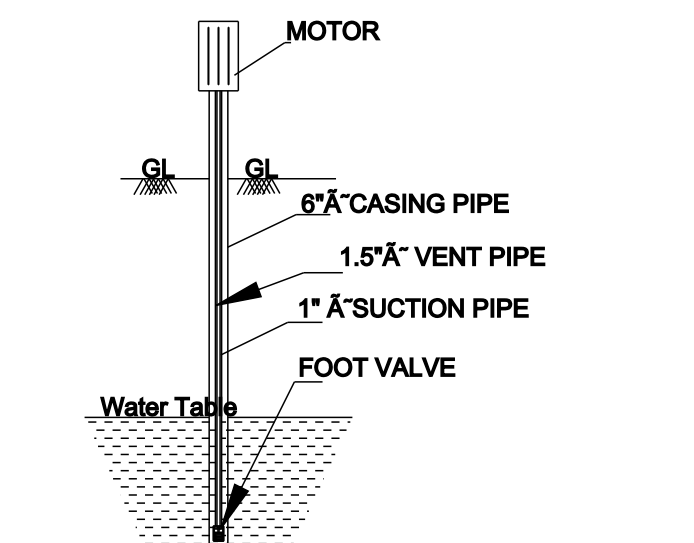
SITE CUM GROUND FLOOR PLAN



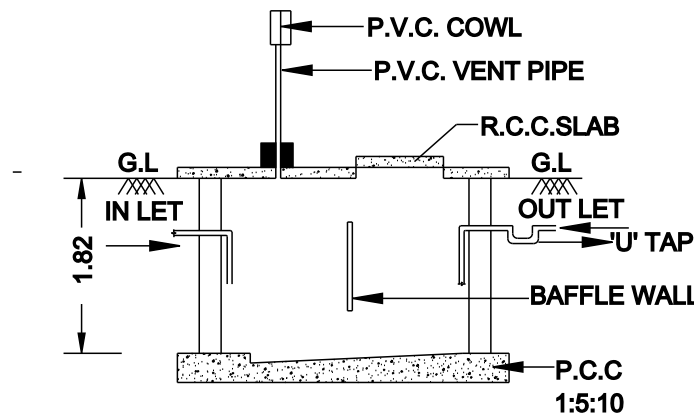
FIRST FLOOR PLAN



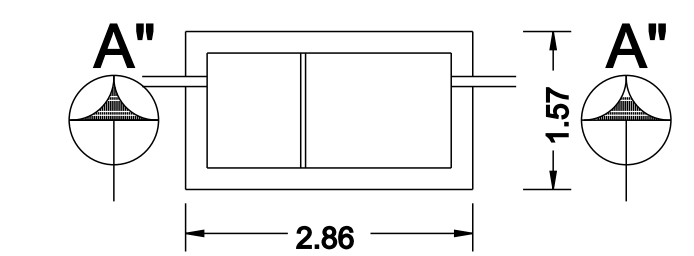
HEAD ROOM PLAN



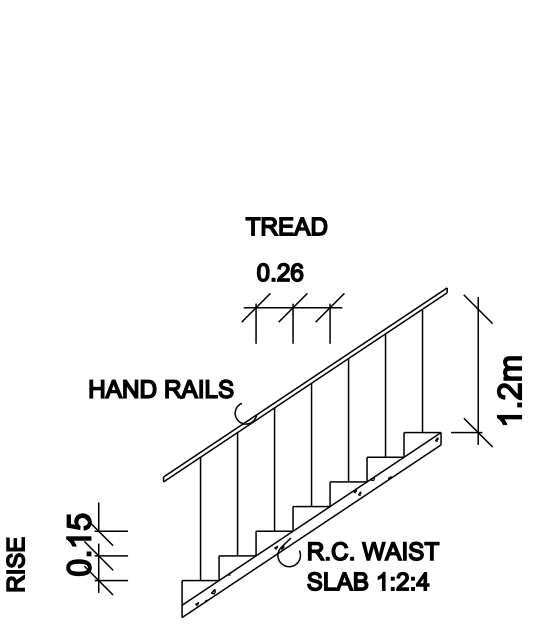
SEC. OF BOREWELL



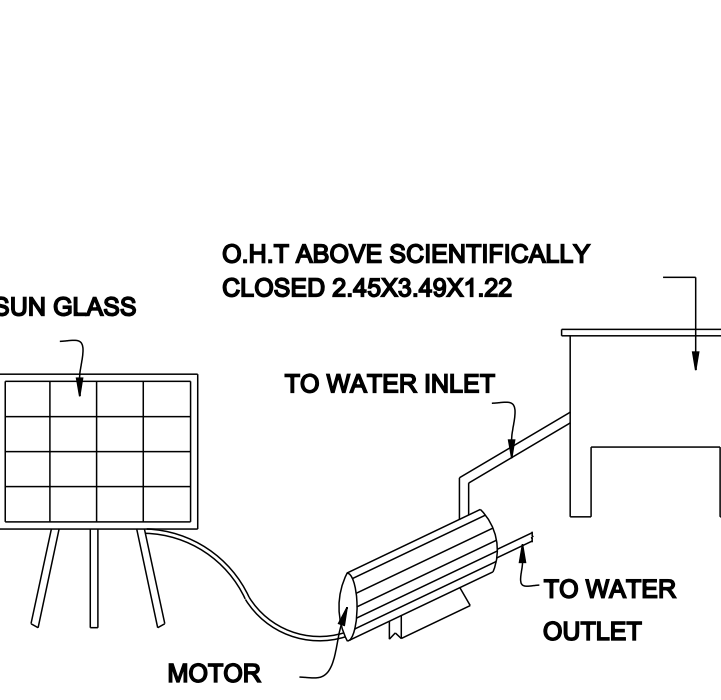
SEC. OF SEPTIC  
TANK AT "AA"



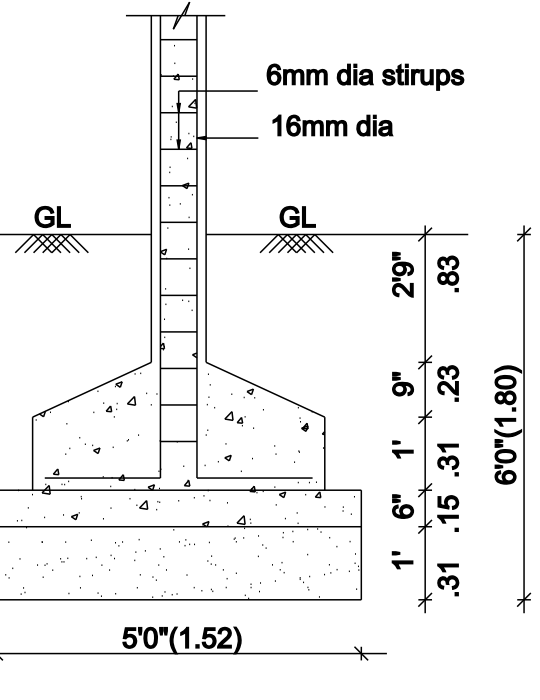
PLAN OF  
SEPTIC TANK



STAIRCASE  
DETAILS

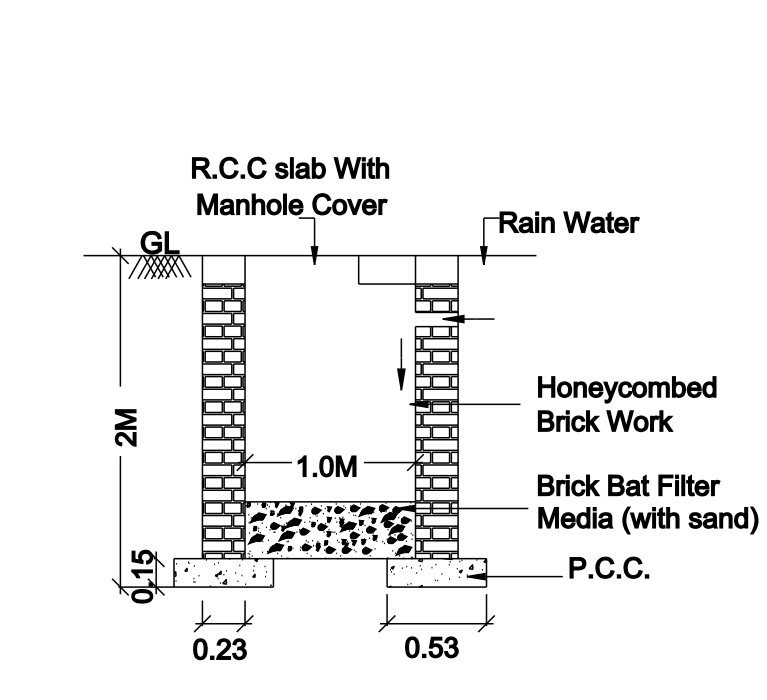


SOLAR WATER  
HEATING SYSTEM



FOUNDATION  
DETAIL

SCALE (1:50)



DETAILS OF RAIN  
WATER COLLECTION PIT

SCALE:- 1"=4'0"



# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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OMR Thoraipakkam,  
Chennai 600 097, India  
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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.

