Verified RealEstate™

REFERENCE
01/2024

ISSUED
07 December 2024

PP APPROVAL RECORD

Planning Permission

Ramanatham

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.

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

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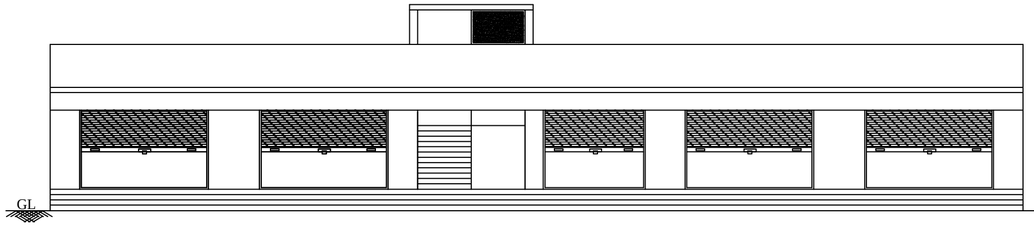
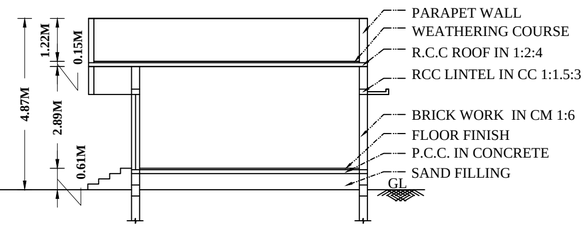
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF COMMERCIAL GROUND FLOOR BUILDING IN S.F.NO.94/4, SUB DIVISION S.F.NO.94/4A1, PATTA NO.18 AT RAMANATHAM VILLAGE PANCHAYAT, TITTAKUDI TALUK AND CUDDALORE DISTRICT.

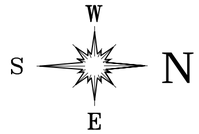
SCALE IN 1:100

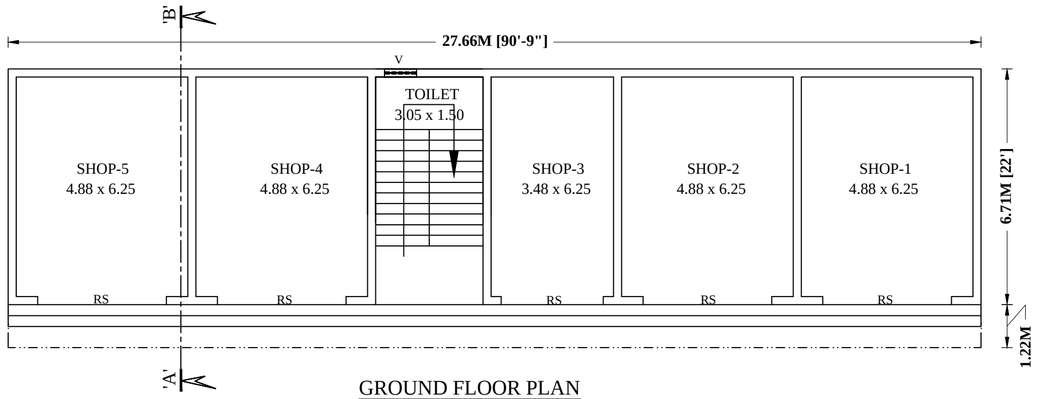


ELEVATION

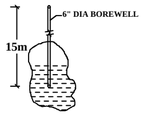


SECTION ON AB

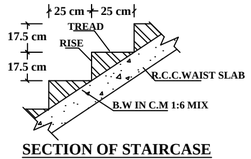




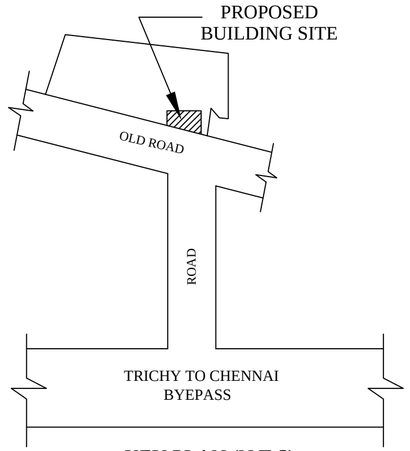
GROUND FLOOR PLAN



BORE WELL DETAIL



SECTION OF STAIRCASE



KEY PLAN (N.T.S)

AREA DETAILLS		
DESCRIPTION	SQ.FT	SQ.M
PLOT AREA AS PER FMB	57554.62	5347.00
SUPER IMPOSED PLOT AREA	5074.86	471.47
LAND AREA AS PER DOCUMENT	57500.37	5341.96

PROPOSED BUILDUP AREA

SL NO.	DESCRIPTION	TOTAL AREA (SQFT)	TOTAL AREA (SQM)
1)	TOTAL SITE AREA	57500.37	5341.96
2)	BUILT UP SITE AREA	5074.86	471.47
3)	PRO.GROUND FLOOR AREA	1996.50	185.48
4)	OPEN AREA	3078.36	285.99
5)	BALANCED OPEN AREA	52425.51	4870.49

F.S.I = 1996.50/5074.86 = 0.39

SCHEDULE OF JOINERIES:

REFERENCE	METRE
RS - ROLLING SHUTTER	3.66 x 2.10
D1 - DOOR 1	0.75 x 2.10
V - VENTILATOR	0.91 x 0.76

APPLICANT

Mr.K.MAHENDRAN,
S/o.Mr.KARUPPAIYA.

Signature

ENGINEER

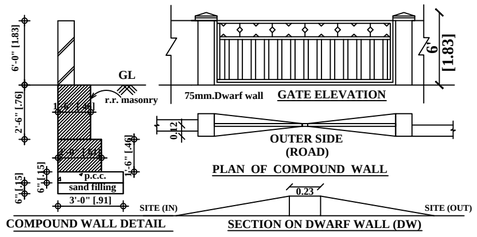
Er.K.R.Muthaiya,DCE.BE.,
Licensed Surveyoy and Consulting Civil Engineer,
DTCP-RE /PBLR/JAN-20/094 ,
K.R.M. Builders,78-3c-thuraiyur main road,
Kurumbalur, Perambalur Tk&Dt.
Cell No : 8190029678

NOTE

1. ALL DIMENSIONS AREIN FEET & METER
2. SCALE FACTOR IN 1:100 (for building plan, elevation, section)
   1:200 (for site plan) and Not to scale (for keyplan and other plans)
3. WASTE WATER USED FOR GARDENING PURPOSE
4. RAIN WATER HARVESTING PIT TO BE PROVIDED
5. U- SEPTIC TANK TO BE PROVIDED

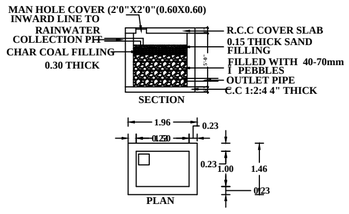
COLOR INDEX

SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING

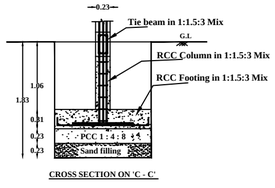


COMPOUND WALL DETAIL

SECTION ON DWARF WALL (DW)

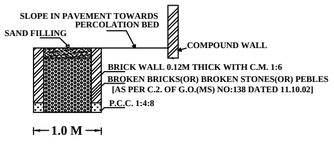


DETAILS OF COLLECTION SUMP FOR RAIN WATER HARVESTING OF ROOF TOP RAIN WATER

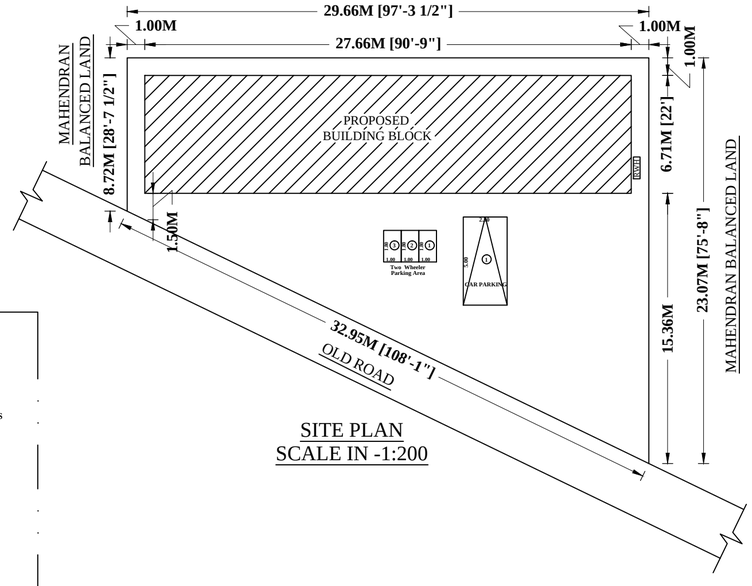


CROSS SECTION ON 'C - C'

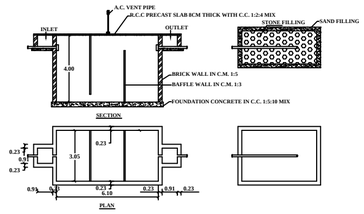
COLOUMN FOUNDATION DETAILS



SECTION OF RAIN WATER PERCOLATION BED



SITE PLAN
SCALE IN -1:200



PLAN & SECTION OF SEPTIC TANK & DISPERSION TRENCH

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

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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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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.