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REFERENCE
271/2024

ISSUED
16 December 2024

PP APPROVAL RECORD

# Planning Permission

Periyanesalur

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.

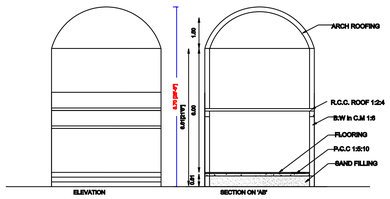
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

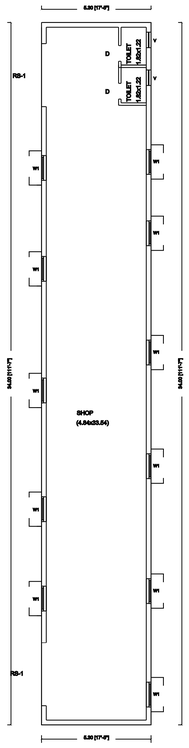
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

**PLAN SHOWING THE PROPOSED CONSTRUCTION OF A GROUND FLOOR ARCH TYPE ROOF COMMERICIAL BUILDING FOR M-FAC SOLUTIONS IN NEW R.S.No:-319 PART, PLOT No's:-103,104,105 AT (TAMIL NADU SMALL INDUSTRIES DEVELOPMENT CORPORATION LIMITED ) PERIYANESALUR VILLAGE & PERIYANESALUR PANCHAYAT LIMIT, NALLUR PANCHAYAT UNION LIMIT, VEPPUR TALUK, CUDDALORE DISTRICT.**

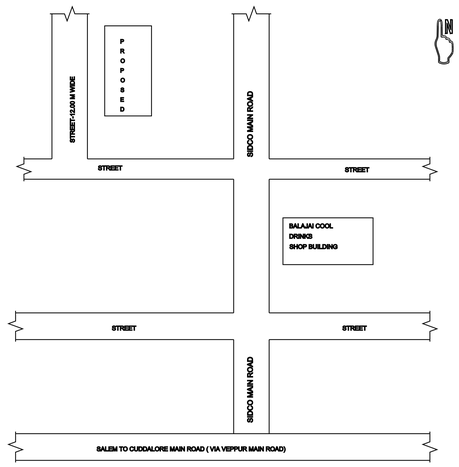
NAME OF THE APPLICANT :- M-FAC SOLUTIONS PRIVATE LIMITED

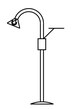


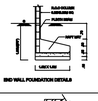



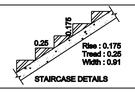

GROUND FLOOR PLAN-
SHOP
( WEST FACE)

KEY PLAN, Scale :-NTS







JOINERY DETAILS

MD Main door 1.05 x 2.13

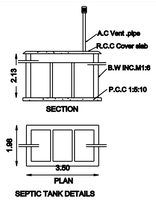
R.S. Rolling shutter3.05 x 2.13

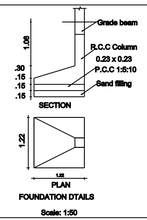
R.S 1Rolling shutter 2.28 x 2.13

D Door 0.91 x 2.13

W Window 0.91 x 1.22

V Ventilator 0.91 x 0.61




Scale: 1:50

TOTAL SITE AREA(2955.00 S.qm) : 2955.00 Sqm 31807.82 Sft,

G.F.PLINTH AREA SHOP (5.30x34.00') : 180.20 Sqm 1938.95 Sft,

AREA OF THE OPEN SPACE : 2774.80 Sqm 29868.87 Sft,

LENGTH OF THE COMPOUND WALL : 228.95 Rm

CAR PARKING (2.50Mx5.00M) : 1

TWO WHEELER PARKING : 2

P.C (180.20/2955.00) : 6.09%

F.S.I (180.20/2955.00) : 0.06

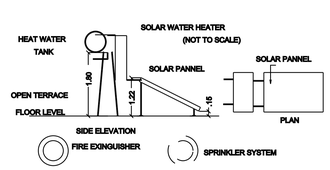
REGD ENGINEER

APPLICANT

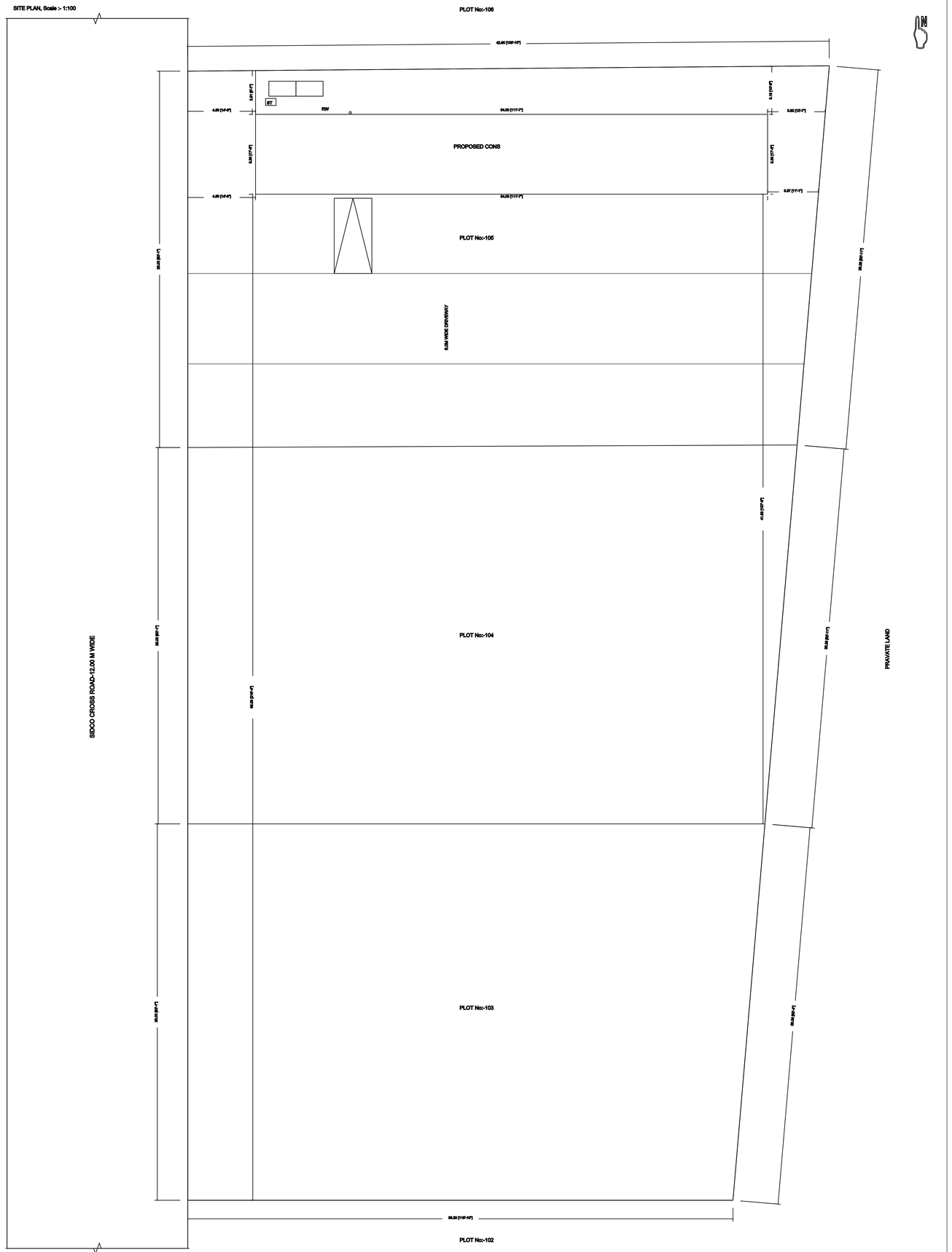
Drawn by:- Cell-96666 22832

H ARI CONSTRUCTIONS,
67, Alamelu ammal nagar,
KURINJIPADI & TALUK,
CUDDALORE DIST.607 302.
gopihari.civil@gmail.com

SCALE : 1:100
All dimensions are in metre
& Feet




SITE PLAN, Scale :- 1:100



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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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.