

PP

APPROVAL RECORD

Planning Permission

Cuddalore

Cuddalore district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
Town PanchayatPURPOSE
Commercial

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

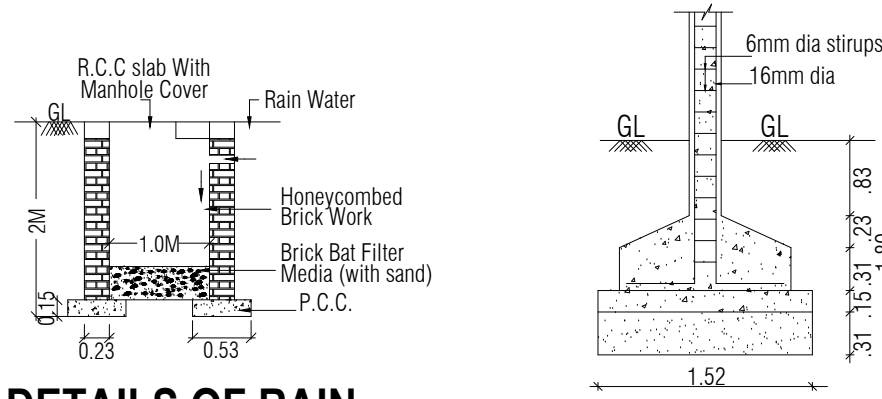
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN OF PROPOSED CONSTRUCTION OF RCC ROOF GROUND FLOOR AND FIRST FLOOR COMMERCIAL BUILDING
IN R.S NO.4/1A,NEW R.S NO.4/1A2B,DOOR NOS.63,65,PATTA NO.347 AT KOPILPATHU VILLAGE ,KATTUMANNARKOIL
TOWN PANCHAYAT, KATTUMANNARKOIL TALUK, CUDDALORE DISTRICT,608301.

OWNER: Mr.SRIRAM. S/O KAMARAJ.

DTCP APPROVAL NO. FOR SITE:PS 34/2018(VD)

SITE REGULARIZATION ORDER NO. BY THE EXECUTIVE OFFICER,TOWN PANCHAYAT,KATTUMANNARKOIL.: R.O.C NO.A3/269/2018,DATE:30.8.2018



DETAILS OF RAIN
WATER COLLECTION PIT
SCALE:- 1"=4'0"

FOUNDATION
DETAIL

SCALE - 1:100 ALL DIMENSIONS AREA IN METER		
AREA STATEMENT	AREA IN Sq.ft	AREA IN Sq.m
SITE AREA AS PER DOCUMENT NO.2092/2018	4284.87	398.07
SITE AREA AS PER FMB	4287.41	398.31
SITE EXTENT AS PER PATTA NO.347	4305.60	400.00
SITE EXTENT AS PER SITE	4287.41	398.31
PLINTH AREA: PROPOSED GROUND FLOOR-COMMERCIAL	719.25	66.82
PLINTH AREA: PROPOSED FIRST FLOOR-COMMERCIAL	278.46	25.87
TOTAL PROPOSED PLINTH AREA (GF+FF)	997.71	92.69
FSI: 0.233		

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	2.26 X 2.44
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
W	WINDOW	1.22 X 1.37
V	VENTILATOR	0.90 X 0.60

COLOUR CODE :

EXISTING BUILDING(UNAPPROVED)	
PROPOSED BUILDING	
ROAD	
BOUNDARY	

STAIR DETAILS

WIDTH - 1.50
TREAD - 0.305
RISE - 0.15

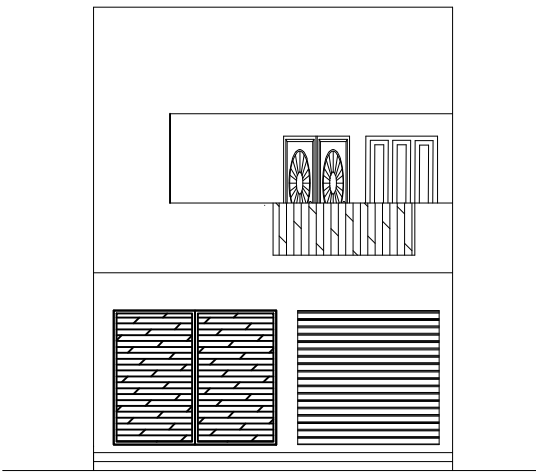
OWNER / APPLICANT :

T. K. J. (SRIRAM)

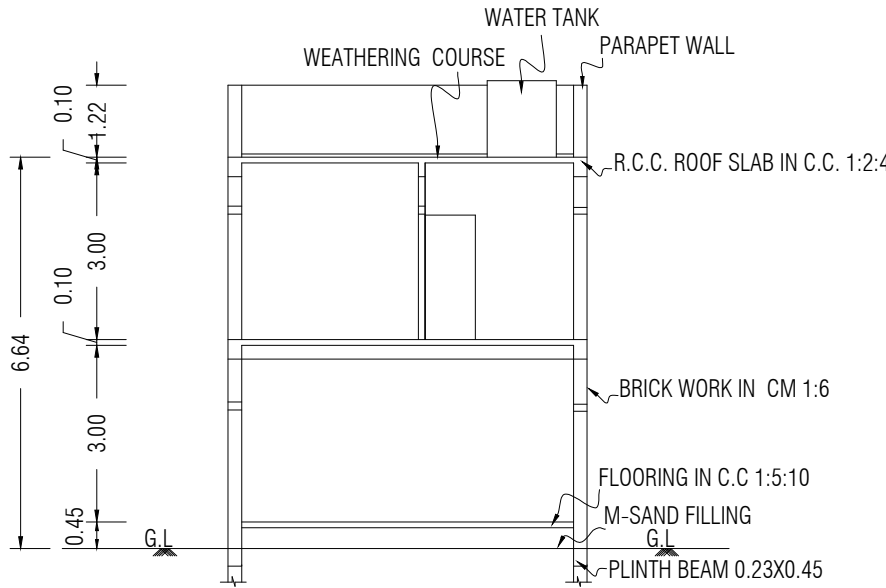
GOVT.REGISTERED ENGINEER

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.

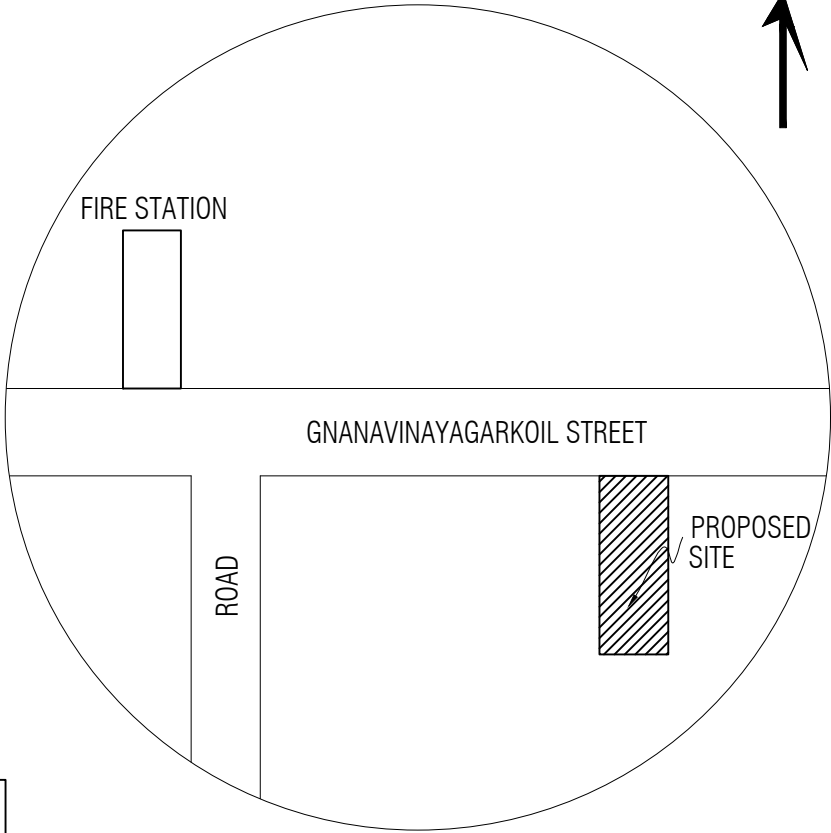
Er.A.GANAPATHY,B.TECH,FIIV,C.Engg.
Govt.Registered Engineer(RE/Gr.III/005/2022),
Chartered Engineer(M-110749/15),
Approved Valuer(CAT-I-F-6977),
4,Muthu Vinayagar Street,Periyar Nagar,
KATTUMANNARKOIL-9443576912 / 9976964704



ELEVATION

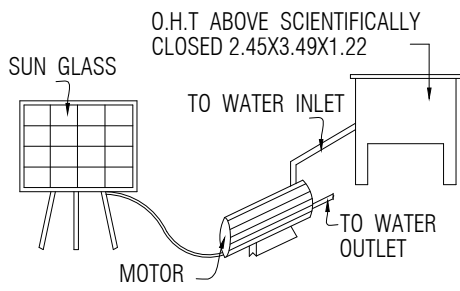


SECTION ON 'AB'

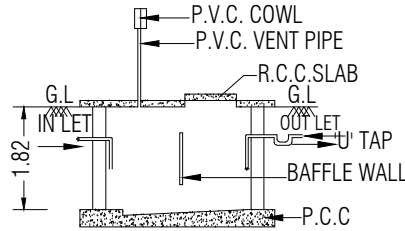


TOPO PLAN

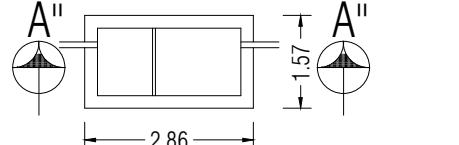
PLAN INFO
DISTRICT=CUDDALORE
TALUK=KATTUMANNARKOIL
PATTA_NO=347
AS_AT_SITE=398.31
FMB_OR_PLR=398.31
AS_PER_DOCUMENT=398.07
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO= R.S NO.4/1A,NEW R.S NO.4/1A2B
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.31
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.00
ROAD_LENGTH=250.00
AVG_PLOT_DEPTH=44.35
AVG_PLOT_WIDTH= 9.09
LAND_USE_ZONE= RESIDENTIAL
PLOT_AREA_M2=398.31
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_LESS_THAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=1



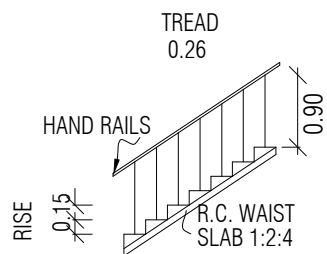
SOLAR WATER
HEATING SYSTEM



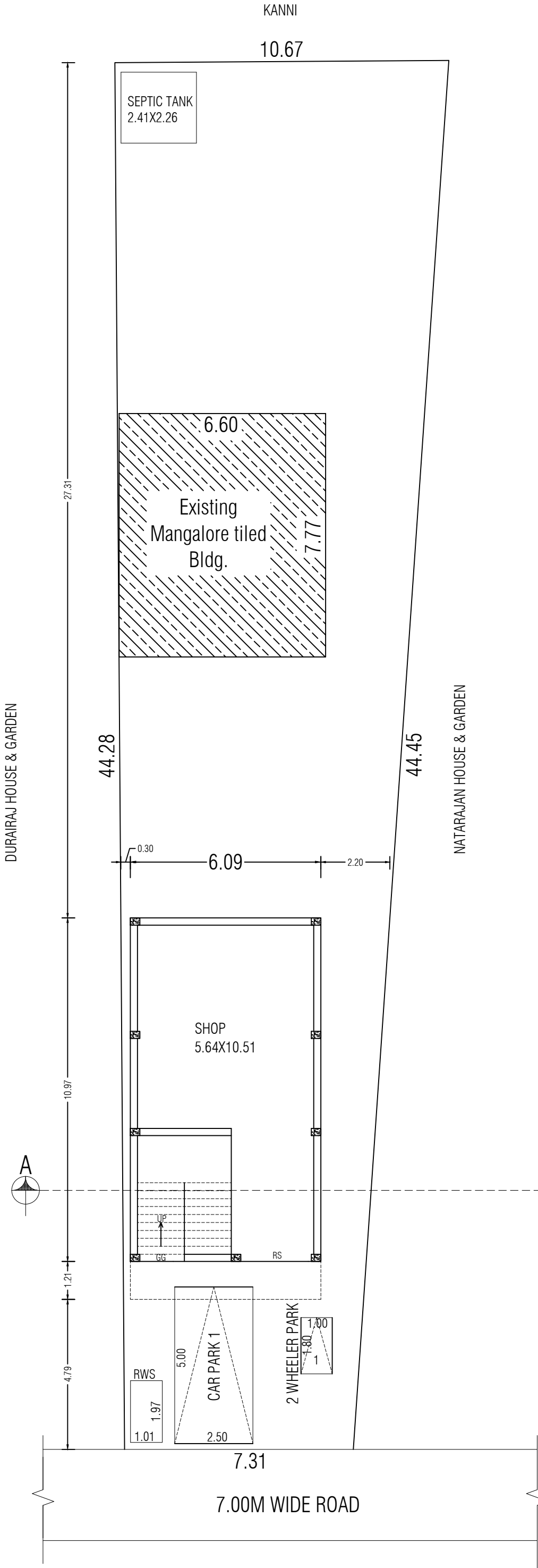
SEC. OF SEPTIC
TANK"AA"



PLAN OF SEPTIC TANK
SCALE (1:50)



STAIRCASE
DETAILS



OUND FLOOR PLAN



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.

