PP APPROVAL RECORD

Planning Permission

Cuddalore

Cuddalore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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

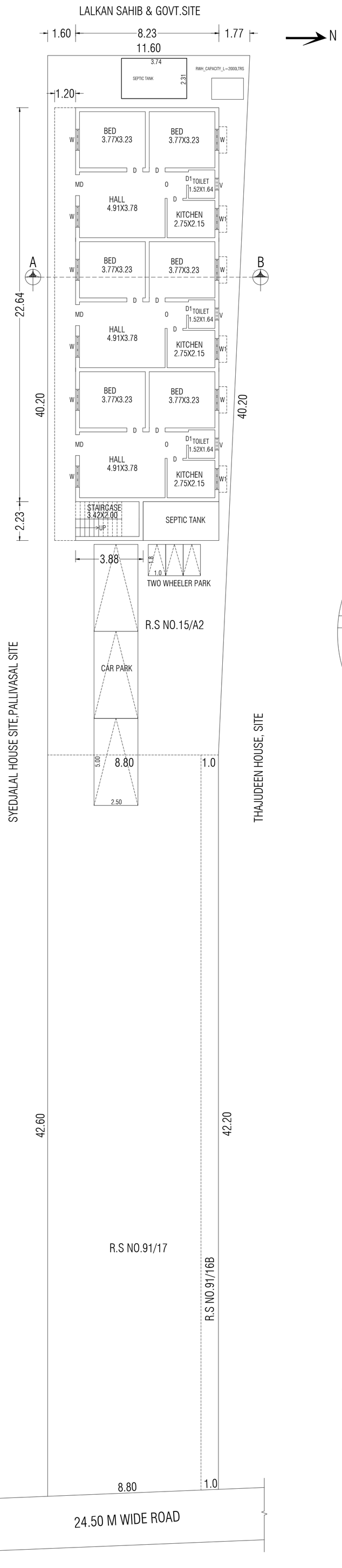
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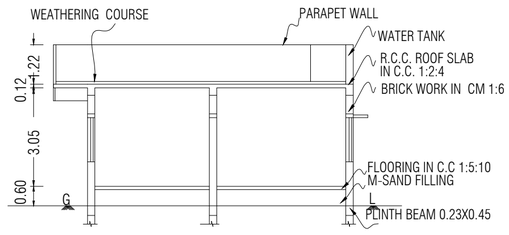
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PLAN OF PROPOSED CONSTRUCTION OF RCC ROOF GROUND FLOOR RESIDENTIAL BUILDING IN R.S NO.91/16,91/17,91/15,PRESENT R.S NO.91/15A2,91/16B,91/17, PATTA NO.1684,DOOR NO.125 AT CHIDHAMBARAM MAIN ROAD,UDAIYARGUDI VILLAGE, KATTUMANNARKOIL TOWN PANCHAYAT, KATTUMANNARKOIL TALUK, CUDDALORE DISTRICT,608301.(AFTER DISMANTLING THE EXISTING BUILDING)

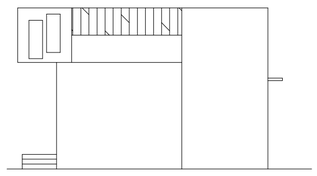
OWNER:Mr.LIYAKATH ALI. S/O MOHAMED SHALI



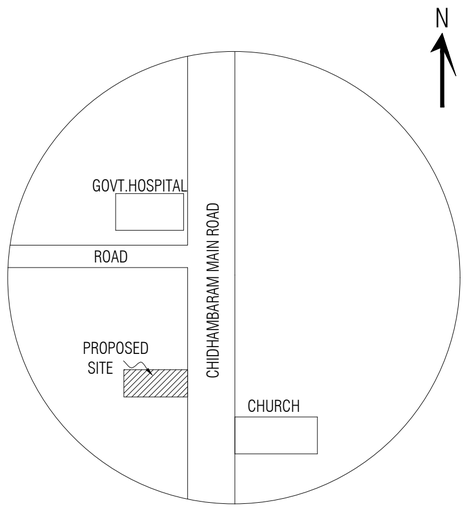
SITE CUM GROUND FLOOR PLAN



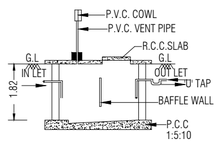
SECTION ON 'AB'



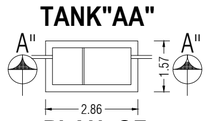
FRONT ELEVATION



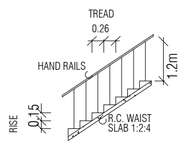
TOPO PLAN



SEC. OF SEPTIC TANK"AA"

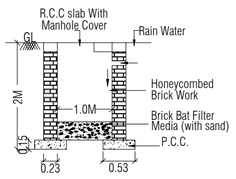


PLAN OF SEPTIC TANK



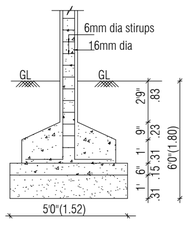
STAIRCASE DETAILS

SOLAR WATER HEATING SYSTEM



DETAILS OF RAIN WATER COLLECTION PIT

SCALE:- 1"=4'0"



FOUNDATION DETAIL

SCALE (1:50)

PLAN_INFO
WATER_BODIES_BEYOND_15M=NO
RESERVE_FOREST_WOODED_LAND_BEYOND_150M=YES
BLDG_LENGTH_MORETHAN_10M=YES
BURIAL_PLACE_BEYOND_90M=YES
IS_SWIMMING_POOL_EXISTS=NO
PLOT_AREA_M2=845.66
SINGLE_FAMILY_BLDG=NO
RWH_DECLARED=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=8.53
ROAD_WIDTH=24.50
ROAD_LENGTH=300
AREA_TYPE=OTHERS
PLOT_NO=0
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
AVG_PLOT_DEPTH=82.57
AVG_PLOT_WIDTH=9.80
PATTA_NO=1684
SURVEY_NO=R.S NO.91/16,91/17,91/15,PRESENT R.S NO.91/15A2,91/16B,91/17
AS_AT_SITE=845.66
FMB_OR_PLR=845.66
AS_PER_DOCUMENT=846.34
VILLAGE=UDAIYARGUDI VILLAGE
TALUK=KATTUMANNARKOIL TALUK
DISTRICT=CUDDALORE DISTRICT
LAND_USE_ZONE=RESIDENTIAL
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO

SCALE - 1:100
ALL DIMENSIONS AREA IN METER

AREA STATEMENT	AREA IN Sq.ft	AREA IN Sq.m
SITE EXTENT AS PER DOCUMENT DETAILS: R.S NO.91/16:402.00 Sq.Ft. R.S NO.91/17:4130.00 Sq.Ft. R.S NO.91/15:4578.00 Sq.Ft. TOTAL AREA:9110.00 Sq.Ft.	9110.00	846.34
SITE EXTENT AS PER FMB	9102.68	845.66
SITE EXTENT AS PER PATTA DETAILS: R.S NO.91/16B:42.00 Sq.m R.S NO.91/17: 350.00 Sq.m. R.S NO.91/15A2:422.00 Sq.m. TOTAL:814.00Sq.m.	8761.90	814.00
SITE EXTENT AS PER SITE	9102.68	845.66
PLINTH AREA: PROPOSED GROUND FLOOR	2098.76	194.98

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
W1	WINDOW	1.22 X 0.90
V	VENTILATOR	0.90 X 0.60

COLOUR CODE :

BUILDING

ROAD

BOUNDARY

STAIR DETAILS

WIDTH - 0.91

TREAD - 0.27

RISE - 0.15

OWNER / APPLICANT :

(LIYAKATH ALI)

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

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

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.