Verified RealEstate™

REFERENCE
01/2025

ISSUED
17 July 2025

PP APPROVAL RECORD

Planning Permission

Cuddalore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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

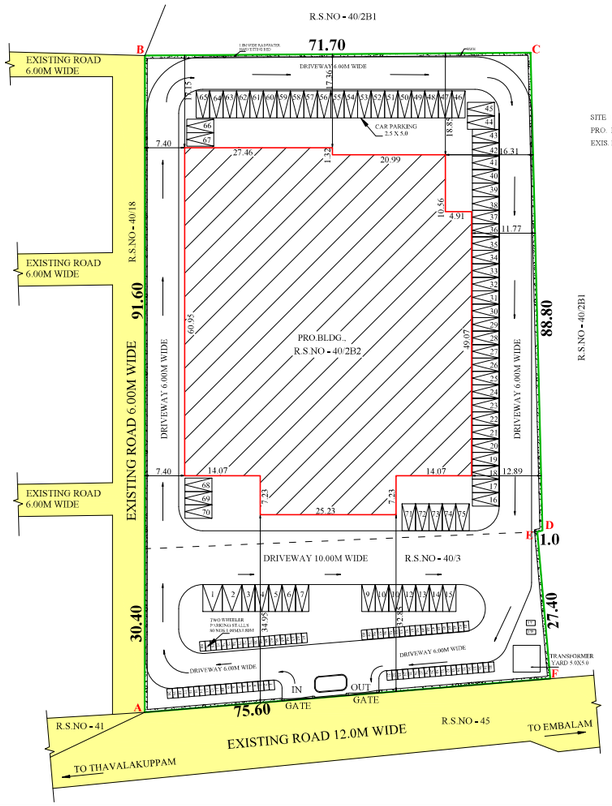
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF AND PARTLY GALVALUMN SHEET ROOF ASSEMBLY HALL BUILDING

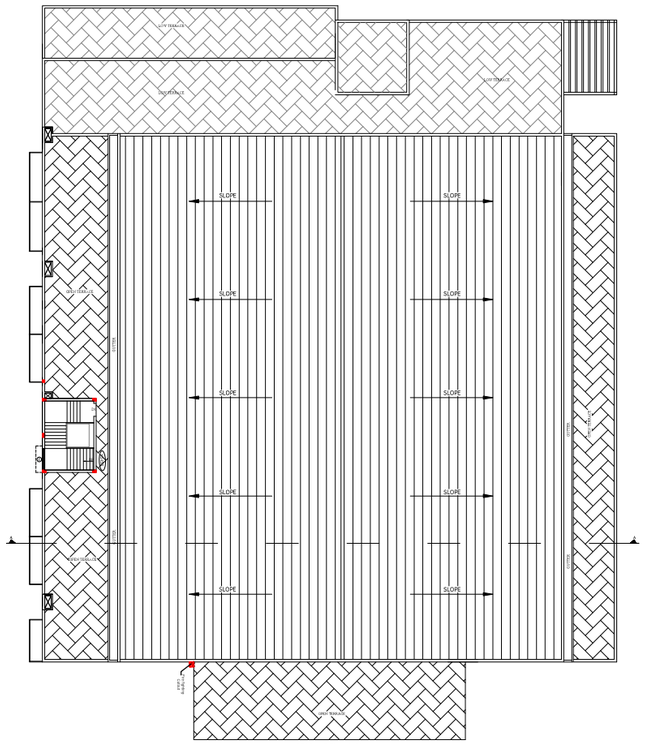
IN R.S.NO - 40/2B2, 40/3, AT PUDUKADAI VILLAGE AND PANCHAYAT, CUDDALORE PANCHAYAT UNION AND TALUK, CUDDALORE DISTRICT.

Name of the Owners :- 1. Thiru.V.Kugan. S/o. Venugopal.
2.Smt. K. Sreevathsal. W/o., V.Kugan.

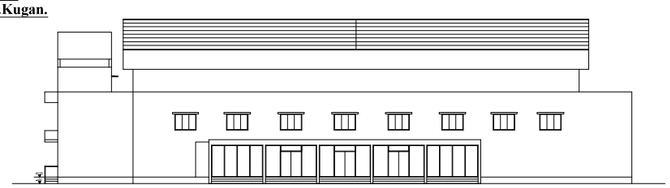


SITE PLAN
Scale - 1:200

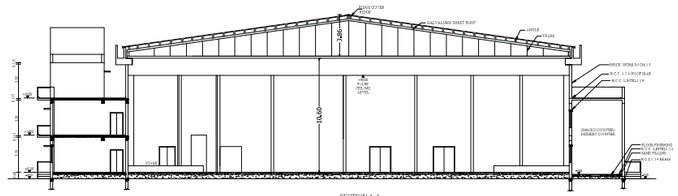
SITE BOUNDARY
PRO. BUILDING
EXIS. ROAD



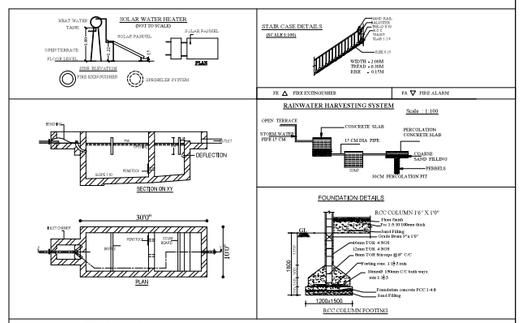
TERRACE FLOOR PLAN

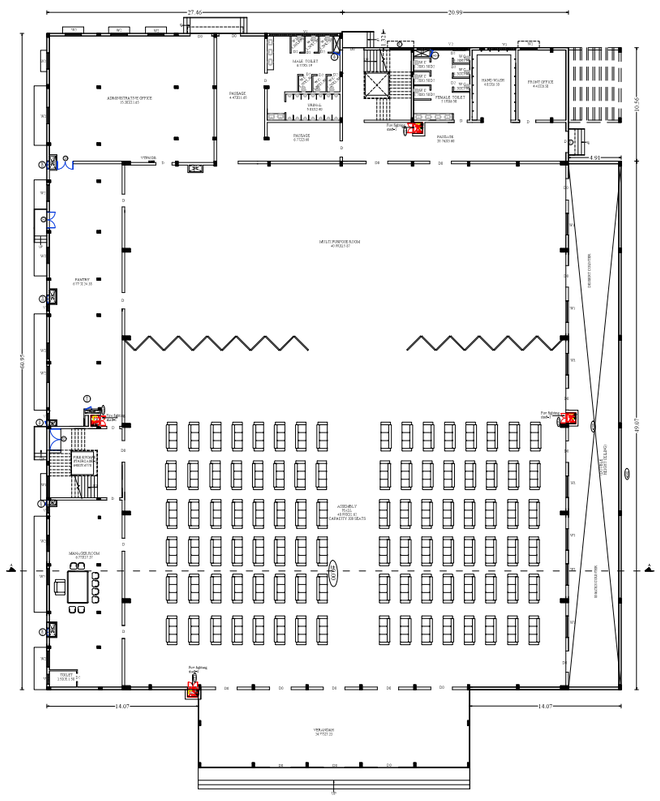


FRONT ELEVATION

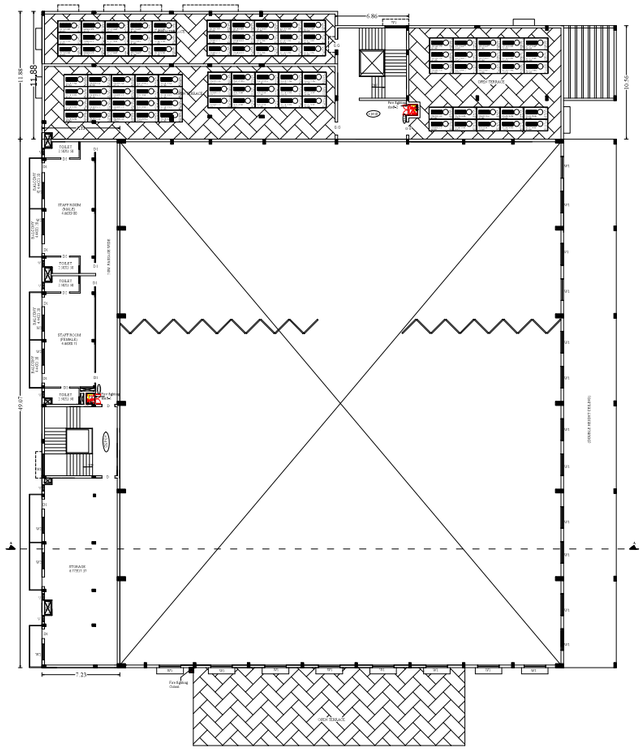


SECTION A-A





GROUND FLOOR PLAN



FIRST FLOOR PLAN

AREA DETAILS		SQM
Area of the Site		**8750.00**
FLOOR NAME	TOTAL BUILT UP AREA(SQM)	NON F.S.I AREA	F.S.I. AREA
Ground Floor	3348.70	-	3348.70
First Floor	354.78	-	354.78
Hand Room	34.30	34.30	-
Total	3737.78	34.30	3703.48
Area of the Open space		**5401.30**	
Plot coverage (3348.70/ 8750.00) (Ground Floor area / site area)		**38.27**	**> 40%**
F.S.I. (3703.48/ 8750.00) (Total Floor area / site area)		**0.42**	

PARKING DETAILS

PARKING	REQUIRED	PROVIDED
Car Parking (Floor Area / 50) (3703.48 /50 = 74.07 (so) 75Nos)	75 Nos	75 Nos
PH Car Parking	02 Nos	02 Nos
Two Wheeler Parking (Floor Area / 50) (3703.48 /50) = 74.07 (so) 75Nos)	75 Nos	80 Nos

ARCHITECT REGISTERED ENGINEER

A. NARMATHA, B.Arch.,
COUNCIL CTP / 2008 / 000127
Reg. No. 09/2008
Cell: 98440 23004.

REGISTERED STRUCTURAL ENGINEER

Er. R. BLAKKIYA, B.E.,M.E.(Struct)
Registered Structural Engineer (Civil)
Reg. No. 16/2012-2013/2012
Approved Town & Country Planning Authority
No: 32, V.V. Pon nagar,
Vanadhiraya Kudiyiruppu - 607 001.
Cell: 97541 29908.

APPLICANT'S SIGNATURE

(1.V. Kugan)

(2. K. Sreevathsal)

REGISTERED CONSTRUCTION ENGINEER

Er. SUNDAR LAKSHMANAN, D.C.E.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:RCE / 6811 / 2022 / CTCP / CUDDALORE
No.67, Alamelu Annexel Nagar,
Kurinjipadi & Taluk,
Cuddalore Dist. 607 302.Cell : 98946 32032.

SPACE FOR APPROVAL

ONLINE APPLICATION NO - SWP/BPA/515756/2025

SWP/DTCP/CUD/BP NO - 25/2025

Signature valid
Signed by: Assistant Director
Location: Cuddalore
Date: 2026.06.23 [illegible]

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

hello@verified.realestate · +91 9996 12 9996

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.