Verified RealEstate™

REFERENCE
950/2025

ISSUED
14 October 2025

PP APPROVAL RECORD

Planning Permission

Cuddalore

Cuddalore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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.

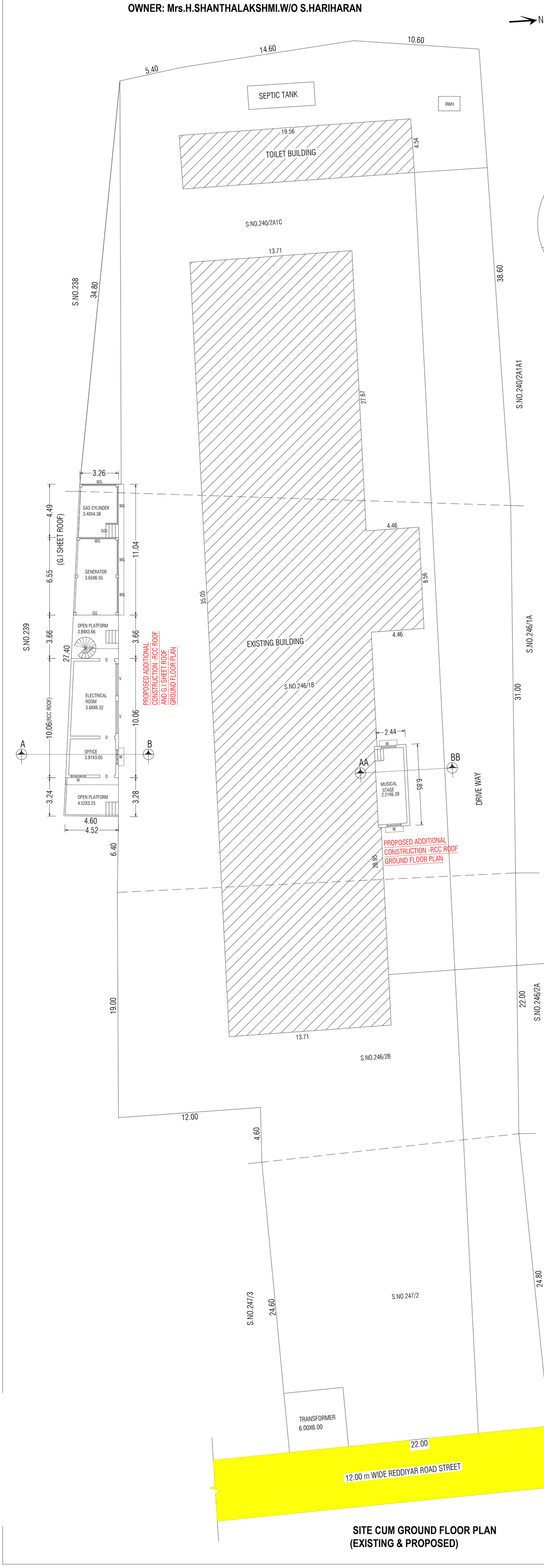
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

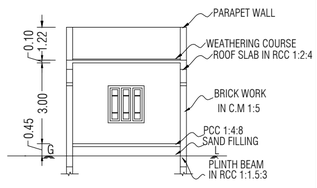
DIGITALLY VERIFIED RECORD

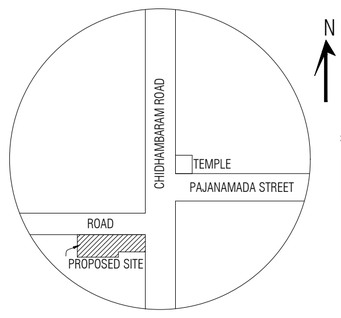
SKETCH SHOWING THE PLAN OF PROPOSED ADDITIONAL CONSTRUCTION OF RCC ROOF AND G.I SHEET ROOF GROUND FLOOR COMMERCIAL BUILDING AND G.I SHEET ROOF FIRST FLOOR COMMERCIAL BUILDING IN NATHAM SURVEY NO.247(OLD SURVEY NO.74/25) ,SURVEY NO.246/2(OLD SURVEY NO.74/22),SURVEY NO.246/1(OLD SURVEY NO.74/22), 240/2A1C,AS PER PATTA SURVEY NO.246/1B,246/2B,247/2,PATTA NO.1925,2735 AT REDDIYAR ROAD STREET,UDAIYARGUDI VILLAGE,KATTUMANNARKOIL TOWN PANCHAYAT, KATTUMANNARKOIL TALUK, CUDDALORE DISTRICT,608301.

OWNER: Mrs.H.SHANTHALAKSHMI.W/O S.HARIHARAN



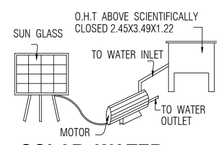
SECTION AT 'AA BB'



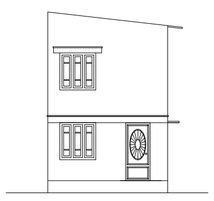


TOPO PLAN

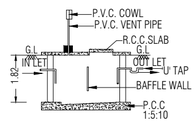
NOT TO SCALE



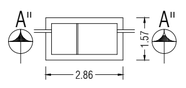
SOLAR WATER HEATING SYSTEM



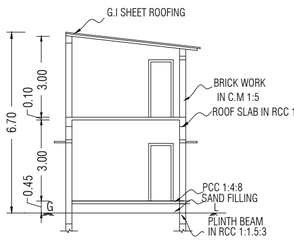
ELEVATION



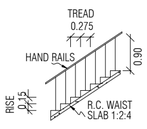
SEC. OF SEPTIC TANK"AA"



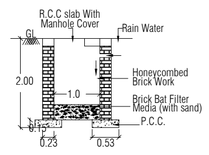
PLAN OF SEPTIC TANK



SECTION AT 'AB'

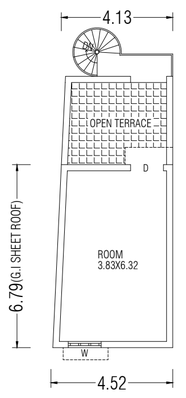


STAIRCASE DETAILS

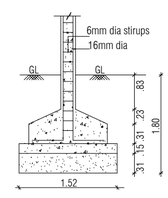


DETAILS OF RAIN WATER COLLECTION PIT

SCALE:- 1"=4'0"



PROPOSED FIRST FLOOR PLAN



FOUNDATION DETAIL

SCALE (1:50)

SCALE - 1:100
ALL DIMENSIONS AREA IN METER

AREA STATEMENT	AREA IN Sq.ft	AREA IN Sq.m
SITE AREA AS PER DOCUMENT	40260.00	3740.23
EXISTING PLINTH AREA:		
GROUND FLOOR RCC:	4855.75	451.11
GROUND FLOOR G.I SHEET	5204.72	483.53
GROUND FLOOR TOILET RCC	955.20	88.74
FIRST FLOOR RCC	4872.75	452.69
TOTAL EXISTING PLINTH AREA	15888.41	1476.07
PROPOSED ADDITIONAL PLINTH AREA:		
GROUND FLOOR - RCC	636.25	59.11
GROUND FLOOR- G.I SHEET	421.52	39.16
FIRST FLOOR-G.I SHEET	313.34	29.11
TOTAL PROPOSED ADDITIONAL PLINTH AREA	1371.11	127.38
TOTAL FSI	17259.52	1603.45

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	SIZE IN M
D	DOOR	1.00 X 2.13
W	WINDOW	1.22 X1.37
V	VENTILATOR	2.70 X 0.60
GG	GRILL GATE	1.22 X 2.13
WG	WELD MESH GRILL	2.44 X 1.80

COLOUR CODE :

BUILDING

ROAD

BOUNDARY

STAIR DETAILS

WIDTH - 1.00
TREAD - 0.275
RISE - 0.15

OWNER / APPLICANT :

H. Shanthalakshmi

(H.SHANTHALAKSHMI)

GOVT.REGISTERED ENGINEER

Er.A.Ganapathy,B.Tech,FIIV,C.Engg.,
Govt.Regd.Engineer(RE Gr.III/05/22)
Chartered Engineer (M-110749/15)
Approved Valuer (CAT-I-F-6977)
4, Periyar Nagar
Kattumannarkoil.9443576912

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

SITE CUM GROUND FLOOR PLAN (EXISTING & PROPOSED)

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.