PP APPROVAL RECORD

Planning Permission

Cuddalore district, Tamil Nadu

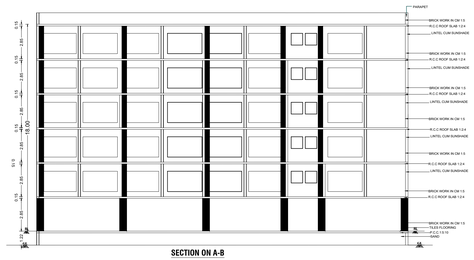
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

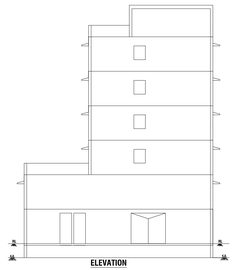
The approval as the planning authority issued it, reproduced in full behind this page.

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

SCALE 1:100



SECTION ON A-B



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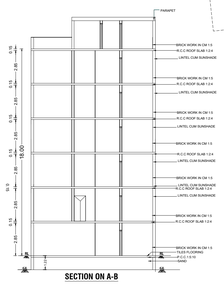

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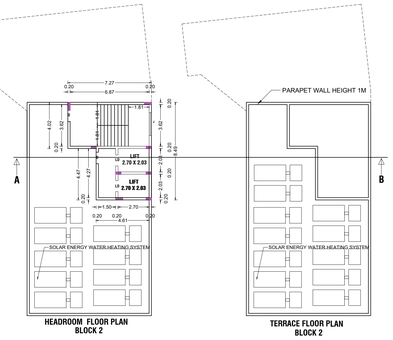
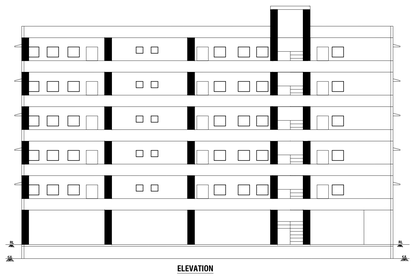


HEADROOM FLOOR PLAN
BLOCK 2

TERRACE FLOOR PLAN
BLOCK 2



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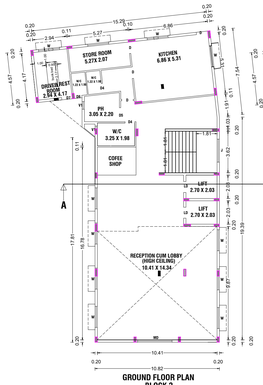
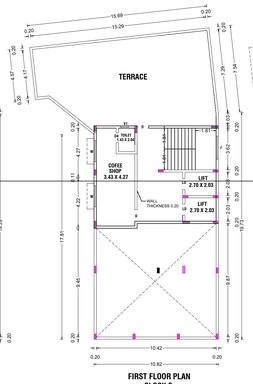
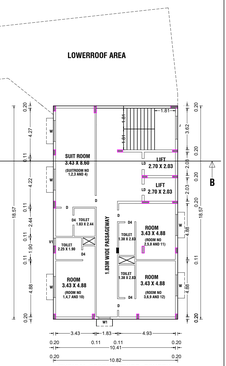


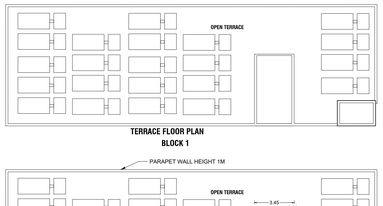
GROUND FLOOR PLAN
BLOCK 2



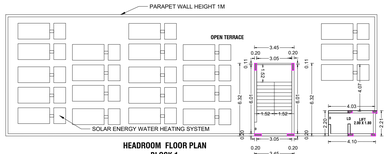
FIRST FLOOR PLAN
BLOCK 2



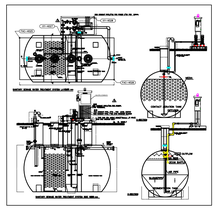
(TYPICAL SECOND, THIRD, FOURTH AND FIFTH FLOOR PLAN)
BLOCK 2

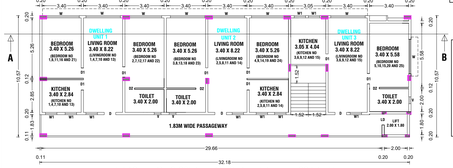


TERRACE FLOOR PLAN
BLOCK 1

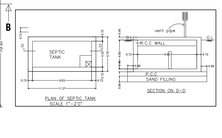


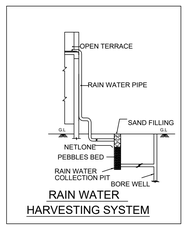
HEADROOM FLOOR PLAN
BLOCK 1



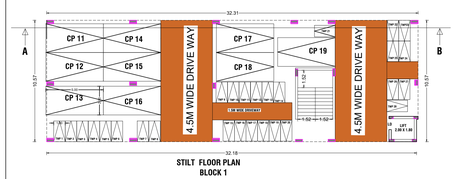


(TYPICAL FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR PLAN)
BLOCK 1

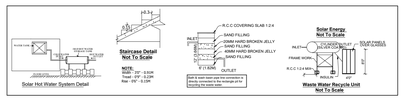


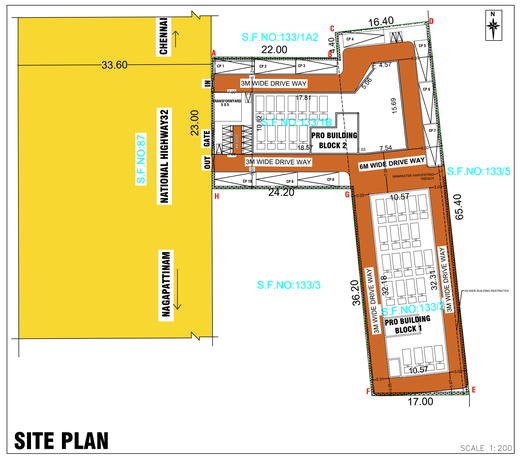


RAIN WATER
HARVESTING SYSTEM



STILT FLOOR PLAN
BLOCK 1





SITE PLAN

SCALE 1:200

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL CUM RESIDENTIAL BUILDING AT S.F.NO:133/1B AND 133/2, CHINNAKUMMATTI VILLAGE, BHUVANAGIRI TALUK,CUDDALORE DISTRICT.

APPLICANT NAME : Mr.P.MOHAMEDIDRIS.

AREA DETAILS	SQM
AREA OF THE SITE AS PER DOCUMENTS	1680.00 SQM
AREA OF THE SITE AS PER PATTA	1680.00 SQM
AREA OF THE SITE AS PER SUPERIMPOSED	1602.78 SQM

BUILDING AREA DETAILES

S.NO	FLOOR	F.S.I Area (sqm)	Non F.S.I Area (sqm)	Total Build up Area(sqm)	Usage Details
1	STILT FLOOR (BLOCK1)	-	341.11	341.11	PARKING PURPOSE
2	FIRST FLOOR (BLOCK1)	341.11	-	341.11	RESIDENTIAL PURPOSE
3	SECOND FLOOR (BLOCK1)	341.11	-	341.11	RESIDENTIAL PURPOSE
4	THIRD FLOOR (BLOCK1)	341.11	-	341.11	RESIDENTIAL PURPOSE
5	FOURTH FLOOR (BLOCK1)	341.11	-	341.11	RESIDENTIAL PURPOSE
6	FIFTH FLOOR (BLOCK1)	341.11	-	341.11	RESIDENTIAL PURPOSE
7	TERRACE FLOOR(BLOCK1)	-	29.02	29.02	HEAD ROOM
8	GROUND FLOOR(BLOCK2)	312.76	-	312.76	HOTEL PURPOSE
9	FIRST FLOOR (BLOCK2)	93.45	107.43	200.88	HOTEL PURPOSE
10	SECOND FLOOR (BLOCK2)	200.88	-	200.88	HOTEL PURPOSE
11	THIRD FLOOR (BLOCK2)	200.88	-	200.88	HOTEL PURPOSE
12	FOURTH FLOOR (BLOCK2)	200.88	-	200.88	HOTEL PURPOSE
13	FIFTH FLOOR (BLOCK2)	200.88	-	200.88	HOTEL PURPOSE
14	TERRACE FLOOR (BLOCK2)	-	50.8	50.8	HEAD ROOM
	GRAND TOTAL	2915.28	528.36	3443.64	

$$FSI = \frac{\text{TOTAL F.S.I AREA}}{\text{SITE EXTENT}} = \frac{2915.28}{1602.78} = 1.82 < 2$$

OPEN SPACE RESERVATION:

O.S.R REQUIRED : 168.00 Sqm(10%)

O.S.R AMOUNT PAID BY APPLICANT AS PER TNCDBR – 2019 RULE.

REFERENCE:

SITE BOUNDARY(AS PER PATTA)

SITE BOUNDARY(AS PER SITE)

SITE BOUNDARY(ABCD)

PROPOSED BUILDING

EXISTING BUILDING

DRIVEWAY

EXISTING ROAD

JOINERY DETAILS:

S.NO	TYPE	SIZE	S.NO	TYPE	SIZE
1	MD	3.00X2.10	8	D7	0.91X2.10
2	D	1.00X2.10	9	W	3.00X3.00
3	D1	0.90X2.10	10	W1	1.00X2.10
4	D2	0.84X2.10	11	V	0.60X0.67
5	D4	0.84X2.10	12	V1	0.67X0.67
6	D5	1.22X2.10	13	LD	0.95X2.10
7	D6	0.73X2.10	14	JALLY	2.00X2.00

PARKING DETAILS:

PARKING DETAILES: APARTMENT(RESIDENTIAL)

	REQUIRED	PROVIDED
CAR	5 Nos	5 Nos
TWO WHEELER	15 Nos	17 Nos

PARKING DETAILES: HOTELCOMMERCIAL)

	REQUIRED	PROVIDED
CAR	14 Nos	14 Nos
TWO WHEELER	24 Nos	25 Nos

TOTAL REQUIRED	19 CARS AND 39 WHEELERS
TOTAL PROVIDED	19 CARS AND 42 WHEELERS

BLOCK1
DWELLING UNIT DETAILS: APARTMENT(RESIDENTIAL)

S.NO	FLOOR	DWELLING	AREA(SQM)
1.	FIRST	DWELLING UNIT 1	87.26
		DWELLING UNIT 2	87.23
		DWELLING UNIT 3	68.87
2.	SECOND	DWELLING UNIT 1	87.26
		DWELLING UNIT 2	87.23
		DWELLING UNIT 3	68.87
3.	THIRD	DWELLING UNIT 1	87.26
		DWELLING UNIT 2	87.23
		DWELLING UNIT 3	68.87
4.	FOURTH	DWELLING UNIT 1	87.26
		DWELLING UNIT 2	87.23
		DWELLING UNIT 3	68.87
5.	FIFTH	DWELLING UNIT 1	87.26
		DWELLING UNIT 2	87.23
		DWELLING UNIT 3	68.87
	TOTAL	15 UNITS	1216.8

BLOCK2
ROOM DETAILS: HOTEL(COMMERCIAL)

S.NO	FLOOR	ROOM	AREA(SQM)
	SECOND	SUIT ROOM 1	42.54
		ROOM 1	25.74
		ROOM 2	26.27
		ROOM 3	26.27
	THIRD	SUIT ROOM 2	42.54
		ROOM 4	25.74
		ROOM 5	26.27
		ROOM 6	26.27
	FOURTH	SUIT ROOM 3	42.54
		ROOM 7	25.74
		ROOM 8	26.27
		ROOM 9	26.27
	FIFTH	SUIT ROOM 4	42.54
		ROOM 10	25.74
		ROOM 11	26.27
		ROOM 12	26.27
		TOTAL	483.28

PARKING DETAILES:
DWELLING UNIT AREA

S.NO	AREA	UNIT	REQUIRED
1.	25 SQM–50 SQM	0	–
2.	50 SQM–75 SQM	5	5 TWO WHEELER
3.	75 SQM–100 SQM	10	5 CAR 10 TWO WHEELER
	TOTAL REQUIRED		5 CARS AND 15 TWO WHEELERS
	PROVIDED		5 CARS AND 15 TWO WHEELERS

ONLINE APPLICATION NO: SWP/BPA/741697/2026
SWP/DTCP/CUDDALORE/SITE APPROVAL NO: 21/2026
SWP/DTCP/CUDDALORE/BUILDING PERMISSION NO: 21/2026

R. MANIKANDAN, M.Tech, (Structure)
Registered Structural Engineer Grade I
SE/SR-I/18/04/55+ (CMDA), RSI 310502/S(SCC)
CE/COM/SE/R-I/2019/DW/36(DTCP)
AURA ENGINEERING CONSULTANTS
4/8, 50th Street, 7th Avenue, Ashok Nagar, Chennai - 600 083. Ph: 9790751679

REGISTERED STRUCTURAL ENGINEER

Er. D. RAJESH, B.E.,
Registered Construction Engineer (RCE)
TN GOV. DTCP Reg No: RCE/02/2021
ECI. Reg No :PE00484116
5/601-1,Valuthoor, Ramanathapuram - 35,
Cell: 9360862457.

REGISTERED CONSTRUCTION ENGINEER

Er. D. RAJESH, B.E.,
Registered Civil Engineer,
TN GOV. DTCP. Reg No: RES/2022/[illegible]
ECI Reg No: PE00434115,
5/601-1, Valuthoor, Ramanathapuram-36.
Cell: 9360862457.

REGISTERED ENGINEER

Er.M.Ammaiappan, B.E., M.E(Geo Tech), (Ph.D)
Registered Geo Technical Engineer
DTCP - Reg. No:TVLR/RGTE/2021/05/002
Thirumulluvoyal, Chennai - 600 062.

REGISTERED GEO TECH ENGINEER

APPLICANT

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
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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.