PP APPROVAL RECORD

Planning Permission

Survey 83/1 and 1 more

Cuddalore taluk

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.

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3/350/2 Mettukuppam,
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Chennai 600 097, India

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THE PLAN SHOWING PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST, SECOND & THIRD FLOOR OF SHOP CUM SERVICE APARTMENT BUILDING IN WARD-6, BLOCK -4, T.S.NOS:83/1& 83/2D, OLD HOSPITAL ROAD, CUDDALORE CITY MUNICIPAL CORPORATION LIMIT.

NAME OF THE OWNER:

Mr.S.RAVICHANDRAN, R.JAYACHITRA, S.R. KANNAN & S.R KOUSSHIK RAM

SCHEDULE OF JOINERIES:

REFERENCE	METER
D - DOOR	1.00 x 2.13
D1 - DOOR	0.76 x 2.13
W - WINDOW	1.83 x 1.53
W1 - WINDOW	1.53 x 1.53
W2 - WINDOW	1.22 x 1.53
W3 - WINDOW	0.61 x 1.53
KW - KITCHEN WINDOW	0.61 x 1.53
V - VENTILATOR	0.61 x 0.91

SCALE 1:100
ALL DIMENSIONS ARE IN metre

AREA DETAILS

DESCRIPTION	AREA (SQ.M)
PLOT AREA (AS PER DOCUMENT)	1676.00
PLOT AREA (AS PER TSLR)	1676.00
PLOT AREA (SUPER IMPOSED)	1662.57

DESCRIPTION	TOTAL AREA (SQM)	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)
STILT FLOOR AREA Parking	724.85	-	724.85
FIRST FLOOR AREA Commercial	477.54	477.54	-
FIRST FLOOR AREA Residential	237.65	237.65	-
SECOND FLOOR AREA Commercial	477.54	477.54	-
SECOND FLOOR AREA Residential	236.93	236.93	-
THIRD FLOOR AREA Residential	704.09	704.09	-
HEAD ROOM AREA	101.95	-	101.95
TOTAL AREA	2960.55	2133.75	826.80
VACANT AREA	937.72	-	-

PLOT COVERAGE = 724.85/ 1662.57 X 100 = 43.59 %
F.S.I = 2133.75/ 1662.57 = 1.28

PARKING REQUIREMENTS:

COMMERCIAL

1. 75% of FSI Area = 955.08 X 0.75 = 716.31 Sq.m
As per(TNCDBR-2019,Annexure-IV Part -I (19)General Note)
2. 10% of required Car/ Two Wheeler Spaces reserved
For Physically Handicapped Persons
Car space = 15 X 0.1 = 1.5 (i.e) 2
Two wheeler space = 15 X 0.1 = 1.5 (i.e) 2
As Per(TNCDBR-2019,Annexure-IV Part-II (B))
3. SHOP - Commercial
1 Car Space and 1 Two Wheeler Space for every 50 Sq.m of floor area
As Per(TNCDBR-2019,Annexure-IV Part-I (2) Shop)
4. For Commercial - 10% of Car/Two Wheeler Parking Spaces shall be earmarked for Electric Vehicles with Fast Charging Points
Car Space = 15 x 0.1 = 1.5 (i.e) 2
Two Wheeler Space = 15 x 0.1 = 1.5 (i.e) 2
As Per G.O No.684 in TNCDBR - 2019,
Annexure IV Part-II (I (ii)) Vehicle Charging Infrastructure

PARKING DETAILS COMMERCIAL - Shop	AREA	REQUIRED	PROVIDED
1 Car space for every 50 Sq.m floor area	716.31	15	18
1 Two wheeler Space for every 50 Sq.m	716.31	15	20
10% DA Car Space for required no.of car space	-	2	2
10% DA Two Wheeler Space for required no.of Two wheeler	-	2	2

RESIDENTIAL

1. Dwelling unit Floor Area above 25 Sq.m and upto 50 Sq.m 1 Two Wheeler Space
As Per(TNCDBR-2019,Annexure-IV Part-I (1) Residential)
2. Dwelling unit Floor Area above 50 Sq.m and upto 75 Sq.m
1 Car Space for every 2 Dwelling units and
1 Two Wheeler Space for every Dwelling Unit
As Per(TNCDBR-2019,Annexure-IV Part-I (1) Residential)
3. 10% of Required Car/ Two Wheeler Spaces reserved
For Physically Handicapped Persons
Car space = 1 X 0.1 = 0.1 (i.e) 0
Two wheeler space = 25 X 0.1 = 2.5 (i.e) 3
As Per(TNCDBR-2019,Annexure-IV Part-II (B))
4. In Addition to Parking Spaces Provided 10% of required Car/ Two Wheeler Space Should be provided as Visitors parking
Car space = 1 X 0.1 = 0.1 (i.e) 0
Two wheeler space = 25 X 0.1 = 2.5 (i.e) 3
As Per(TNCDBR-2019,Annexure-IV Part-I (Visitors Parking))
5. For Residential - Charging Point for Electric Vehicles Should be Provided for required no. of Car & Two Wheeler Parking Space
Car Space = 1
Two Wheeler Space = 25
As Per G.O No.684 in TNCDBR - 2019,
Annexure IV Part-II (I (i)) Vehicle Charging Infrastructure

Residential - Car Parking

Unit 1,6,12	- 28.57	Unit 25	- 28.54	i) Floor area above 25 sq.m and upto 50 sq.m - Nil	2
Unit 2,7,13	- 25.31	Unit 26	- 25.36		
Unit 6	- 27.94				
Unit 17	- 27.74				
Unit 19	- 27.83			ii) Floor area above 50 sq.m and upto 75 sq.m - 1 Car Space	
Unit 20	- 57.88				
Unit 21	- 59.12				
Unit 22	- 30.59			As Per(TNCDBR-2019, Annexure-IV Part-I (1) Residential	
Unit 23	- 27.86				
Unit 24	- 30.59				

10% DA Car Spaces for required no.of Two wheeler	-	0	0		
In Addition to parking spaces 10% of visitors Car Spsce for required no.of CarSpaces	-	0	0		

Residential - Two Wheeler Parking

Unit 1,6,12	- 28.57	Unit 25	- 28.54	i) Floor area above 25 Sq.m and upto 50 Sq.m - 25 Two Wheeler Space	26
Unit 2,7,13	- 25.31	Unit 26	- 25.36		
Unit 6	- 27.94				
Unit 17	- 27.74				
Unit 19	- 27.83			ii) Floor area above 50 Sq.m and upto 75 Sq.m - 1	
Unit 20	- 57.88				
Unit 21	- 59.12				
Unit 22	- 30.59			As Per(TNCDBR-2019, Annexure-IV Part-I (1) Residential	
Unit 23	- 27.86				
Unit 24	- 30.59				

10% DA Two Wheeler Space for required no.of Two wheeler	-	3	3
In Addition to parking spaces 10% of visitors Two Wheeler Space for required no.of Two Wheeler Space	-		4
Total Car parking & Two wheeler parking (Commercial cum Residential)		REQUIRED	PROVIDED
Total no. of Car Spaces	-	16	20
Total no. of Two Wheeler Spaces	-	43	50

TOTAL NO. OF DWELLING UNITS

First floor = 5 units	Second floor = 6 units
Unit 1 - 28.57	Unit 6 - 28.57
Unit 2 - 25.31	Unit 7 - 25.31
Unit 3 - 24.52	Unit 8 - 24.52
Unit 4 - 24.25	Unit 9 - 24.25
Unit 5 - 24.56	Unit 10 - 24.56
	Unit 11 - 27.94

Third floor = 15 units

Unit 12 - 28.57	Unit 20 - 57.88
Unit 13 - 25.31	Unit 21 - 59.12
Unit 14 - 24.52	Unit 22 - 30.93
Unit 15 - 24.25	Unit 23 - 27.86
Unit 16 - 24.56	Unit 24 - 30.59
Unit 17 - 27.74	Unit 25 - 28.54
Unit 18 - 27.74	Unit 26 - 25.36
Unit 19 - 27.83	

Total Units = 26 UNITS

SPECIAL CONDITION:

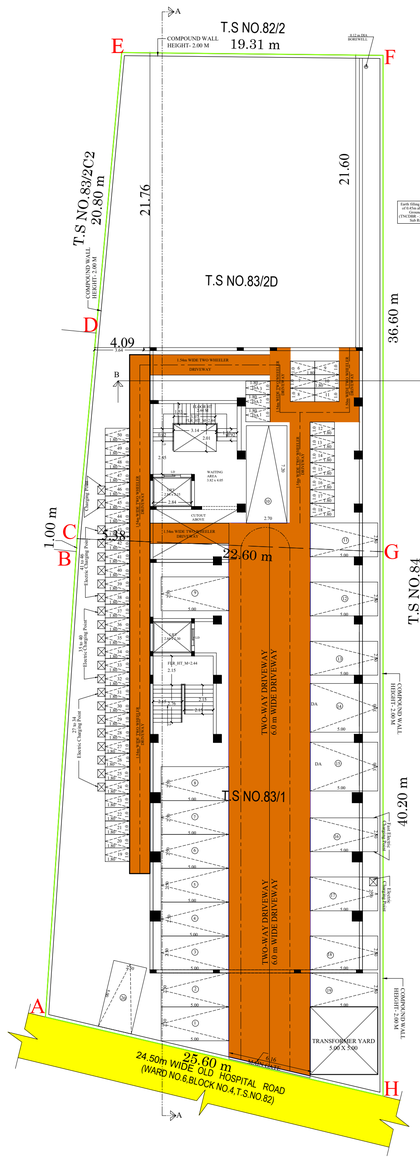
1.The Building must be used for same purpose for which the approval has been obtained.
2.If used for any purpose other than the approved use,the Planning Permission will be deemed to be cancelled,action will be initiated under 56 and 57 of Town and Country Planning Act-1971 without any prior notice and will be considerd as unauthorized construction.

LEGEND:

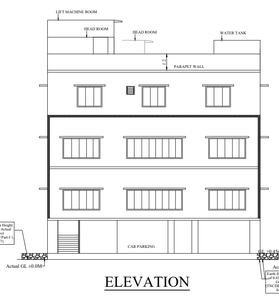
SITE BOUNDARY –
PROPOSED AREA –
DRIVEWAY –
EXISTING ROAD –

NOTE:

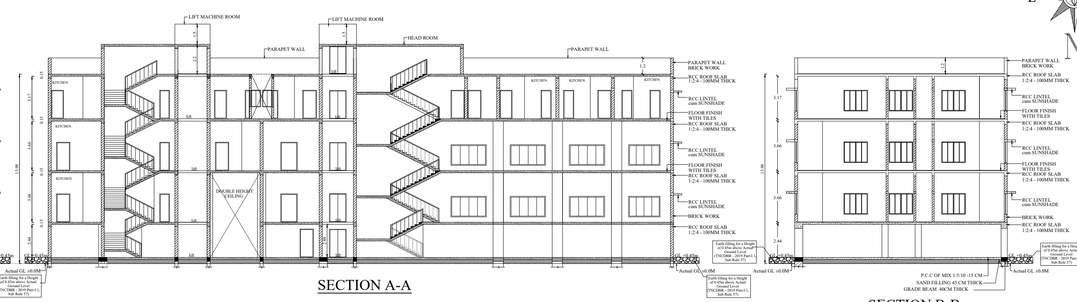
1.ALL DIMENSIONS ARE IN METRES
2.WASTE WATER TO BE UTILISED FOR GARDENING PURPOSED
3.SEWAGE TO BE CONNECTED TO MAIN SEWARAGE SYSTEM
4.SOLAR WATER HEATER IS PROVIDED



SITE CUM STILT FLOOR PLAN

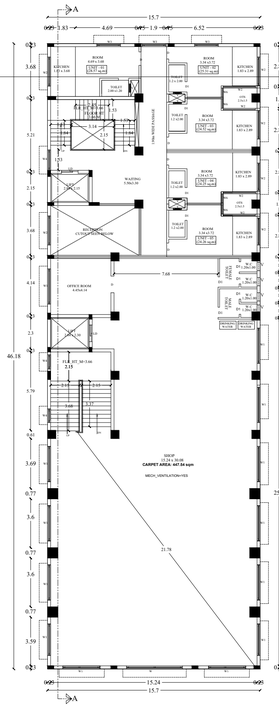


ELEVATION

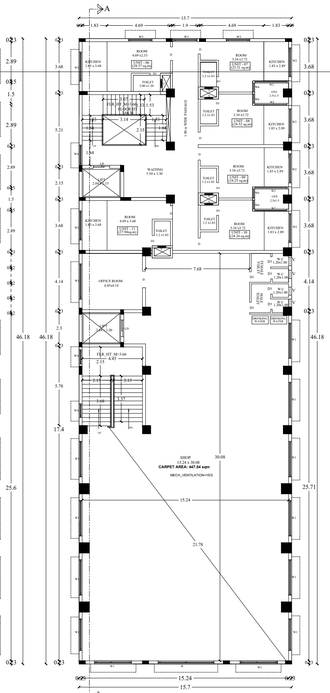


SECTION A-A

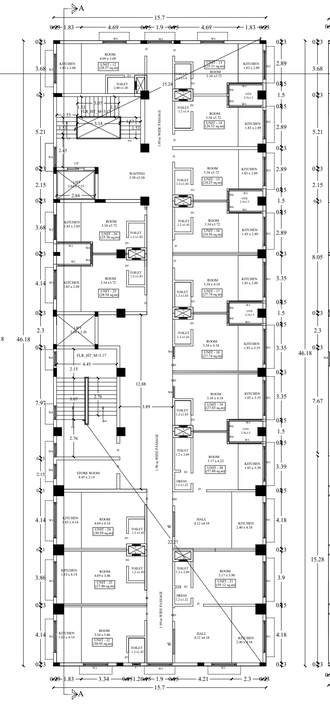
SECTION B-B



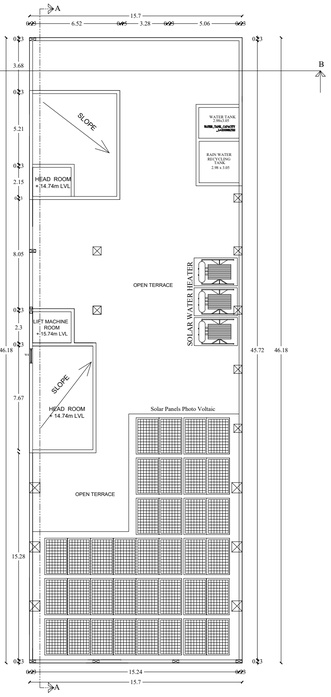
FIRST FLOOR PLAN
COMMERCIAL CUM RESIDENTIAL



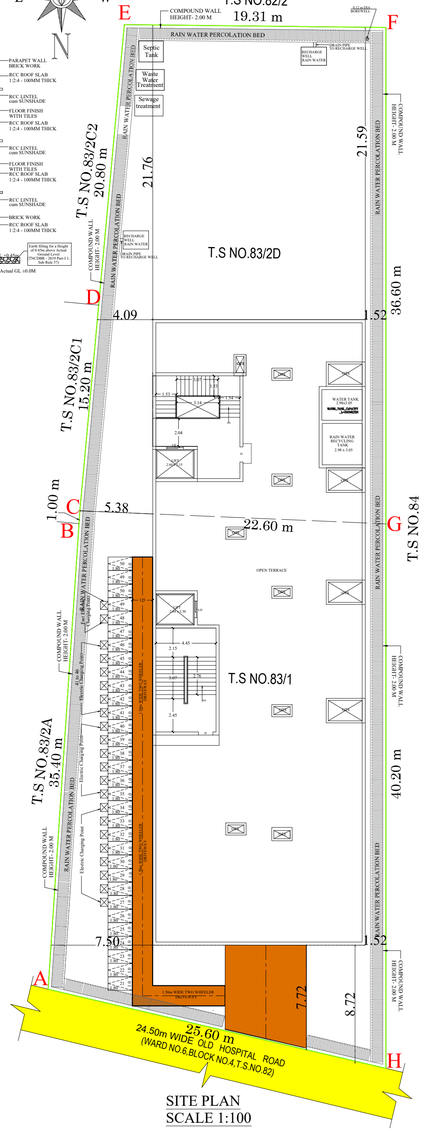
SECOND FLOOR PLAN
COMMERCIAL CUM RESIDENTIAL



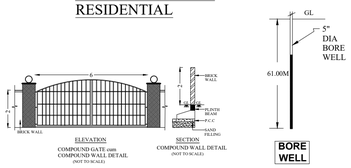
THIRD FLOOR PLAN
RESIDENTIAL



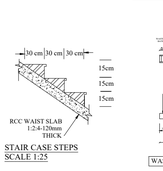
TERRACE FLOOR PLAN

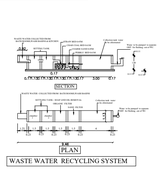


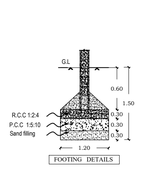
SITE PLAN
SCALE 1:100

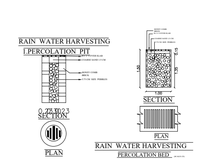












APPROVAL AUTHORITY:

BUILDING PERMISSION NO:SWP/DTCP/CUD/BP NO:72/2026

PLANNING PERMISSION No:SWP/DTCP/CUD/PP NO:37/2026

e-Signed/-
Join Director/
Member Secretary
Cuddalore Local Planning Authority
District Town and Country Planning Office
Cuddalore District

APPLICANT:

ARCHITECT:

Ar. J.Jovitha Margret, D.Arch.,
Reg. Architect Grade - II
(Reg.No.003/RA/GR-II/2023)
Agaram Architects
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SITE SUPERVISION ENGINEER:

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(Reg.No.009 RCE/2023)
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GEO-TECH ENGINEER:

Dr.S.SENTHAMIL KUMAR, B.E.,M.E.,Ph.D.,FIGS,MIEI
Registered Geotechnical Engineer,
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Mobile : 9443976090

REGISTERED PROFESSIONAL:

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(Reg.No.019/RE/GR-II /2023)
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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

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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.