Verified RealEstate™

REFERENCE
A3/20/2026

ISSUED
30 March 2026

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

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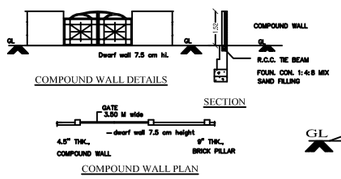
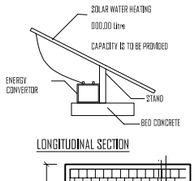
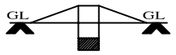
DIGITALLY VERIFIED RECORD



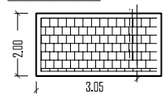
SOLAR SYSTEM

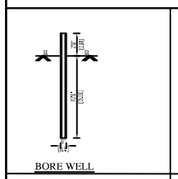




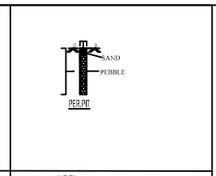
Dwarf Wall Details

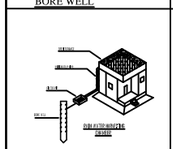
LONGITUDINAL SECTION

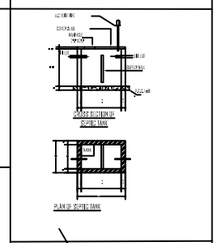


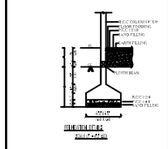


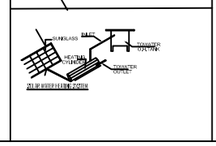
BORE WELL





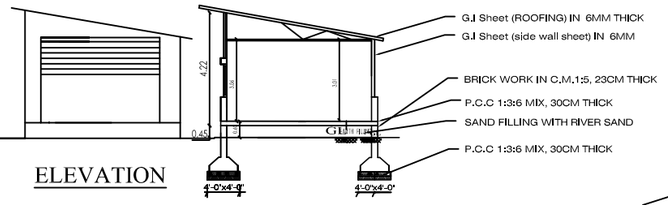




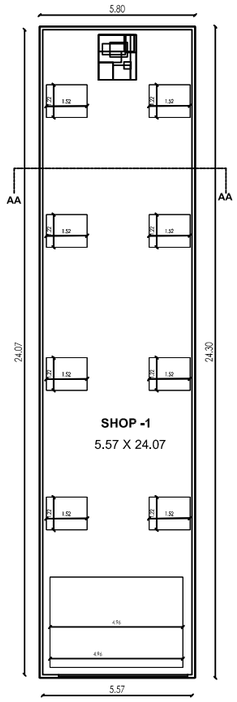


PLAN INFO
SURVEY_NO =310/8A1
PATTA_NO=3491
AS_AT_SITE=7202.82
FMB_OR_PLR=6880.00
AS_PER_DOCUMENT=6880.00
DA_TWO_WHEELER_PARKING
DA_PARKING
IS_SWIMMING_POOL_EXISTS=NO
PLOT_AREA_M2=6880.00
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=17.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH= 9.1
ROAD_LENGTH=500
AVG_PLOT_DEPTH=59.00
AVG_PLOT_WIDTH=43.00
LAND_USE_ZONE = COMMERICAL
PLOT_NO=310/8A1
DISTRICT=CUDDALORE
TALUK=TITTUKUDI
BLK_1_FLR_0_BLT_UP_AREA=0
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
OSR_APPLICABLE= NO
OSR_SURR_BUYBACK_RETAIN=SURRENDER
IS_EXISTING_OSR_AREA=YES
OSR_SURR_BUYBACK_RETAIN=SURRENDER
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
BLOCK_1_B-SHOP_MEMBER_COUNT=5
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED= NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS =NO

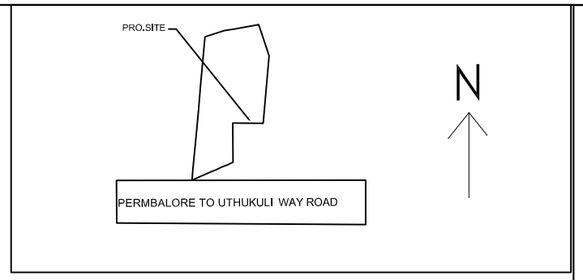
OFFICE USE

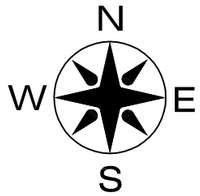


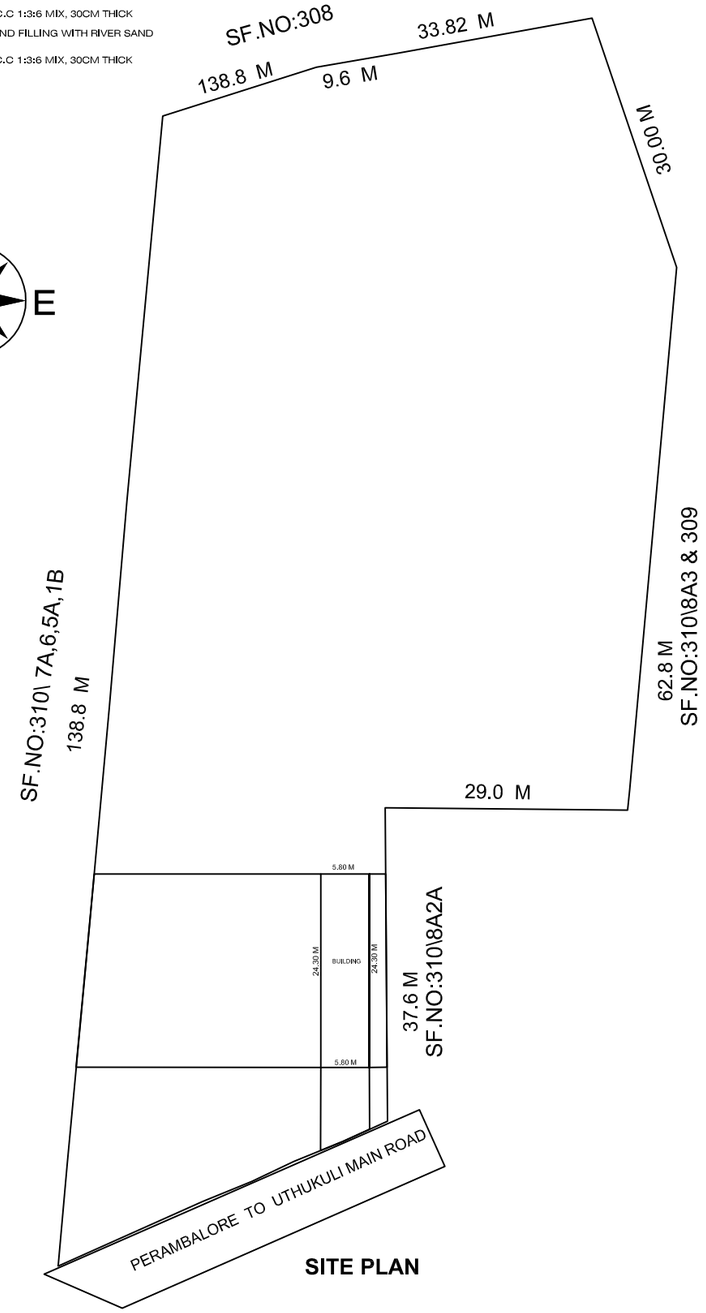
ELEVATION



GROUND FLOOR







SITE PLAN

PLAN SHOWING THE PROPOSED GROUND FLOOR GALVANIzED SHEET (G.I. SHEET) COMMERICAL BUILDING AT SF.NO:310/8A1, KAZHUTHUR (Village), KAZHUTHUR (Village Panchayat), TITTUKUDI (Taluk) , VEPPUR UNION , CUDDALORE DISTRICT.

APPLICANT :-Mr.R.PALANI VEL S/O:- Mr.RAMASAMY.,

SPECIFICATIONS:

1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2. R.C.C. COLUMNS IN M20 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNRTY WOOD GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN CM 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX
10. WEATHERING TILES IN 9"X9" BURNT CLAY TILES IN LAID IN1:3 MIX

AREA STATEMENT	SQ.FT	SQ.MT
PLOT AREA (AS PER DOCUMENT)	74056.40	6880.00
PLOT AREA (AS PER PATTA)	74056.40	6880.00
PLOT AREA (AS PER SITE)	74056.40	6880.00

	FSI-AREA SQ.FT	FSI-AREA SQ.MT	NON-FSI SQ.FT	NON-FSI SQ.MT
PRO. GF - AREA	1517.07	140.94	-	-
TOTAL -FSI AREA	1517.07	140.94		

PLOT COVERAGE : 2.0 %
FLOOR SPACE INDEX : 0.0204

JOINERY DETAILS:

MD	MAIN DOOR	1.00X2.13
D1	DOOR	0.91X2.13
D2	TOILET DOOR	0.76X2.13
O	OPENING	0.91X2.13
W	WINDOW	1.83X1.22
W1	WINDOW	1.83X0.91
W2	WINDOW	1.22X1.22
V	VENTILATOR	0.91X0.61

COLOUR INDEX:

PROPOSED BUILDING
EXISTING ROAD
BOUNDARY LINE
DEMOLITION

APPLICANT SIGN:

Er.Y. LAWRENCE, D.C.E., B.E., B.L.
D.CADD.,A.I.I.V.,M.I.S.T.E.,M.I.S.E.,M.C.E.,
Registered Engineer : RE 049/LS/2022/00013
& DTCP All District Registered Engineer,
Chartered Engineer : CE/IET/LM/111332-23
Approved Valuer : LM/CAT-1/A-6437,
AVM BUILDERS,
Peranbalur -621 212.
Ph: 77086 01771, 80722 26701.

LICENSED SURVEYOR:

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

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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.