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.

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

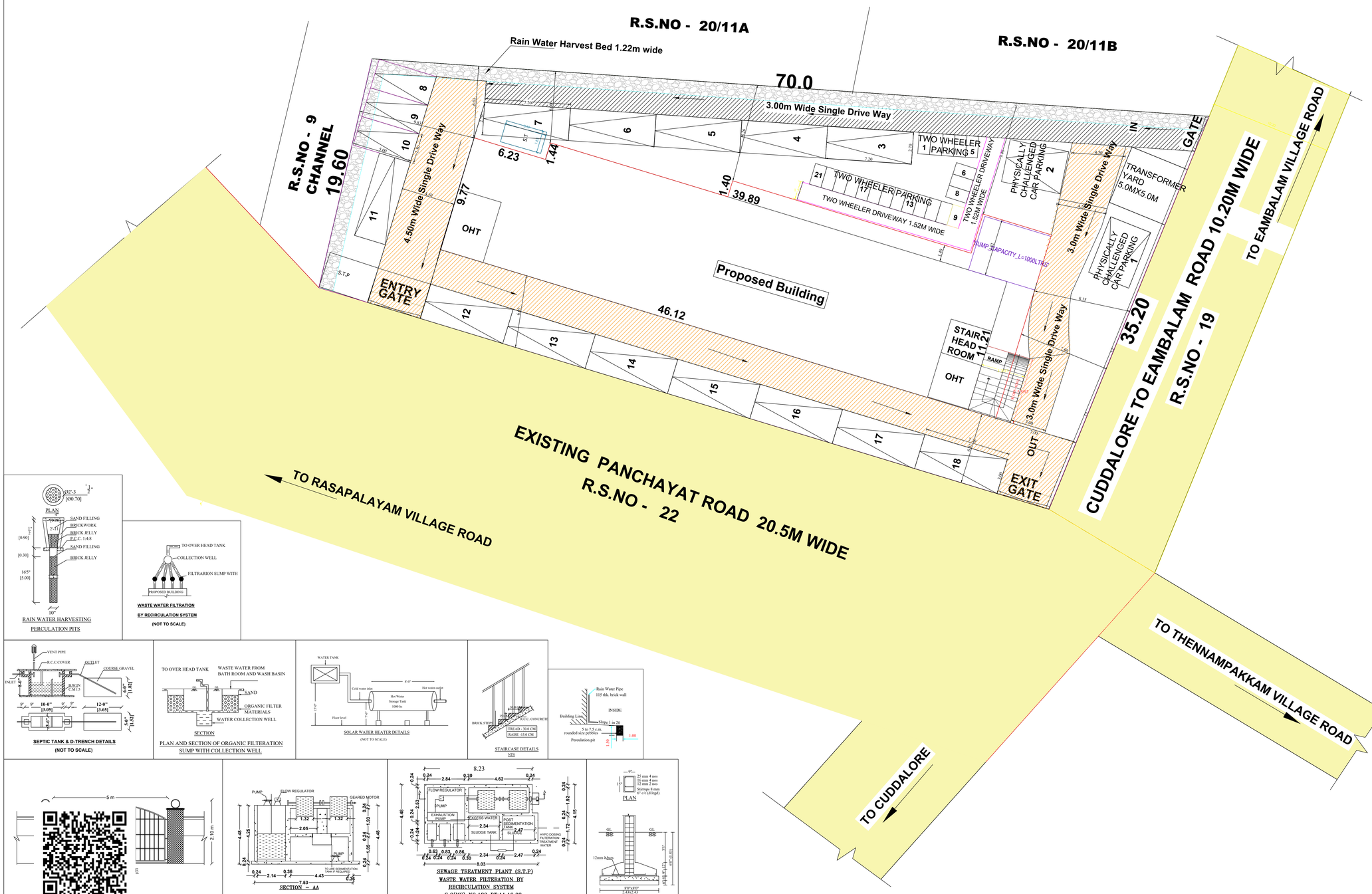
hello@verified.realestate
+91 9996 12 9996
verified.realestate

SHEET NO - 1/3

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF AND MS SHEET ROOF MARRIAGE HALL BUILDING IN R.S.NO - 20/12A, 12B, 13A, 13B, OLD SURVEY NO - 20/12part , 20/13part, PATTA NO - 957, 958 AT CUDDALORE TO EAMBALAM ROAD , THENNAMPAKKAM VILLAGE AND PANCHAYAT, CUDDALORE PANCHAYAT UNION, CUDDALORE TALUK AND CUDDALORE DISTRICT.

NAME OF THE OWNER - 1.Mr. L.SABARI. S/o. B.LAKSHMI NARAYANAN .

2.Mrs.S.GAYATHRI. W/o. L.SABARI.



AREA DETAILS

AREA OF THE SITE(AS PER DOCUMENT)			1900.00 Sqm
AREA OF THE SITE(AS PER PATTA)			1900.00 Sqm
AREA OF THE SITE(AS PER FMB/SUPER IMPOSED AREA)			1798.45 Sqm
FLOOR AREA	FSI	NON FSI	TOTAL
BLOCK - I			
GROUND FLOOR AREA	593.34	---	593.34 Sqm
FIRST FLOOR AREA (r.c.c.roof)	96.86	---	96.86 Sqm
FIRST FLOOR AREA (M.S.sheet roof)	496.48	---	496.48 Sqm
HEAD ROOM AREA	---	30.40	30.40 Sqm
TOTAL	1186.88	30.40	1217.08 Sqm

F.S.I = TOTAL COVERED AREA IN ALL FLOORS / LEAST SITE EXTENT = 1186.88 SQ.M / 1900.00 SQ.M

= 0.62 < 2

PLOT COVERAGE = MAX. ONE FLOOR AREA / SITE EXTENT X 100

= 593.34 SQ.M / 1900.00 SQ.M X 100 = 31.23%

OSR COST = [LEAST SITE AREA / 100 X10] X (GLR VALUE) -TO BE REMITTED TO GOVT.HEAD OF ACCOUNT

PARKING DETAILS		
CAR PARKING	(REQUIRED)	18 NOS
CAR PARKING	(PROVIDED)	18 NOS
TWO WHEELER PARKING	(REQUIRED)	21 NOS
TWO WHEELER PARKING	(PROVIDED)	21 NOS

COLOUR INDEX

- PROPOSED SITE
- PROPOSED BUILDING
- PROPOSED DRIVE WAY
- EXISTING ROAD
- RAIN WATER HARVEST BED

OWNER

(L.SABARI) (S.GAYATHRI)

REGISTERED ENGINEER / ARCHITECT

Er. ARUNSHANKAR.V,
B.E.,(Civil), M.E (Struct), A.M.I.E, C.Engg (I)
Chartered Engineer (India) & Registered Engineer
TN.Govt. "Registration Of Professionals"
DTCP-Registered Engineer RE-GR-II No 003/2022
AVANTHIKAA PLANNERS & BUILDERS
Nellikuppam Main road, Kondur, Cuddalore-607006
Cell: 94447 75500, 98842 42824
Email. gv.arunshankar@gmail.com

REGISTERED STRUCTURAL ENGINEER

Er. M. ARAVIND,ME.,AMIE.,CE.,AIV.,
REGISTERED STRUCTURAL ENGINEER
Reg. No. RSE/GR-II/001/2024
(Cuddalore Local Planning Authority)
No. 99, Meenatchi Pettai Street,
C.N.Palayam, Cuddalore-607 102.
Cell: 97915 48224

REGISTERED CONSTRUCTION ENGINEER

Er.S.GOPALAKRISHNAN. D.C.E.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No: REC / 001 / 2022 / DTCP /CUDDALORE
No.67, Alamelu Ammal Nagar,
Kurinjipadi & Taluk,
Cuddalore Dist - 607 302.Cell : 98656 22532

SPACE FOR APPROVAL

Online Application No. SWP/BPA/825965/2026

DTCP/CUD Dist./AD/B.P.No. 30/2026

ASSISTANT DIRECTOR
DISTRICT TOWN COUNTRY PLANNING OFFICE
CUDDALORE

A Square Cadd Planners & Builders - 9444775500

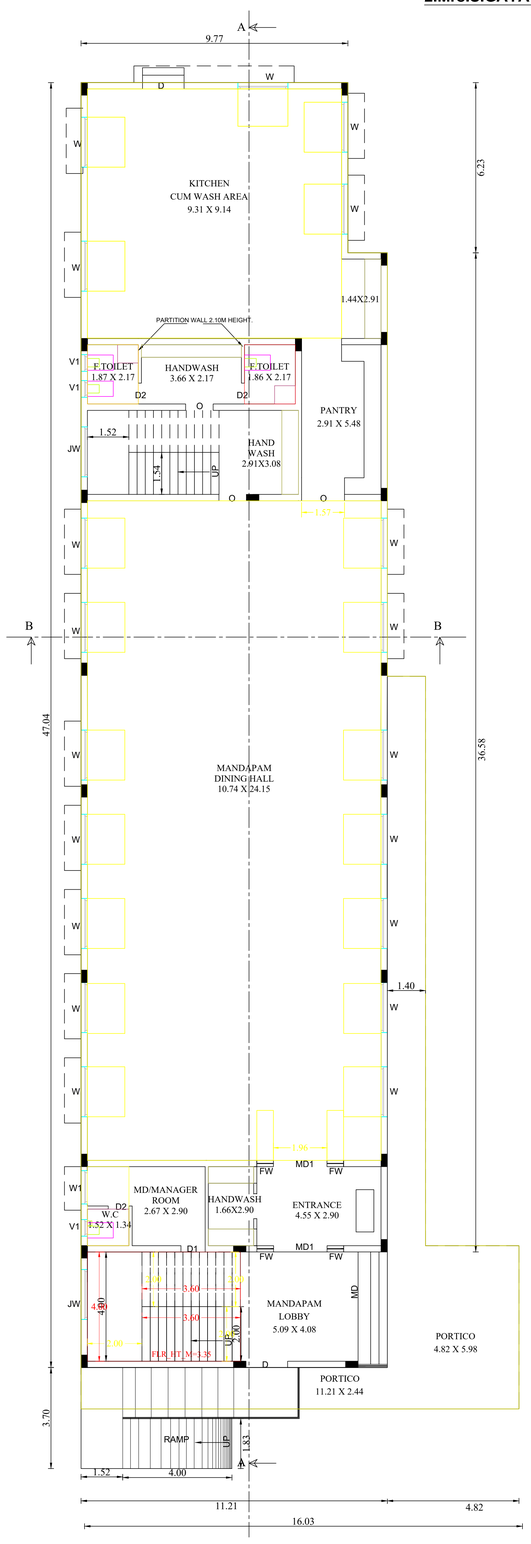
SHEET NO - 2/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF AND MS SHEET ROOF MARRIAGE HALL BUILDING IN R.S.NO - 20/12A, 12B, 13A, 13B, OLD SURVEY NO - 20/12part , 20/13part, PATTA NO - 957, 958 AT CUDDALORE TO VAZHUTHALAMPATTU ROAD , THENNAMPAKKAM VILLAGE AND PANCHAYAT, CUDDALORE PANCHAYAT UNION, CUDDALORE TALUK AND CUDDALORE DISTRICT.

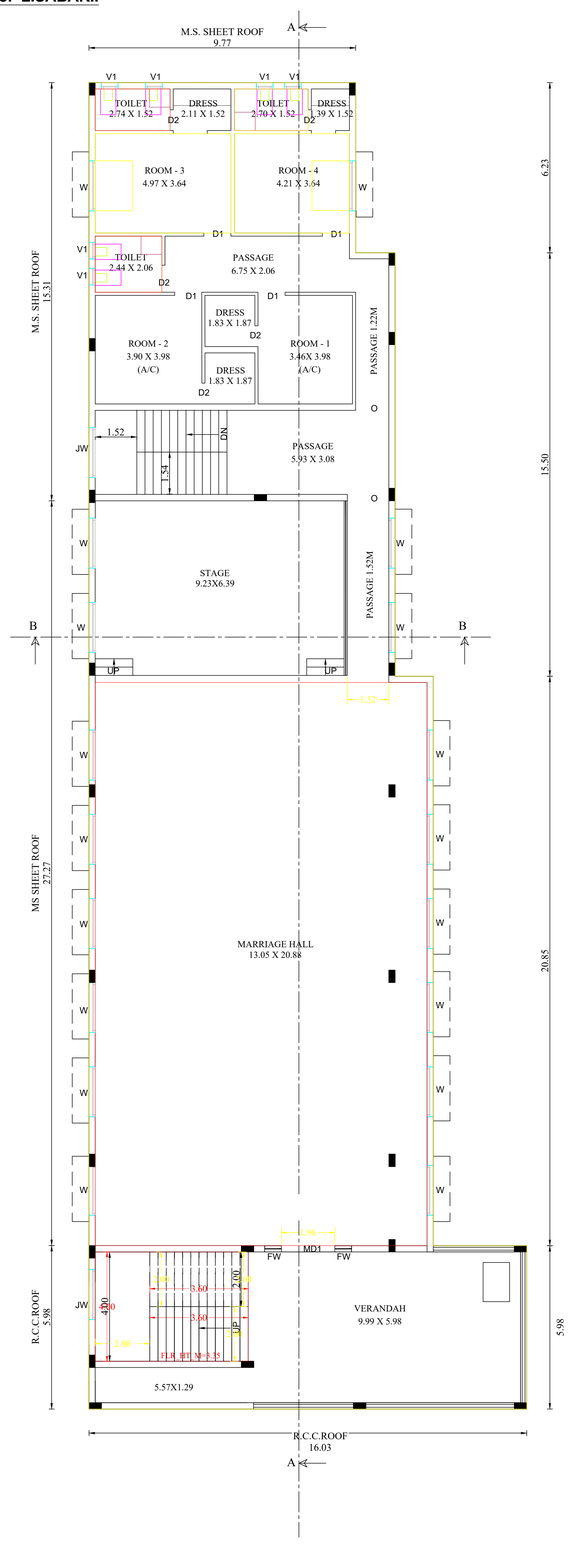
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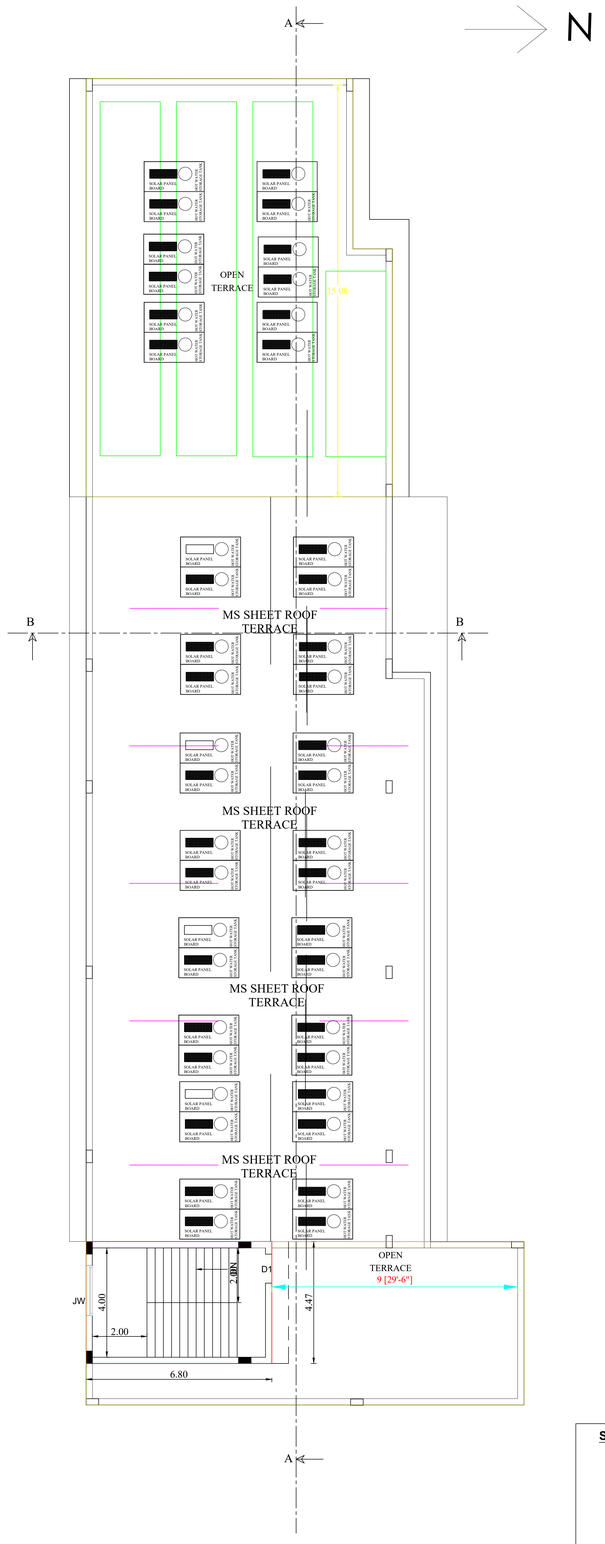
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



HEAD ROOM AND TERRACE FLOOR PLAN

NOTES:-

1. ALL DIMENSIONS ARE IN FEET & METRE
2. RAINWATER COLLECTION WELLS WILL BE PROVIDED
3. FIRE FIGHTING ARRANGEMENTS WILL BE PROVIDED
4. EMERGENCY ALARMS WILL BE PROVIDED
5. DRINKING WATER WILL BE PROVIDED
6. GROUND WATER SUMPS WILL BE PROVIDED
7. FILTERED RAIN WATER SUMPS WILL BE PROVIDED
8. EXHAUST FAN PROVISION IS MADE AT TOILET & WASH
9. SOLAR WATER HEATING SYSTEM PROVIDED.
10. RAINWATER HARVESTING FACILITIES PROVIDED.
11. WASTE WATER RECYCLING TRENCH AND TANK PROVIDED.
12. SEWAGE TREATMENT PLANT PROVIDED.
13. SEPTIC TANK PROVIDED.
14. WATER FACILITIES PROVIDED.
15. TRANSFORMER YARD PROVIDED.
16. FA - FIRE ALARAM PROVIDED
17. F E - FIRE SAFETY MEASURES PROVIDED.
18. SB - SAND BUCKET PROVIDED
19. FE - FIRE EXTINGUSHER PROVIDED

SCHEDULE OF JOINERIES

MD -	MAIN DOOR	- 3.08 X 2.40M
MD1-	MAIN DOOR	- 1.96 X 2.10M
D -	DOOR	- 1.52 X 2.10M
D1 -	DOOR	- 0.91 X 2.10M
D2 -	DOOR	- 0.76 X 2.10M
W -	WINDOW	- 1.83 X 1.52M
W1 -	WINDOW	- 1.22 X 1.37M
FW -	WINDOW	- 0.61 X 1.83M
JW -	JOLLY WINDOW	- 1.83 X 1.37M
V -	VENTILATOR	- 0.75 X 0.61M

AREA DETAILS	SQ.MT.	
AREA OF THE SITE	1900.00	
	FSI	NON FSI
AREA OF GROUND FLOOR	593.34	---
AREA OF FIRST FLOOR (R.C.C.ROOF)	96.86	---
AREA OF FIRST FLOOR (M.S.SHEET .ROOF)	496.48	---
AREA OF HEAD ROOM	---	30.40

OWNER

(L.SABARI)

(S.GAYATHRI)

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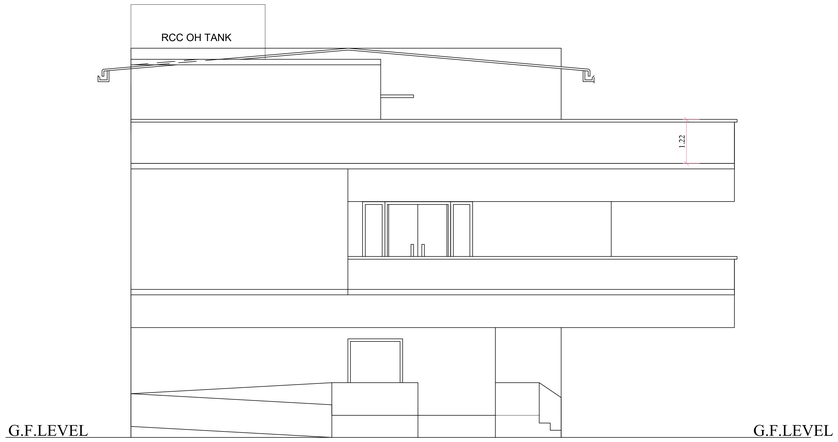
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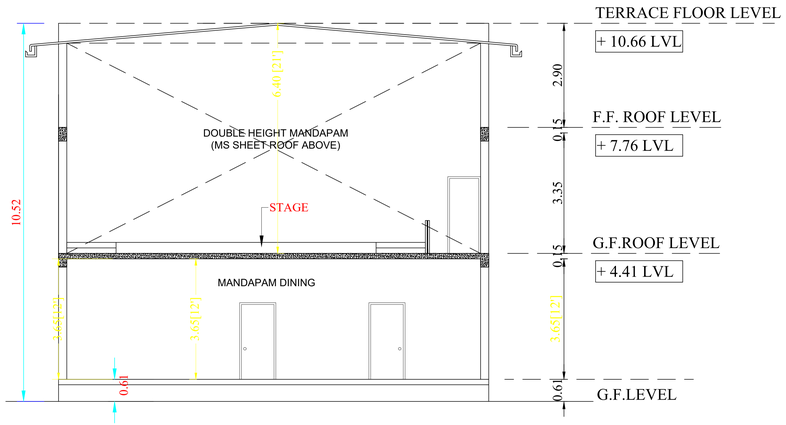
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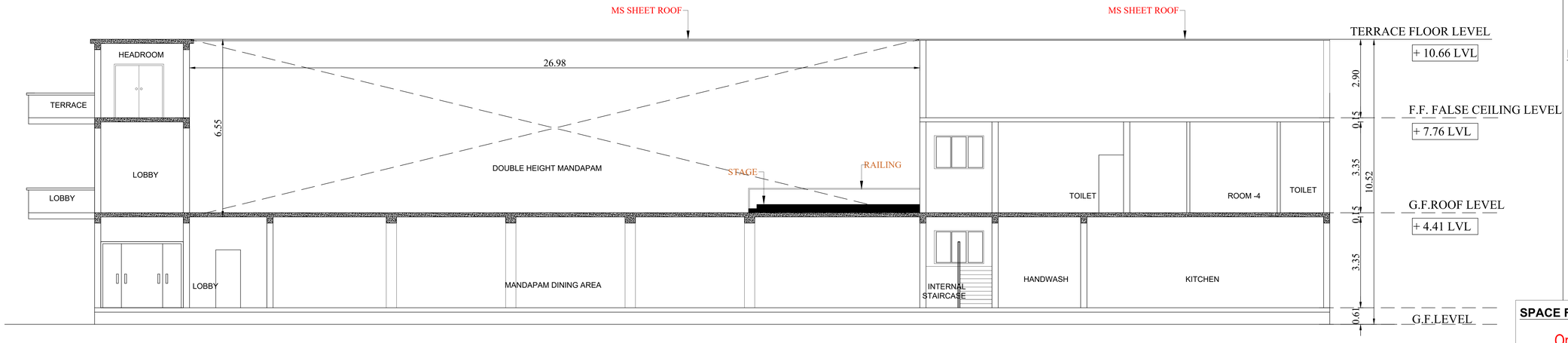
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ELEVATION



SECTION ON - BB



SECTION ON A- A

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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.