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

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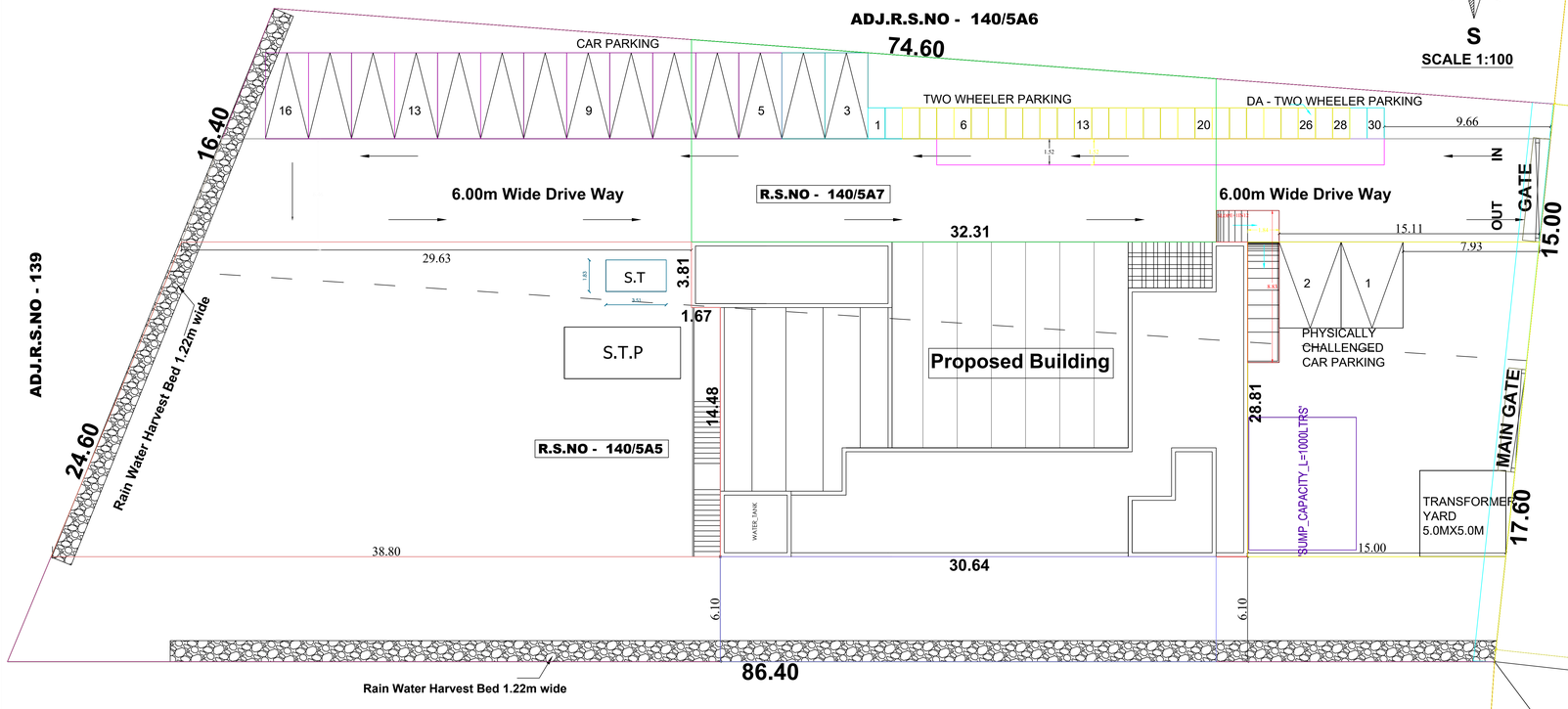
SHEET NO - 2/2

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C & G.I.SHEET ROOF HOTEL BUILDING IN R.S.NO - 140/5A5, 5A7, OLD SURVEY NO - 140/5A2, 5A, PATTA NO - 1511, 1510, AT CUDDALORE TO CHIDAMBARAM MAIN ROAD (NH 32), VELANGIPATTU VILLAGE AND PANCHAYAT, PARANGIPETTAI PANCHAYAT UNION, BHUVANAGIRI TALUK, CUDDALORE DISTRICT.

NAME OF THE OWNER - 1.Mr.R.KUMAR S/o. RANGASAMY.

2.Mr.V.MUTHUKUMAR S/o. V.VENKATACHALAPATHY.



AREA DETAILS	SQ.MT.
R.S.NO - 140/5A5	1566.00
R.S.NO - 140/5A7	1199.00
TOTAL	2765.00

AREA DETAILS	SQ.MT.	
AREA OF SITE	2765.00	
	FSI	NON FSI
AREA OF GROUND FLOOR	566.77	
AREA OF FIRST FLOOR	402.68	
AREA OF HEAD ROOM		17.94
AREA OF TOTAL BUILDING	969.45	17.94

FLOOR SPACE INDEX (FSI) = 969.45 / 2765.00 = 0.35

PLOT COVERAGE (PC) = 566.77 / 2765.00 X 100 = 20.50%

PARKING

NUMBER OF CAR PARKING (2.50 X 5.00) = 14 nos.

PHYSICALLY HANDICAPED PARKING (3.60 X 5.00) = 2 NOS.

NUMBER OF TWO WHEELER PARKING (1.0 X 1.80) = 30nos.

COLOUR INDEX

PROPOSED SITE

PROPOSED BUILDING

PROPOSED DRIVE WAY

EXISTING ROAD

RAIN WATER HARVEST BED

APPLICANT

(R.KUMAR) (V.MUTHUKUMAR)

REGISTERED ENGINEER / ARCHITECT

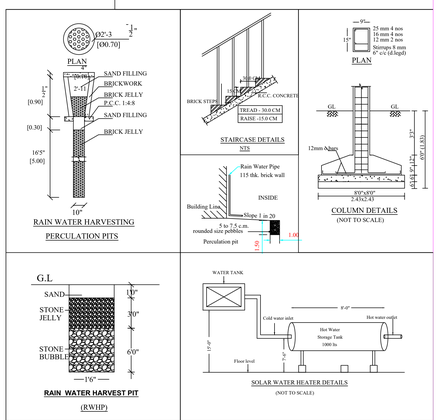
Er.ARUNSHANKAR.V,
B.E.,(Civil), M.E(Struct.), A.M.I.E. (Engg.(I)
Chartered Engineer (India) & Registered Engineer
in Civil Govt. "Registration Of Professionals"
STCP/Chartered Engineer RE-GR-II No 3023/2022
ANANTHIKAA
Nellikuppam Main road, Kondur, Cuddalore - 607 006
Cell: 94447 71600, 99942 42224
Email: gs.arunshankar@gmail.com

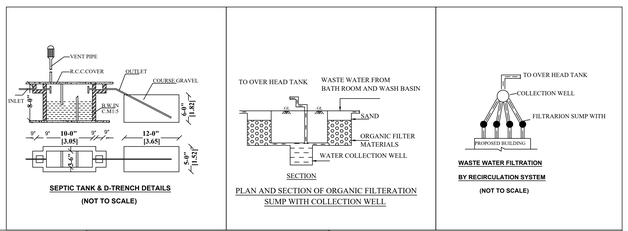
REGISTERED STRUCTURAL ENGINEER

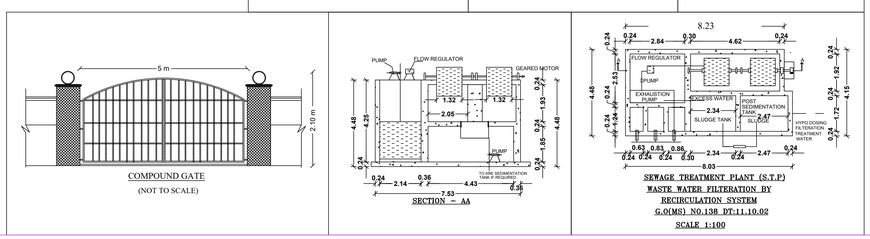
Er. M. ARAVIND,ME.,AMIE.,CE.,AIV.,
REGISTERED STRUCTURAL ENGINEER
Reg. No. RSE/GR-II/001/2024
(Cuddalore Local Planning Authority)
No. 99, Meenatchi Pettai Street,
C.N.Palayam, Cuddalore-607 102.
Cell: 97915 48224

REGISTERED CONSTRUCTION ENGINEER

Gr. K.BHARATHIDASAN, B.E.,
REGD. CONSTRUCTION ENGINEER
Regn. No. 2/2017
Valid upto 31.12.2026
Cuddalore District







REVISED APPROVAL

Online Application No. SWP/BPA/834982/2026

DTCP/CUD Dist./AD/B.P.No. 29/2026

ASSISTANT DIRECTOR
DISTRICT TOWN COUNTRY PLANNING OFFICE
CUDDALORE

A Square Cadd Planners & Builders - 9444775500

SHEET NO - 1/2

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C & G.I.SHEET ROOF HOTEL BUILDING IN R.S.NO - 140/5A5, 5A7, OLD SURVEY NO - 140/5A2, 5A, PATTA NO - 1511, 1510, AT CUDDALORE TO CHIDAMBARAM MAIN ROAD (NH 32), VELANGIPATTU VILLAGE AND PANCHAYAT, PARANGIPETTAI PANCHAYAT UNION, BHUVANAGIRI TALUK, CUDDALORE DISTRICT.

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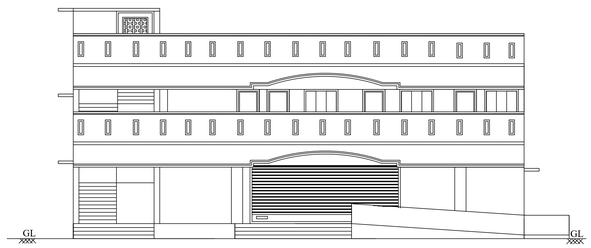
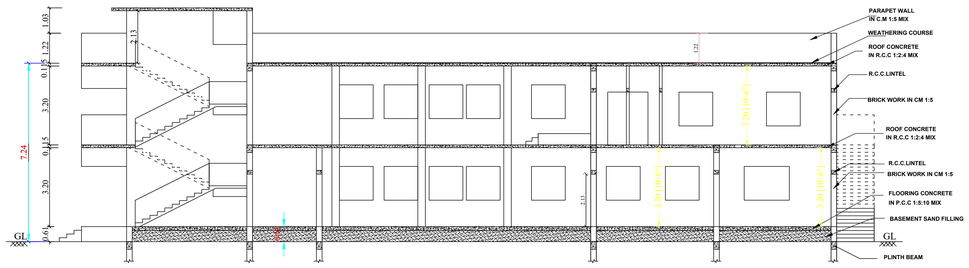
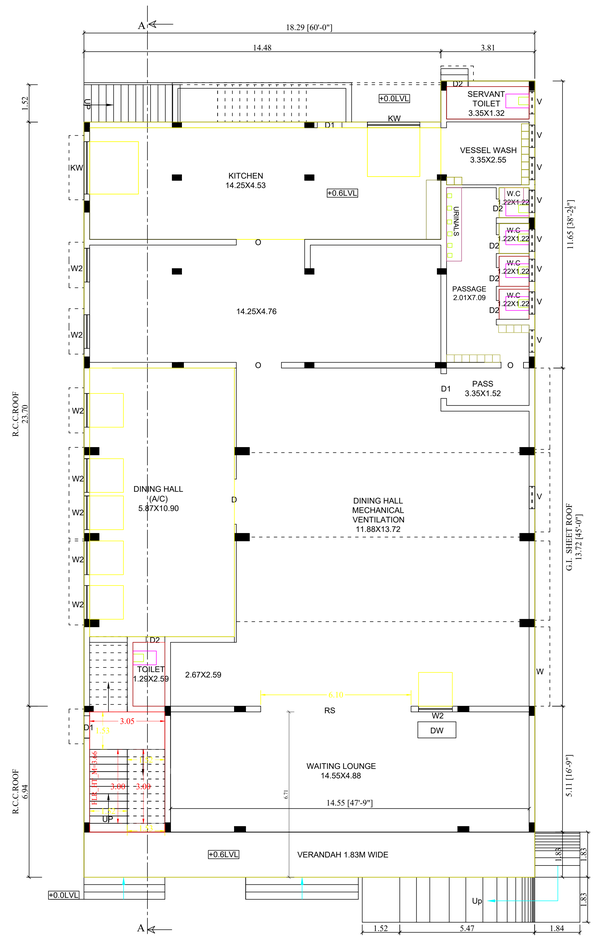


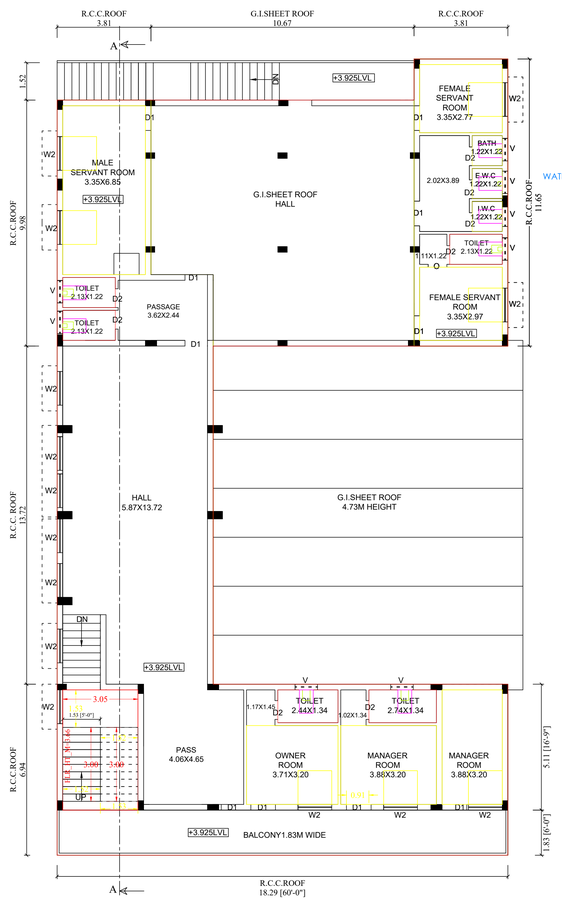
ELEVATION



SECTION ON A-A

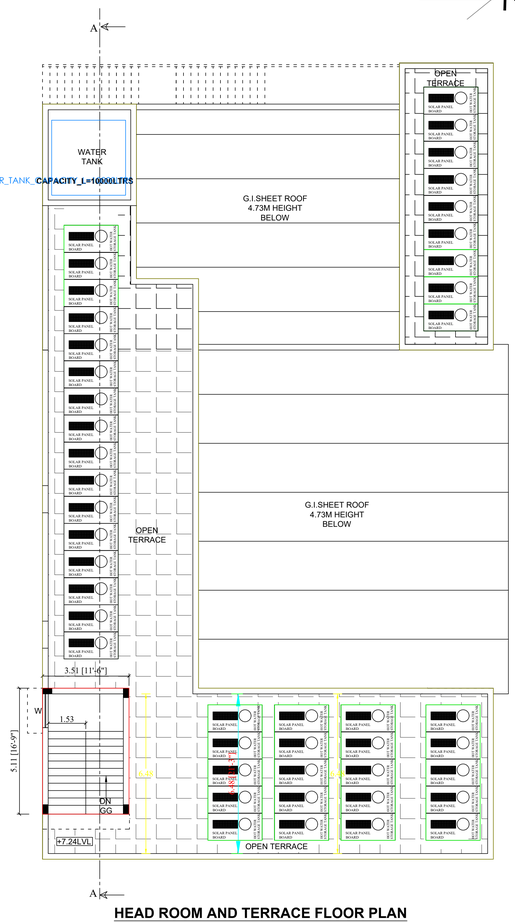


GROUND FLOOR PLAN



FIRST FLOOR PLAN

N



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

	NO'S	SIZE
RS - ROLLING SHUTTER	1	- 6.10 X 3.05M
RS1 - ROLLING SHUTTER	1	- 2.14 X 3.05M
LD - LIFT DOOR	3	- 2.13 X 3.20M
D - DOOR	2	- 1.83 X 2.13M
D1 - DOOR	16	- 1.00 X 2.13M
D2 - DOOR	13	- 0.91 X 2.13M
W - WINDOW	3	- 2.74 X 1.83M
W1 - WINDOW	4	- 1.83 X 1.83M
W2 - WINDOW	18	- 1.37 X 1.37M
KW - KITCHEN WINDOW	2	- 2.13 X 1.98M
V - VENTILATOR	11	- 0.91 X 0.61M

AREA DETAILS	SQ.MT.	
AREA OF THE SITE	2765.00	
PREVIOUS APPROVED	**FSI**	**NON FSI**
AREA OF GROUND FLOOR (R.C.C. ROOF BLDG.,)	315.83	
AREA OF GROUND FLOOR (G.I. SHEET ROOF BLDG.,)	250.94	
AREA OF FIRST FLOOR (R.C.C. ROOF BLDG.,)	209.34	
AREA OF HEAD ROOM		25.24

AREA DETAILS	SQ.MT.	
AREA OF THE SITE	2765.00	
REVISED	**FSI**	**NON FSI**
AREA OF GROUND FLOOR (R.C.C. ROOF BLDG.,)	402.68	
AREA OF GROUND FLOOR (G.I. SHEET ROOF BLDG.,)	164.09	
AREA OF FIRST FLOOR (R.C.C. ROOF BLDG.,)	402.68	
AREA OF HEAD ROOM		17.94

OWNER

(R.KUMAR) (V.MUTHUKUMAR)

REGISTERED ENGINEER / ARCHITECT

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

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DISTRICT TOWN COUNTRY PLANNING OFFICE

CUDDALORE

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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

Verified RealEstate
3/350/2 Mettukuppam,
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Chennai 600 097, India
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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.