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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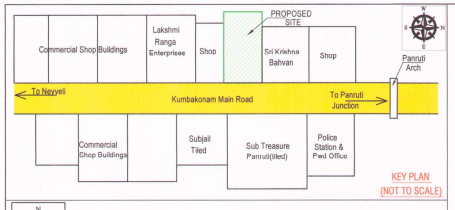
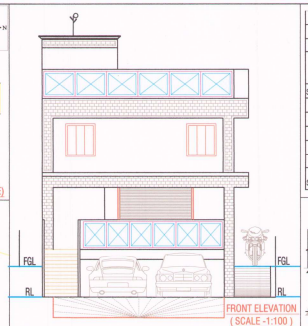
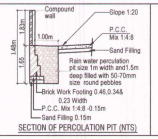




PARKING AREA CALCULATION STATEMENT			
Required Table			
Description	Area In Sqm	Car	Bike
Shop	7.93+7.97 / 2 x 24.82 = 197.37	03 Nos	03 Nos
Service Apart.			
Unit-1	5.30x9.33 = 49.41	-	01 No
Unit-2	5.30x9.32 = 49.39	-	01 No
Unit-3	7.98x5.95 = 45.08	-	01 No
TOTAL		03 Nos	06 Nos
Provided Table			
Shop & Service Apart.	-	03 Nos	14 Nos





Online Application No.
SWP/BPA/848613/2026/TCP

Approval No.
SWP/BP/DTCP[CUDD] No:37/2026

FLOOR SPACE INDEX	PLOT AREA STATEMENT		
= 437.14 Sq.M / 466.00 Sq.M = 0.938 < 2.00	DESCRIPTION	SQ.MTS.	SQ.FT.
	AS PER DOCUMENT	468.22	5040.00
PREVIOUS APPROVAL DETAIL:	AS PER F.M.B	407.04	4381.27
APPROVED BY THE COMMISSONER ,PANRUTI MUNCIPALITY OF FILE NO: 4/2015, APPROVAL NO :55/ 2015, DATED 29.09.2015	AS PER TSLR PATTA	466.00	5016.02

LAND EXTENT AS PER TSLR PATTA		
S.No	Ts.No	Extent In Sqm
1.	37	28.00
2.	38	426.00
3.	39	12.00
TOTAL AREA		466.00

SHEET NO: 01 OF 01	DATE 15.06.2026

PLAN SHOWING THE REVISED CONSTRUCTION OF COMMERCIAL CUM SERVICE APARTMENT BUILDING IN EXISTING APPROVAL AT WARD NO: A, BLOCK NO:50, T.S.NO: 37,38& 39, DOOR NO: 84,85, 86 & 86A, RS.NO: 98/2T, IN KUMBAKONAM ROAD, VADAKALASAM VILLAGE, PANRUTTI MUNICIPALITY & TALUK, CUDDALLORE DISTRICT. NAME OF THE OWNER : TMT.R. MOHALA - w/o - V.P.BASKAR JAYASINGH

SHEET TITLE	SITE, BUILDING FLOOR, SECTION, ELEVATION & GENERAL PLAN	SHEET SCALE	1: 100 -(A1)
		DIMENSIONS ARE IN METER	

BUILDING AREA STATEMENT

DESCRIPTION	EXISTING APPROVED AREA IN SQM			REVISED AREA TO BE APPROVED IN SQM			TOTAL AREA IN SQM		
	FSI	NON-FSI	FSI	FSI	NON-FSI	FSI	FSI	NON-FSI	FSI
BASEMENT	-	-	-	197.31	-	197.31	197.31	-	197.31
GROUND	88.00	-	130.57	-	-	-	218.57	-	-
FIRST	88.00	-	130.57	-	-	-	218.57	-	-
TERRACE	-	-	-	11.49	-	11.49	-	-	-
TOTAL	176.00	-	261.14	208.80	-	437.14	208.80	-	437.14

AREA ABSTRACT

EXISTING FSI AREA=	176.00 sqm / 1894.46 sqft
REVISED FSI AREA=	261.14 sqm / 2810.91 sqft
TOTAL FSI AREA=	437.14 sqm / 4705.37 sqft
TOTAL NON FSI AREA=	208.80 sqm / 2247.52 sqft
TOTAL BUILDUP AREA=	645.94 sqm / 6952.89 sqft

APPROVAL OFFICE USE -2

R. Mohala

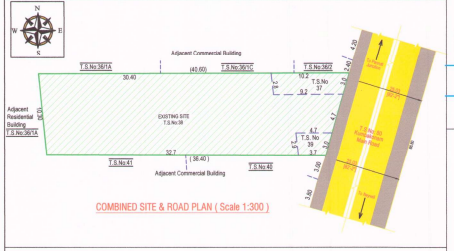
SIGNATURE OF OWNER

Er. N.J. [illegible]
Chief Consultant (Geotech & Geotechnical)
Reg. Structural Engineer (DTCP): RSE/VO/PER-29/2026
Reg. Geotechnical Engg (DTCP): RGT/EVD/SEP-34/2004
Head Office : No.142, 4th Main Road, Bahadur Nagar, Perambur, Chennai - 600 082. Mobile : 9884[illegible]
REGISTERED GEO-TECH. ENGINEERS - 600082
Branch Office : No.101, Balasubramaniyam Street, Nadhiraguram, Chennai-600064.

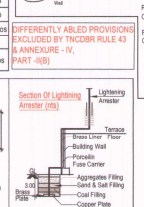
Er. M. MURUGUCHOTTAMANE, ME.,(Struct)., M.Sc.,(Tech)
Registered Structural Engineer Gr-I
Regd.No: 3-349 / PPA / RSE / 2017
Regd.No. : DTCP / RSE / Gr-I / 001 / 2022
Regd.No: 3-475 / PPA / RE / 2003
No.15, 2nd Cross Street, Golden Avenue, Kamaraj Nagar, Thuthipet, Puducherry - 5.

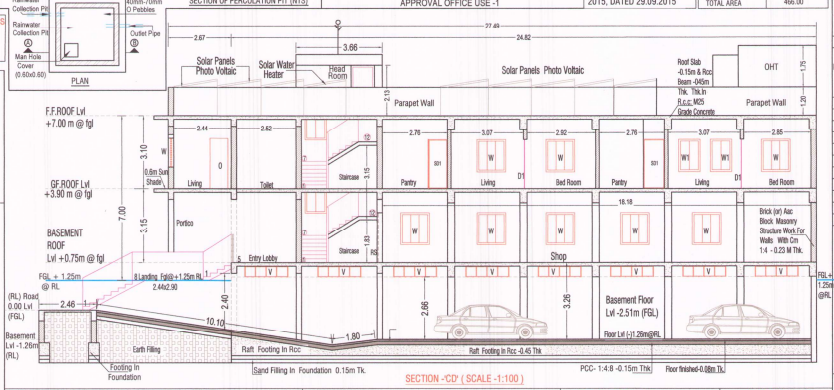
ER.N. CHANDRASEKARAN,
CONSULTING CIVIL ENGINEER,
REGISTERED ENGINEER
CGLDIST/REGR-II/2022/08/016
KOLATHUR-CHENNAI-99
PHONE:9176339434,9443909363
MAIL: ceekarbabu@gmail.com

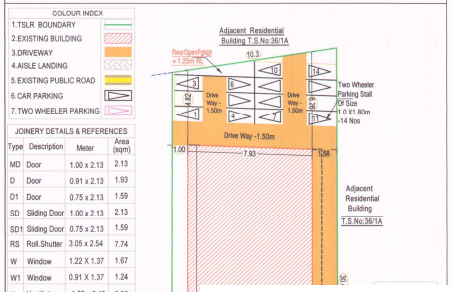
REGISTERED ENGINEER



DIFFERENTLY ABLED PROVISIONS EXCLUDED BY TNCDBR RULE 43 & ANNEXURE - IV, PART -II(B)

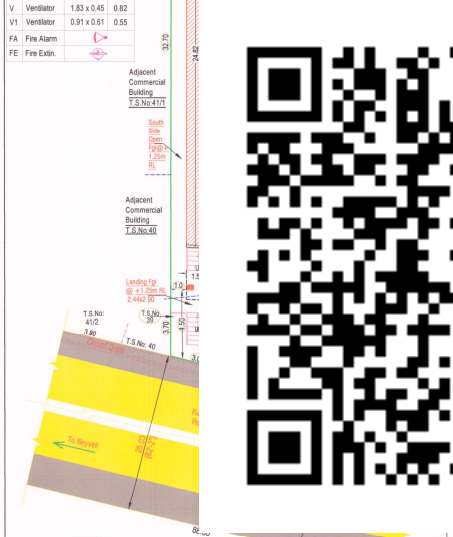


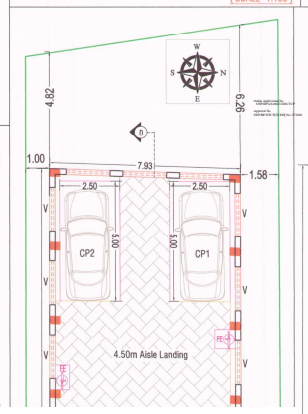


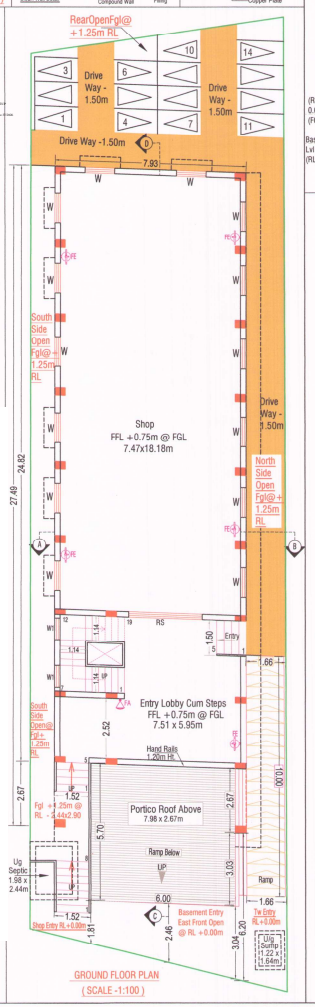


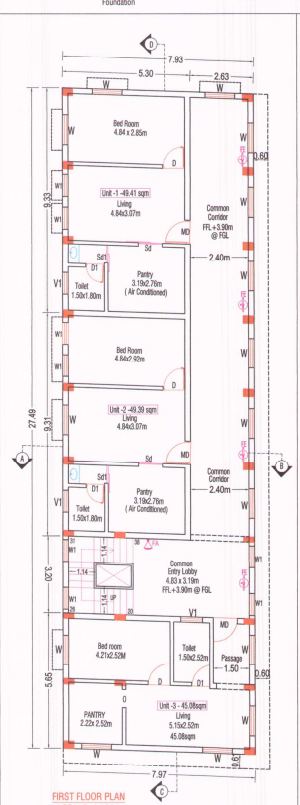
JOINERY DETAILS & REFERENCES

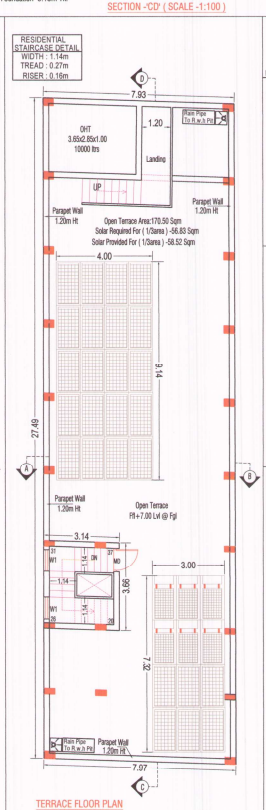
Type	Description	Meter	Area (sqm)
MD	Door	1.00 x 2.13	2.13
D	Door	0.91 x 2.13	1.93
D1	Door	0.75 x 2.13	1.59
SD	Sliding Door	1.00 x 2.13	2.13
SD1	Sliding Door	0.75 x 2.13	1.59
RS	Roll.Shutter	3.05 x 2.54	7.74
W	Window	1.22 X 1.37	1.67
W1	Window	0.91 X 1.37	1.24
V	Ventilator	1.83 x 0.45	0.82
V1	Ventilator	0.91 x 0.61	0.55
FA	Fire Alarm		
FE	Fire Extin.		

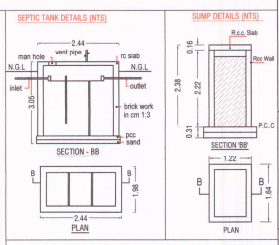


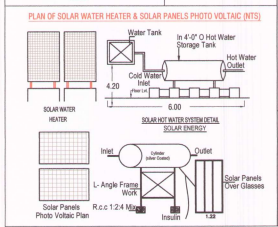


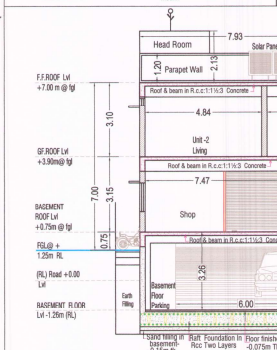












THE LANDLENS SUITE

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.