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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC TERRACED ROOF COMMERCIAL SHOPS AND RESTAURANT CUM LODGE BUILDING IN S.No: 435/2B, 435/3B AT SEPPAKKAM VILLAGE, VEPPUR PANCHAYAT UNION, VEPPUR TALUK, CUDDALORE DISTRICT.

NAME OF THE APPLICANT:
Mr.R.RAVICHANDRAN.

COLOUR INDEX
SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
PROPOSED DRIVEWAY

SCALE:-
ALL DIMENSIONAL ARE IN METER

FE FIRE EXTINGUSHER APPRATUS PROVIDED IN NECESSARY PLACES.
FIRE ALARAM

- SOLAR APARATUS TO BE PROVIDED
- RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT PLANT & TANKS ARE PROVIDED AS PER STANDARD PROVISIONS.
- LIGHTENING ARRESTER IS PROVIDED.
- PHYSICALLY HANDICAPED PERSONS RAMP 1 IN 12 SLOPE IS PROVIDED.

JOINERY DETAIL:

RS	ROLLING SHUTTER	:	3.00 x 2.40
RS1	ROLLING SHUTTER	:	1.52 x 2.40
D	DOOR	:	1.52 x 2.10
D1	DOOR	:	0.91 x 2.10
D2	DOOR	:	0.76 x 2.10
SD	SLIDING DOOR	:	0.91 x 2.10
LD	LIFT DOOR	:	0.91 x 2.10
W	WINDOW	:	3.66 x 1.52
SW	STAIR WINDOW	:	1.52 x 1.52
V	VENTILATOR	:	0.76 x 0.91

AREA STATEMENT:

AREA OF SITE

DESCRIPTION	AS PER DOCUMENT Acre.	AS PER PATTA Hectare
1. S.No:435/2B	0.64	0.26.00
2. S.No:435/3B	0.84	0.34.00
TOTAL AREA	1.48	0.60.00

BUILDING AREA

S.No	DESCRIPTION	NON FSI AREA IN Sqm	FSI AREA IN Sqm	TOTAL AREA IN Sqm
	BLOCK 1 SHOPS			
1.	GROUND FLOOR AREA	-----	278.77	278.77
	FIRST FLOOR AREA	-----	278.77	278.77
	SECOND FLOOR AREA	-----	278.77	278.77
	HEAD ROOM AREA	25.81	-----	25.81
	BLOCK 2 RESTAURANT			
2.	GROUND FLOOR AREA	-----	1287.36	1287.36
	FIRST FLOOR AREA	-----	1279.29	1279.29
	HEAD ROOM AREA	92.10	-----	92.10
	TOTAL	117.91	3402.96	3520.87

	Sqm
TOTAL CONSTRUCTION AREA	: 3520.87
FSI AREA	: 3402.96
SITE AREA (0.60.00 Hectare)	: 6000.00
OPEN SPACE	: 4433.87
FLOOR SPACE INDEX (3402.96 / 6000.00)	: 0.567

PARKING CALCULATION (REQUIRED)

BLOCK-1 SHOPS BUILDING (GROUND, FIRST AND SECOND FLOOR)
BLOCK-2 RESTAURANT BUILDING (GROUND, FIRST FLOOR)

BLOCK-1 SHOPS AREA = 836.31 Sqm.
CAR PARKING = 836.31 Sqm/ EVERY 75 Sqm = 11.15 No's SAY 12 No's
TWO WHEELER PARKING = 836.31 Sqm/ EVERY 75 Sqm = 11.15 No's SAY 12 No's
PH TWO WHEELER PARKING PARKING(10%) = 12x10/100 = 1.2 No's SAY 2 No's

BLOCK-2 RESTAURANT AREA = 2566.65 Sqm.
CAR PARKING = 2566.65 Sqm/ EVERY 100 Sqm = 25.66 No's SAY 26 No's
TWO WHEELER PARKING = 2566.65 Sqm/ EVERY 50 Sqm= 51.33 No's SAY 52 No's
PH TWO WHEELER PARKING PARKING(10%) = 52x10/100 = 5.2 No's SAY 6 No's

PARKING DETAILS PROVOIDED

DESCRIPTION	No's	DESCRIPTION	No's
CAR PARKING (2.50mx5.00m)	34	TWO WHEELER PARKING (1.00mx1.80m)	57
PH CAR PARKING (3.60mx5.00m) 10%	4	PH TWO WHEELER PARKING (10%) (1.50mx1.80m)	7
TOTAL	38	TOTAL	64

OFFICE USE

Online Application No:

SWP/BPA/885842/2026

Building Approval No:

SWP/DTCP/CUDD/BP No:52/2026

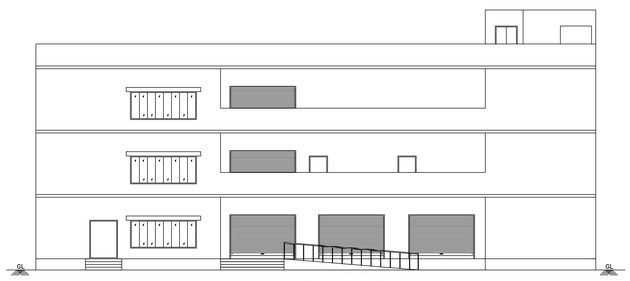
APPLICANT:

ENGINEER:

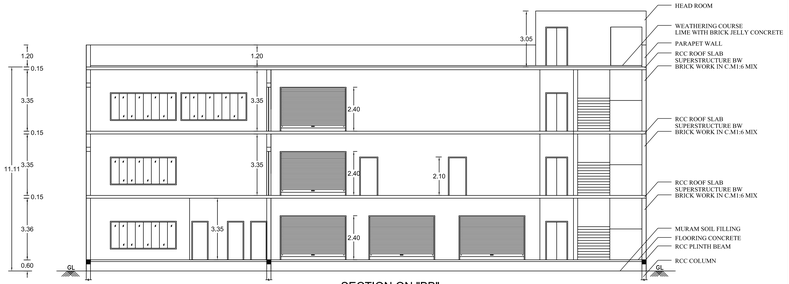
Er.N. SARAVANAKUMAR, M.E.,(Struct)
Reg.No. 01CP/SALEM/RE-I/0004/2025
SAANDA BUILDERS, NAMAKKAL
Cell : 99420 80771, 86089 69771

Er.R. DHAMODHARAN, D.C.E., M.I.C.L.
Registered Engineer (RE-III)
DTCP / SALEM / RE-III/0003/2020
R. R. ASSOCIATES
Opp. Old Municipal Office,
No.1, Paramathi Road, Namakkal-637 001.
Cell : 98424 38745
Email : drssocialsnmk@gmail.com

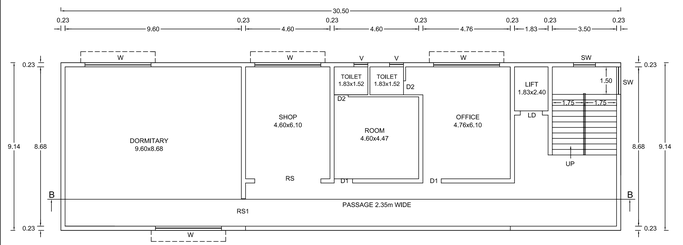
Er.T.M. RAMPRASATH, M.I.C.L.E.,
Registered Construction Engineer (RCE)
DTCP / Lic. No.RCE/0003/2/2/20
R. R. ASSOCIATES
Opp. Old Municipal Office,
No.1, Paramathi Road, Namakkal-637 001.
Cell : 70109 04063, 99659 49158
Email : drssocialsnmk@gmail.com



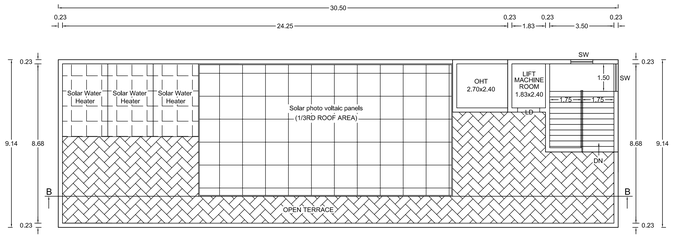
FRONT ELEVATION



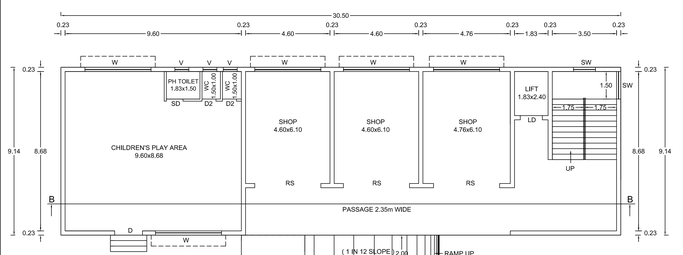
SECTION ON "BB"



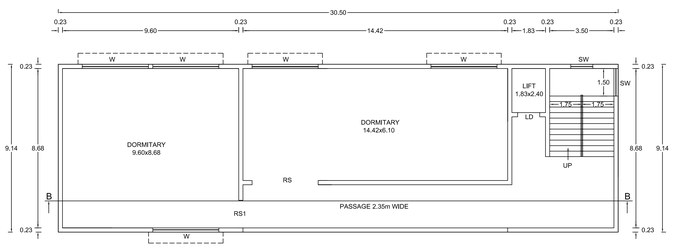
FIRST FLOOR PLAN
SCALE-1:100



TERRACE FLOOR PLAN
SCALE-1:100

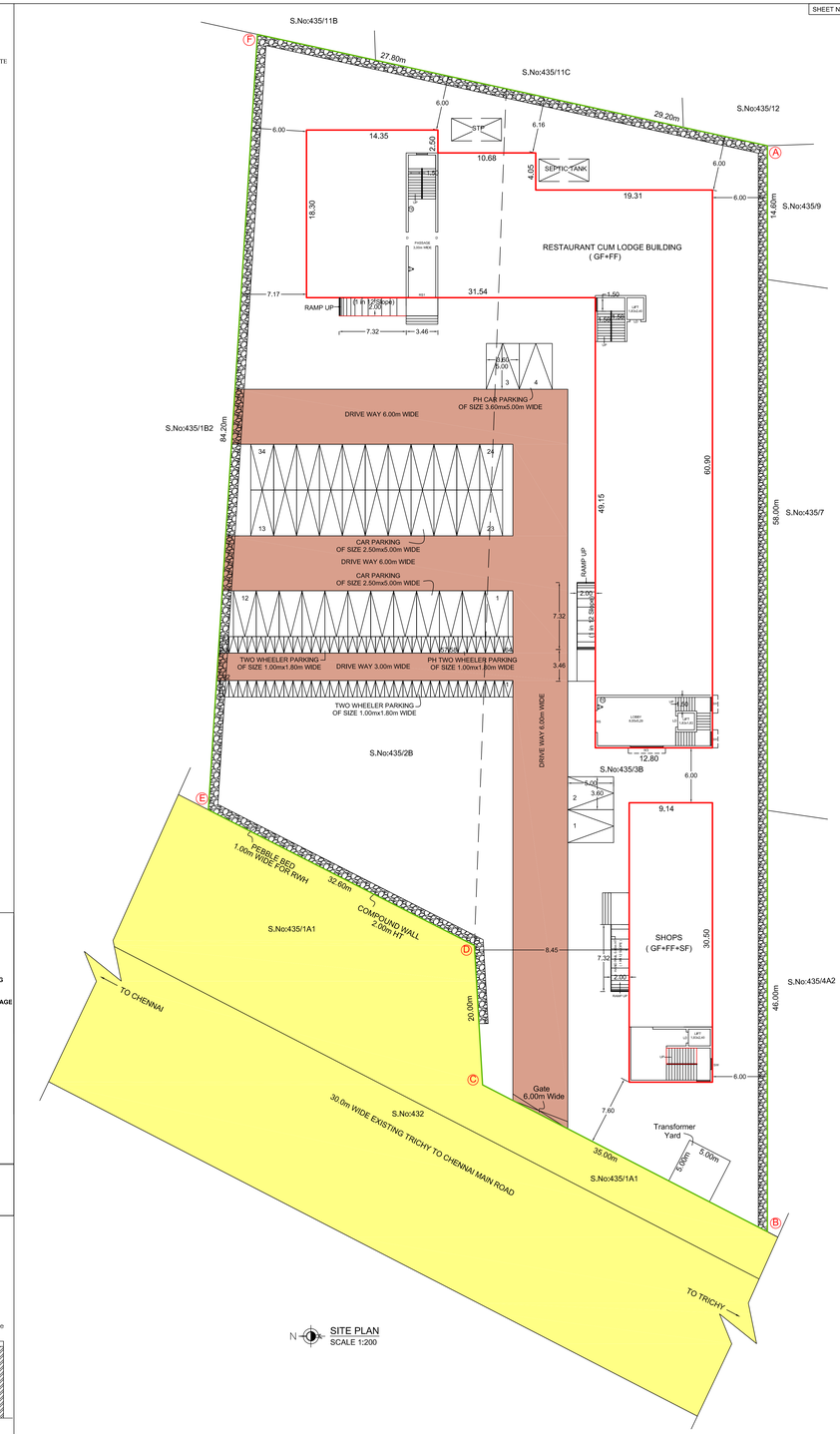


GROUND FLOOR PLAN
SCALE-1:100



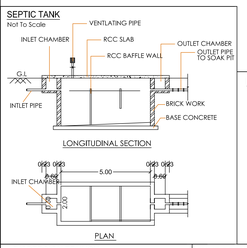
SECOND FLOOR PLAN
SCALE-1:100

BLOCK-1 SHOPS

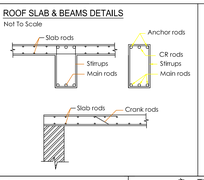


SITE PLAN
SCALE 1:200

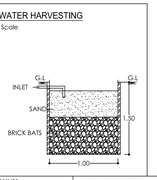
SEPTIC TANK
Not To Scale



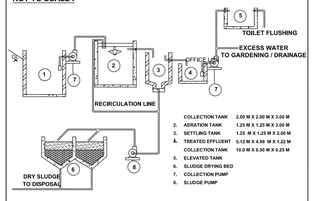
ROOF SLAB & BEAMS DETAILS
Not To Scale



RAW WATER HARVESTING
Not To Scale



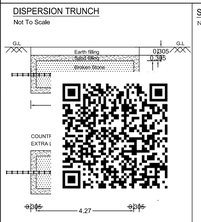
SECTIONAL ELEVATION FOR SEWAGE TREATEMENT PLANT
NOT TO SCALE :



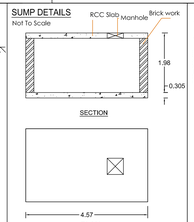
1.	COLLECTION TANK	2.00 M X 2.00 M X 3.00 M
2.	AERATION TANK	1.25 M X 1.25 M X 3.00 M
3.	SETTLING TANK	1.25 M X 1.25 M X 2.50 M
4.	TREATED EFFLUENT COLLECTION TANK	5.12 M X 4.39 M X 1.22 M 10.0 M X 8.50 M X 0.25 M
5.	ELEVATED TANK	
6.	SLUDGE DRYING BED	
7.	COLLECTION PUMP	
8.	SLUDGE PUMP	

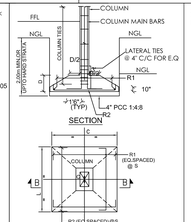
SULLAGE LINE	DRINKING WATER LINE
RAIN WATER LINE	SULLAGE TREATED WATER LINE
SEWAGE LINE	EXISTING DRAIN

DISPERSION TRUNCH
Not To Scale

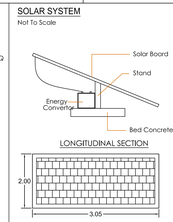


SUMP DETAILS
Not To Scale

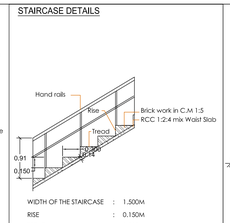




SOLAR SYSTEM
Not To Scale

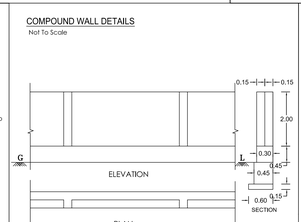


STAIRCASE DETAILS

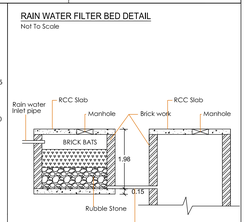


WIDTH OF THE STAIRCASE	:	1.500M
RISE	:	0.150M
TREAD	:	0.300M

COMPOUND WALL DETAILS
Not To Scale

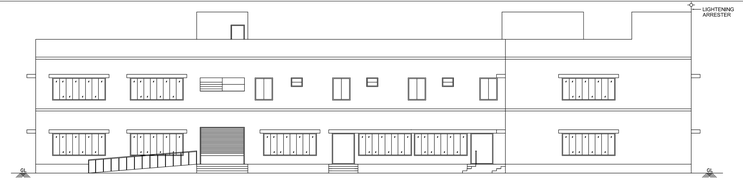


RAIN WATER FILTER BED DETAIL
Not To Scale

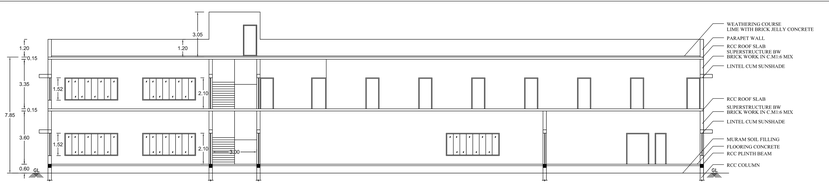


PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC TERRACED ROOF COMMERCIAL SHOPS AND RESTAURANT CUM LODGE BUILDING IN S.No: 435/2B, 435/3B AT SEPPAKKAM VILLAGE, VEPPUR PANCHAYAT UNION, VEPPUR TALUK, CUDDALORE DISTRICT.

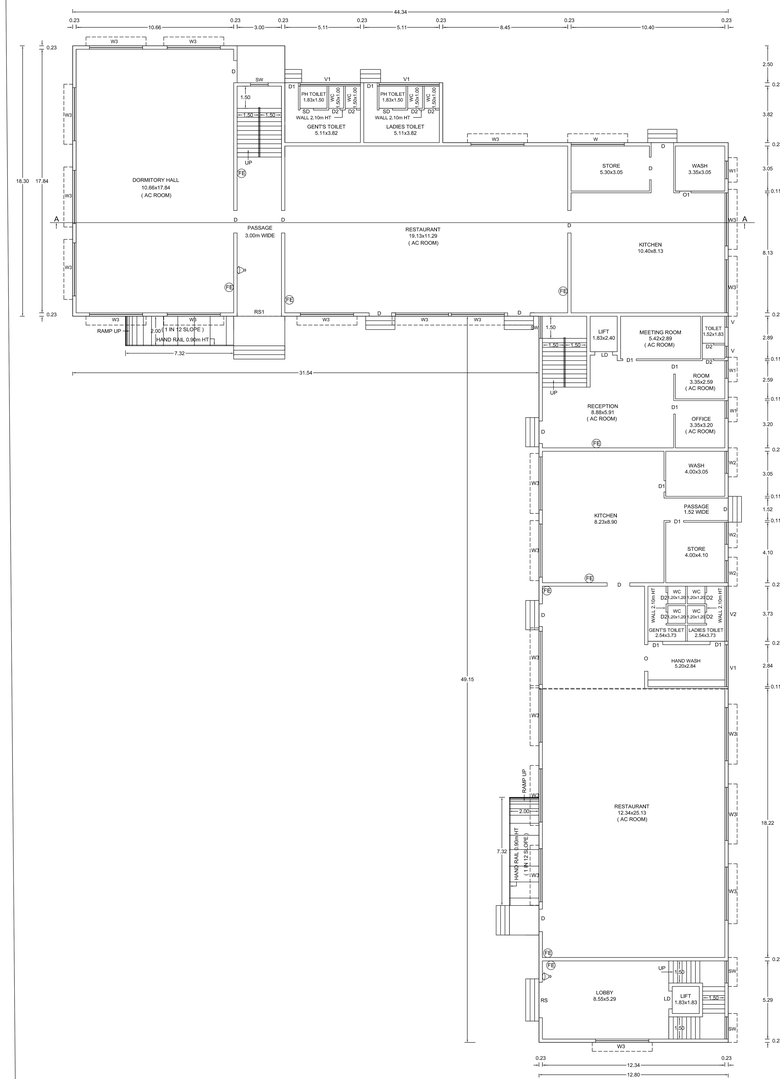
NAME OF THE APPLICANT:
Mr.RAVICHANDRAN.



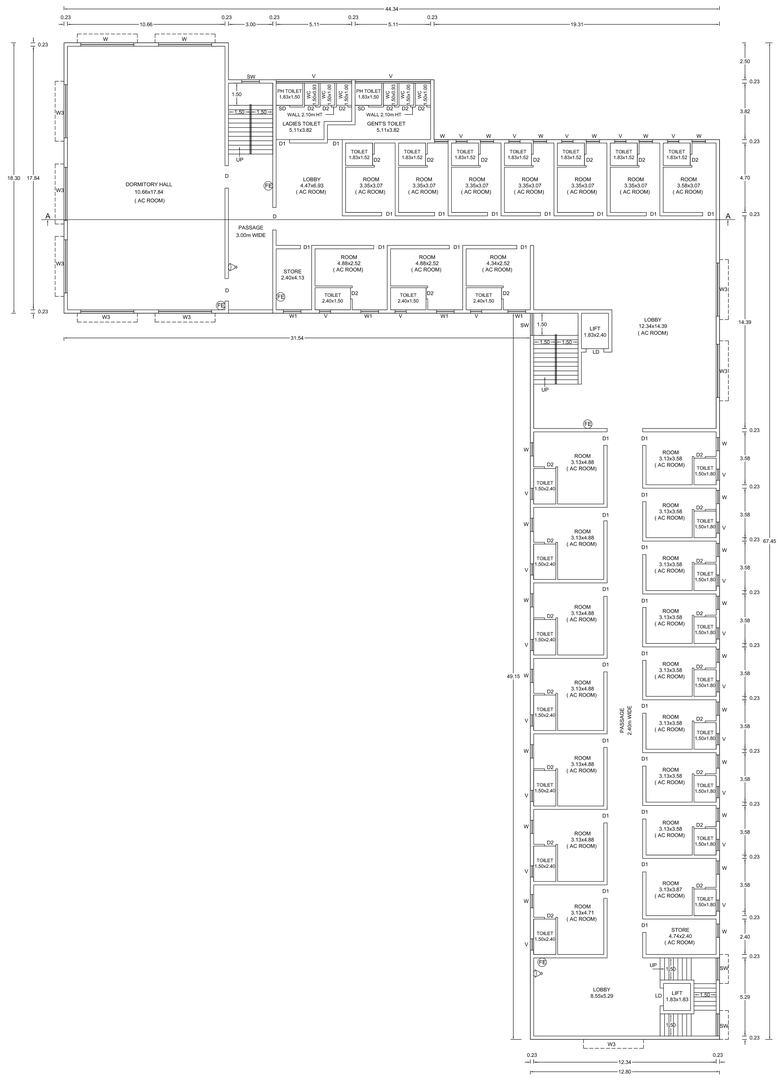
FRONT ELEVATION



SECTION ON "AA"

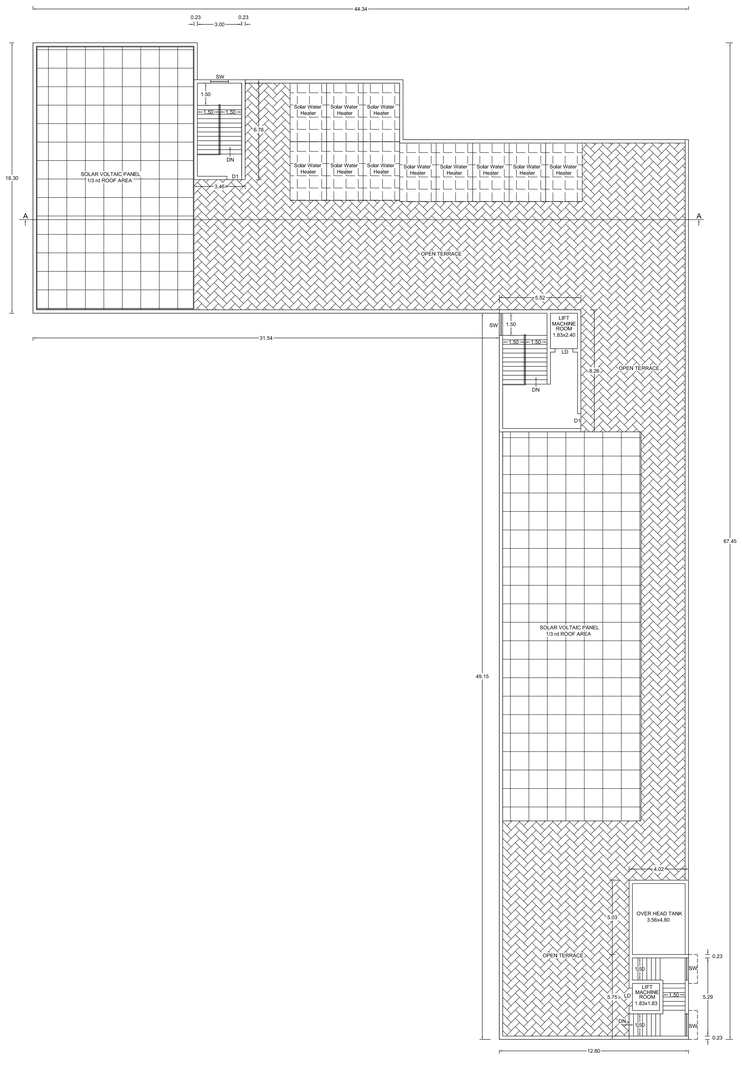


GROUND FLOOR PLAN
SCALE-1:100



FIRST FLOOR PLAN
SCALE-1:100

BLOCK 2 - RESTAURANT BUILDING



TERRACE FLOOR PLAN
SCALE-1:100

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LD	LIFT DOOR	:	0.91 x 2.10
O	OPEN	:	1.52 x 2.10
O1	OPEN	:	1.52 x 2.10
W	WINDOW	:	0.91 x 1.52
W1	WINDOW	:	1.22 x 1.52
W2	WINDOW	:	1.22 x 1.52
W3	WINDOW	:	3.66 x 1.52
SW	STAIR WINDOW	:	1.52 x 1.52
V	VENTILATOR	:	0.76 x 0.91
V1	VENTILATOR	:	2.84 x 0.91
V2	VENTILATOR	:	3.73 x 0.91
V3	VENTILATOR	:	4.00 x 0.91
V4	VENTILATOR	:	5.10 x 0.91

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		Sqm
TOTAL CONSTRUCTION AREA	:	3520.87
FSI AREA	:	3402.96
SITE AREA (0.60.00 Hectare)	:	6000.00
OPEN SPACE	:	4433.87
FLOOR SPACE INDEX (3402.96 / 6000.00)	:	0.567

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OFFICE USE

Online Application No:
SWP/BPA/885842/2026
Building Approval No:
SWP/DTCP/CUDD/BP No:52/2026

APPLICANT:

ENGINEER:

Er.N. SARAVANAKUMAR, M.E.,(Envt)
Reg.No. 31/CP/Lic/B(SE)-I/2004/2025
SRANDA BUILDERS, NAMAKKAL
Cell:- 99420 80171, 80889 99178

Er.R. DHANDAPANI, B.E., M.I.E.,
Registered Engineer (RE-416)
DTCP PLANNING PERMISSION
CITY PLANNING ASSOCIATES
Opp. Co-Operative Office,
No.1, Paramathi Road, Namakkal-637 001
Cell : 98424 30143
Email : drssoodalore@gmail.com

Er. T.V. RAMESHKUMAR, M.I.E., M.
Registered Licensed Surveyor (RLS)
Lic.No.TS/RLS/2019/2019
CITY PLANNING ASSOCIATES
Opp. Co-Operative Office,
No.1, Paramathi Road, Namakkal-637 001
Cell : 70109 04063, 99655 43158
Email : drssoodalore@gmail.com

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,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.