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.

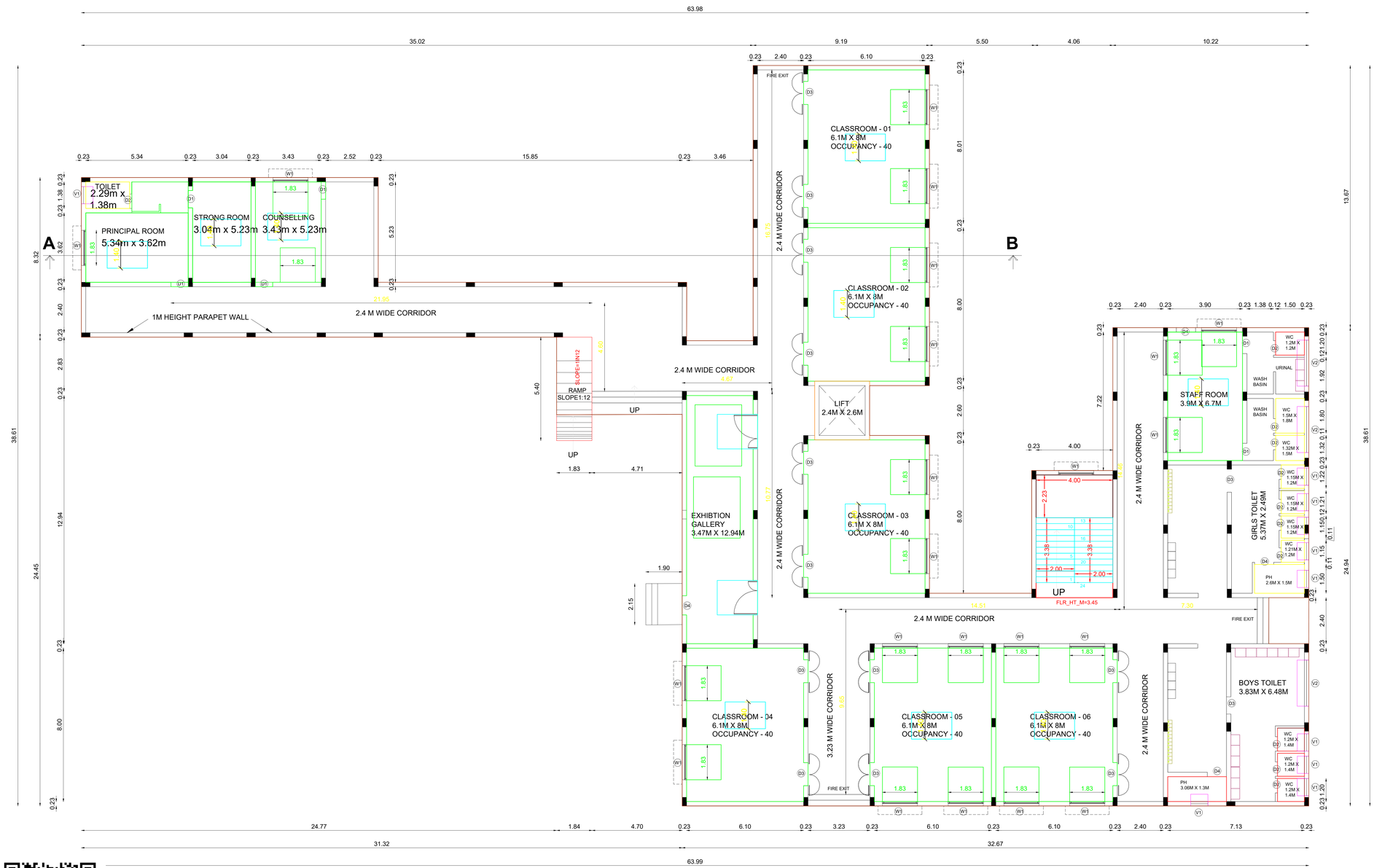
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

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SECTION ON A-B



GROUND FLOOR PLAN

SCALE :1:100
ALL DIMENSIONS AREA IN METER

SHEET 2/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF SCHOOL BUILDING (NURSERY AND PRIMARY SCHOOL) IN SURVEY NO:21/1 AND PATTA NO: 211 IN KODIPALLAM VILLAGE, PARANGIPETTAI UNION, CHIDAMBARAM TALUK, CUDDALORE DISTRICT.

JOINERY DETAILS:

D1	-	DOOR	-	0.90 x 2.10 M
D2	-	DOOR	-	0.75 x 2.10 M
D3	-	DOOR	-	1.20 x 2.10 M
D4	-	DOOR	-	1.00 x 2.10 M
W1	-	WINDOW	-	1.83 x 1.80 M
V1	-	VENTILATOR	-	0.90 x 0.60 M
V2	-	VENTILATOR	-	2.40 x 0.60 M

AREA DETAILS:

TOTAL AREA OF SITE ------- 17898.67 SQ.MT (As per Site)
TOTAL AREA OF SITE ------- 18113 SQ.MT (As per FMB)
TOTAL AREA OF SITE ------- 18113 SQ.MT (As per Document)

FLOOR	FSI AREA (SQ.M)	NON - FSI AREA (SQ.M)	TOTAL BUILTUP AREA (SQ.M)
GROUND FLOOR	1025.55	--	1025.55
TERRACE FLOOR	--	39.72	39.72
GUARD ROOM	--	6.25	6.25
TOTAL AREA	1025.55	45.97	1071.52

W N S E

APPLICANT

Er. ARUNSHANKAR.V,
B.E.,(Civil), M.E (Struct), A.M.I.E, C.Engg (1)
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DTCP-Registered Engineer RE-GR-II No 003/2022
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REGISTERED ENGINEER

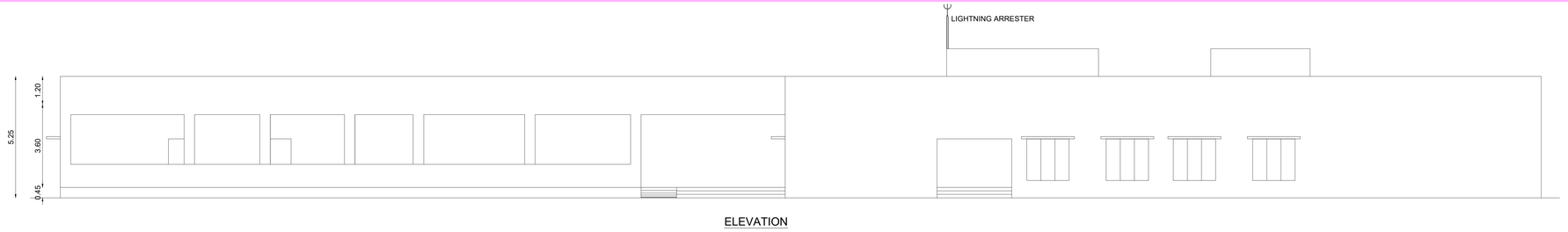
Er. N.J.L. RAMESH, M.Tech.; M.Sc., MBA., (Ph.D).,
MIE., FIV., MICI., IIT Arb.,
Chief Consultant (Geotech & Structures)
Reg. Structural Engineer (DTCP) : RSE/VD/FEB-25/025
Reg. Geotechnical Engg (DTCP) : RGTE/VD/SEP-24/004
Head Office : No.182, 4th Main Road, Mahaveer Nagar, Karuvadikuppam, Puducherry-605008.
Branch Office : No.101, Bajanaikoil, IIIrd Cross Street, Hasthinapuram, Chennai-600064.

STRUCTURAL ENGINEER

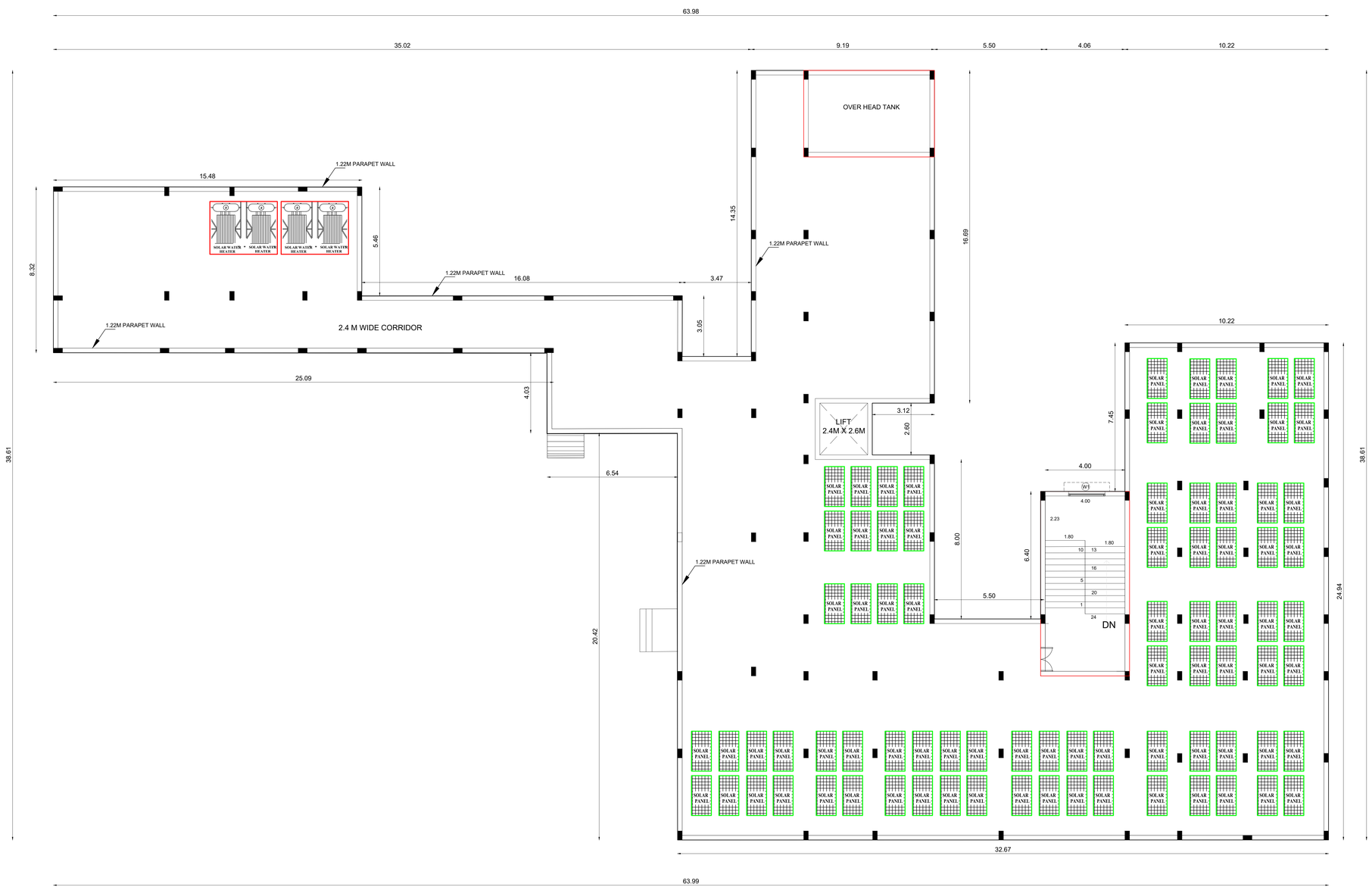
OFFICE USE:

Online Application No. SWP/BPA/928129/2026
DTCP/CUD Dist./AD/B.P.No.60/2026

ASSISTANT DIRECTOR
DISTRICT TOWN COUNTRY PLANNING OFFICE
CUDDALORE



ELEVATION



TERRACE FLOOR PLAN

SCALE :1:100
ALL DIMENSIONS AREA IN METER

SHEET 3/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF SCHOOL BUILDING (NURSERY AND PRIMARY SCHOOL) IN SURVEY NO:21/1 AND PATTA NO: 211 IN KODIPALLAM VILLAGE, PARANGIPETTAI UNION, CHIDAMBARAM TALUK, CUDDALORE DISTRICT.

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D4	-	DOOR	-	1.00 x 2.10 M
W1	-	WINDOW	-	1.80 x 1.80 M
V1	-	VENTILATOR	-	0.90 x 0.60 M
V2	-	VENTILATOR	-	2.40 x 0.60 M

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REGISTERED ENGINEER

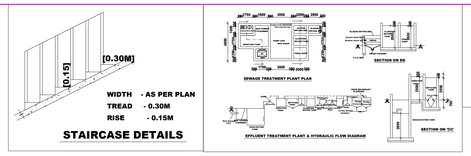
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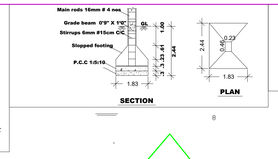
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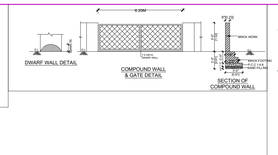
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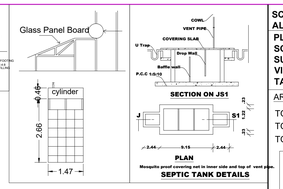
ASSISTANT DIRECTOR
DISTRICT TOWN COUNTRY PLANNING OFFICE
CUDDALORE



STAIRCASE DETAILS







S.NO. 190/1B2

AS PER FMB 21.00 (68'-10")

AS PER FMB 9.80 (32'-1½")

AS PER SITE 9.54 (31'-3")

AS PER SITE 20.98 (68'-9½")

AS PER FMB 40.20 (131'-9½")

AS PER SITE 40.16 (131'-8")

AS PER PATTA 55.20 (181'-0")

AS PER SITE 55.24 (181'-1½")

AS PER FMB 80.00 (262'-3½")

AS PER SITE 80.06 (262'-6")

6M WIDE SERVICE ROAD

OSR= 1833.98 SQ.M
(10.12%)

S.NO. 20/2

AS PER SITE 119.20 (390'-10")

AS PER FMB 119.00 (390'-2")

6M WIDE SERVICE ROAD

74.32

R.S.No. 21

S.NO. 22/2

9.0M WIDE EXISTING ROAD

18.68

9.19

15.48

5.46

16.08

14.35

3.05

16.69

8.32

70.54

24.77

4.04

3.46

3.12

3.12

2.60

10.22

4.23

7.45

6.40

8.23

5.33

ENT RAMP

6.54

20.42

PROPOSED SCHOOL BUILDING - 1024.44 SQ.M

24.94

32.67

10M WIDE DRIVEWAY

6M WIDE SERVICE ROAD

AS PER SITE 152.57 (500'3")

AS PER FMB 152.60 (500'4")

AS PER FMB 147 (482'2")

AS PER SITE 146.89 (481'11")

S.NO. 21/2

9.00M WIDE PEDESTRIAN PASSAGE

LANDSCAPE

ENTRY GATE

DRIVE WAY

51.57

6M WIDE DRIVE WAY

EV CHARGING POINT

GUARD ROOM 2.50X2.50

EXIT GATE

TRANSFORMER YARD 5.00X5.00

SITE PLAN

SCALE :1:200
ALL DIMENSIONS AREA IN METER

SHEET :1/3

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TOTAL AREA	1025.55	45.97	1071.52

PLOT COVERAGE :

Plot Coverage:1025.55 / 17898.67 x 100 = 5.73%

FLOOR SPACE INDEX (FSI) :

Floor space index: = FSI AREA / SITE AREA = 1025.55 / 17898.67 = 0.05 < 2.0

PARKING DETAILS :

PARKING :	SIZE	REQUIRED	PROVIDED
CAR	2.50x5.00	6	6
TWO WHEELER	1.00x1.80	10	10
BICYCLE	0.56x1.80	60	60

COLOR INDEX :

PLOT BOUNDARY
PROPOSED BUILDING
DRIVE WAY SHOWN
EXISTING ROAD

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REGISTERED ENGINEER

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ASSISTANT DIRECTOR
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CUDDALORE

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.