Verified RealEstate™

REFERENCE
SWP/BPA/953260/2026

ISSUED
04 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 13/5B2A2 and 6 more

Ko Ponneri, Virdhachalam taluk

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

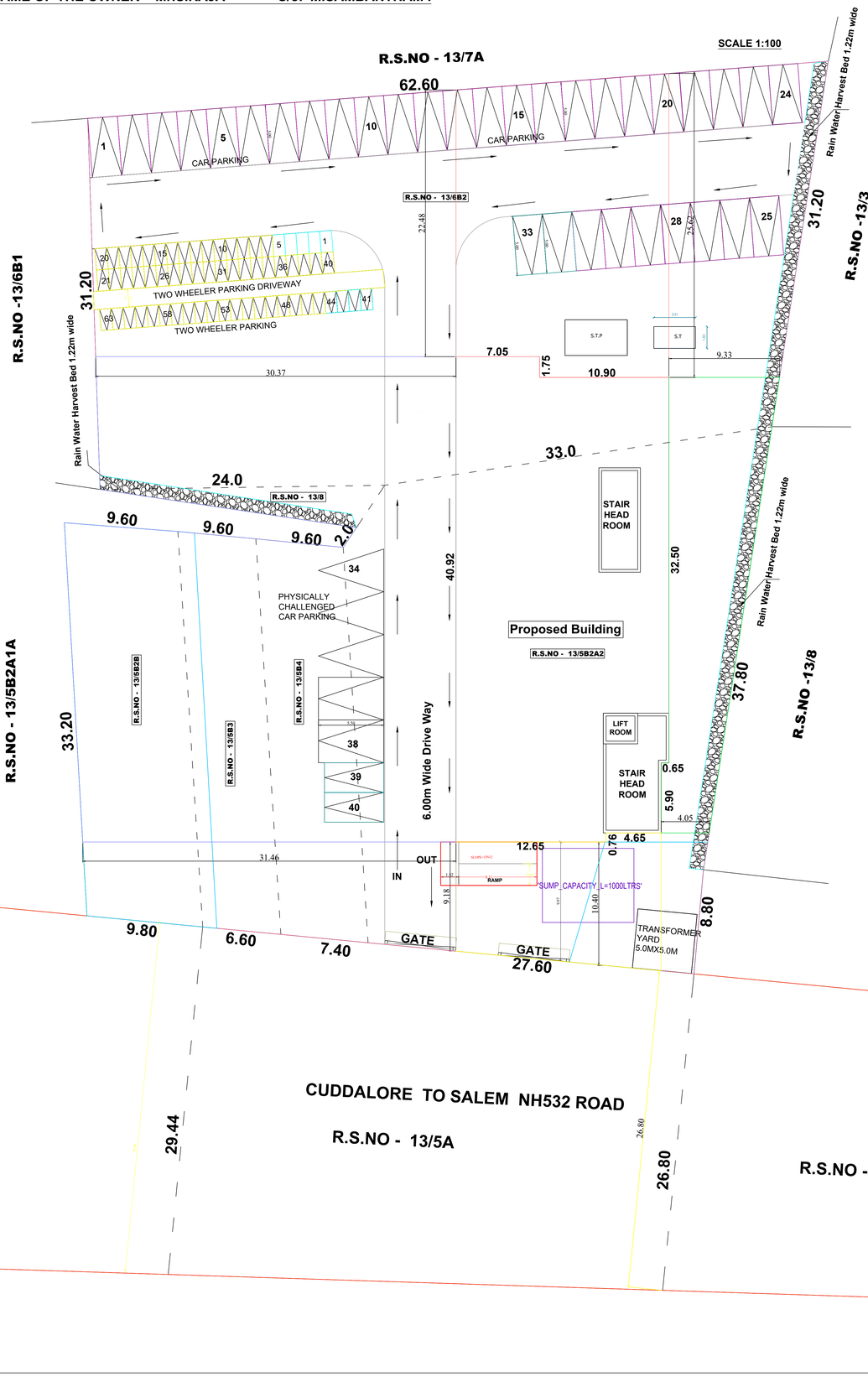
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

SHEET NO - 1/3

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C COMMERCIAL BUILDING IN R.S.NO - 13/5B2A2, 5B2B, 5B3, 5B4, 6B2 & 8, OLD SURVEY NO - 13/5Part, PATTA NO - 860 , 1993 & 1996, AT CUDDALORE - SALEM NH532 ROAD , KO. PONNERI VILLAGE AND PANCHAYAT, KAMMAPURAM PANCHAYAT UNION, VRIDHACHALAM TALUK, CUDDALORE DISTRICT.

NAME OF THE OWNER - Mr.S.RAJA S/o. M.SAMBANTHAM .





AREA DETAILS

S.NO	R.S.NO	SQ.M
1	13/5B2A2	1308.00
2	13/5B2B	326.00
3	13/5B3	225.00
4	13/5B4	245.00
5	13/6B2	1720.00
6	13/8	50.00
TOTAL		3874.00

AREA DETAILS

AREA OF THE SITE(AS PER DOCUMENT)			3874.00 Sqm
AREA OF THE SITE(AS PER PATTA)			3874.00 Sqm
AREA OF THE SITE(AS PER FMB/SUPER IMPOSED AREA)			4037.62 Sqm
FLOOR AREA	FSI	NON FSI	TOTAL
BLOCK - I			
GROUND FLOOR AREA	707.35	---	707.35 Sqm
FIRST FLOOR AREA	707.35	---	707.35 Sqm
SECOND FLOOR AREA	707.35	---	707.35 Sqm
HEAD ROOM AREA	---	82.80	82.80 Sqm
TOTAL	2122.05	82.80	2204.85 Sqm

F.S.I = TOTAL COVERED AREA IN ALL FLOORS / LEAST SITE EXTENT = 2122.05 SQ.M / 3498.00 SQ.M = 0.61 < 2

PLOT COVERAGE = MAX. ONE FLOOR AREA / SITE EXTENT X 100 = 707.35 SQ.M / 3498.00 SQ.M X 100 = 20.22 %

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

PARKING DETAILS	
CAR PARKING (REQUIRED)	40 NOS
CAR PARKING (PROVIDED)	40 NOS
TWO WHEELER PARKING (REQUIRED)	42 NOS
TWO WHEELER PARKING (PROVIDED)	58 NOS

COLOUR INDEX

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

OWNER

(S.RAJA)

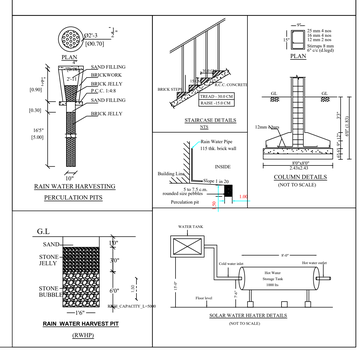
REGISTERED ENGINEER / ARCHITECT

Er. V. GUNABALAN, B.E.,(Civil).,
Registered Engineer Gr-II/001/2019
Cuddalore Local Planning Authority
8/2, Balu Brother's Street,
Vadakkuvellore, Neyveli-607 802

SPACE FOR APPROVAL

Online No
SWP/BPA/953260/2026

Building Permission No
SWP/DTCP/CUD/BP No. 69/2026



SHEET NO - 2/4

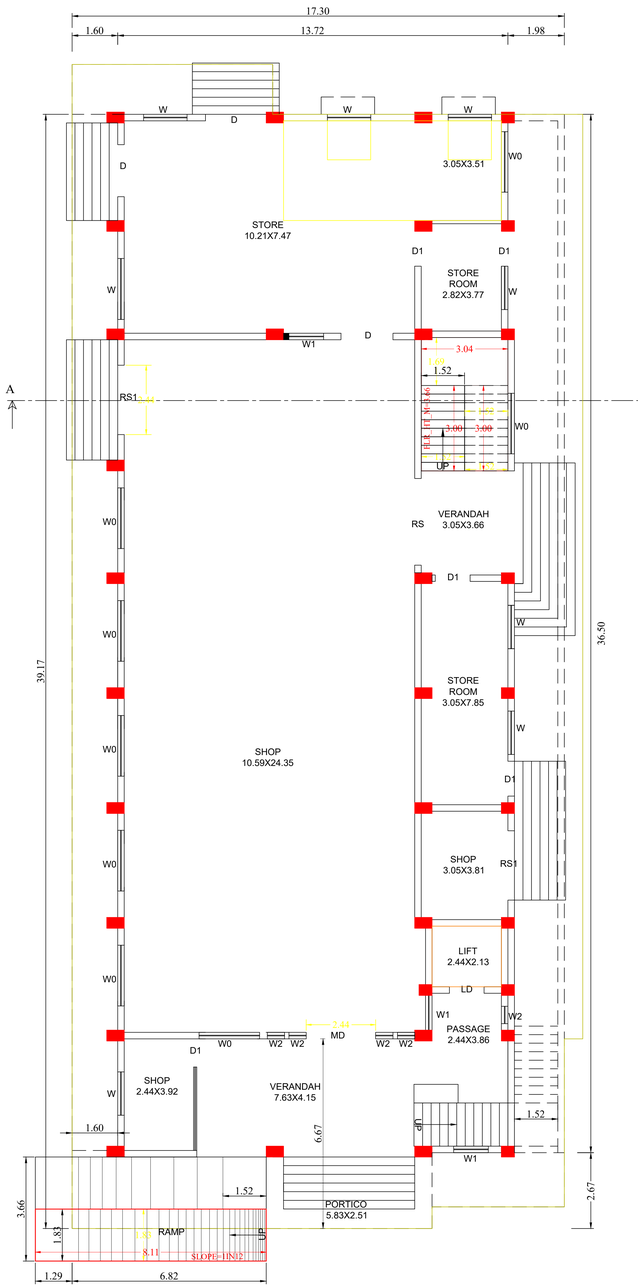
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C COMMERCIAL BUILDING IN R.S.NO - 13/5B2A2, 5B2B, 5B3, 5B4, 6B2 & 8, OLD SURVEY NO - 13/5Part, PATTA NO - 860 , 1993 & 1996, AT CUDDALORE - SALEM NH532 ROAD , KO. PONNERI VILLAGE AND PANCHAYAT, KAMMAPURAM PANCHAYAT UNION, VRIDHACHALAM TALUK, CUDDALORE DISTRICT.

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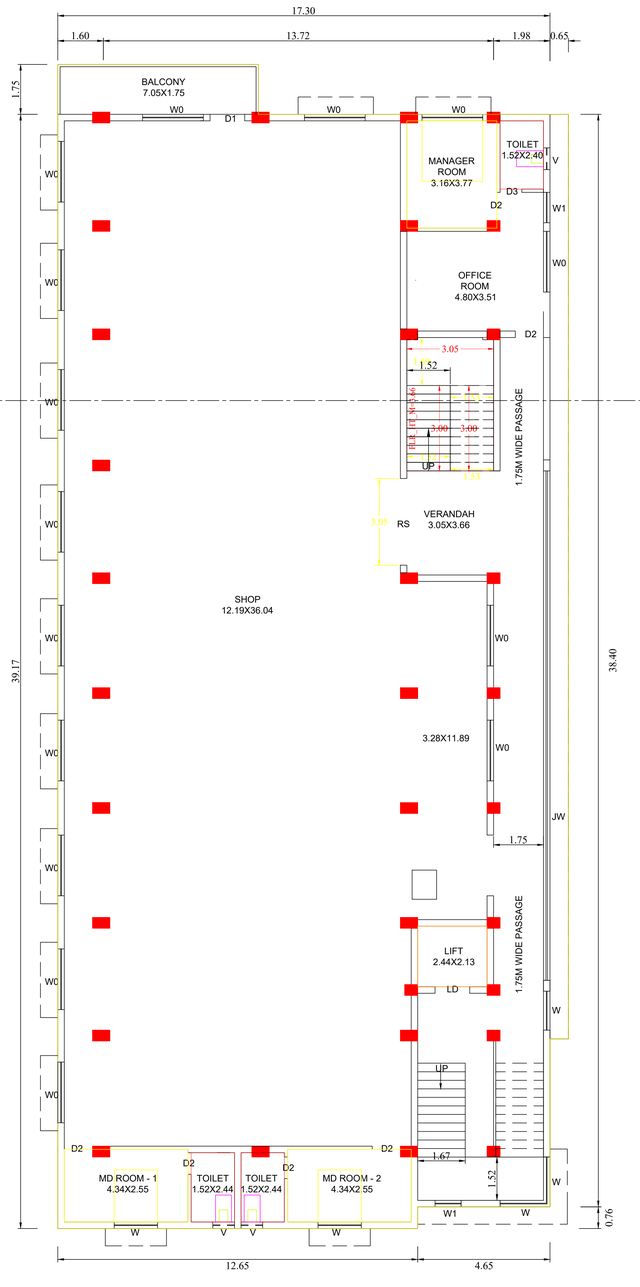
Online No SWP/BPA/953260/2026

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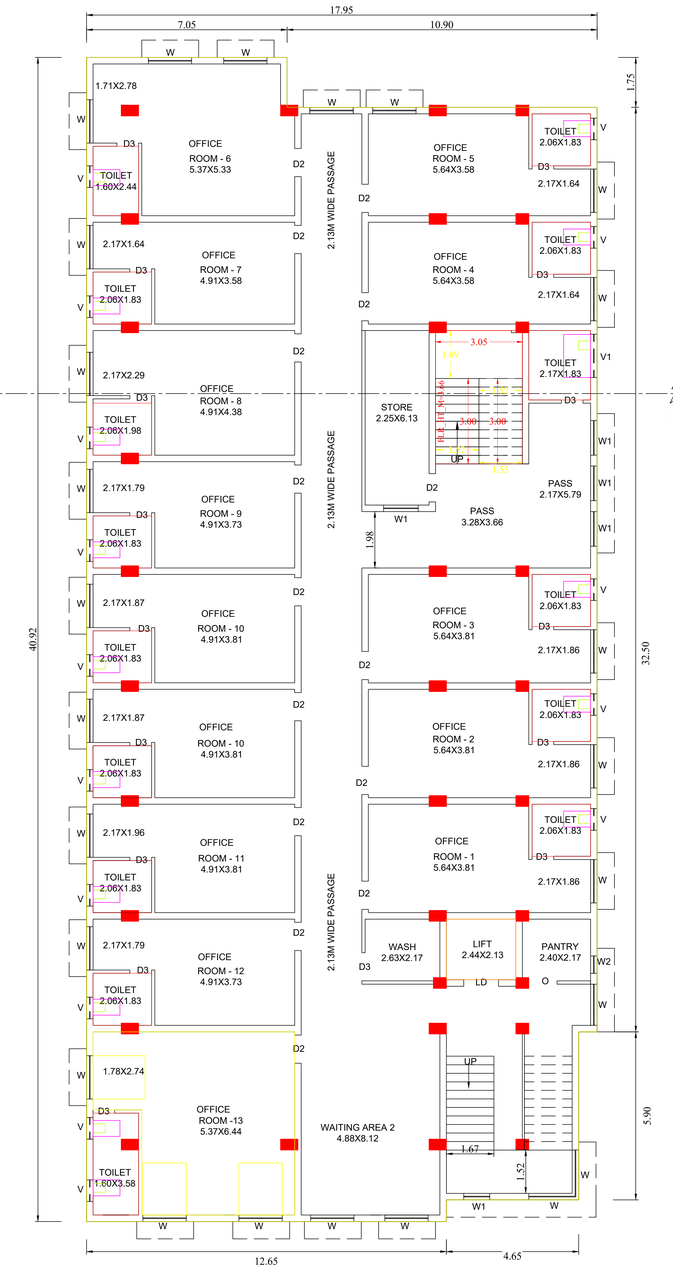
SCALE 1:100



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND 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

RS	-	ROLLING SHUTTER	- 3.05 X 2.40M
RS-1	-	ROLLING SHUTTER	- 2.44 X 2.40M
MD	-	MAIN DOOR	- 2.44 X 2.40M
D	-	DOOR	- 1.83 X 2.10M
D1	-	DOOR	- 1.22 X 2.10M
D2	-	DOOR	- 0.99 X 2.10M
D3	-	DOOR	- 0.76 X 2.10M
W0	-	WINDOW	- 2.13 X 2.13M
W	-	WINDOW	- 1.52 X 1.37M
W1	-	WINDOW	- 1.22 X 1.37M
W2	-	WINDOW	- 0.61 X 1.98M
V	-	VENTILATOR	- 0.75 X 0.61M

AREA DETAILS	SQ.MT.	
	FSI	NON FSI
AREA OF THE SITE	3498.00	
AREA OF GROUND FLOOR	707.35	
AREA OF FIRST FLOOR	707.35	
AREA OF SECOND FLOOR	707.35	
AREA OF HEAD ROOM		82.80

OWNER

(S.RAJA)

REGISTERED ENGINEER / ARCHITECT

Er. V. GUNABALAN, B.E.,(Civil).,
Registered Engineer Gr-II/001/2019
Cuddalore Local Planning Authority
8/2, Balu Brother's Street,
Vadakkuvellore, Neyveli-607 802

SHEET NO - 3/4

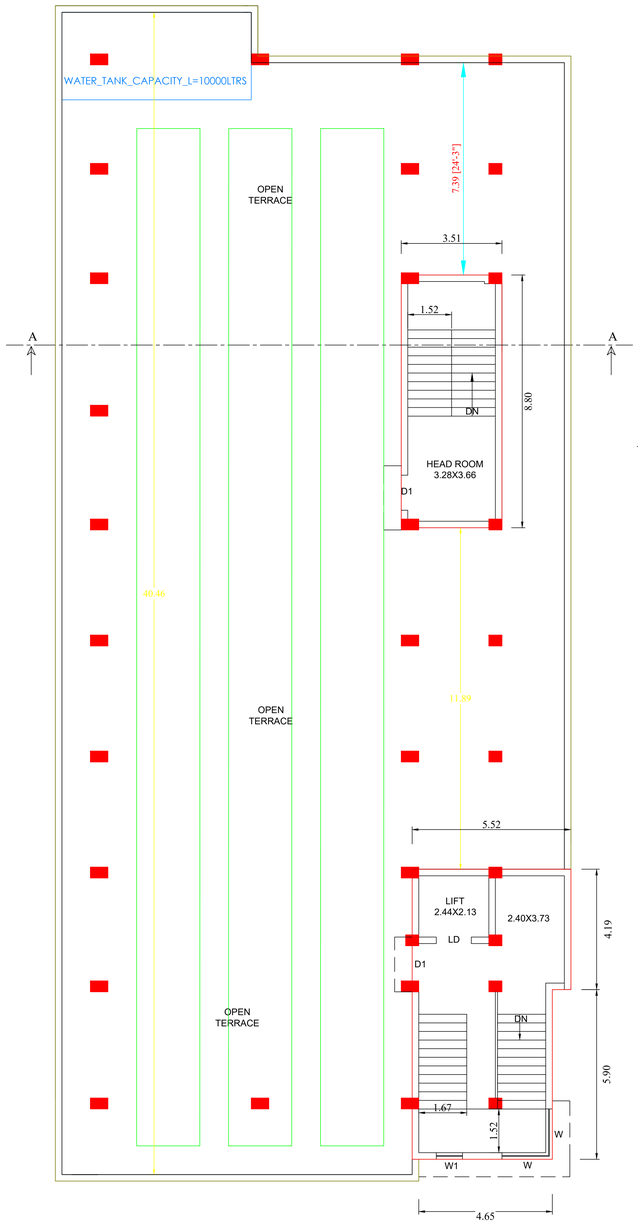
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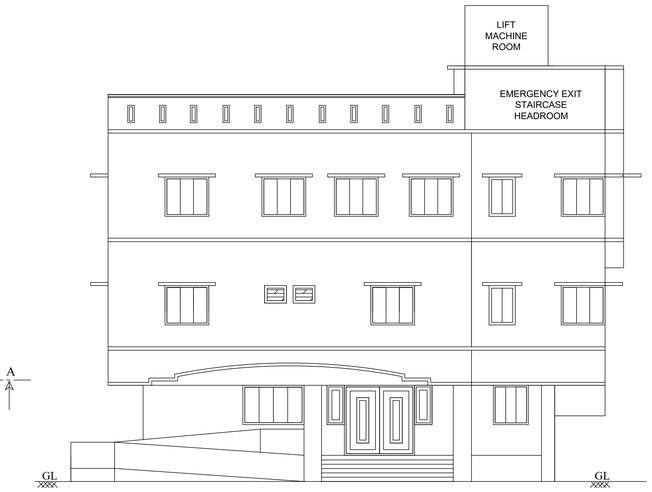
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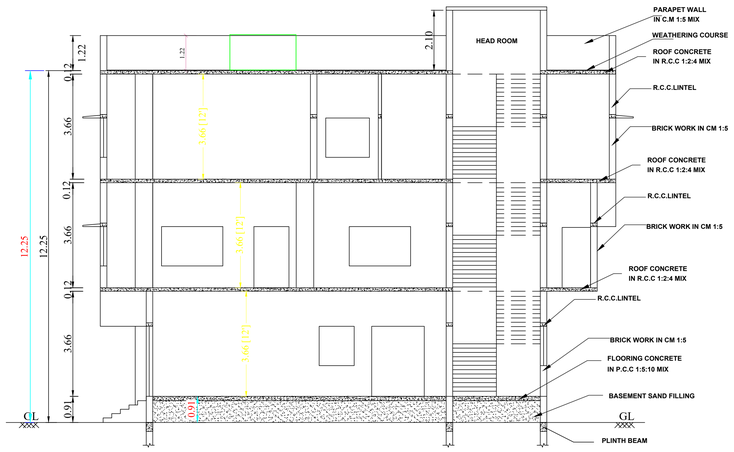
SCALE 1:100



HEAD ROOM AND TERRACE FLOOR PLAN



ELEVATION



SECTION ON A- A

NOTES:-

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D3	-	DOOR	- 0.76 X 2.10M
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W	-	WINDOW	- 1.52 X 1.37M
W1	-	WINDOW	- 1.22 X 1.37M
W2	-	WINDOW	- 0.61 X 1.37M
V	-	VENTILATOR	- 0.75 X 0.61M

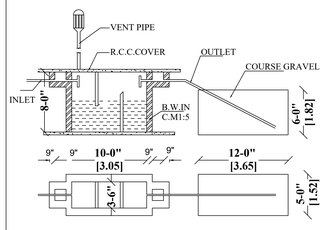
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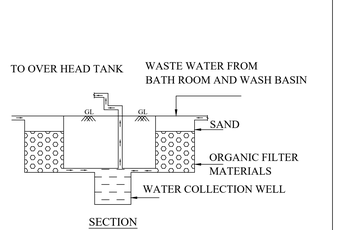
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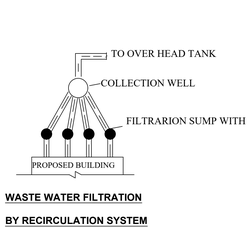
SEPTIC TANK & D-TRENCH DETAILS

(NOT TO SCALE)



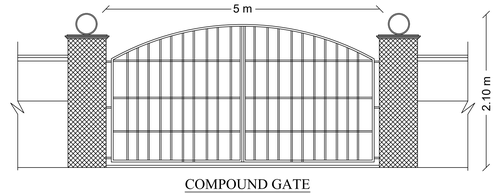
SECTION

PLAN AND SECTION OF ORGANIC FILTERATION SUMP WITH COLLECTION WELL



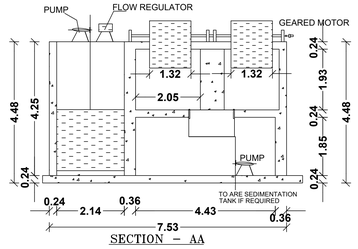
WASTE WATER FILTRATION BY RECIRCULATION SYSTEM

(NOT TO SCALE)

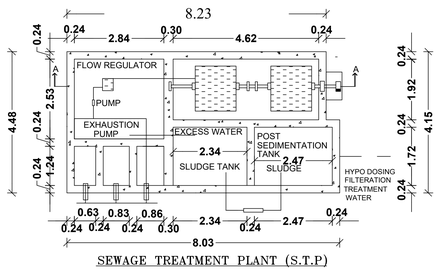


COMPOUND GATE

(NOT TO SCALE)



SECTION – AA



SEWAGE TREATMENT PLANT (S.T.P)
WASTE WATER FILTERATION BY RECIRCULATION SYSTEM
G.O(MS) NO.138 DT:11.10.02
SCALE 1:100

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.