Verified RealEstate™

REFERENCE
16/2026

ISSUED
13 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 277N

C Kothankudi

Cuddalore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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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PLAN SHOWING THE PROPOSED RCC ROOF RESIDENTIAL BUILDING IN NEW NATHAM R.S No.277/13, PLOT No.215 ,MUTHAIYA NAGAR, C.KOTHANKUDI VILLAGE AND PANCHAYAT, PARANGIPETTAI PANCHAYAT UNION, CHIDAMBARAM TALUK, CUDDALORE DISTRICT.

Name of owner:SIVAGANGAI W/O EZHILMARAN

AREA OF STATEMENT	SQFT	SQMT
Area of site	3200.0	297.29
Built up area (G.F)	1191.46	110.69
Built up area (F.F)	0.0	0.0
Built up area (H.R) Non fsi area	116.35	10.81
Total FSI Built up area	1191.46	110.69

P.C (110.69/ 297.29) 37.23 %

F.S.I (110.69/ 297.29) 0.37

Area of site 297.29Sqmt

FMB Area 300.00Sqmt

SCHEDULE OF JOINERY	MTS	SQM
MD Main door	2.10x2.74	5.75
D Flush door	0.91x2.13	1.93
D1 Zinc sheet door	0.76x2.13	1.62
W Cw glazed window	1.52X1.80	2.73
O Open	1.00x2.13	2.13
V Ventilator	1.00x0.91	0.91

ALL DIMENSIONS ARE IN METERS

SITE BOUNDARY | PRO BUILDING

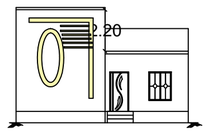
DRAINAGE LINE | EXISTING ROAD

APPLICANTS SIGNATURE :-

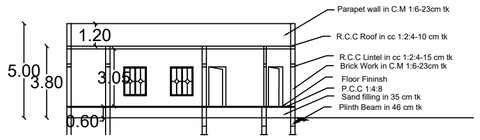
K. Sivagangai

REGISTERED ENGINEER:-

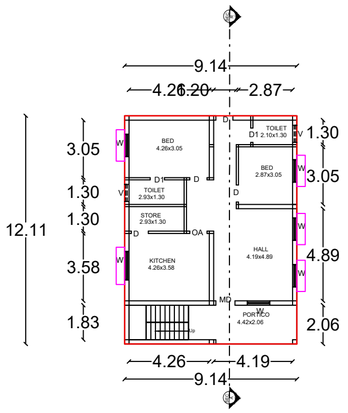
Er.A.R. Manoharan,
M.E (Struct),M.Sc(T.V),M.I.E.F.I.V.
Govt. Registered Engineer, Grade-I
R.E/Gr-I/002/2024 & 092/LS/2019/0014,
28B, South Car Street,
Chidambaram - 608 001.
9443278448, 04144-355371



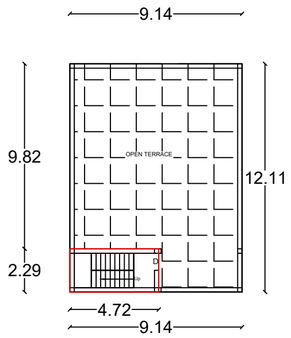
ELEVATION



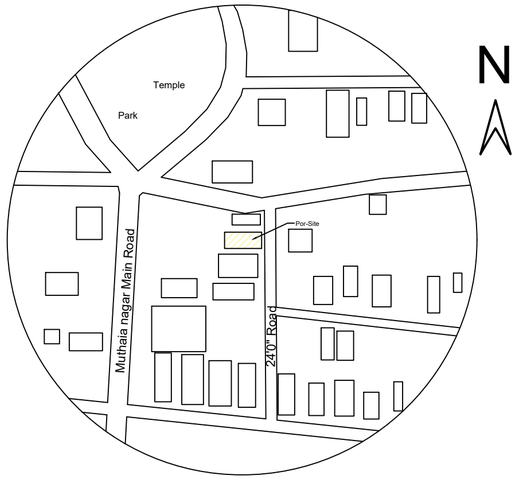
SECTION ON AR



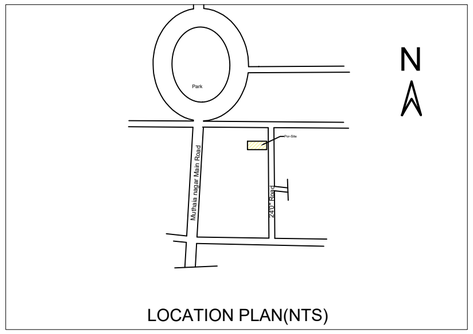
GROUND FLOOR PLAN



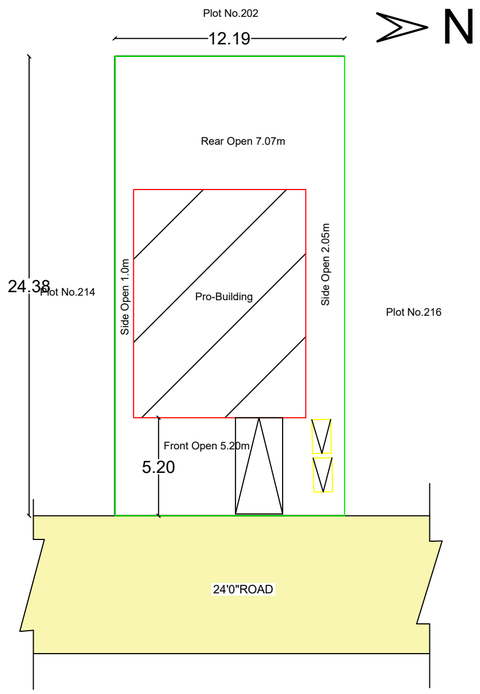
TERRACE FLOOR PLAN



TOPO PLAN 100M RADIUS

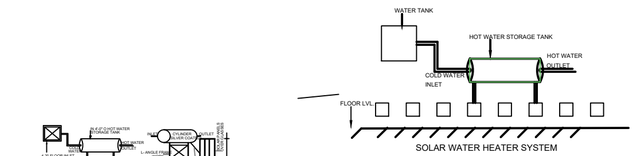


LOCATION PLAN(NTS)



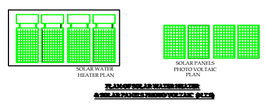
SITE PLAN





SOLAR WATER HEATER SYSTEM

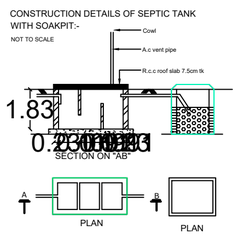
SOLAR HOT WATER SYSTEM DETAIL

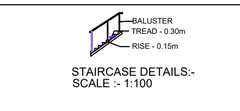


SOLAR WATER HEATER PLAN

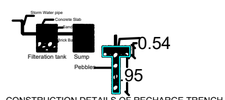
SOLAR PANELS PHOTO VOLTAIC PLAN

PLAN OF SOLAR WATER HEATER & SOLAR PANELS PHOTO VOLTAIC (S.P.V.)

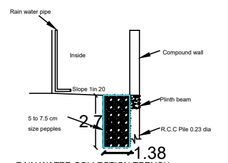




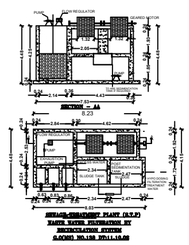
STAIRCASE DETAILS:-
SCALE :- 1:100

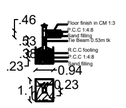


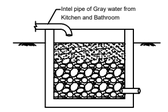
CONSTRUCTION DETAILS OF RECHARGE TRENCH



RAIN WATER COLLECTION TRENCH:-
NOT TO SCALE







GREY WATER RECYCLING CHAMBER:-

ARC CONSTRUCTIONS
PLANNERS & BUILDERS
28,B,SOUTH CAR STREET,(FIRST FLOOR)
OPP. TO INDIAN BANK
CHIDAMBARAM-608001
Ph.04144-355371
cell.9443278448

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.