PP APPROVAL RECORD

Planning Permission

Survey 87

Kanathur Reddykuppam

Chengalpattu 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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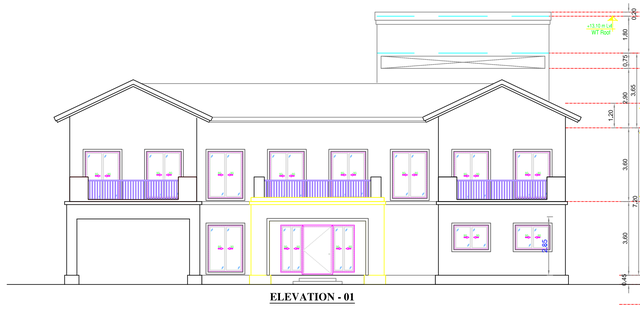
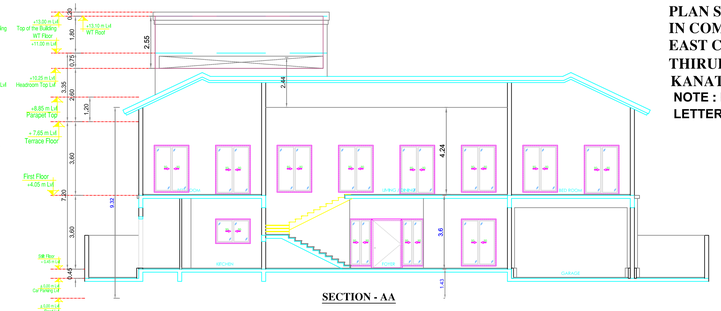
PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF A RESIDENTIAL BUILDING AT PLOT NO - 1F, IN COMPRISED OLD SURVEY No - 87/2A(PART), AS PER PATTA NEW SURVEY NO - 87/2A1A1C1, PATTA No:5752, EAST COAST ROAD, KANATHUR REDDIKUPPAM VILLAGE,CHENNAI- 603112. THIRUPORUR TALUK, CHENGALPET DISTRICT. KANATHUR REDDIKUPPAM PANCHAYAT & THIRUPORUR PANCHAYAT UNION.

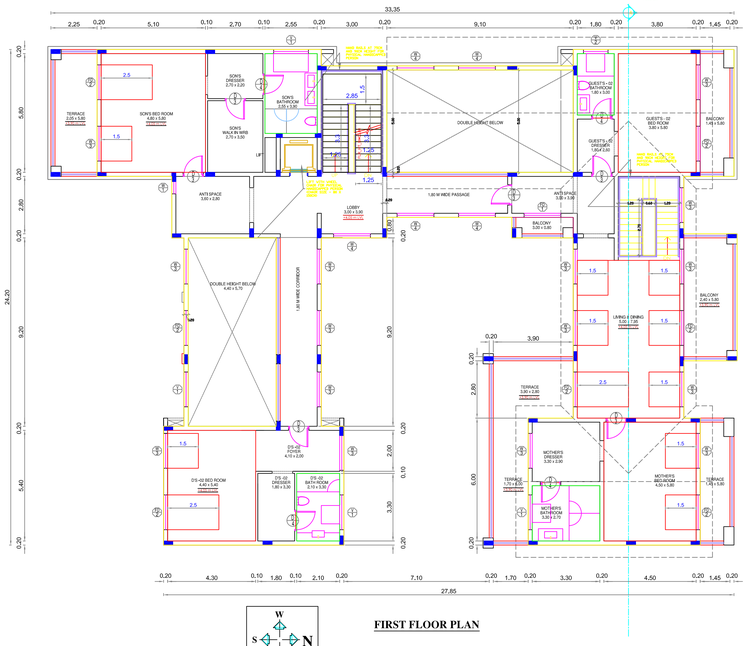
NOTE : PREVIOUS LAND REGULARISATION APPROVED PERMIT WIDE No:1684/2021/A1, DATED : 07.05.2021 LETTER No:4386/2018, DATED:28.12.2018



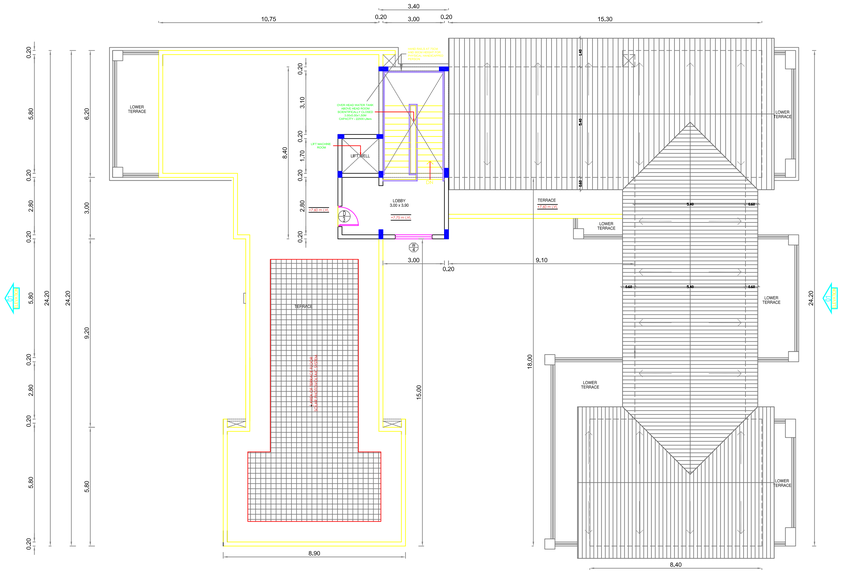
ELEVATION - 01



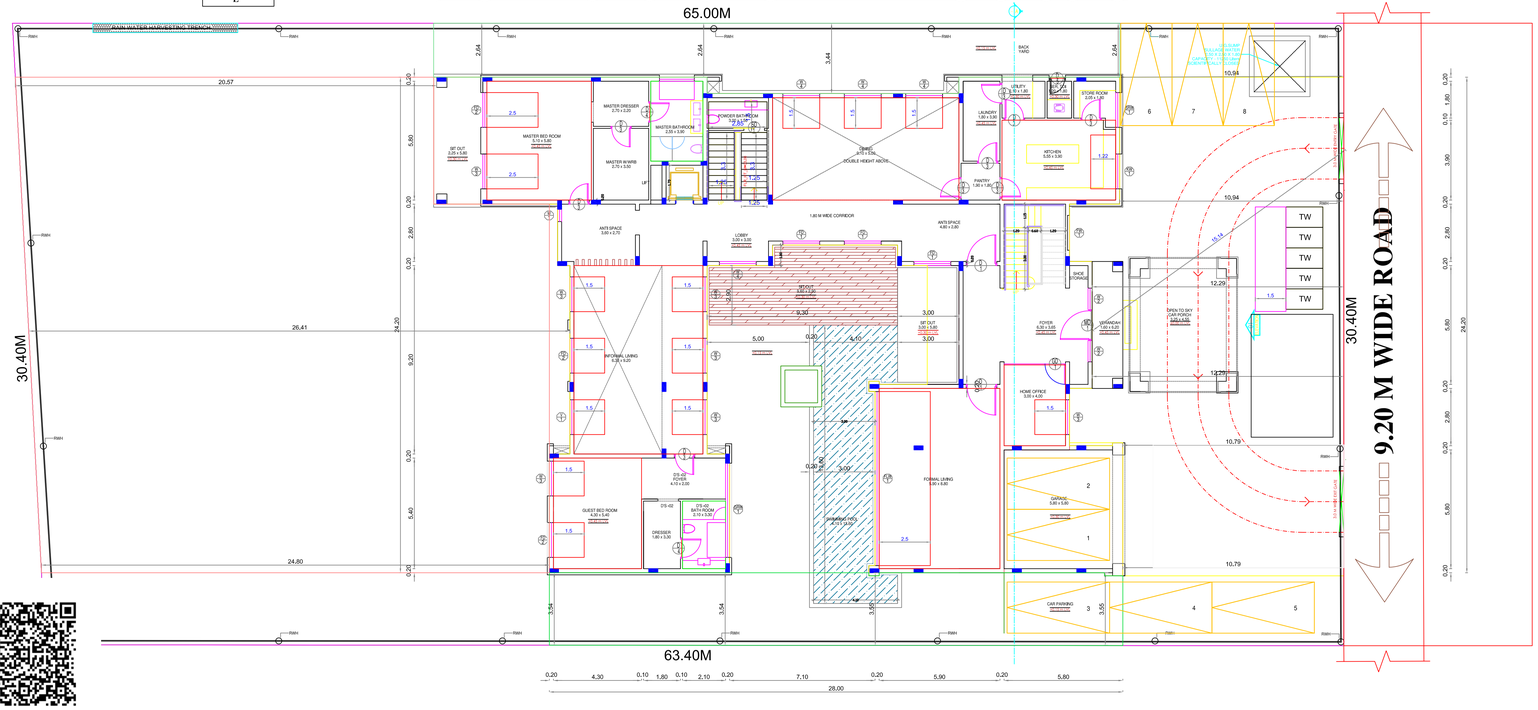
SECTION - AA



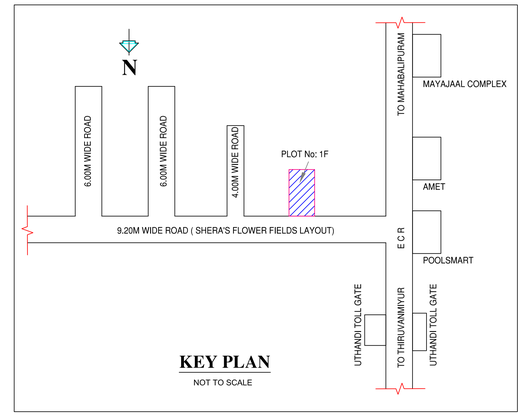
FIRST FLOOR PLAN



TERRACE FLOOR PLAN

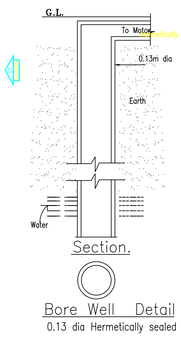


SITE cum GROUND FLOOR PLAN



KEY PLAN

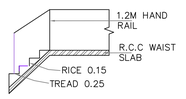
NOT TO SCALE



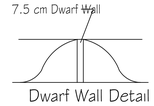
Section.

Bore Well Detail

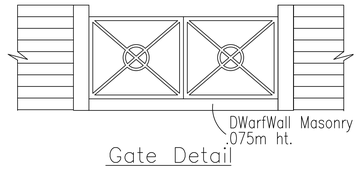
0.13 dia Hermetically sealed



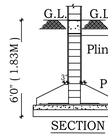
STAIR DETAIL



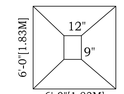
Dwarf Wall Detail



Gate Detail



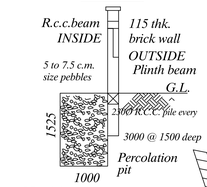
SECTION



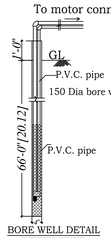
COLUMN PLAN SIZE:- 12" X 9"

TYPICAL FOUNDATION DETAIL

SCALE:- 1:50

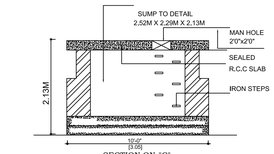


PERCOLATION PIT DETAIL



BORE WELL DETAIL

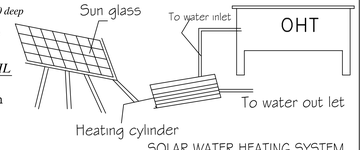
SCALE - 1 : 25



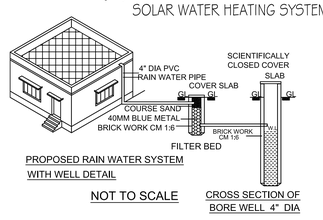
PLAN

WATER SUMP DETAIL

PROPOSED



SOLAR WATER HEATING SYSTEM



PROPOSED RAIN WATER SYSTEM WITH WELL DETAIL

NOT TO SCALE

CROSS SECTION OF BORE WELL 4" DIA

QR CODE

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	DOOR	1.07 x 2.13
D1	DOOR	0.91 x 2.13
D2	DOOR	0.76 x 2.13
W	WINDOW	1.83 x 1.37
W1	WINDOW	1.22 x 1.37
W2	WINDOW	1.00 x 1.37
KW	KITCHEN WINDOW	1.22 x 0.90
V	VENTILATOR	0.76 x 0.90

SPECIFICATIONS :-

1. R.C.C FOOTING & COLUMN IN CONCRETE M25
2. SUPER STRUCTURE :BRICKWORK SET IN cm1:5
3. R.C.C M25 FOR LINTELS,BEAMS &SLABS
4. P.C.C 1:4:8 FOR FLOOR LEVELLING COURSE
5. P.C.C 1:5:10 IN BASEMENT FOR FOUNDATION
6. JOINERY WITH T.W FLUSH DOORS & T.W GLAZED WINDOWS & VENTILATORS
7. 3 COATS OF CEMENT PAINT TO INSIDE & OUT SIDE WALLS
8. 2 COATS OF ENAMEL PAINTS OVER ONE COAT OF PRIMER FOR JOINERY, GRILL WORK,ETC
9. WEATHERING COURSE OVER ROOF SLAB 3" THICKWITH BRICK JELLY LIME CONCRETE AND ONE LAYER OF PRESSED TILES ON TOP

AREA DETAILS		Sq Mt
PLOT AREA	As Per Patta	1957.00
	As Per Documnet	2012.10
	As Per Site	1950.31
FSI AREA		
GROUND FLOOR PLAN		530.66
FIRST FLOOR PLAN		395.22
TOTAL F.S.I AREA		925.88
Floor Space Index	(2.00)	0.47
Coverage AREA	(27.11 %)	530.66
NON FSI AREA		
HEAD ROOM		38.76
TOTAL NON F.S.I AREA		38.76
TOTAL BUILTUP AREA		964.64

COLOUR INDEX	
PROPOSED	
ROAD	
SITE BOUNDARY	

SCALE : 1:100 | DATE- 19.02.2026

APPLICANT'S SIGNATURE

JK.BALAJI VARSHAN, BE.CIVIL, Registered Engineer RE/Gr-II/2025/05/007, No.4, Lal Bahadur Shastri Street, Shalinganallur, Chennai – 600119, Mobile : 9840115495

REGISTERED ENGINEER SIGNATURE

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.