PP APPROVAL RECORD

Planning Permission

Survey 86

Veerapuram

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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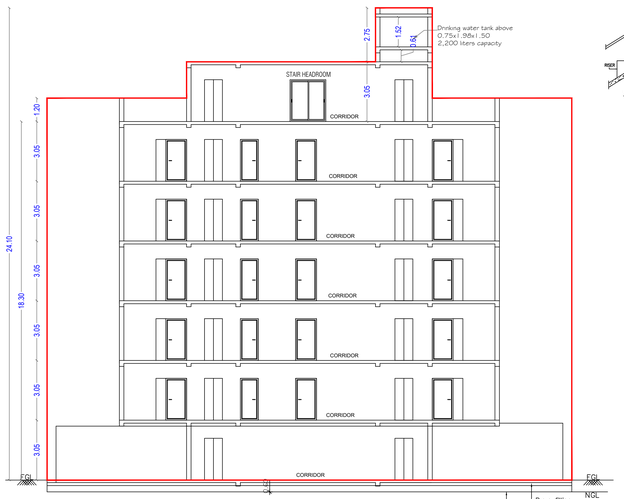
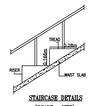
ELEVATION
(PROPOSED)

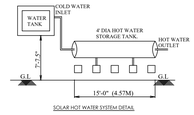


SECTION
(PROPOSED)

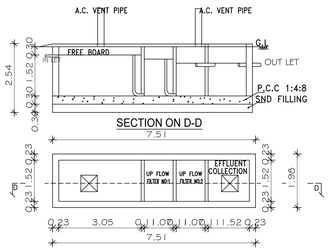


STAIRCASE DETAILS
(SCALE : NTS)

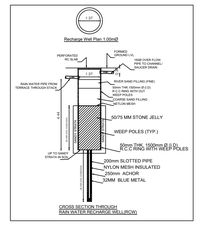
RISER = 0.166m
TREAD = 0.28m
WIDTH = 0.97m

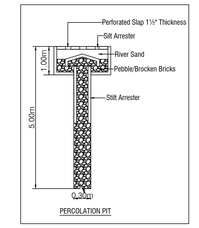


SOLAR HOT WATER SYSTEM DETAIL

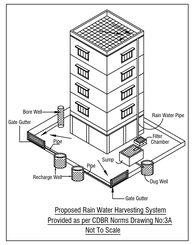


SEPTIC TANK PLAN WITH UPFLOW FILTER
(NOT TO SCALE)

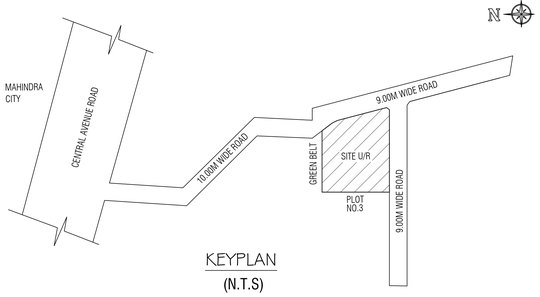




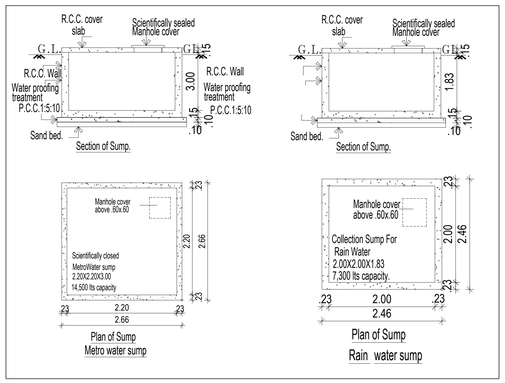
PERCOLATION PIT

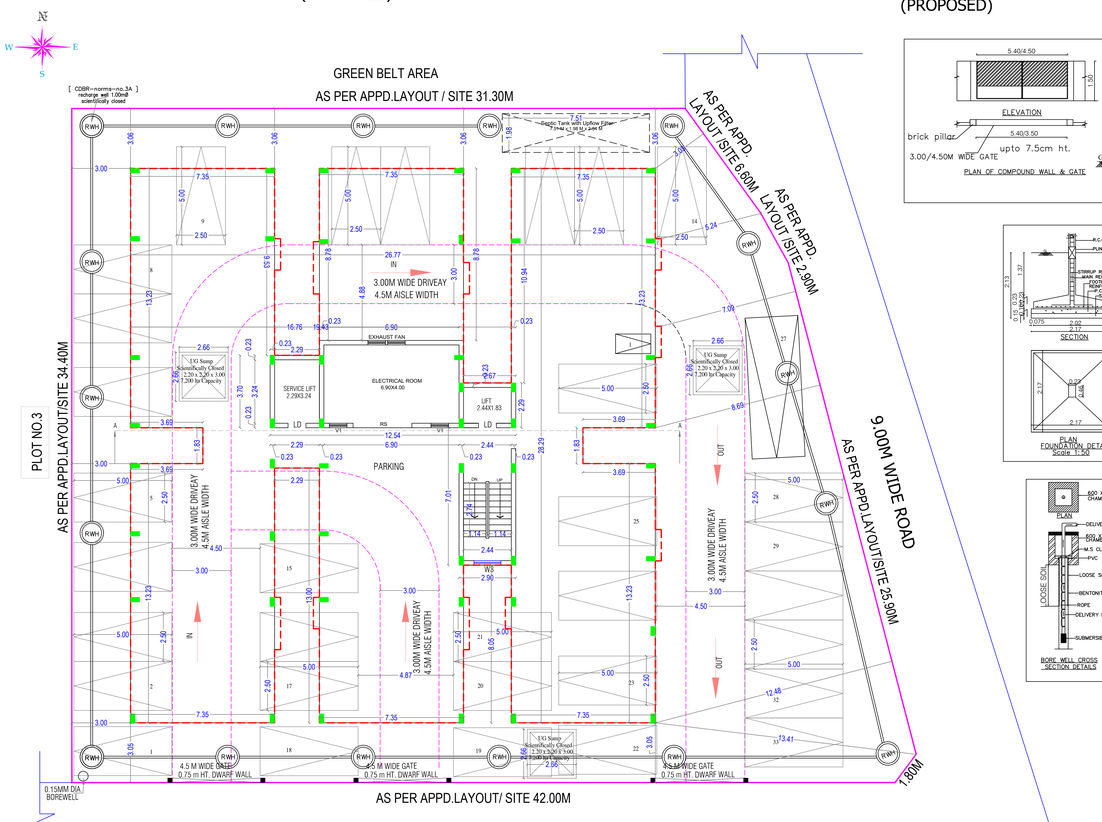


Proposed Rain Water Harvesting System
Provided as per CDBR Norms Drawing No:3A
Not To Scale

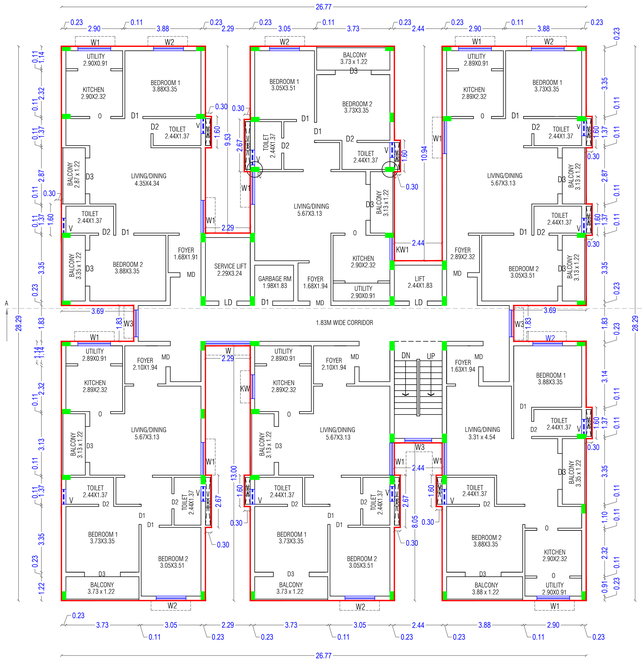


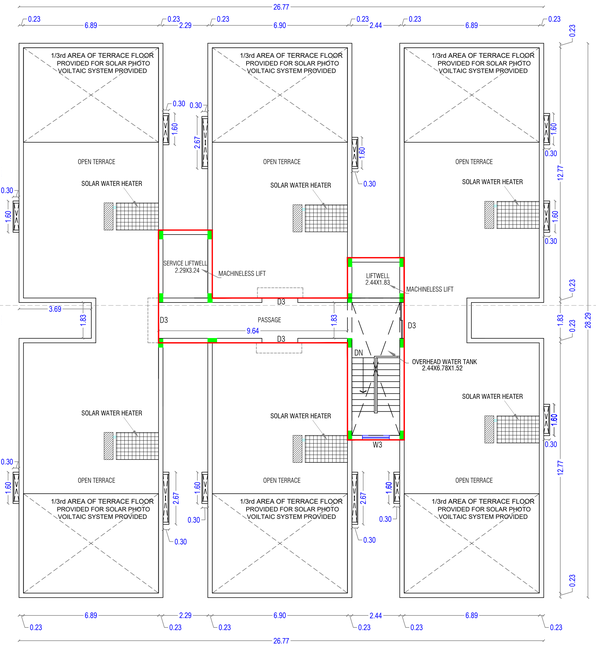
KEYPLAN
(N.T.S)





SITE / STILT FLOOR PLAN
(PROPOSED)





QR CODE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 5 FLOORS (18.30M HEIGHT) RESIDENTIAL BUILDING AT PLOT NO.1 & 2, THIRUTHERI R.F. KANCHEEPURAM - 603004, COMPRISED IN S.No:86, PATTA No:443 OF VEERAPURAM VILLAGE, VEERAPURAM PANCHAYAT, CHENGALPET TALUK AND CHENGALPET DIST WITH IN LIMITS OF KATTANKULATHUR PANCHAYAT UNION.

DTCP APPROVED LAYOUT VIDE: PPD.LO.NO.28/2025 DATED 2.3.2026.

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
D3	FRENCH WINDOW	1.83 x 2.13
W1	WINDOW	1.65 x 1.37
W2	WINDOW	1.52 x 1.37
W3	WINDOW	1.37 x 1.37
KW	KITCHEN WINDOW	1.22 x 0.90
V	VENTILATOR	0.60 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 STATEMENT

DESCRIPTION	SQ.FT	SQ.M
As Per Patta	102795.34	9550.00
As Per Document	102795.34	9550.00
As Per Site	14304.70	1328.38
As Per Appd.sub division(Plot no:1 & 2)	14304.70	1328.38

BUILDING AREA STATEMENT

FLOOR	AREA IN SQ.M		
	FSI AREA	NON FSI AREA	
STILT FLOOR	32.76 SQ.M	613.25 SQ.M	
FIRST FLOOR	647.55 SQ.M	---------	
SECOND FLOOR	647.55 SQ.M	---------	
THIRD FLOOR	647.55 SQ.M	---------	
FOURTH FLOOR	647.55 SQ.M	---------	
FIFTH FLOOR	647.55 SQ.M	---------	
HEADROOM	--------	58.47 SQ.M	
TOTAL AREA	3237.75 SQ.M	671.72 SQ.M	

FSI = 3237.75 / 1328.38 = 2.437
PERMISSIBLE FSI AREA = 2656.76 SQ.M (2.00 FSI)
PREMIUM FSI AREA = 580.99 SQ.M (0.437 FSI)

PARKING AREA STATEMENT

S.No	Catagory Type	BLOCK -1 UNIT 1	2	3	4	5	6	NO. OF D.U
1.	FIRST FLOOR	94.09	91.84	94.42	93.52	92.87	93.27	
2.	SECOND FLOOR	94.09	91.84	94.42	93.52	92.87	93.27	
3.	THIRD FLOOR	94.09	91.84	94.42	93.52	92.87	93.27	30 No'S
4.	FOURTH FLOOR	94.09	91.84	94.42	93.52	92.87	93.27	
5.	FIFTH FLOOR	94.09	91.84	94.42	93.52	92.87	93.27	

CATAGORY TYPE	PARKING CALCULATION	CAR PARKING REQUIRED	CAR PARKING PROVIDED	TWO WHEELER PARKING REQ.	TWO WHEELER PARKING PROVIDED
RESIDENTIAL	ABOVE 75Sq.MT 30 DWELLING UNIT	33 No'S	33NoS (INCLUDE DA PARKING-3NO'S)	-------	1 NOS

COLOUR INDEX:-
1. AS PER FMB BOUNDARY
2. AS PER SITE BOUNDARY
3. PRO.BUILDING SHOWN
4. DRIVEWAY
5. EXISTING PUBLIC ROAD

N W E S

SCALE 1:100

ALL DIMENSIONS ARE IN METERS

OWNER SIGNATURE

S.DINESH, B.ARCH,
Registered Architect,
COUNCIL OF ARCH, REG. No. CA/2005/35944
CMDA REGD. ARCH. No. RA Gr.I/19/03121
CHENNAI CORPORATION REG No. RA/01662019
No. 224, N- Block, 27th Street,
Anna Nagar East, Chennai – 600 102.

REGISTERED ARCHITECT / ENGINEER

S.M. SAMINATHAN
Structural Engineer
B.E(Civil)., M.Tech (Structures)., D.C.Tech
No.11, Thanedi Street, Pallikaranai,
Chennai - 100 Tamil Nadu Mob: 09282125426
DTCP REGN. COA/2457/SE/G+1/2023/94-106.

REGISTERED STRUCTURAL ENGINEER

Er.K.PERIYASAMY D.C.E ,B.E.,LBS.,
Registered Engineer - Grade II
Reg. No: RE – 1/GR-ID/22/2024
KPJ CONSTRUCTION
KARIYAPATTI, Virdhunagar (Dt.)
PH: 97893 12383, 96291 33421

REGISTERED CONSTRUCTION ENGINEER

FOR GEO ENGINEERING CONSULTANTS & SERVICES, CHENNAI
K. KAMALINGAM (M.Sc., M. Phil (Geology)) BE., ME (Geotech)
Geotechnical Engineers

REGISTERED GEO-TECH ENGINEER

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
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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.