

PP

APPROVAL RECORD

Planning Permission

Sethupattu

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

PURPOSE

Residential

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.

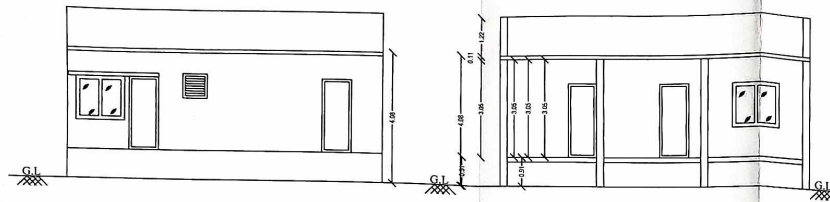
Plan Showing The Proposed Construction Of Office Building, Plot No.:61 & 62, ADITIYA AVENUE

In Comprised Survey No.:178/3A, Patta No.:1752, As Per Patta New S.No.:178/7

Of Sethupattu Village, Kundrathur Taluk, Kancheepuram District.(Kundrathur Panchayat Union Limit.)

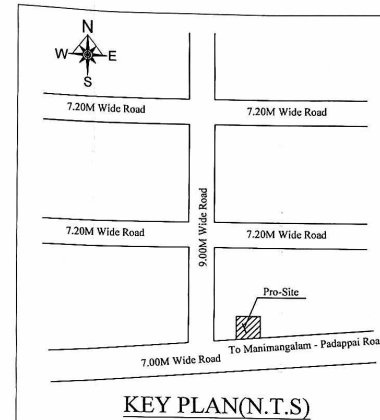
DTCP LAYOUT APPROVED NO.:

04/2023



FRONT ELEVATION

CROSS SECTION AT A-B



KEY PLAN(N.T.S)

AREA DETAILS:

	SQ.M
PLOT AREA(As Per Document)	: 163.94
PLOT AREA(As Per PATTa)	: 164.00
PLOT AREA(As Per Super Imposed)	: 163.94
GROUND FLOOR AREA	: 44.19
PLOT COVERAGE	: 27 %
FSI	: 0.27

SCHEDULE OF JOINERY:

R/S	ROLLING SHUTTER	8'-0"X8'-0" (2.44X2.44)
MD	MAIN DOOR	3'-3"X7'-0" (0.99X2.13)
D	DOOR	3'-0"X7'-0" (0.91X2.13)
D1	DOOR	2'-6"X7'-0" (0.76X2.13)
W	WINDOW	5'-0"X5'-0" (1.50X1.50)
W1	WINDOW	4'-6"X7'-6" (1.37X2.26)
W2	WINDOW	6'-6"X4'-6" (2.00X1.37)
V	VENTILATOR	2'-6"X2'-6" (0.76X0.76)

ALL DIMENSION ARE IN FEET & METER

COLOUR INDEX:

PROPOSED BUILDING

EXISTING ROAD

SCALE : 1"=8'-0" (1: 100)

OWNER:

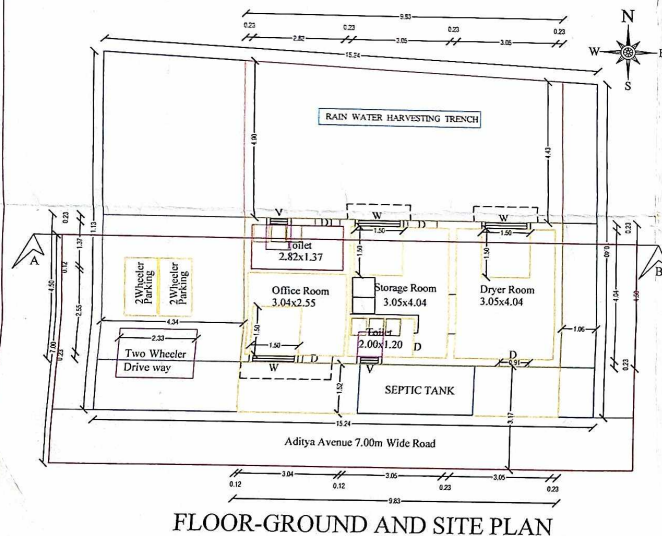
A. PRABHAKARAN

Reg. Engineer/ Licensed Surveyor
DTCP-REGRIN/2023/06006
Municipality, DTCP, Town Panchayat, Panchayat at Union
43,Big Street, Kundrathur, Chennai- 600069.
Cell: 9872116881

LICENSED SURVEYOR:

DESIGNS & DRAFTED BY : IDEAL PLANNERS
KUNDRATHUR-600 069, 8939108959,100424- 9962446680

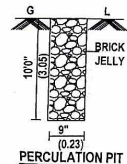
PLAN INFO
PLOT_AREA_M2=163.94
AS_PER_DOCUMENT=163.94
AS_AT_SITE=163.94
FMB_OR_PLR=164
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=117.80
ROAD_WIDTH=12.00
ROAD_LENGTH=100
AVG_PLOT_DEPTH=11.13
AVG_PLOT_WIDTH= 15.24
LAND_USE_ZONE = COMMERCIAL
PLOT_NO=61 & 62
SURVEY_NO=178/7
DISTRICT=KANCHEEPURAM
TALUK=KUNDRATHUR
PATTa_NO=1752
RWH_DECLARED=YES
BLOCK_1_B-SHOP_MEMBER_COUNT=1
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
BUILDING_NEAR_GOVt_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
PROVISION_FOR_ORANGE_BUILDINGS_AND_SUSTAINABILITY=NO
OSR_APPLICABLE=NO
OSR_SURRENDER_OR_BUYBACK=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
OSR_SURRENDER_OR_BUYBACK=BUYBACK
IS_SWIMMING_POOL_EXISTS=NO
JURISDICTION_TYPE=KUNDRATHUR PANCHAYAT UNION LIMIT



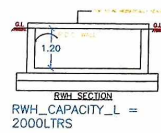
FLOOR-GROUND AND SITE PLAN



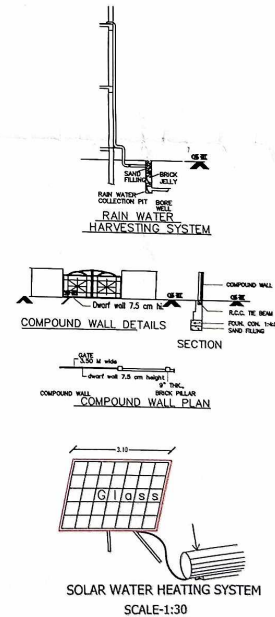
Dwarf Wall Details



PERCOLATION PIT



RWH SECTION
RWH_CAPACITY_L = 2000LTRS



SOLAR WATER HEATING SYSTEM
SCALE:1:30

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](#)



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

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

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

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



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
3/350/2 Mettukuppam,
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.

