

PP

APPROVAL RECORD

Planning Permission

Sethupattu

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

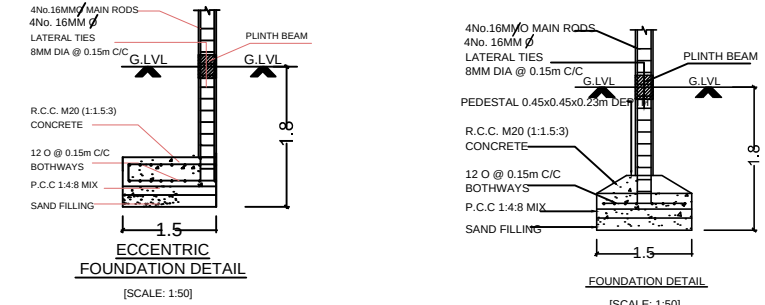
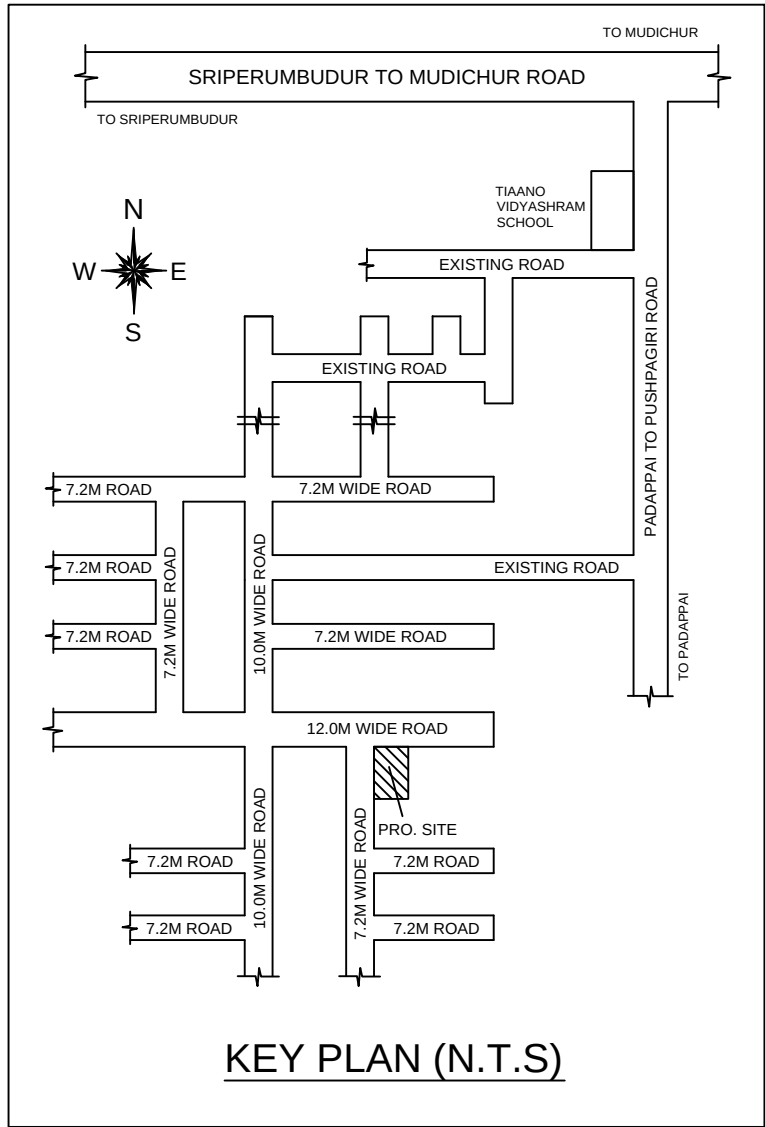
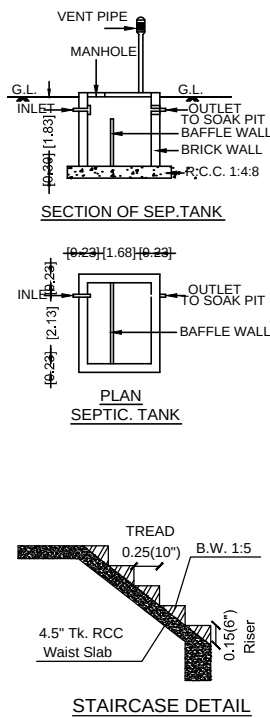
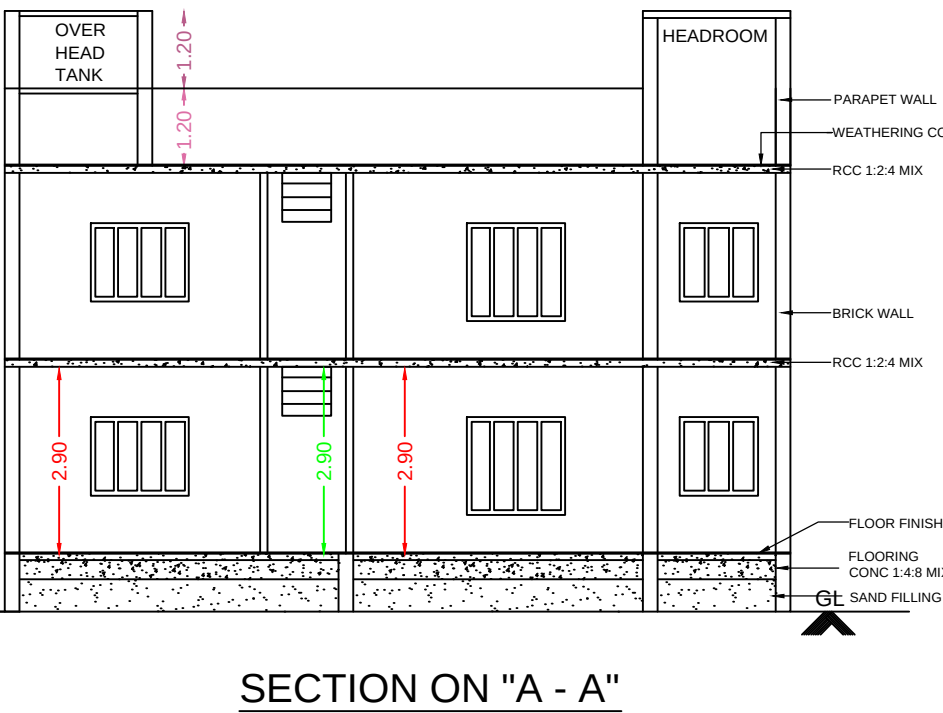
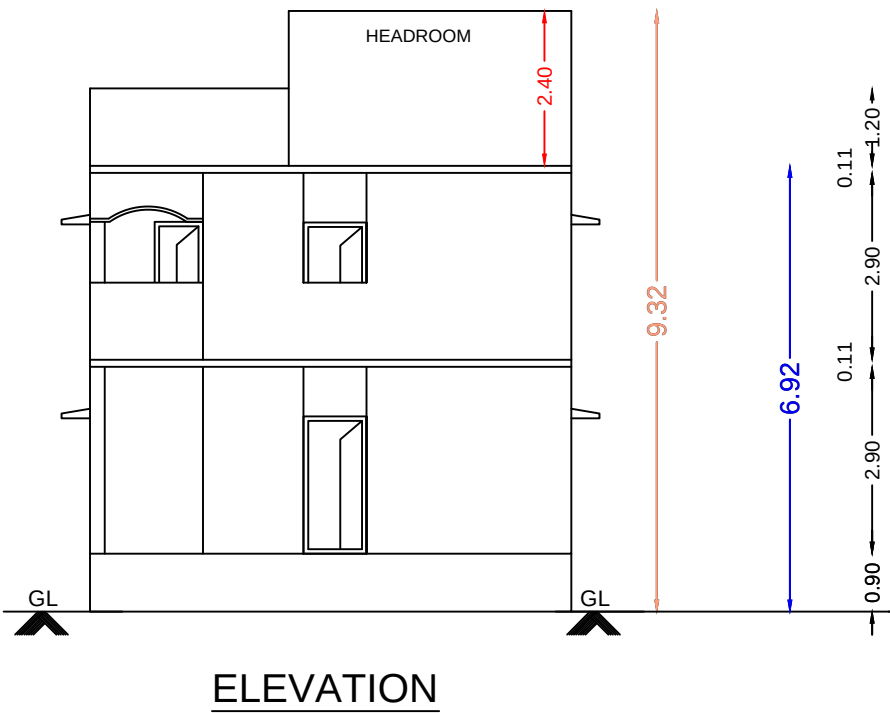
PURPOSE

Residential

The approval as the planning authority issued it, reproduced in full behind this page.

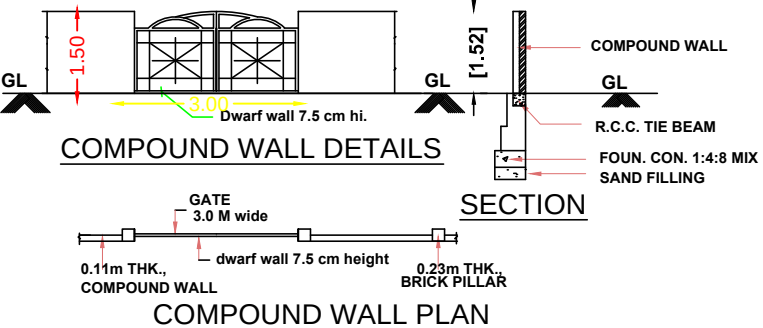
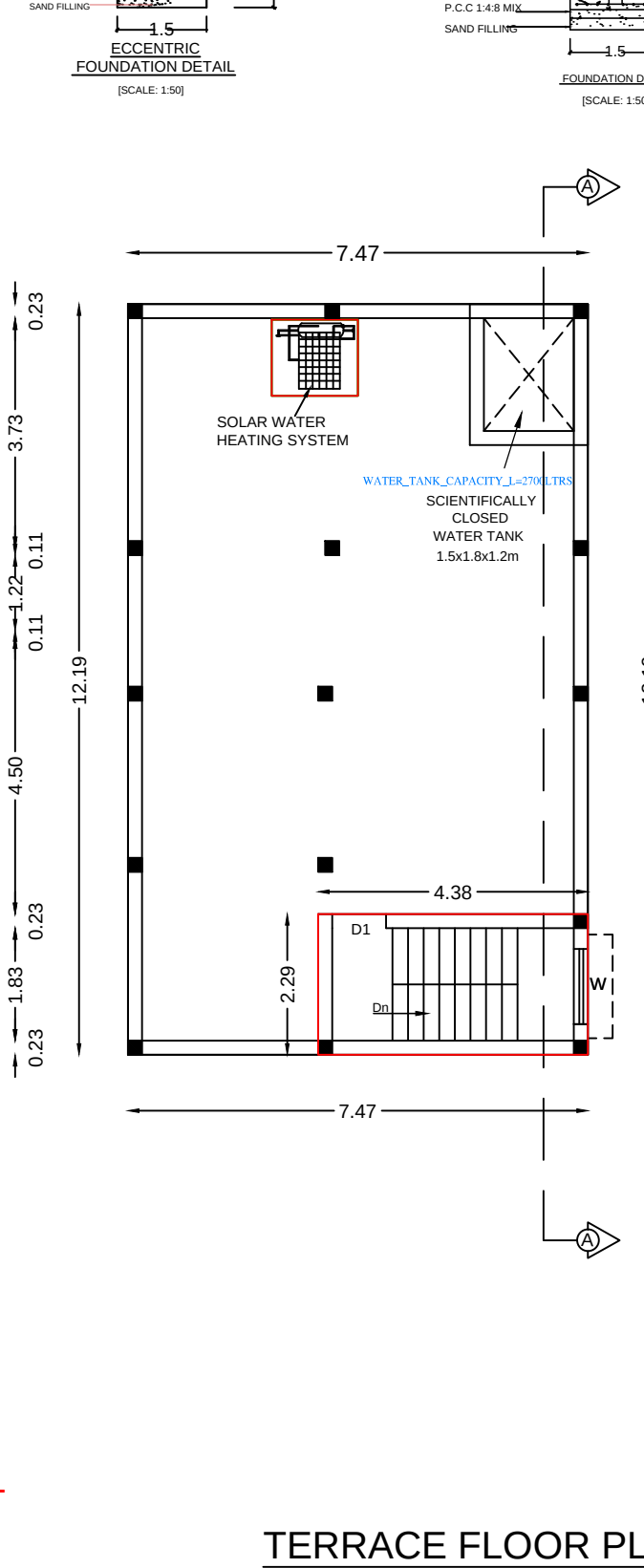
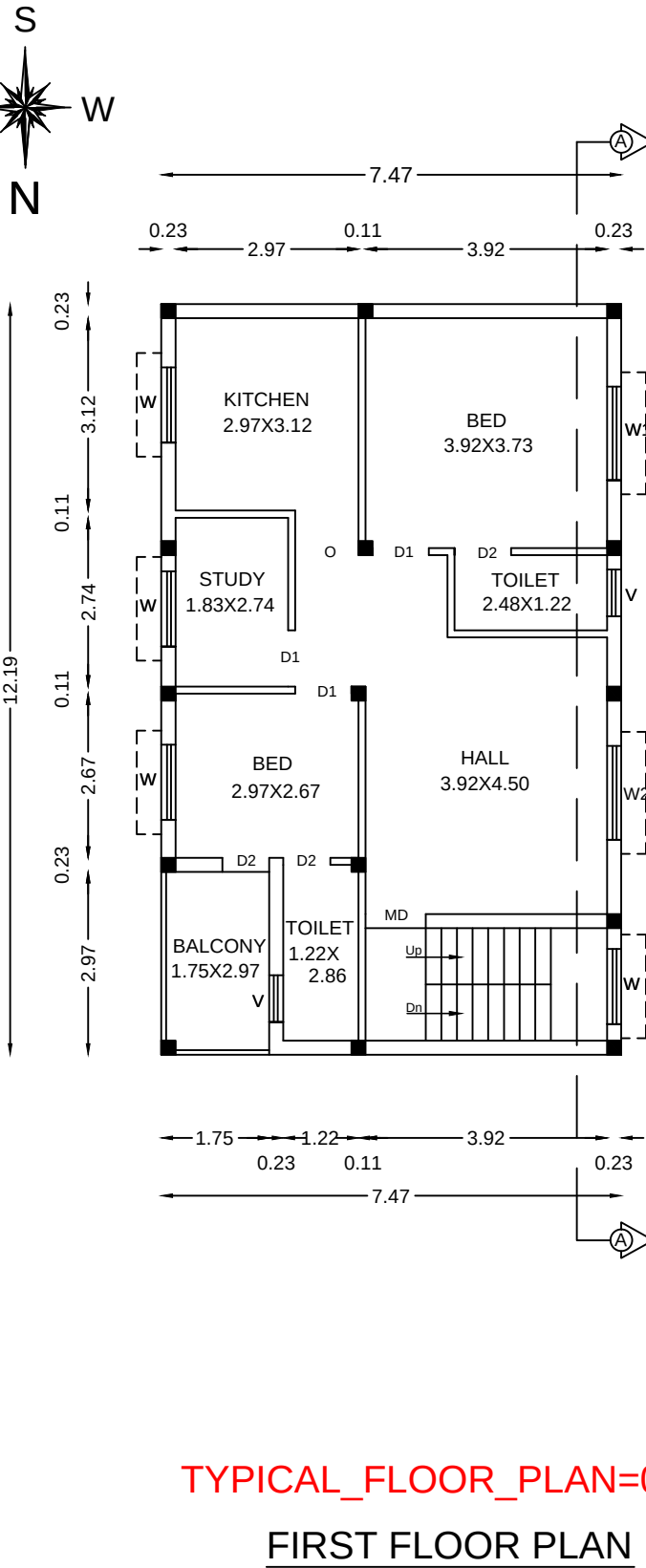
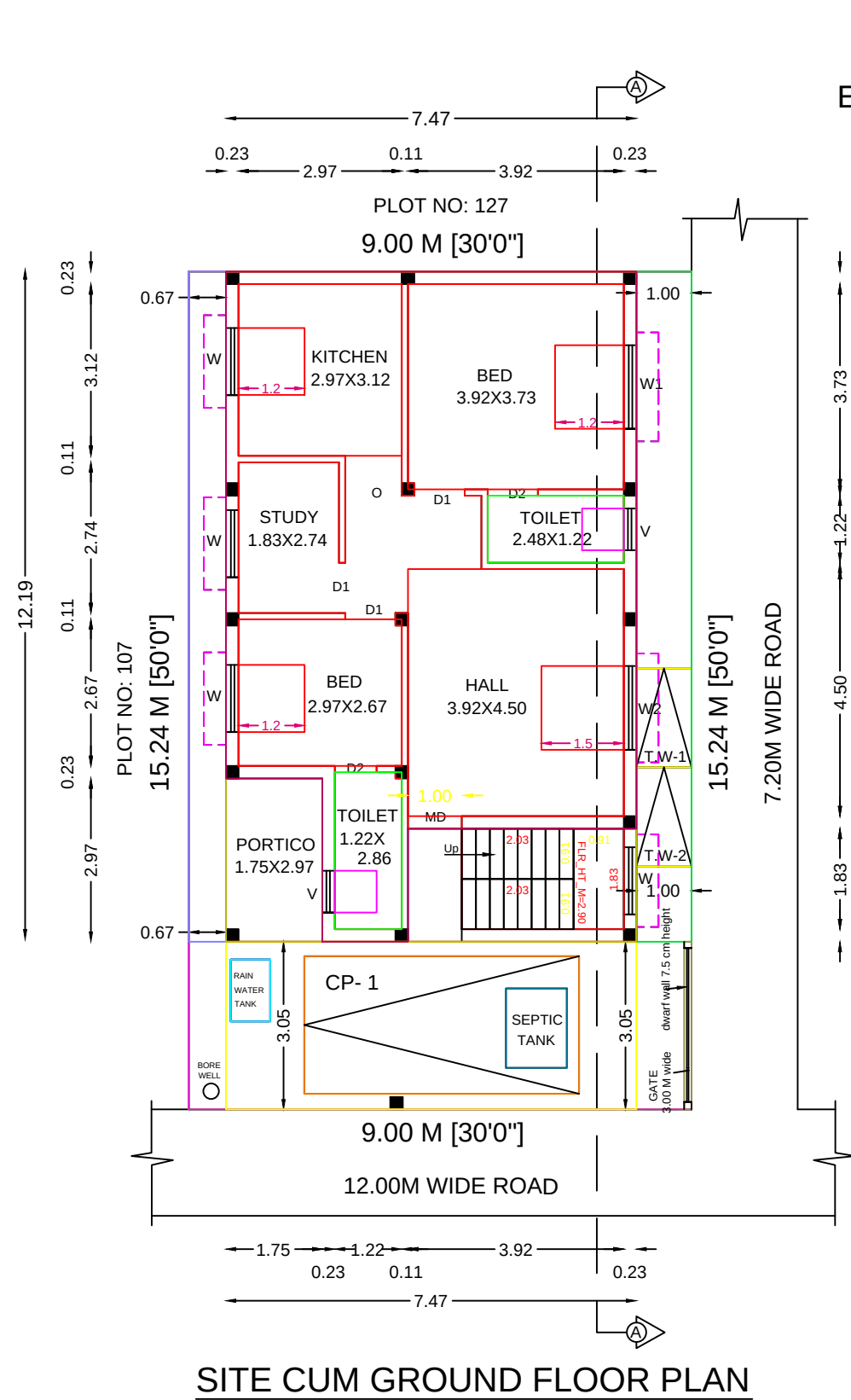
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED GROUND & FIRST FLOOR CONSTRUCTION OF RESIDENTIAL BUILDING COMPRISED IN OLD S.NO: 180/1, AS PER PATTa NEW S.NO: 180/1A9, PATTa NO: 1963, OF PLOT NO: 106, MAHALAKSHMI NAGAR PHASE-II (EDEN GARDEN), CHETHUPATTU VILLAGE & PANCHAYAT, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT, KUNDRATHUR PANCHAYAT UNION LIMITS.

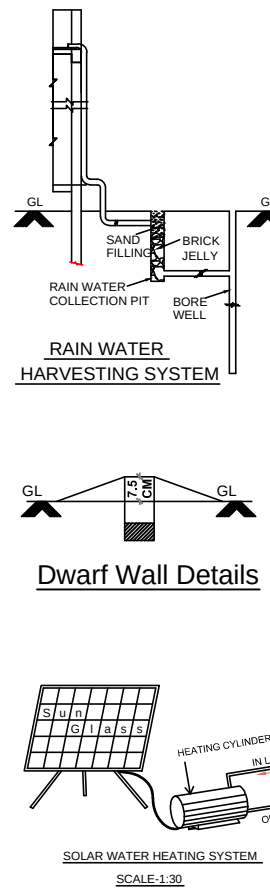


NOTE:

LAYOUT APPROVED BY D.T.C.P NO: 79/2023,
LAYOUT APPROVED BY CHETHUPATTU PANCHAYAT,
VIDE NA. KA. NO: 05/2023-2024, DATED : 21-10-2023.



PLAN INFO
PLOT_NO=106
SURVEY_NO=180/1A9
PATTa_NO=1963
TALUK=KUNDRATHUR
DISTRICT=KANCHEEPURAM
AS_PER_DOCUMENT=139.35
FMB_OR_PLR=139.00
AS_AT_SITE=139.35
PLOT_AREA_M2=139.35
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.00
WHETHER_GOVt_OR_AIDED_SCHOOL=NO
AVG_PLOT_DEPTH=15.24
AVG_PLOT_WIDTH=9.00
AREA_TYPE=OTHERS
ROAD_WIDTH=12.00
ROAD_LENGTH=900
LAND_USE_ZONE=PRIMARY RESIDENTIAL
RW DECLARED=YES
OSR APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVt_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
LEASEHOLD_LAND=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
IF_HERITAGE_TOWN_LESS THAN_1KM_RADIUS=NO



MAIN DO		13
DOOR		13
DOOR		13
WINDOW		20
WINDOW		20
WINDOW		50
OPEN	O	0.91 X 2.13
VENTILATOR	V	0.76 X 0.76

COLOUR INDEX		STAIRCASE
PROPOSED		WIDTH - 0.91M
ROAD		RISER - 0.15M
SITE BOUNDARY		TREAD - 0.25M
TO BE DEMOLISHED		

ALL DIMENSION ARE IN METERS		
EXTENT IN	SQFT	SQMTS
PLOT AREA (AS PER DOCUMENT)	1500.00	139.35
PLOT AREA (AS PER PATTa)	1496.20	139.00
GROUND FLOOR AREA	979.95	91.04
FIRST FLOOR AREA	979.95	91.04
TOTAL AREA	1959.90	182.08
F.S.I - 1.31	PLOT COVERAGE - 65.5%	
PRO. COMPOUND WALL RUNNING MTRS	48.77M	

NON F.S.I AREA		
HEAD ROOM AREA	107.86	10.02

CMDA LANDUSE ZONE: PRIMARY RESIDENTIAL

OWNER : Mrs. S. RAMALAKSHMI

REGISTERED ENGINEER :

AUROVILLE PLANNERS
Planners & Constructions
No:74, Kamarajar High Road,
Old Perungalathur, Chennai - 600 063.
Mobile : 76048 53044

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

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



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.

