

PP

APPROVAL RECORD

Planning Permission

Kavanur

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

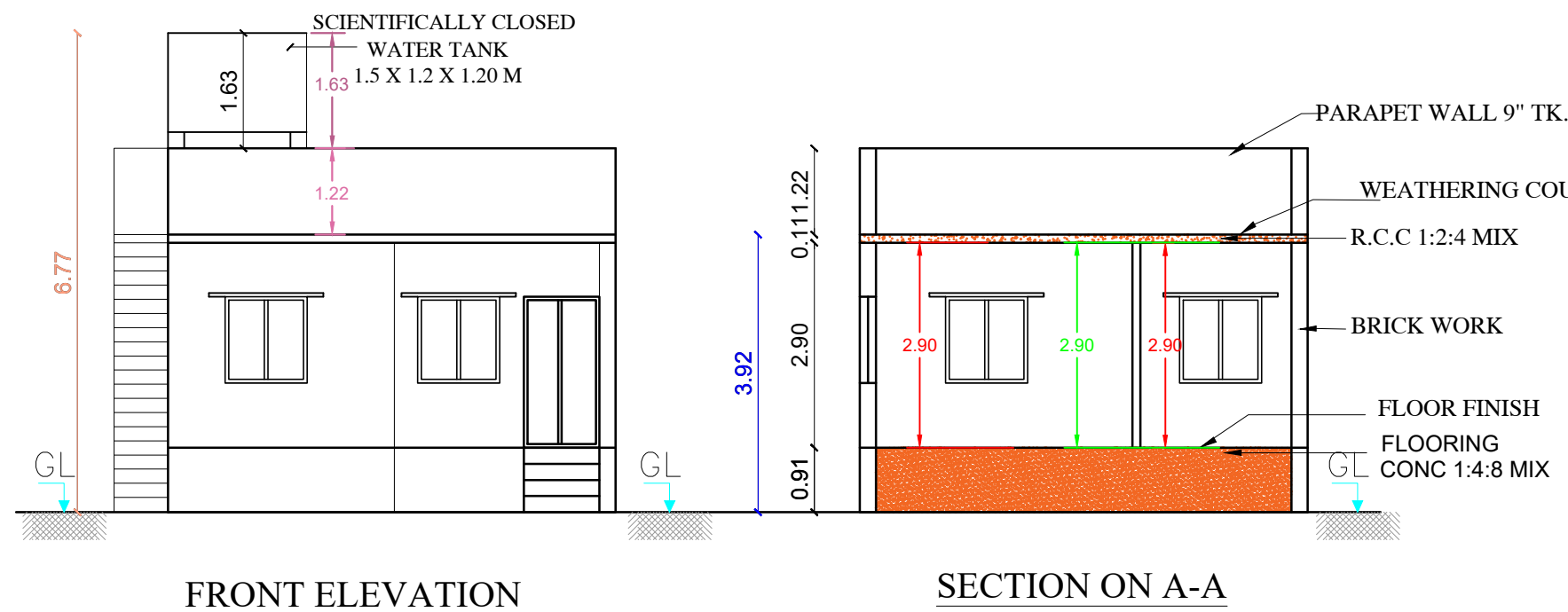
PURPOSE

Residential

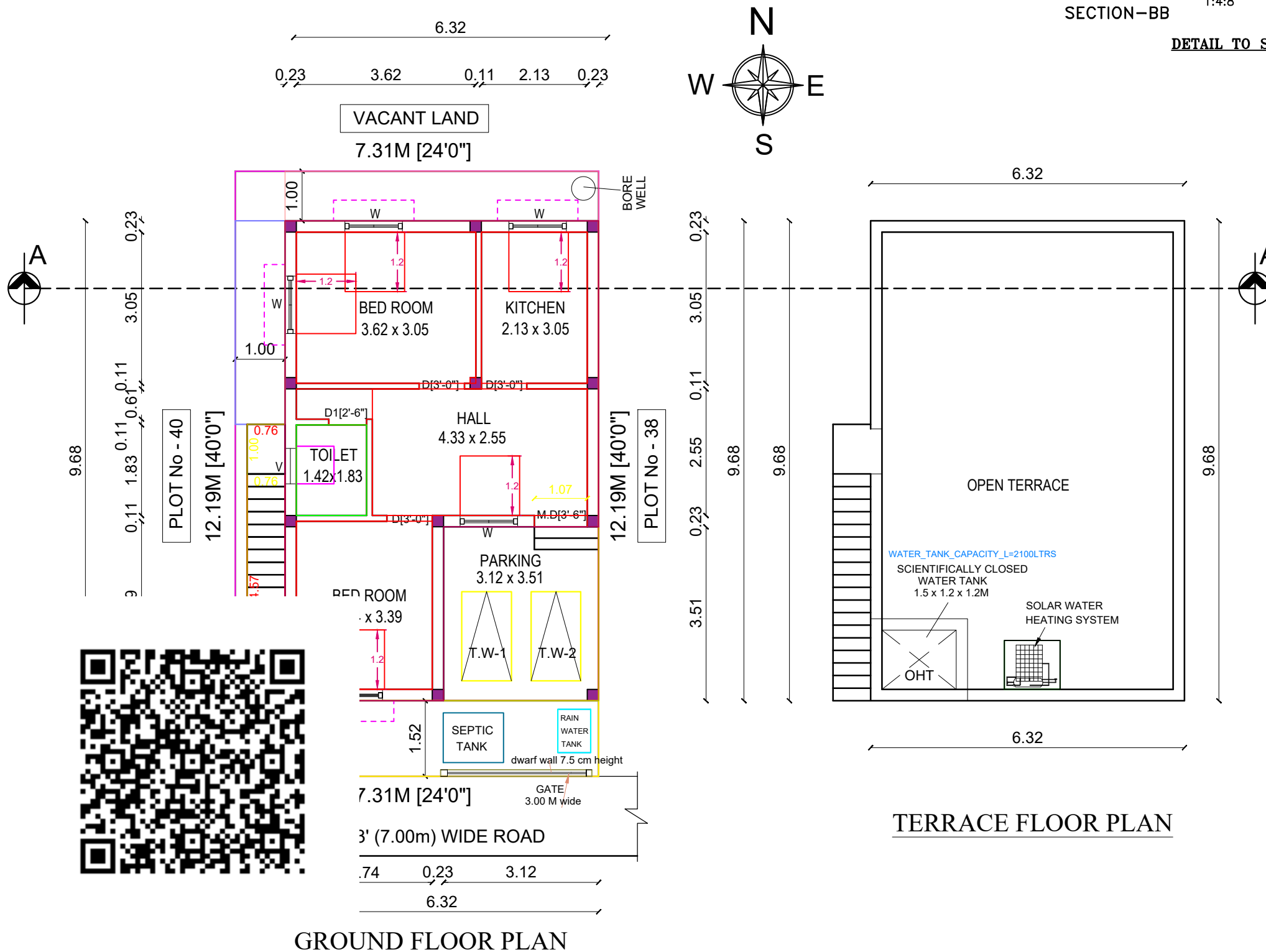
The approval as the planning authority issued it, reproduced in full behind this page.

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

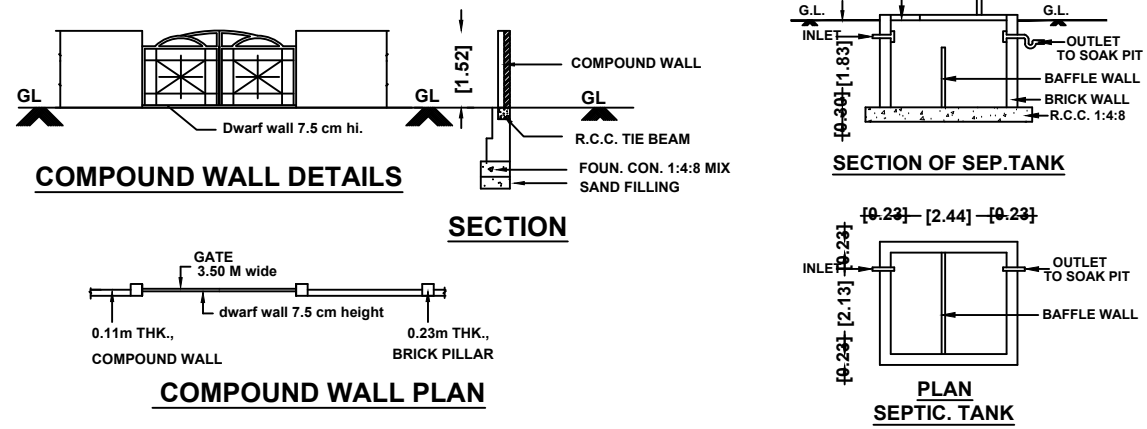
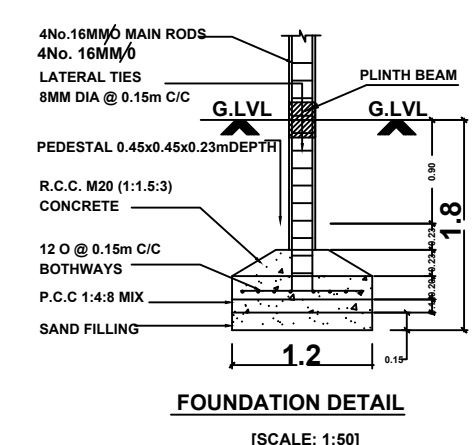
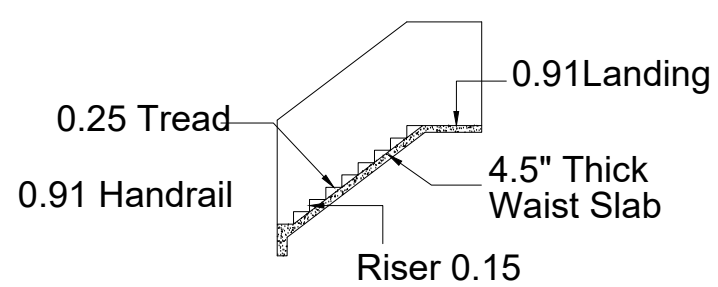
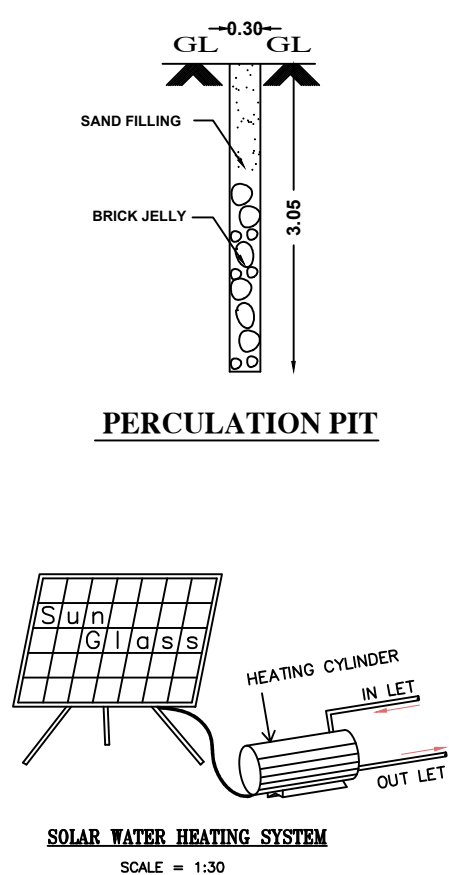
PLAN SHOWING THE PROPOSED GROUND FLOOR CONSTRUCTION OF RESEIDENTIAL BUILDING AT PLOT No - 39, "FORTUNE CITY"
AT OLD S.NO: 204/1, AS PER PATTA NO: 5002 NEW S.NO: 204/21, KAVANUR VILLAGE & PANCHAYAT, KUNDRATHUR TALUK,
KANCHEEPURAM DISTRICT. KUNDRATHUR PANCHAYAT UNION LIMITS.



REGULARISATION APPROVED NA.KA.NO : 1233/2019/B1, DT: 13/03/2019,
D.T.C.P CHENGALPATTU LETTER NO: 25352/2018(C.R-3), DT: 18/02/2019,
SUB-DIVISION APPROVED BY KAVANUR PANCHAYAT
NA.KA.NO: 33/2023-2024, DT: 18/07/2023.



PLAN INFO
PLOT_NO=39
SURVEY_NO=204/21
PATTA_NO=5002
TALUK=KUNDRATHUR
DISTRICT=KANCHEEPURAM
AS_PER_DOCUMENT=89.19
AS_AT_SITE=89.38
FMB_OR_PLR=89.00
PLOT_AREA_M2=89.38
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AVG_PLOT_DEPTH=12.19
AVG_PLOT_WIDTH=7.31
AREA_TYPE=OTHERS
ROAD_WIDTH=7.00
ROAD_LENGTH=900.00
LAND_USE_ZONE=RESIDENTIAL
RWH_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



ALL DIMENSIONS ARE IN FEET & METER		
AREA STATEMENT	SQ.FT	SQ.M
PLOT EXTENT (as per Document)	960.00	89.19
PLOT EXTENT (as per Patta)	958.00	89.00
GROUND FLOOR AREA	704.00	65.44
PLOT COVERAGE	73.5 %	
F.S.I	0.735	
COMPOUND WALL RUNNING METERS - 39.00		
SPECIFICATIONS		
1. Foundation with R.C.C. footing and columns		
2. Plinth beam with R.C.C. 1:2:4, 230 x 300 mm		
3. Mat concrete for foundation with P.C.C. 1:5:10		
4. Super structure with brick masonry in c.m. 1:6		
5. Lintel cum sunshade with R.C.C. 1:2:4		
6. Roof slab/roof beams with R.C.C. 1:2:4		
7. Weathering course with brick jelly lime concrete		
8. Ceramic flooring over a basecourse of c.c. 1:5:10		
SCHEDULE OF THE JOINERY		
MD DOOR	3'6"x7'0"	1.06x2.13
D DOOR	3'0"x7'0"	0.91x2.13
D1 DOOR	2'6"x7'0"	0.76x2.13
W WINDOW	4'0"x4'0"	1.22x1.22
V VENTILATOR	2'6"x2'6"	0.75x0.75
J JALLY	4'0"x4'0"	1.22x1.22
STAIRCASE DETAIL		
TREAD: 10" (.25) 3'0"(0.91) WIDE		
RISER: 6" (.15)		
	PROPOSED ROAD BOUNDRY DEMOLITION	SCALE (1:100) & (1:200)
APPLICANT : M. Lathakrishnan		
REGISTERED ENGINEER : V. SAKTHIVEL, D.ARCH., Registered Architect Tambaram City Municipal Corporation Reg No. 009/LS/2022/00024 SB PLANNER & ARCHITECT Plot No.86, CTO Colony 3rd Street, Tambaram, Chennai-600 045. Cell : 7338811697		

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.

