

PP

APPROVAL RECORD

Planning Permission

Valayakkaranai
Kancheepuram district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

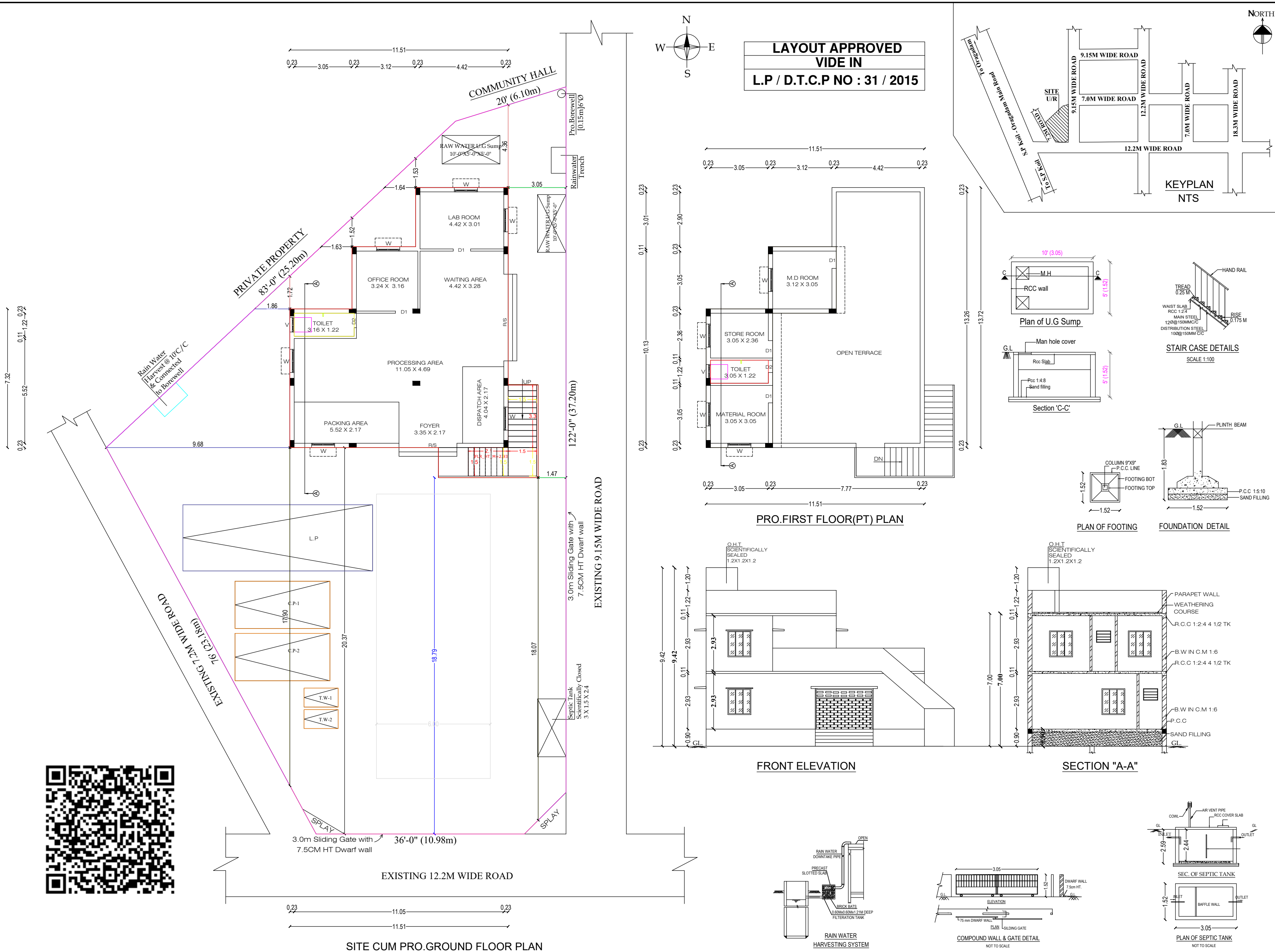
PURPOSE
Residential

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 A COMMERCIAL BUILDING (G + 1FLOORS) FOR MINERALISED WATER & BOTTLING PLANT BELOW 50 H.P AT SHOP NO:1, IN SURVEY NO:21A/94 & 21A/9A2B

AS PER PATTA NO:1098, VBHC-VAIBHAVA, VALAYAKARANAI VILLAGE & PANCHAYAT, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT, KUNDRATHUR PANCHAYAT UNION LIMIT.



SCHEDULE OF JOINERY.			
TYPE	DESCRIPTION	WIDTH	HEIGHT
MD	MAIN DOOR	3'6" (1.07)	7'0" (2.13)
D1	DOOR	3'0" (0.91)	7'0" (2.13)
D2	DOOR	2'6" (0.76)	7'0" (2.13)
W	WINDOW	4'6" (1.37)	4'0" (1.22)
W1	WINDOW	3'0" (0.91)	3'0" (0.91)
W2	WINDOW	2'9" (0.84)	4'0" (1.22)
V	VENTILATOR	2'6" (0.76)	2'0" (0.61)

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

SPECIFICATIONS	
FOUNDATION	R.C.C FRAMED STRUCTURE
SUPERSTRUCTURE	9" & 4 1/2" THICK B.W IN C.M 1:5 (1 OF CEMENT AND 5 OF SAND).
R.C.C. WORK	R.C.C. 1:2:4 (1 CEMENT : 2 SAND : 4 AGGREGATE).
DOORS & WINDOWS:	WOOD FRAME & SHUTTER FOR DOORS GLAZED FOR WINDOWS.
PLASTERING	CEILING AND BEAMS IN C.M. 1:3 INTERIOR AND EXTERIOR IN C.M. 1:4.
FLOORING	VITRIFIED TILES FLOORING & CERAMIC TILE FLOORING FOR TOILETS.
WEATHERING COURSE	12MM THICK PRESSED LAY OVER LIME CONCRETE 1:3 LAID TO SLOPE NECESSARY C.M. 1:3
PAINTING	2 COATS EMULSION FOR INTERIOR & WEATHERSHIELD FOR EXTERIOR WALLS.

AREA STATEMENT	SQ.M	SQ.FT
PLOT AREA (as per document)	642.14	6912.00
PLOT AREA (as per patta)	642.00	
PRO.GROUND FLOOR	139.95	1506.00
PRO.FIRST FLOOR (PT)	38.14	411.00
TOTAL (F.S.I AREA)	178.09	1917.00

F.S.I :- 0.28

TYPE OF BUILDING	COMMERCIAL
NO.OF FLOORS	GROUND + 1

COLOUR CODE REFERENCE	
PROPOSED	
EXISTING ROAD	
BOUNDARY LINE	

SIGNATURE OF OWNER

S. Dinesh Kumar

OWNER NAME : S.DINESH KUMAR

REGISTERED ENGINEER

P.V. Rajasekar

P.V. RAJASEKAR, B.E
R.E GRADE - II,
Reg No. RE/GR-II/2021/12/180,
C.M.D.A / D.T.C.P.,
TAMBARAM CITY MUNICIPAL CORPORATION,
MARAIMALAI NAGAR MUNICIPALITY,
NANDHIVARAM-GUDUVANCHERY MUNICIPALITY,
KUNDRATHUR MUNICIPALITY,
MANGADU MUNICIPALITY,
NO.5, 1ST STREET, DEVANESAN NAGAR,
PEERKANKARANAI, CHENNAI - 600063.
[M] - 8681009685 / 9445764303.

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.

