

PP

APPROVAL RECORD

Planning Permission

Kancheepuram

Kancheepuram 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.

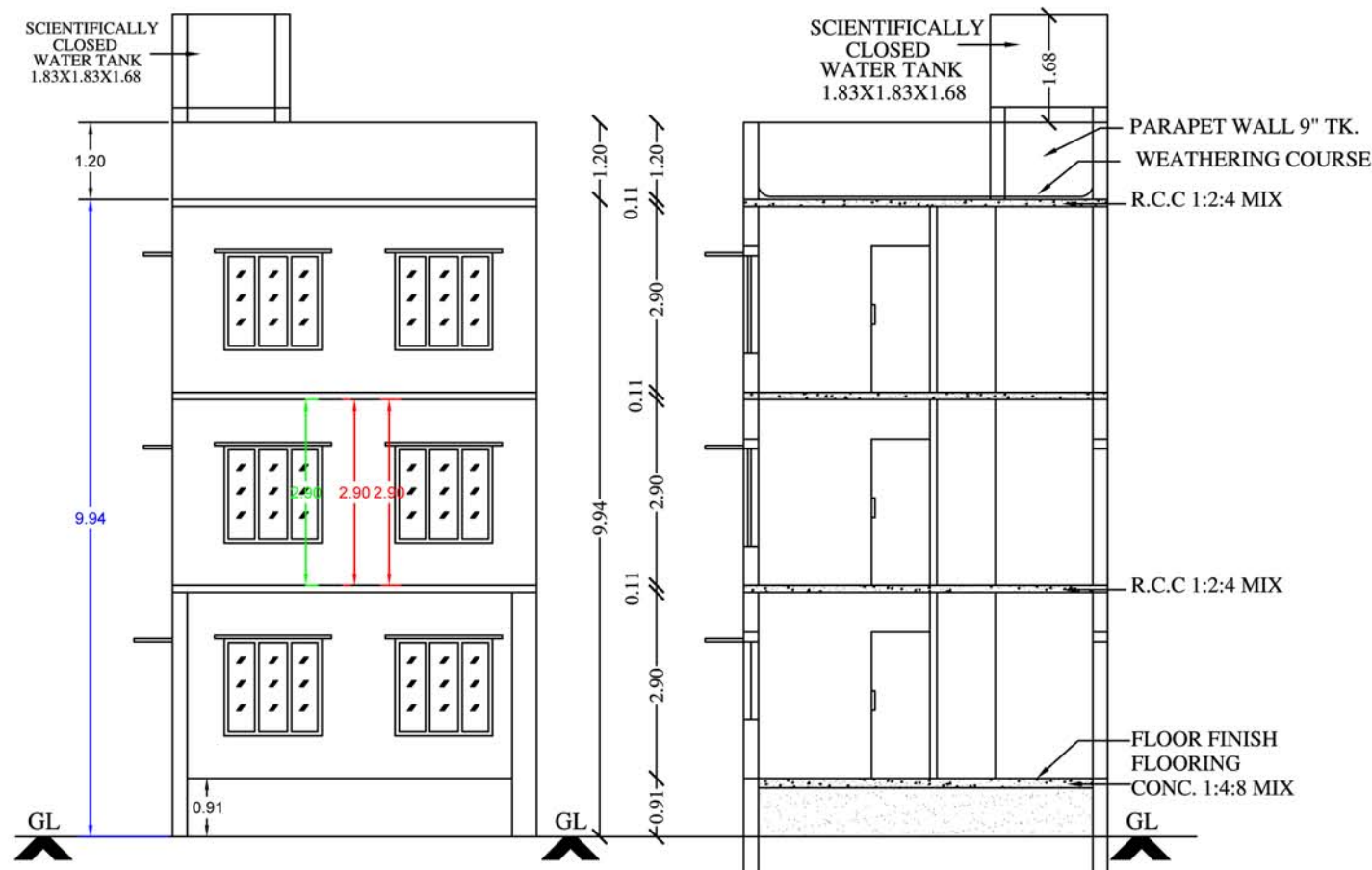
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE EXISTING GROUND FLOOR, ADDITIONAL PROPOSED FIRST FLOOR AND SECOND FLOOR, CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:308A/2, S.VISWANATHAN I.A.S.SALAI AND VENKATRAMAN I.A.S.SALAI, "ROYAPPA NAGAR", IN OLD S.NO.285/11, PATT A S.NO.285/11A2, PATT A NO.20856, OF VARADHARAJAPURAM VILLAGE, KUNDRATHUR PANCHAYAT UNION KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT.

OWNER NAME:Mr.R.PREMKUMAR

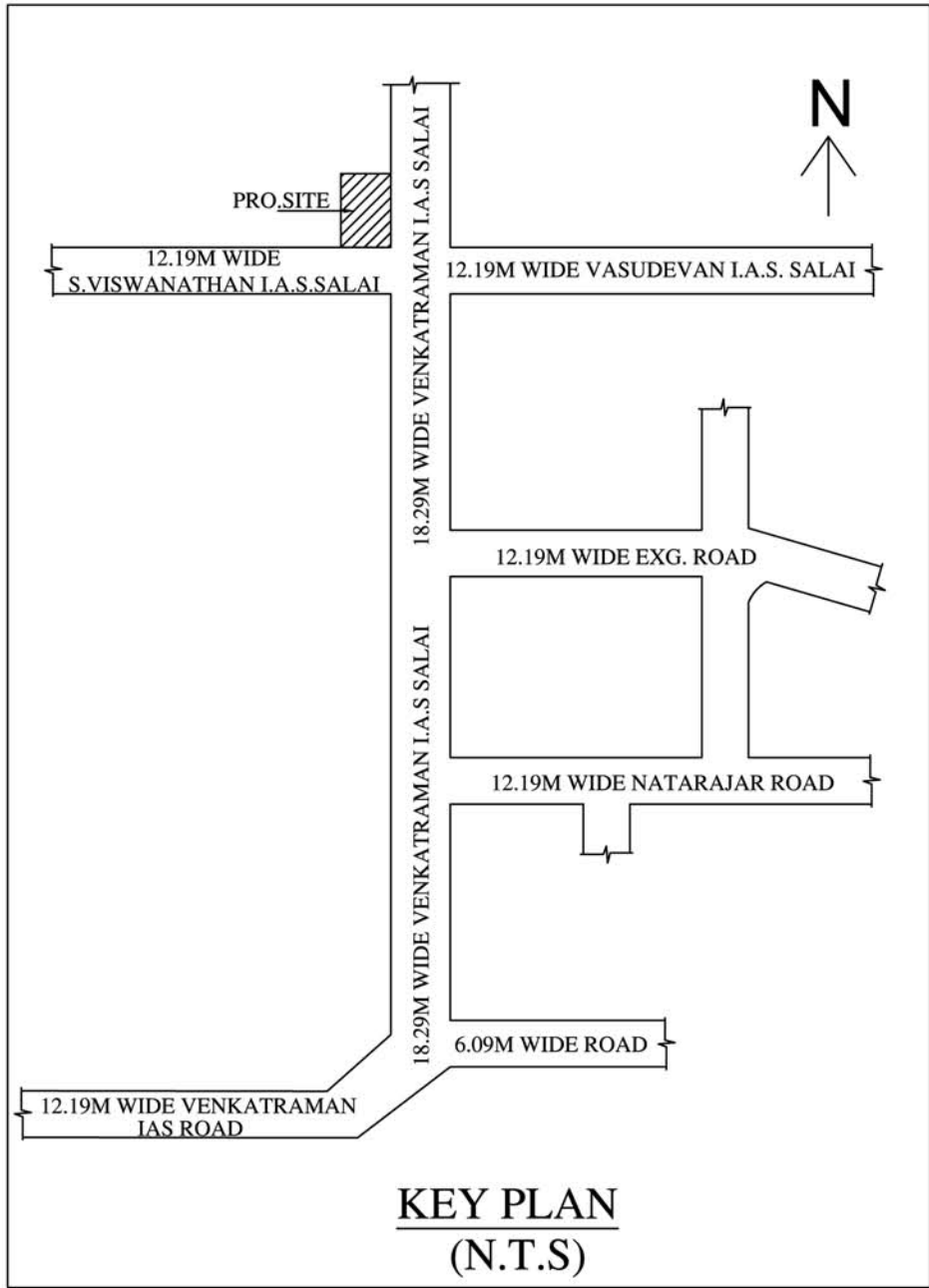
LAYOUT WAS APPROVED
LPDM/DTP-LB NO:31/70, 3/71 &4/71

EXISTING BUILDING PLAN WAS APPROVED
P.P.NO:1762/2014,
D.DIS.NO:1871/14,
DATED:6.6.14

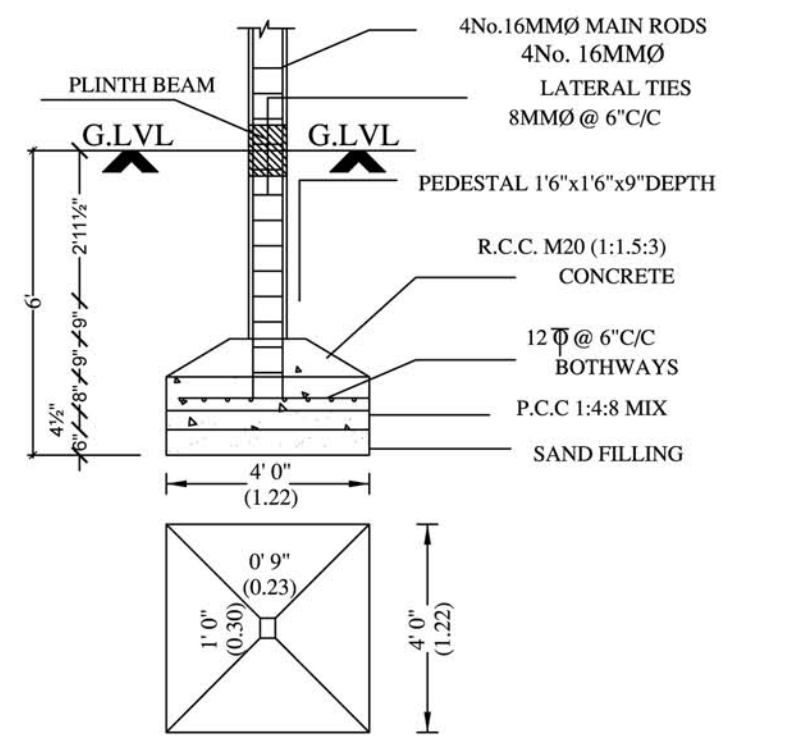


FRONT ELEVATION

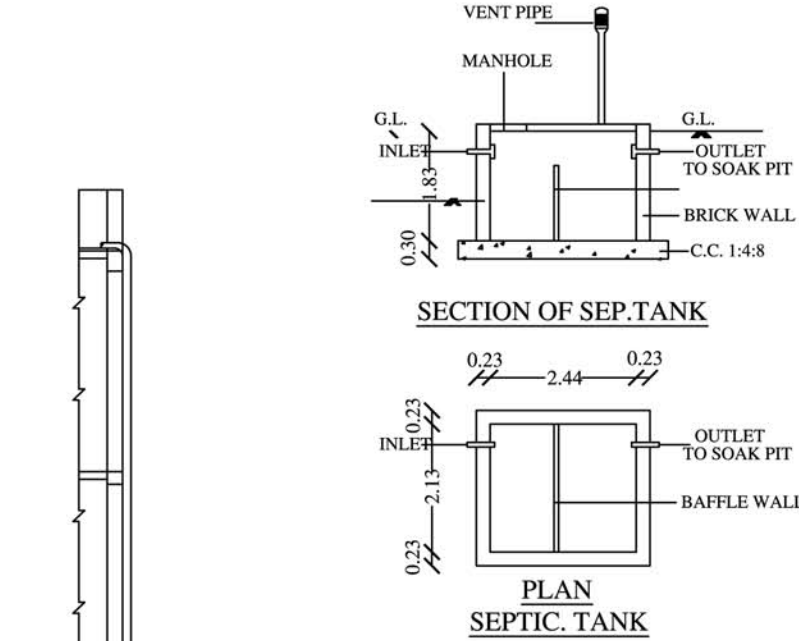
SECTION : "A-A"



KEY PLAN
(N.T.S)

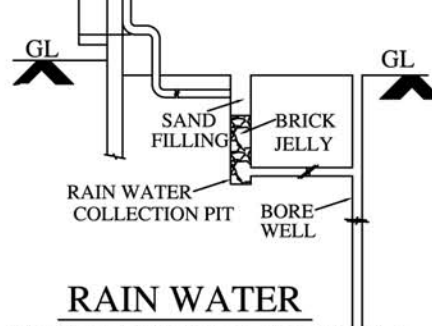


FOUNDATION DETAIL
(SCALE: 1:50)

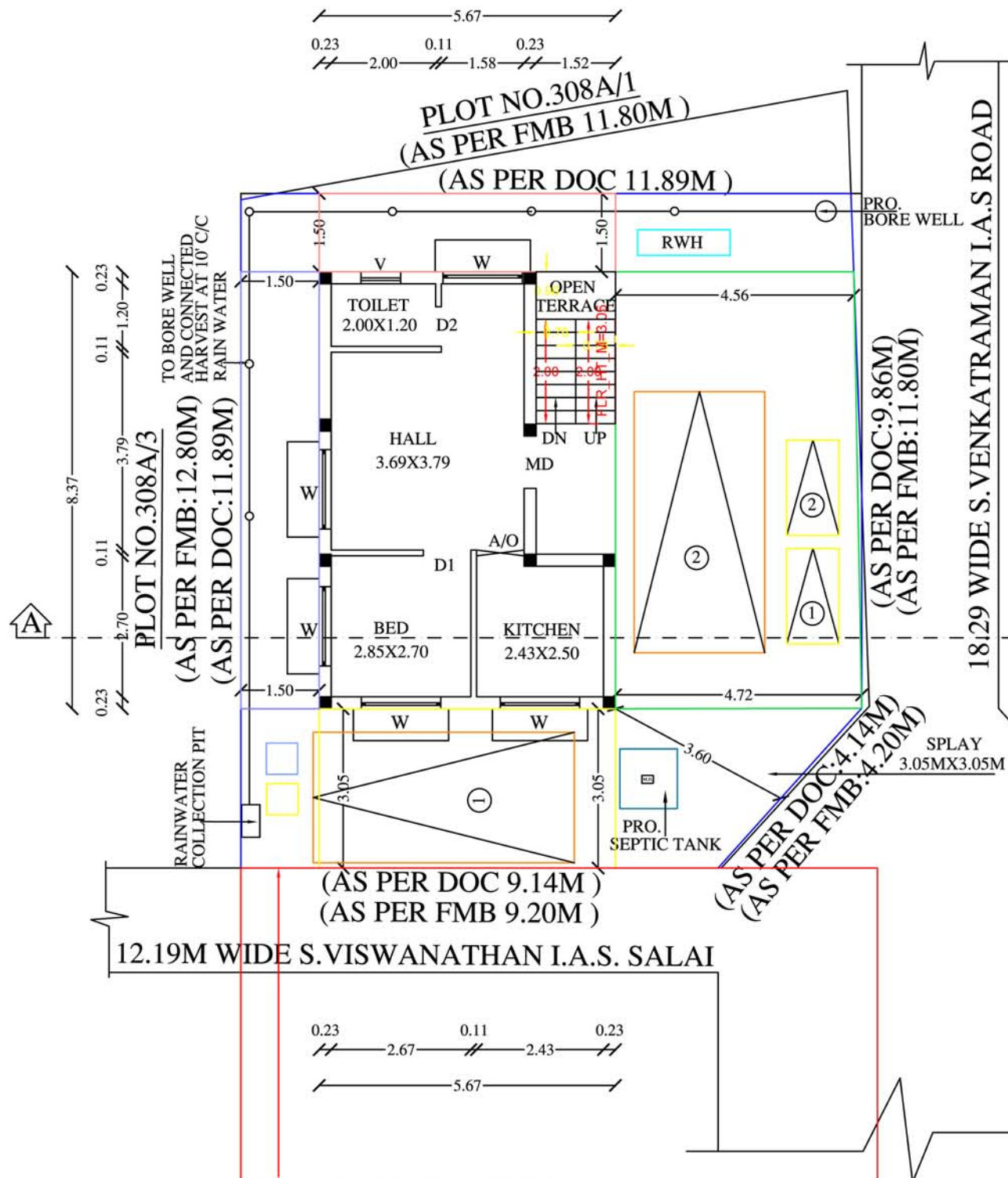


SECTION OF SEP.TANK

PLAN
SEPTIC. TANK

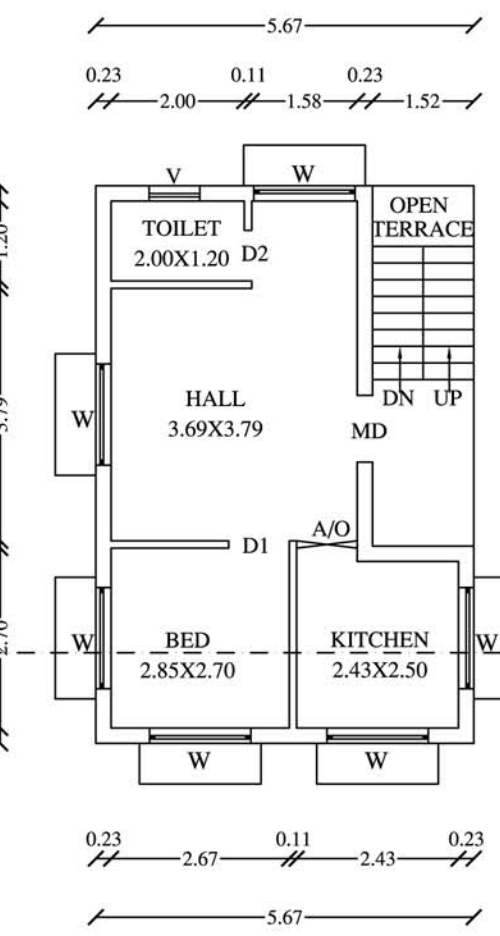


RAIN WATER
HARVESTING SYSTEM

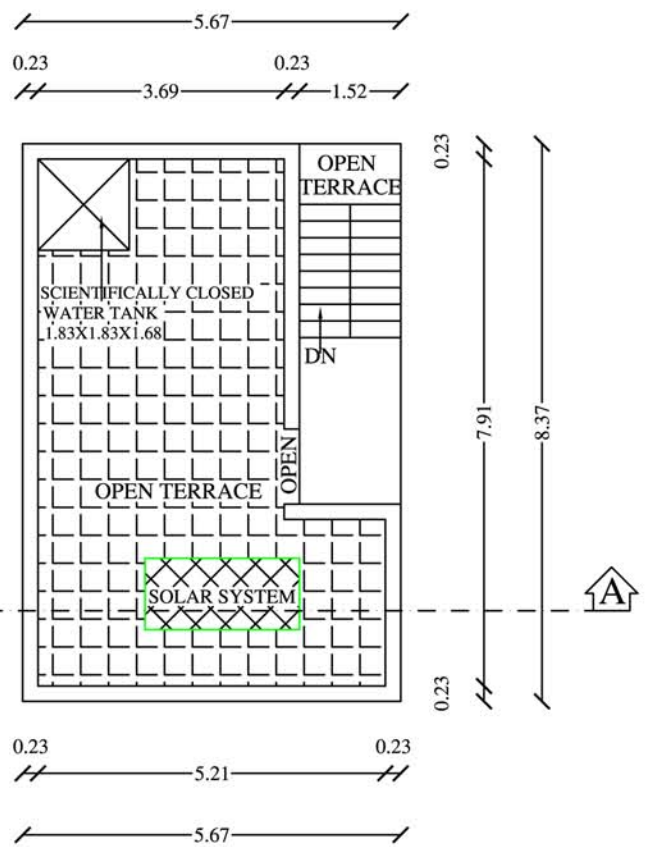


FIRST FLOOR PLAN (PRO.)

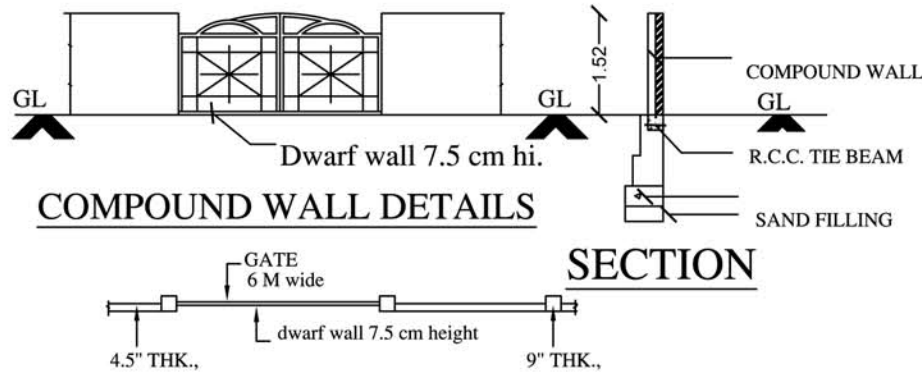
TYPICAL_FLOOR_PLAN=1,2



SECOND FLOOR PLAN (PRO.)



TERRACE FLOOR



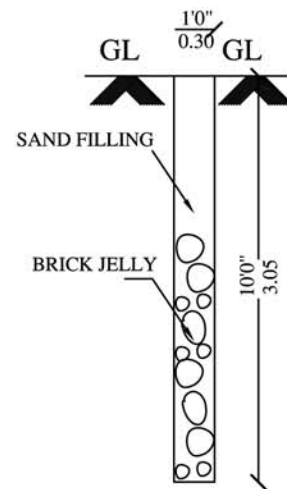
COMPOUND WALL DETAILS

SECTION

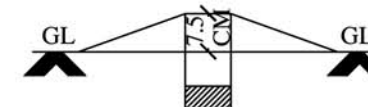
COMPOUND WALL

BRICK PILLAR

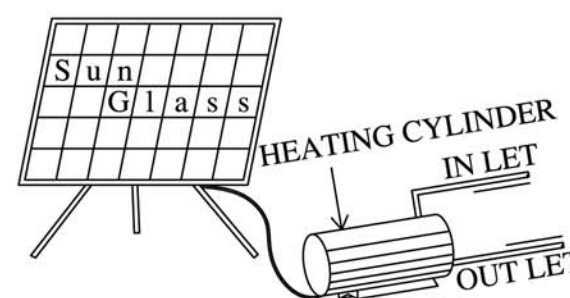
COMPOUND WALL PLAN



PERCOLATION PIT



Dwarf Wall Details



SOLAR WATER HEATING SYSTEM

SCALE-1:30

PLAN_INFO
APPLICANT_NAME=Mr.R.PREMKUMAR
PLOT_AREA_M2=149.57
AS_AT_SITE=148.78
FMB_OR_PLR=150.00
AS_PER_DOCUMENT=149.57
PLOT_NO=308A/2
TALUK=KUNDRATHUR
DISTRICT=KANCHEEPURAM
AVG_PLOT_DEPTH=10.51
AVG_PLOT_WIDTH=11.84
AREA_TYPE=PRIMARY RESIDENTIAL
ROAD_WIDTH=12.19
ROAD_LENGTH=9.14
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.19
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_GOV'T_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=NO
SURVEY_NO=285/11A2
PATT A NO=20856
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
BLOCK_1_B-PCO_MEMBER_COUNT=2
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

SCALE: 1:100

JOINERIES

MAIN DOOR	MD	1.00 X 2.13
ARCH OPEN	A/O	0.91 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.52 X 1.52
WINDOW	W1	1.00 X 1.52
VENTILATOR	V	0.76 X 0.76

COLOUR INDEX

PROPOSED	
EXG.ROAD	
SITE BOUNDARY	

STAIRCASE

TREAD 0.25 M	HAND RAIL
WIDTH-0.91 M	RISER 0.15 M

ALL DIMENSION ARE IN Mtr

DATE :17/10/2024

EXTENT	IN	SQFTS	SQMTS
PLOT AREA (AS PER PATT A)		1615.00	150.00
PLOT AREA (AS PER DOC)		1610.00	149.57
SUPER IMPOSED AREA		1601.46	148.78
PLINTH AREA OF G.FLOOR(EXG.)		511.18	47.49
PLINTH AREA OF F.FLOOR(PRO.)		511.18	47.49
PLINTH AREA OF S.FLOOR(PRO.)		511.18	47.49
TOTAL AREA		1533.54	142.47
F.S.I		0.95	
COVERAGE		31.91%	

PRO. COMPOUND WALL RUNNING IN 47.61Mtrs

R. Premkumar

OWNER/POWERAGENT.

R. Ganesan

Cell No. 94442 50437
R. GANESAN, B.Tech.,
Registered Engineer
CMDA: RE/GR-II/19/03/007
Structural Engineer
Tambaram City Municipal Corporation
Maraimalai Nagar Municipality
Nandhivaram - Guduvanchery Municipality
Kundrathur Municipality
Royal Planners
No. 29/6, Phoenix Towers, Venkatesan Street,
West Tambaram, Chennai - 600 045.
Phone: 044 - 2226 4757, 044 - 2226 4216

REGISTERED ENGINEER:

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.

