

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 PROPOSED CONSTRUCTION OF COMMERCIAL & RESIDENTIAL BUILDING
GROUND FLOOR (SHOP) PART, STILT FLOOR PART, FIRST FLOOR & SECOND FLOOR
6 DWELLING UNITS, SITUATED AT PLOT NO. 1 & 2, "PREMIER GARDEN PHASE - I",
COMPRISED IN OLD S.NO. 220/ 4A, AS PER PATTa S.NO. 220 / 4A2 & 220/4A3,
PATTa NO. 20001 & 20002 OF VARADHARAJAPURAM VILLAGE, KUNDRATHUR TALUK,
KANCHEEPURAM DISTRICT, KUNDRATHUR PANCHAYAT UNION.

REF: LAYOUT APPROVED BY CMDA P.P.D.L.O.NO: 114 / 2022,
PERMIT NO:- 15121, DATED: 29.08.2022.RERA APPROVED NO:- TN/01/Layout/0897.

SCALE = 1:100

GENERAL SPECIFICATION

- SPECIFICATION:
- FOUNDATION - RCC COLUMN FOOTINGS
 - BRICK WORK - C.M 1:6 FOR SUPER STRUCTURE
 - PLASTERING - C.M 1:5 FOR WALLS & 1:3 FOR CEILING
 - FLOORING - VITRIFIED TILES
 - CEMENT PAINT - TWO COATS FOR WALLS & ONE EXTRA COAT FOR CEILING
 - R.C.C - M25 GRADE FOR ALL CONCRETE WORKS
 - WOOD WORK - ALL WOOD WORKS IN BEST QUALITY TIMBER
 - WEATHERING COURSE - AS PER NATIONAL BUILDING CODE

AREA STATEMENT :-	SQMT	SQFT
PLOT EXTENT AS PER DOC	240.71	2591.00
PLOT EXTENT AS PER PATTa	240.00	2583.36
GROUND FLOOR(PART) AREA	53.26	573.29
FIRST FLOOR AREA	131.25	1412.77
SECOND FLOOR AREA	131.25	1412.77
TOTAL FSI AREA	315.76	3398.83
STILT FLOOR(PART) AREA	77.99	839.48
HEAD ROOM	10.53	113.34
TOTAL BUILDUP AREA	404.28	4351.65
PLOT COVERAGE	55.00 %	
FSI	1.31	

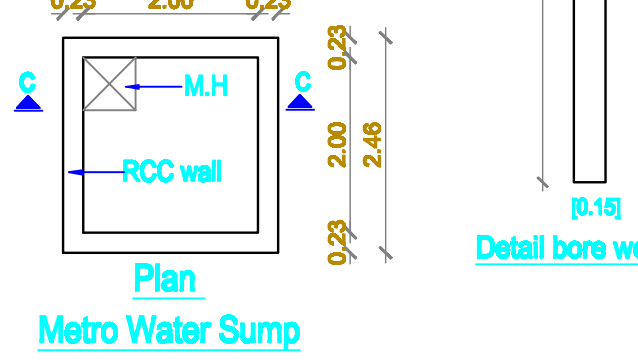
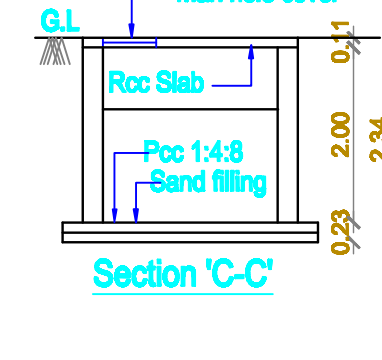
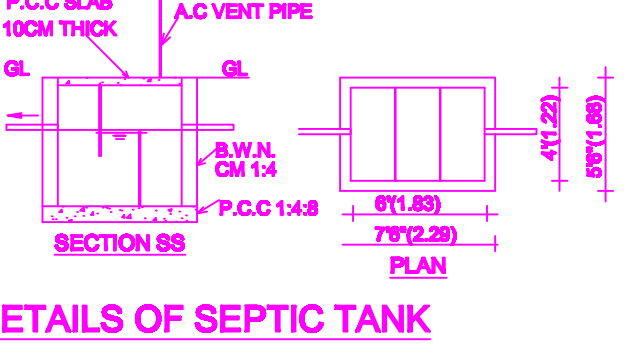
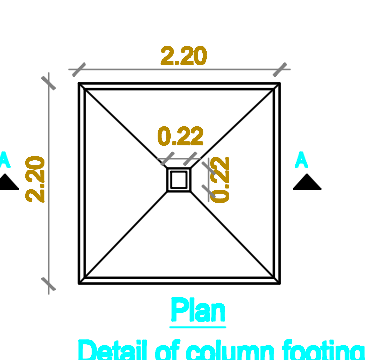
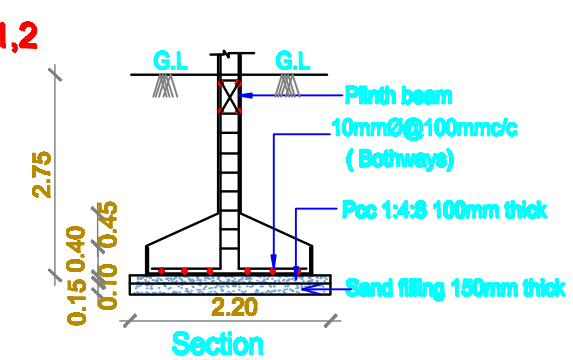
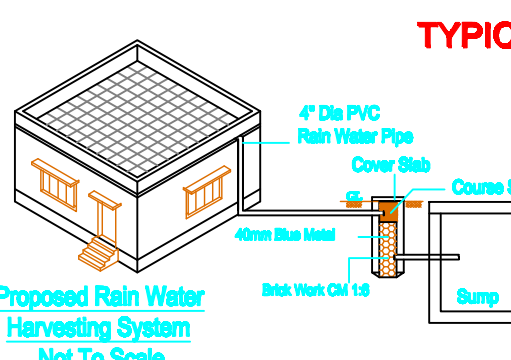
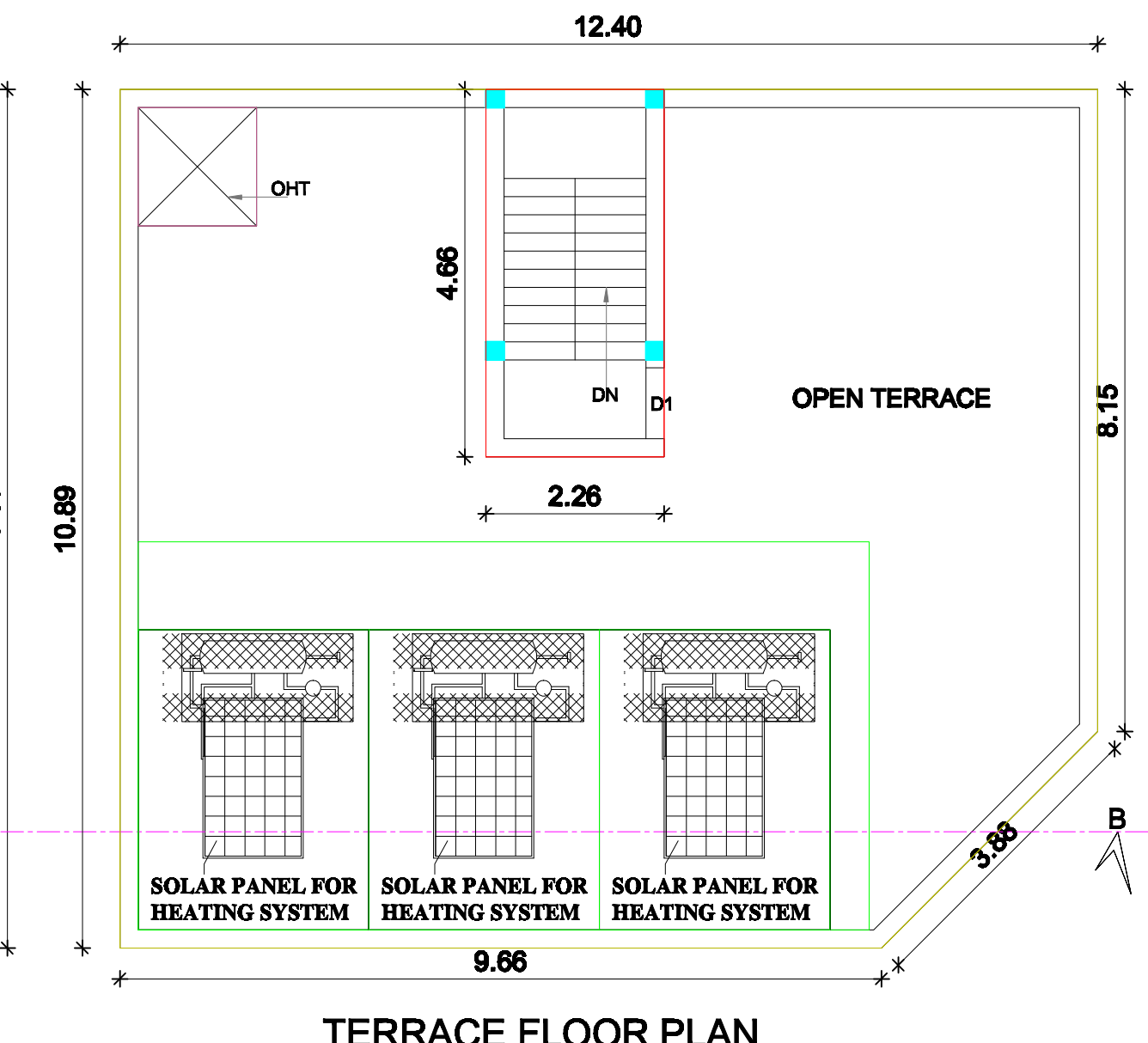
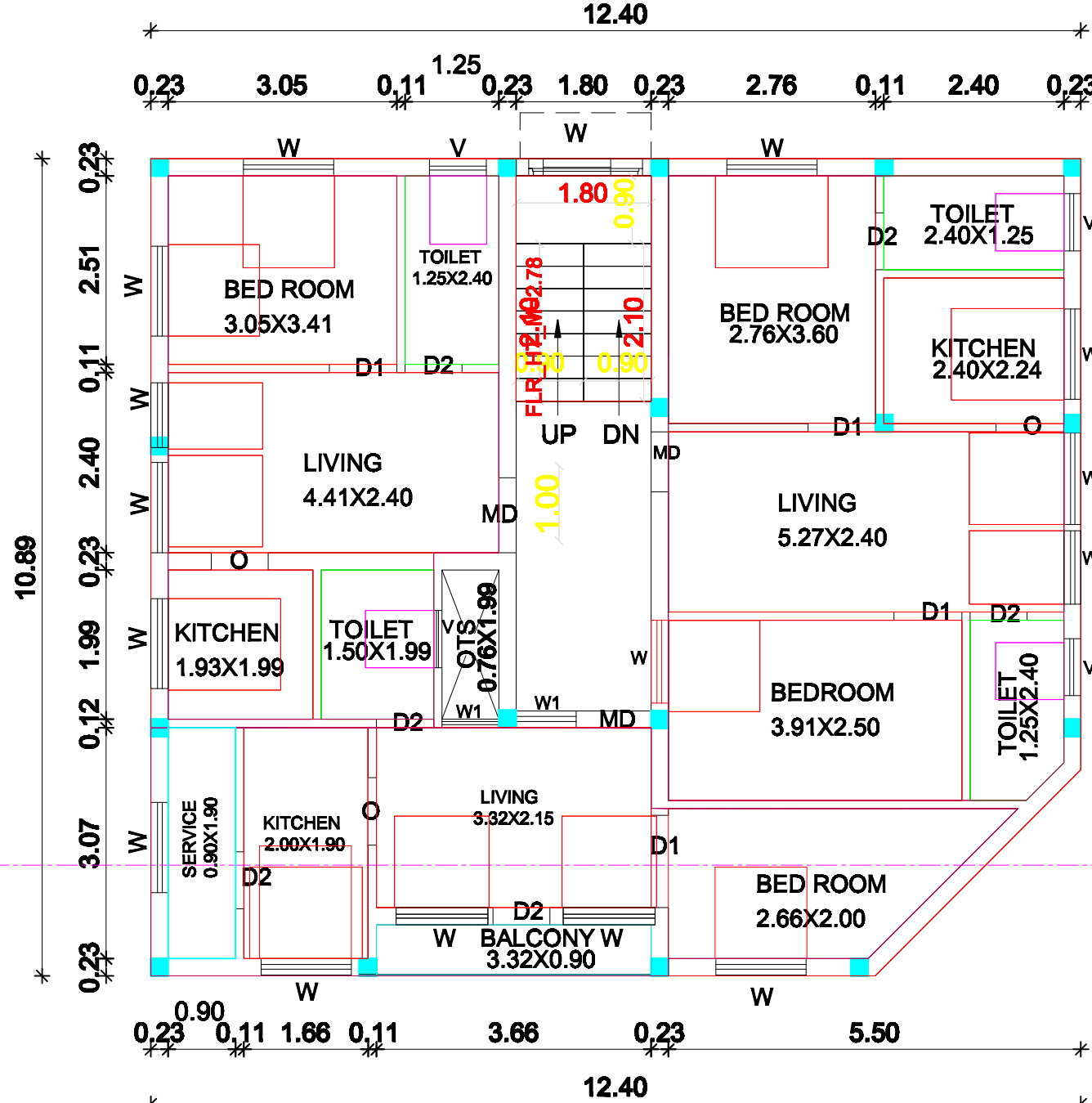
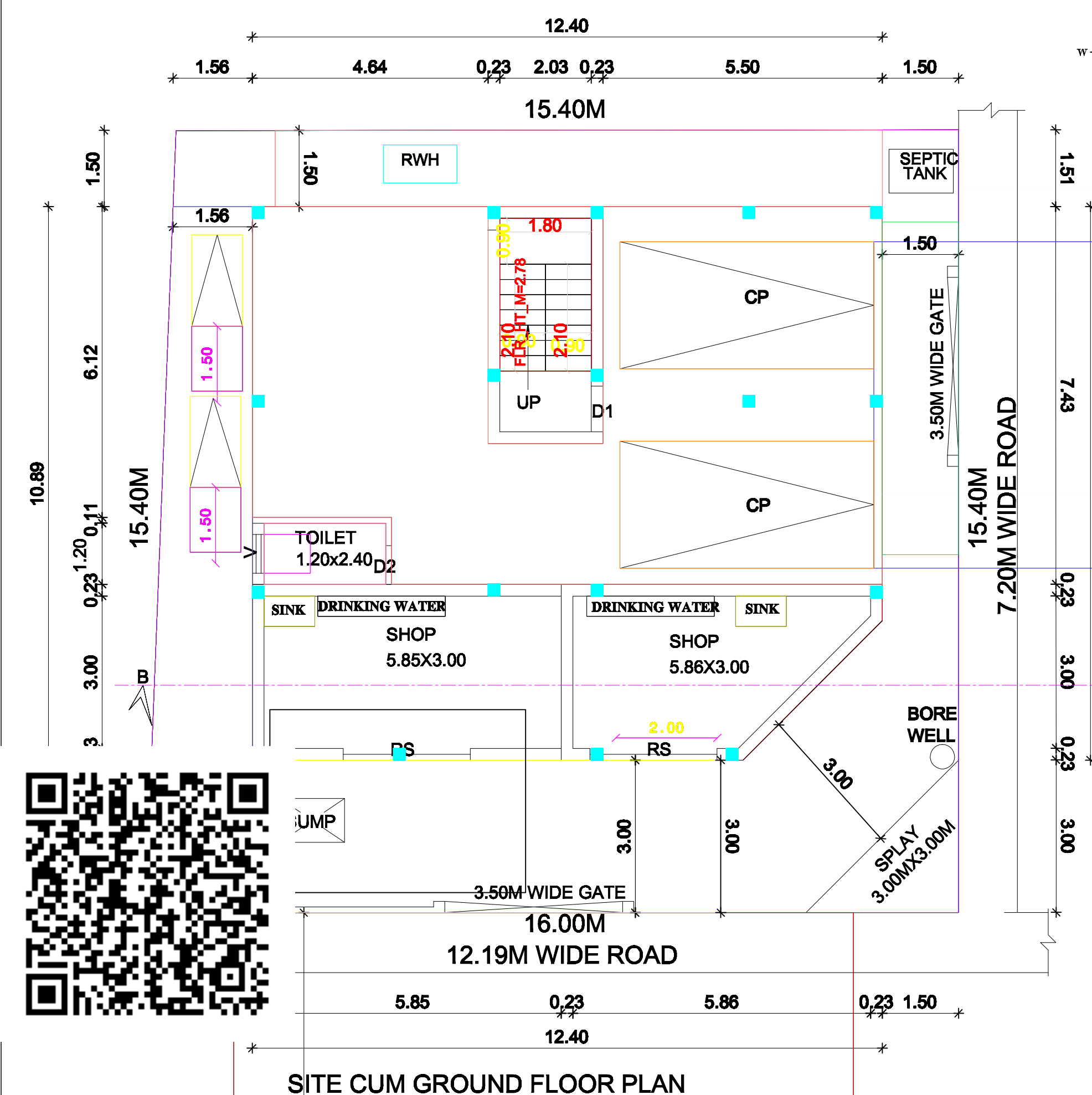
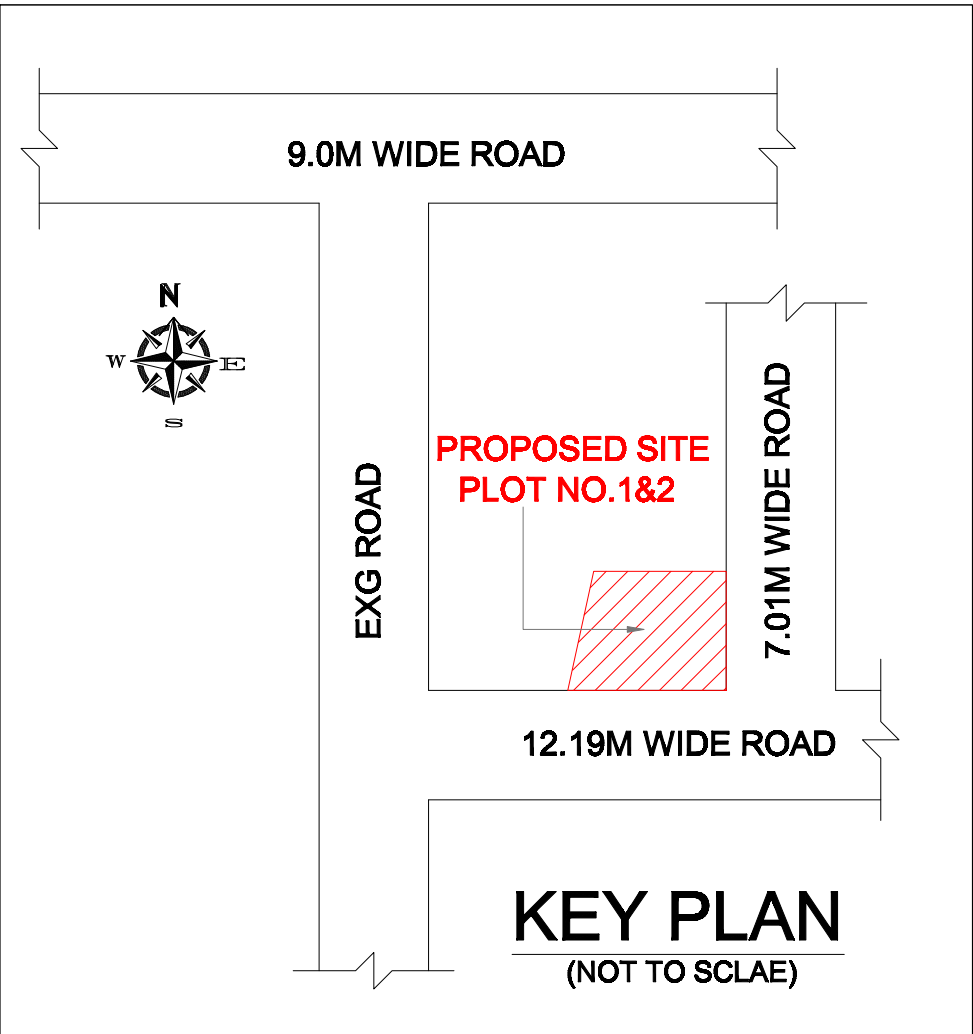
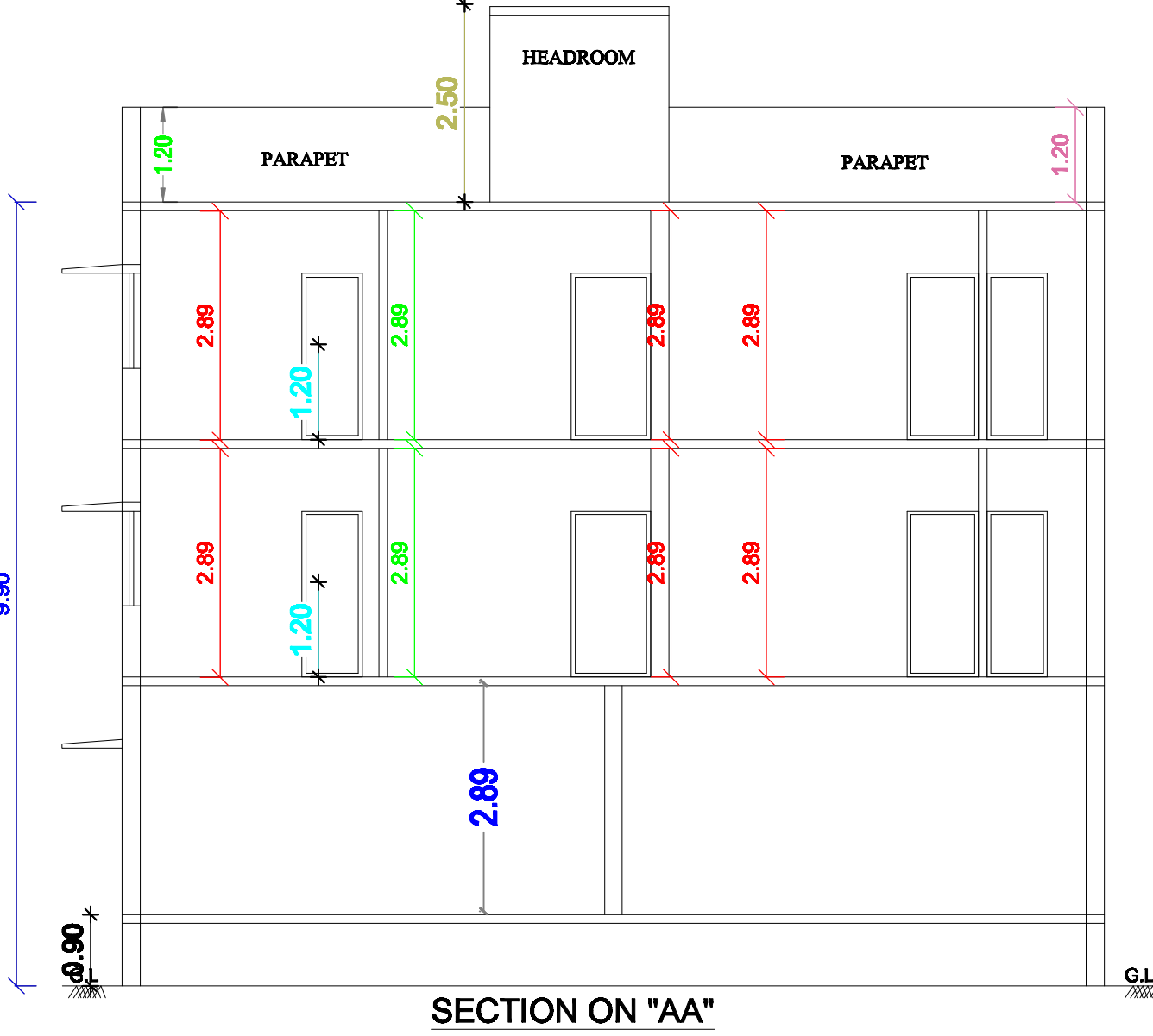
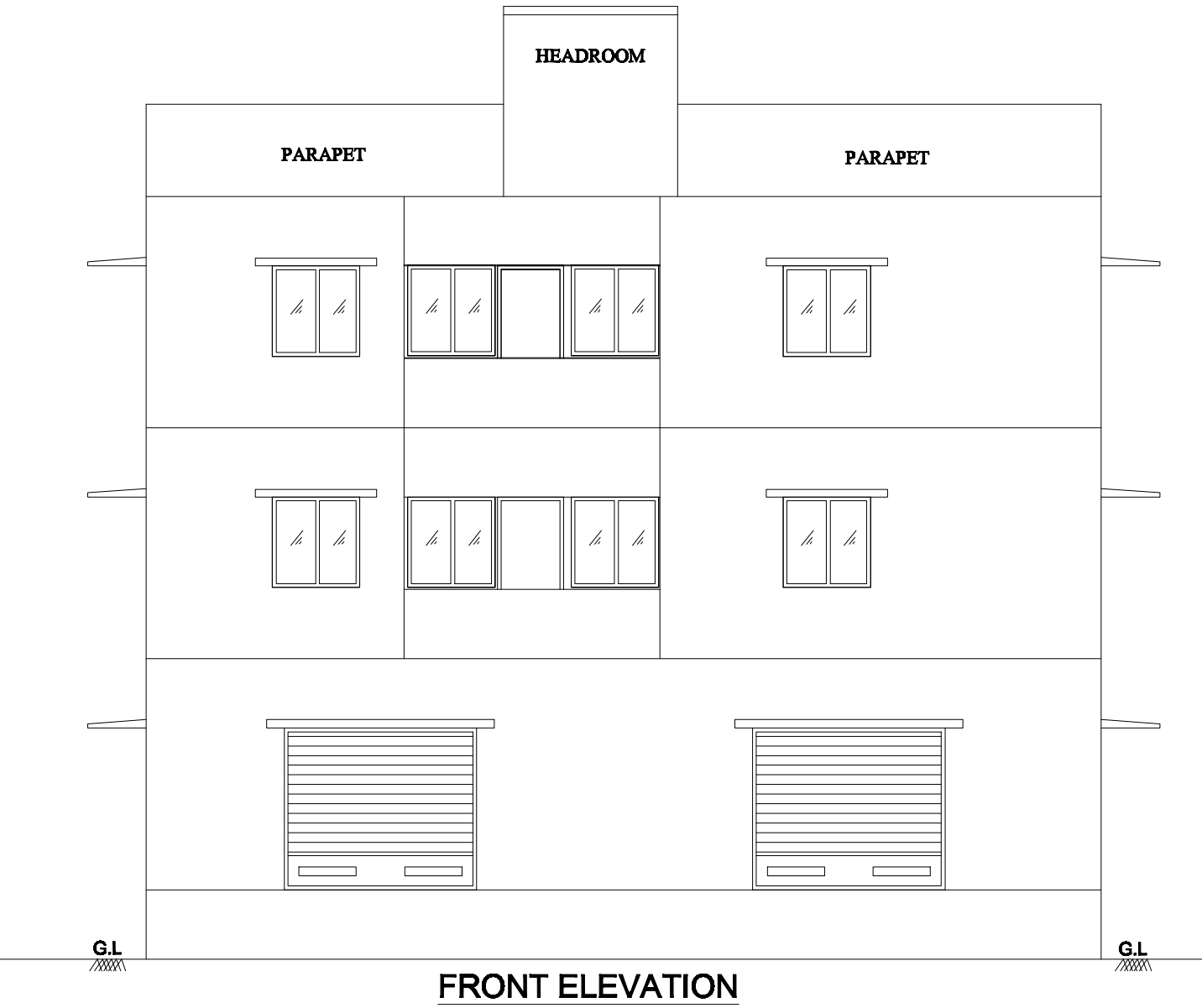
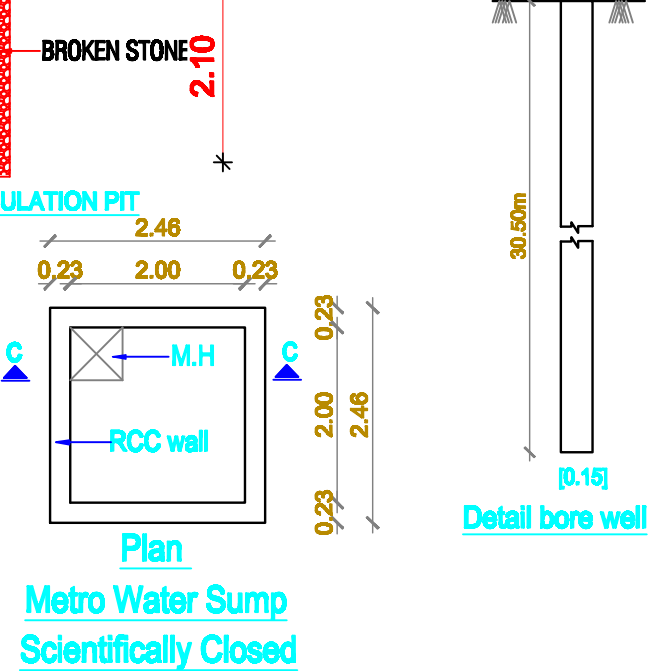
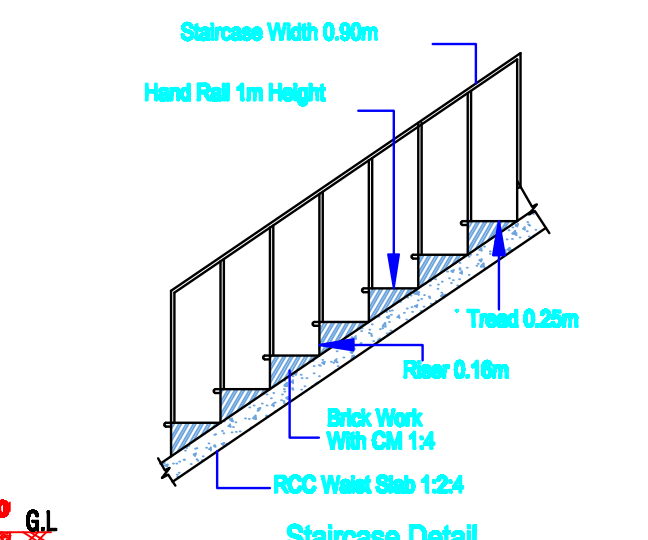
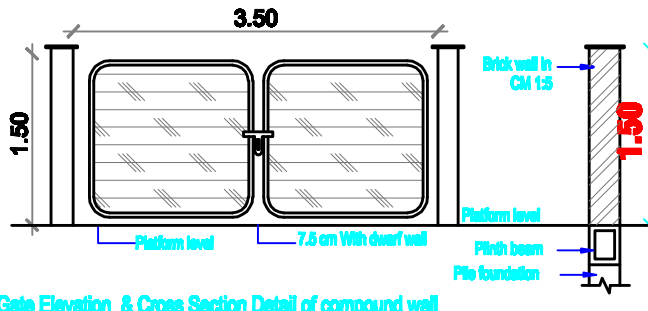
COLOR INDEX:-

- PROPOSED ☐
- ROAD ☐
- BOUNDARY ☐

Mrs. Subria Mustafa
OWNER:-

Er.S.KARTHIKEYAN, B.E.,M.E.,MIE.,FIV.,
Consulting Civil Engineer
DTCP: CGLRGN/RE/GR-I/2019/12/027,
No. 11/67, 1st Floor, Vadakupattu RToad,
Kovilambakkam, Chennai - 600 129.
Karthik.uvindia@gmail.com
Cell: 91766 69771 / 9626172849

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.

