

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 STILT FLOOR, FIRST FLOOR AND SECOND FLOOR CONSTRUCTION WITH SINGLE DWELLING UNIT OF THE RESIDENTIAL BUILDING AT

PLOT NO: 1607-B,SIVASUBRAMANIYAM SALAI 'ROYAPPA NAGAR', COMPRISED IN OLD SURVEY NO: 254/1A4,254/1A5,254/2, IN NEW SURVEY NO: 254/21B (AS PER PATT A NO: 22276)

VARADHARAJAPURAM VILLAGE AND PANCHAYAT,KUNDRATHUR TALUK,KANCHEEPURAM DISTRICT.

WITHIN KUNDRATHUR PANCHAYAT UNION LIMITS. SCALE :- 1:100 (1"=8'0")

Sub-Division Plan approved vide Planning permit No.442/2024, D.Dis.No: 3175/2024/A3, dt: 07.06.2024

By the Commissioner,Kundrathur Panchayat union at Padapai.

and Sub - Division Approval Proceedings MU.MU.No: 50/2024-25, dt:28.06.2024,

By the President,Varadharajapuram First Grade Panchayat.

Layout Approved vide L.P.D.M / D.T.P No: 31/70, 3/71 and 4/71.

PLAN INFO

PLOT_NO=1607-B, SIVASUBRAMANIYAM SALAI, ROYAPPA NAGAR.

PATTA_NO=22276

SURVEY_NO=254/21B

VILLAGE=VARADHARAJAPURAM

TALUK=KUNDRATHUR

DISTRICT=KANCHEEPURAM

AS_PER_DOCUMENT=167.23

AS_AT_SITE=167.23

FMB_OR_PLR=167.23

SINGLE_FAMILY_BLDG=YES

CRZ=NO

SECURITY_ZONE=NO

ACCESS_WIDTH_M=9.00

PLOT_AREA_M2=167.23

AVG_PLOT_DEPTH=24.38

AVG_PLOT_WIDTH=6.86

AREA_TYPE=OTHERS

ROAD_WIDTH=9.00

ROAD_LENGTH=6.86

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_GOV'T_BLDG=NO

NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO

JURISDICTION_TYPE=PANCHAYAT

LEASEHOLD_LAND=NO

PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES

IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

SCHEDULE OF JOINERY

MD	DOOR	1.00x2.13
D	DOOR	0.91X2.13
D1	DOOR	0.76X2.13
O	OPENING	1.20X2.13
W	WINDOW	1.50X1.50
W1	WINDOW	1.22X1.22
KW	WINDOW	1.50X1.37
V	VENTILATOR	0.76X0.76

AREA STATEMENT

	SQ.MT	SQ.FT
PLOT EXTENT	167.23	1800.00
FIRST FLOOR	68.71	739.59
SECOND FLOOR	72.25	777.69
TOTAL AREA	140.96	1517.28
FSI	0.843	
PLOT COVERAGE	43.20 %	
Non-FSI AREA		
STILT FLOOR AREA	74.08	797.39
HEADROOM AREA	14.54	156.51

PARKING DETAILS

DWELLING UNIT NO	DWELLING UNIT AREA(sq.m)	CAR PARKING		TWO WHEELER	
		REQ.	PROVIDED	REQ.	PROVIDED
F1	140.96	1	2	-	-
TOTAL		1	2	-	-

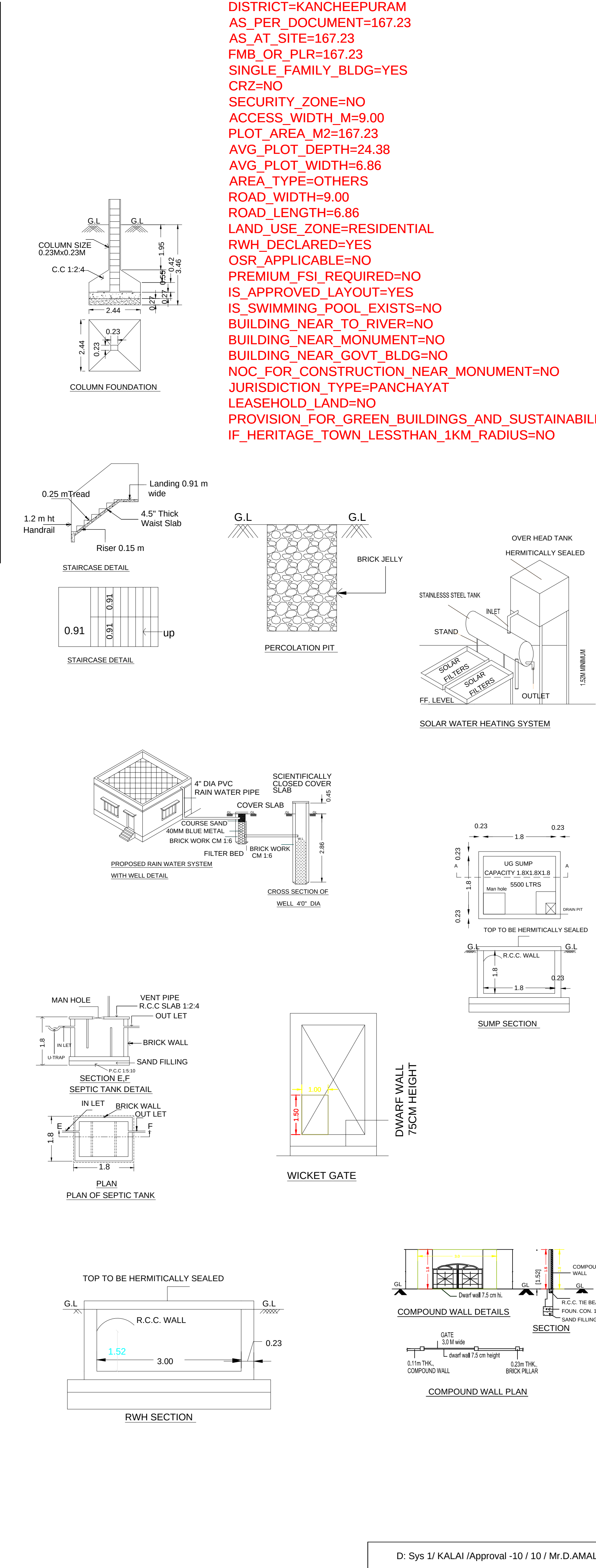
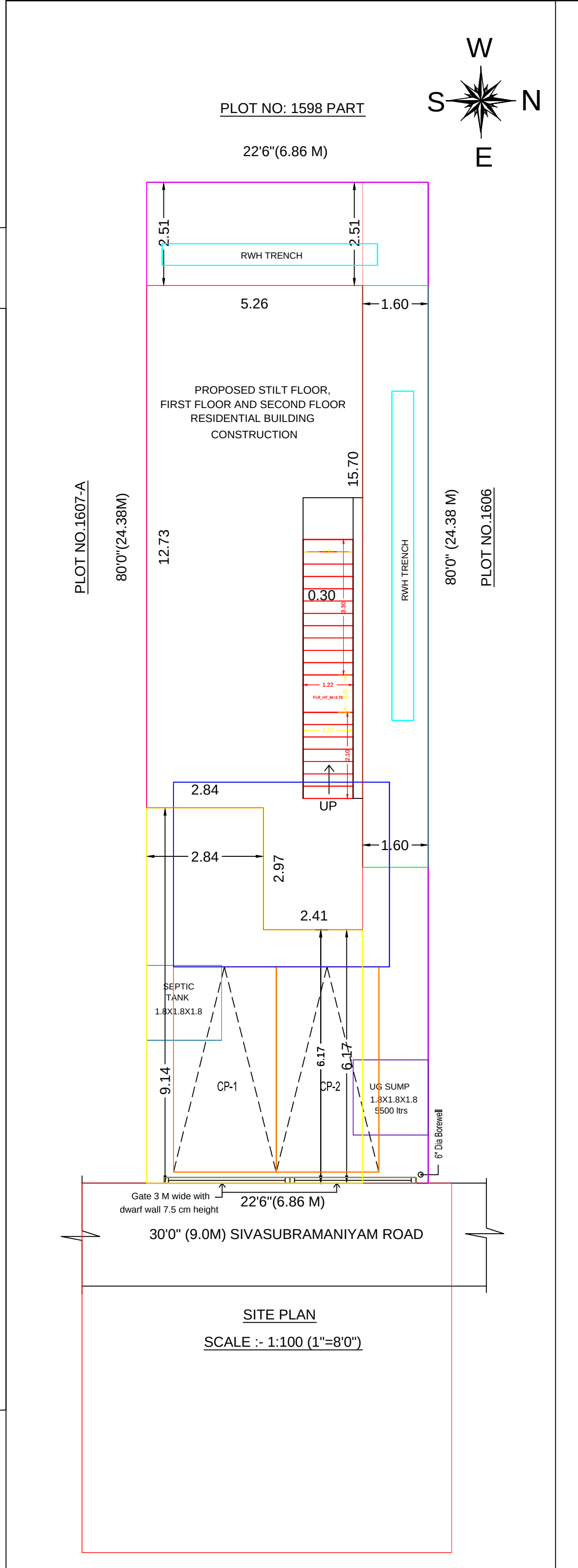
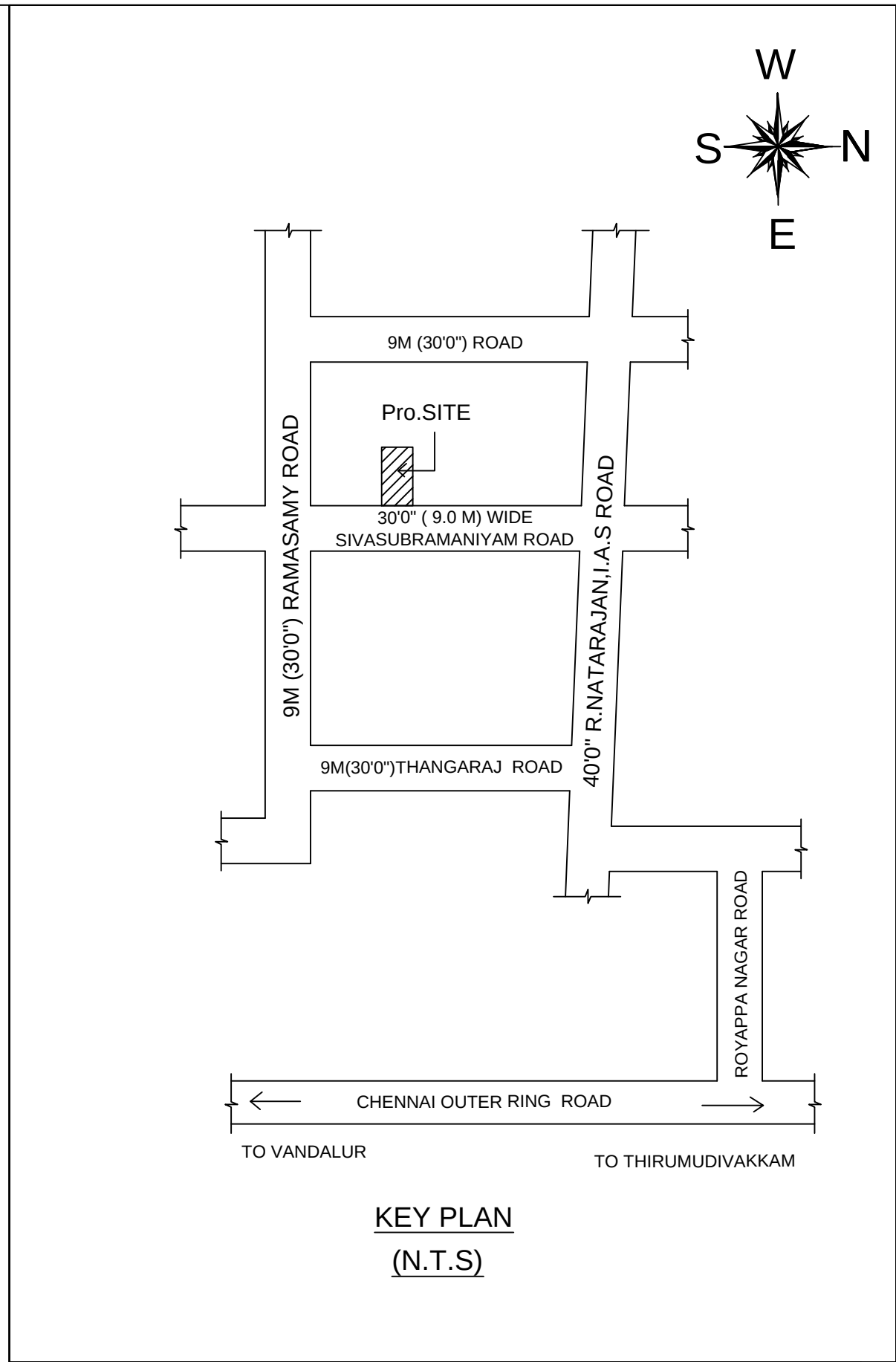
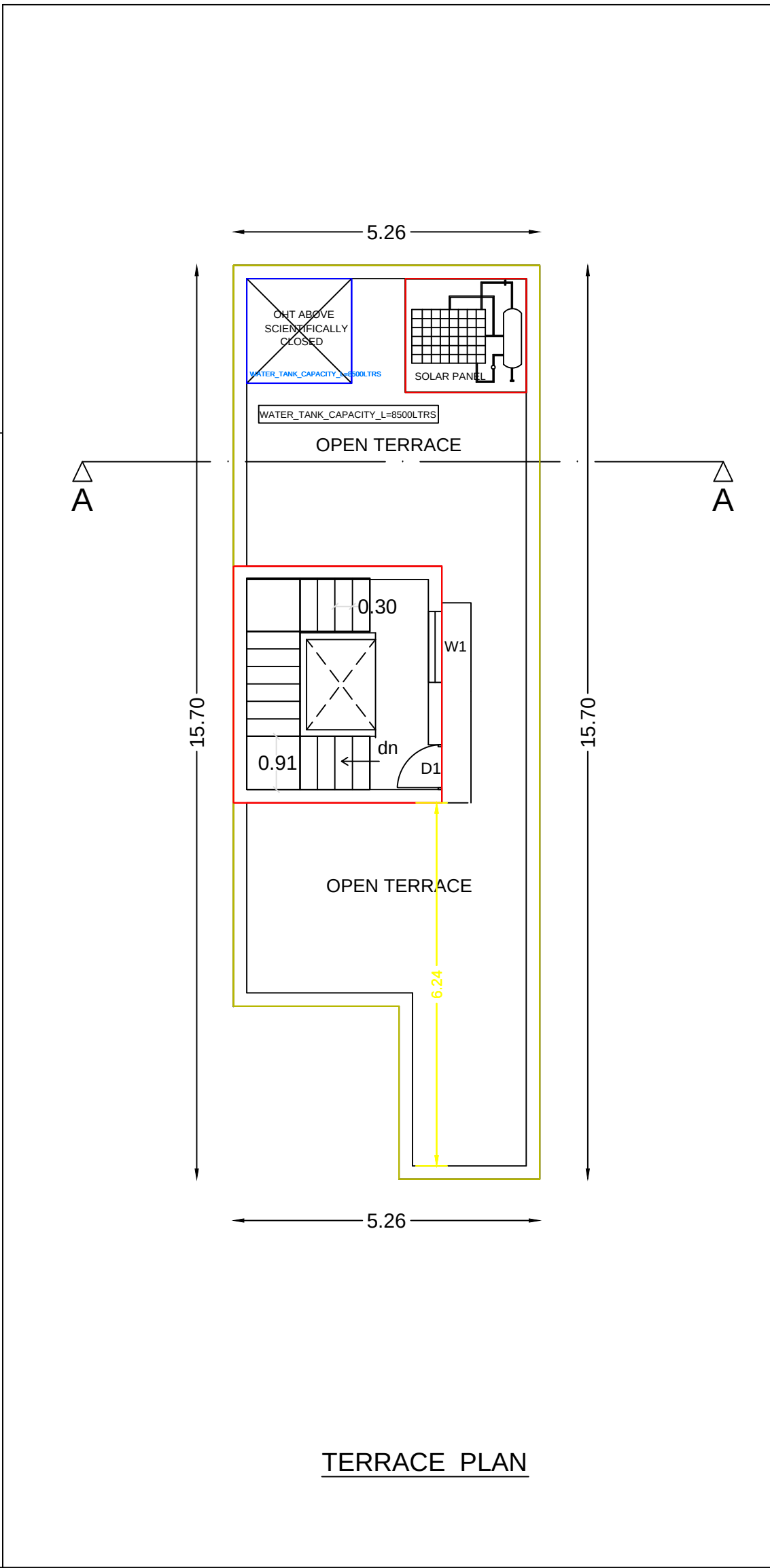
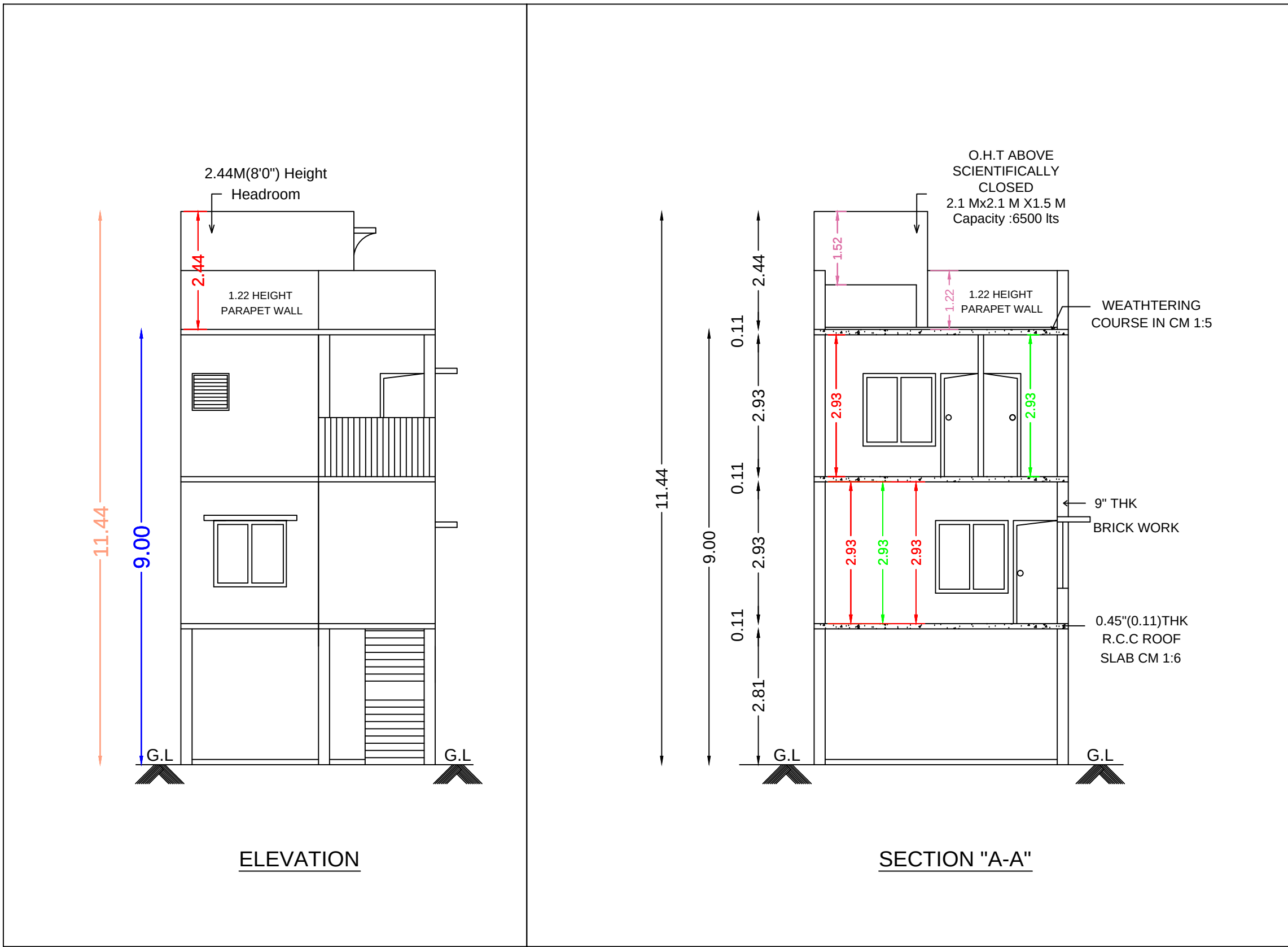
COLOUR INDEX

- PROPOSED
- SITE BOUNDARY
- ROAD

OWNER (Mr.D.AMALRAJ)

M.RAMAMURTHY,B.E.,F.I.V.,
REGISTERED ENGINEER Gr-I
RE / GR-I / 19/03/075
G1-VIJAY MARA,
14,KARUMARIAMMAN NAGAR,
WEST TAMBARAM, CHENNAI-600 045
Cell:9884336669.

LICENSED SURVEYOR



D: Sys 1/ KALAI /Approval -10 / 10 / Mr.D.AMALRAJ



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.

