

PP

APPROVAL RECORD

Planning Permission

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

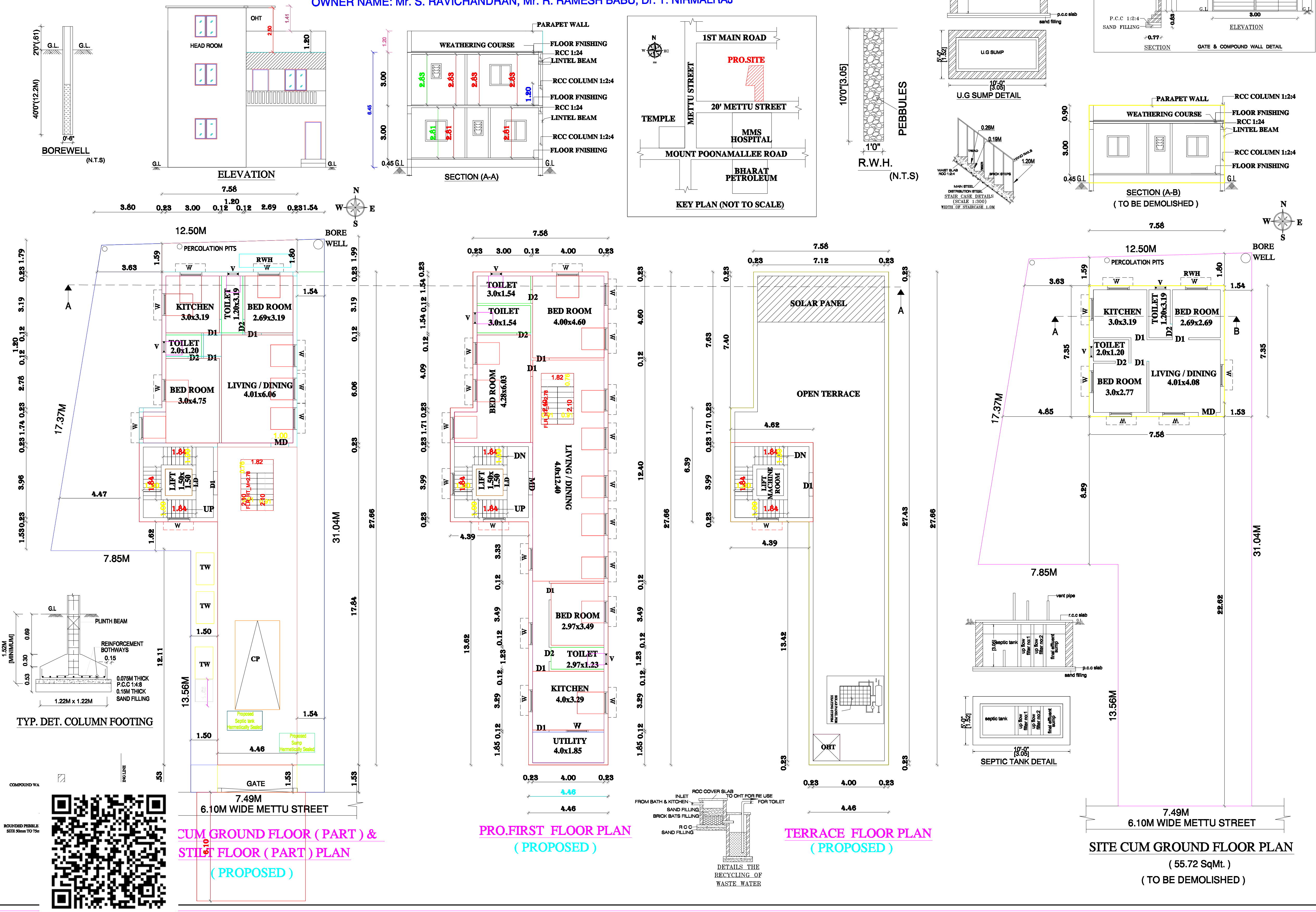
Rural Panchayat

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 DEMOLITION AND RE CONSTRUCTION OF GROUND FLOOR (PART), STILT FLOOR (PART) AND FIRST FLOOR RESIDENTIAL BUILDING WITH TWO DWELLING UNITS AT NO: 1 / 87, METTU STREET, COMPRISED IN GRAMMA NATHAM PATTA S NO: 331 / 21B & 331 / 22, PATTA NO. 719 & 726, OLD S NO: 41 / 2 PART OF IYYAPANTHANGAL VILLAGE, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT, KUNDRATHUR PANCHAYAT UNION LIMIT.

OWNER NAME: Mr. S. RAVICHANDRAN, Mr. R. RAMESH BABU, Dr. T. NIRMALRAJ



SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	METRE
MD	MAIN DOOR	1.00 x 2.10
D	DOOR	0.90 x 2.10
D1	DOOR	0.75 x 2.10
W	WINDOW	1.52 x 1.52
O	OPEN	0.90 x 2.10
V	VENTILATOR	0.90 x 0.60

AREA STATEMENT		
DESCRIPTION	SQ.FT	SQ.MT
PLOT EXTENT (as per doc.)	3393.00	315.22
PLOT EXTENT (as per fmb.)	3379.90	314.00
GROUND FLOOR (PART)	1030.33	95.72
FIRST FLOOR	1887.36	175.34
TOTAL FSI AREA	2917.69	271.06
NON - FSI AREA		
STILT FLOOR (PART)	857.03	79.62
HEAD ROOM	221.09	20.54
LIFT AREA	24.22	2.25
TOTAL BUILD UP AREA	4020.03	373.47
PLOT COVERAGE	56.00%	
FSI	0.86	
COMPOUND WALL (RM)	90.00 M	

- NOTES
1. ALL DOORS AND WINDOWS ARE OPEN OUTWARDS
 2. SILL LEVEL OF WINDOW IS BELOW 1.00m
 3. DISTANCE BETWEEN M.C AND JOINERY IS 0.60m
 4. ALL DIMENSIONS ARE IN "METER"

SCALE : 1:100			
COLOUR INDEX			
PROPOSED BUILDING	☐	ROAD	☐
BOUNDARY	☐	DEMOLITION	☐
SITE UNDER REF	☐		

- SPECIFICATION
- 1) SAND FILLING FOR FOUNDATION AND BASEMENT
 - 2) P.C.C 1:4:8 FOR FOUNDATION AND BASMENT
 - 3) 9" BRICK WORK WALLS IN C.M. 1:5
 - 4) 4.5" BRICK WORK WALLS IN C.M. 1:3
 - 5) ALL COLUMN, BEAMS & SLABS ARE IN CC 1:2:4
 - 6) CEILING PLASTERING IN CEMENT MORTOR 1:3
 - 7) WEATHERING COURSE USING BRICK JELLY &
 - 8) LIME CONCRETE IN 1:3 RATIO
 - 9) CLAY TILES IN TERRACE FLOOR USING CM 1:4
 - 10) WALLS & CEILING WITH CEMENT PAINT
 - 11) DOORS & WINDOWS WITH ENAMEL PAINT
 - 12) ACC SHEET WITH FINISH FOR MAIN SHED

Mr. S. RAVICHANDRAN, Mr. R. RAMESH BABU,
Dr. T. NIRMALRAJ
OWNER

K. SAHUL
K. SAHUL HAMEED, D.C.E.,
REGISTERED ENGINEER
CMDA - RE/GR-III/2024/3/0024,
GCC - RE/GR-III/RE307322022
No. 19/39, B.B. ROAD, 2nd Street,
Triplicane, Chennai - 600 005.

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.

