

PP

APPROVAL RECORD

Planning Permission

Kancheepuram

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

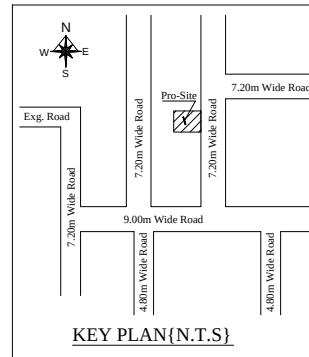
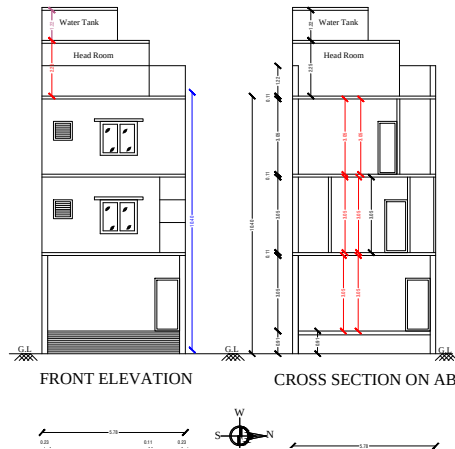
Rural Panchayat

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 Residential Building Ground + 2 Floors With 1Dwelling Unit, At Plot No.:165(EWS PLOT), Holly Street
VGN GRANDEUR PHASE-II, Comprised In Survey Nos:45/1 & 47/3B, Patta No.:4134, As Per Patta New Survey Nos.:47/3B1B & 45/1B
Of Koluthuvancheri Village, Kundrathur Taluk, Kancheepuram District.(Kundrathur Panchayat Union Limit.)

CMDA APPROVED LAYOUT NO.:
P.P.D/L.O NO.:121/2024
VIDE LETTER NO-LAYOUT-1/0224/2023
DATED:06.06.2024



PLAN INFO
PLOT AREA M2=70
AS PER DOCUMENT=70
AS AT SITE=70
FMB OR FLR=70
SINGLE FAMILY_BLDG=NO
CR2=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=10.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=NO
ROAD_WIDTH=7.2
ROAD_LENGTH=300
AVG_PLOT_DEPTH=50
AVG_PLOT_WIDTH=7
LAND_USE_ZONE=RESIDENTIAL
PLOT_NO=165
SURVEY_NO=47/3B1B & 45/1B
DISTRICT=KANCHEEPURAM
TALUK=KUNDRATHUR
PATTI_NO=4134
RWH_DECLARED=YES
BLOCK_1_B-SHOP_MEMBER_COUNT=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=EDWS
BUILDING_NEAR_MONUMENT=NO
IF HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
PROVISION_FOR_ORANGE_BUILDINGS_AND_SUSTAINABILITY=NO
OSR_APPLICABLE=NO
OSR_SURRENDER_OR_BUYBACK=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS APPROVED_LAYOUT=YES
OSR_SURR_BUYBACK_RETAIN=BUYBACK
IS SWIMMING_POOL_EXISTS=NO
SUBSECTION_TYPE=PANCHAYAT

AREA DETAILS:	SQ.M
PLOT AREA(As Per Document)	70.00
PLOT AREA(As Per Patta)	70.00
PLOT AREA(As Per Super Imposed)	70.00
GROUND FLOOR AREA	30.39
FIRST FLOOR AREA	49.38
SECOND FLOOR AREA	49.38
TOTAL AREA	129.15
PLOT COVERAGE	71 %
FSI	1.85

NON FSI :	
PARKING AREA	(18.99)
HEAD ROOM AREA	(9.87)

SCHEDULE OF JOINERY:

MD	— MAIN DOOR	— 3'-3"X7'-0" (0.99X2.13)
D	— DOOR	— 3'-0"X7'-0" (0.91X2.13)
D1	— DOOR	— 2'-6"X7'-0" (0.76X2.13)
W	— WINDOW	— 4'-6"X4'-6" (1.37X1.37)
W1	— WINDOW	— 4'-6"X7'-6" (1.37X2.26)
W2	— WINDOW	— 6'-6"X4'-6" (2.00X1.37)
V	— VENTILATOR	— 2'-6"X2'-6" (0.76X0.76)

ALL DIMENSION ARE IN FEET & METER

COLOUR INDEX:

PROPOSED BUILDING	
EXISTING ROAD	

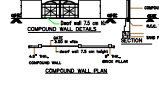
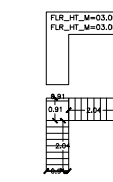
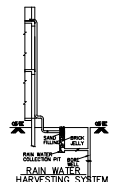
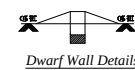
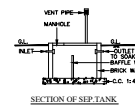
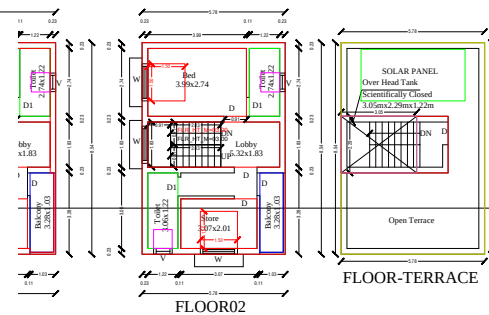
SCALE : 1"=8'-0" (1: 100)

OWNER:

S. Yogeswari

LICENSED SURVEYOR:

DESIGNS & DRAFTED BY: IDEAL PLANNERS
KUNDRATHUR-600 069, 8939108959,110325- 9962446680



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.

