

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 CONSTRUCTION OF COMMERCIAL OFFICE BUILDING CONSIST OF STILT + 5 FLOORS COMPRISED IN PLOT NO. C3, OLD S. NO. 23/8C,23/13A AND 23/13B1, NEW S. NO. 23/13A1A1B, 23/13B1A2, 23/8C1B, IN APPROVED LAYOUT NO:SWP/DTCP/KANCHEEPURAM /LAYOUT NO. 72/2022, TANDALAM VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.
NOTE: OSR - GIFT DEED.NO.7994/2022 DATED 25.08.2022

NAME	DESCRIPTION	SIZE
MD	DOOR	1.22 x 2.10
D1	DOOR	0.99 x 2.10
D2	DOOR	0.91 x 2.10
D3	DOOR	0.76 x 2.10
DD	DOUBLE DOOR	1.53 x 2.10
SD	SLIDING DOOR	1.07 x 2.10
SD1	SLIDING DOOR	0.99 x 2.10
SD2	SLIDING DOOR	2.74x 2.10
SD3	SLIDING DOOR	1.83x 2.10
RS	ROLLING SHUTTER	3.00 x 2.70
W	WINDOW	2.44 x 1.2
W1	WINDOW	1.98 x 1.2
W2	WINDOW	1.83 x 1.2
W3	WINDOW	1.22 x 1.2
SW	STAIRCASE WINDOW	1.83 x 1.2
V	VENTILATOR	0.61 x 0.61
V1	VENTILATOR	0.51 x 0.61
V2	VENTILATOR	0.46 x 0.61

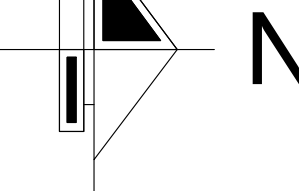
MECHANICAL VENTILATION PROVIDED

COLOUR INDEX

SITE BOUNDARY

PROPOSED BUILDING

EXISTING ROAD



SCALE: 1 : 100

BRICK WORK : SUPER STRUCTURE WITH MAIN WALL USING CM 1:5 MORTAR
PARAPET WALL CM 1:4 MORTAR.
WOOD WORK : MAIN DOOR, TEAK AND OTHER DOORS KONGU WOOD USING.
RCC WORK : MINIMUM GRADE OF CONCRETE M30
FLOORING : ALL ROOM VITRIFIED TILES FLOORING.
EARTH WORK : ALL EARTH WORK EXCAVATION IN FOUNDATION TO BE DONE AS PER THE DIMENSION GIVEN IN THE SECTION DRAWING.

(Handwritten signature)

APPLICANT

(Handwritten signature)
Er.S.ANAND, M.E., M.I.G.S.
(Geotechnical Engineer)
DTCP Reg. No. CGOLDIST/KECE/2022/02/002
43 Helios Apartment, Kanchi Street, Pallakuranni,
Chennai - 600 002, Mob: 955521444.
Chennai - 600 117 / Ph: 81443 08999

GEO TECH ENGINEER

(Handwritten signature)
M.MOHIDEEN BASHA, B.E., (Civil Engg.)
Construction Engineer (CE)
DTCP Reg. No. CGOLDIST/KECE/2022/02/002
A3 Helios Apartment, Kanchi Street, Pallakuranni,
Chennai - 600 002, Mob: 955521444.
Email: mohideenbasha@gmail.com

CONSTRUCTION ENGINEER

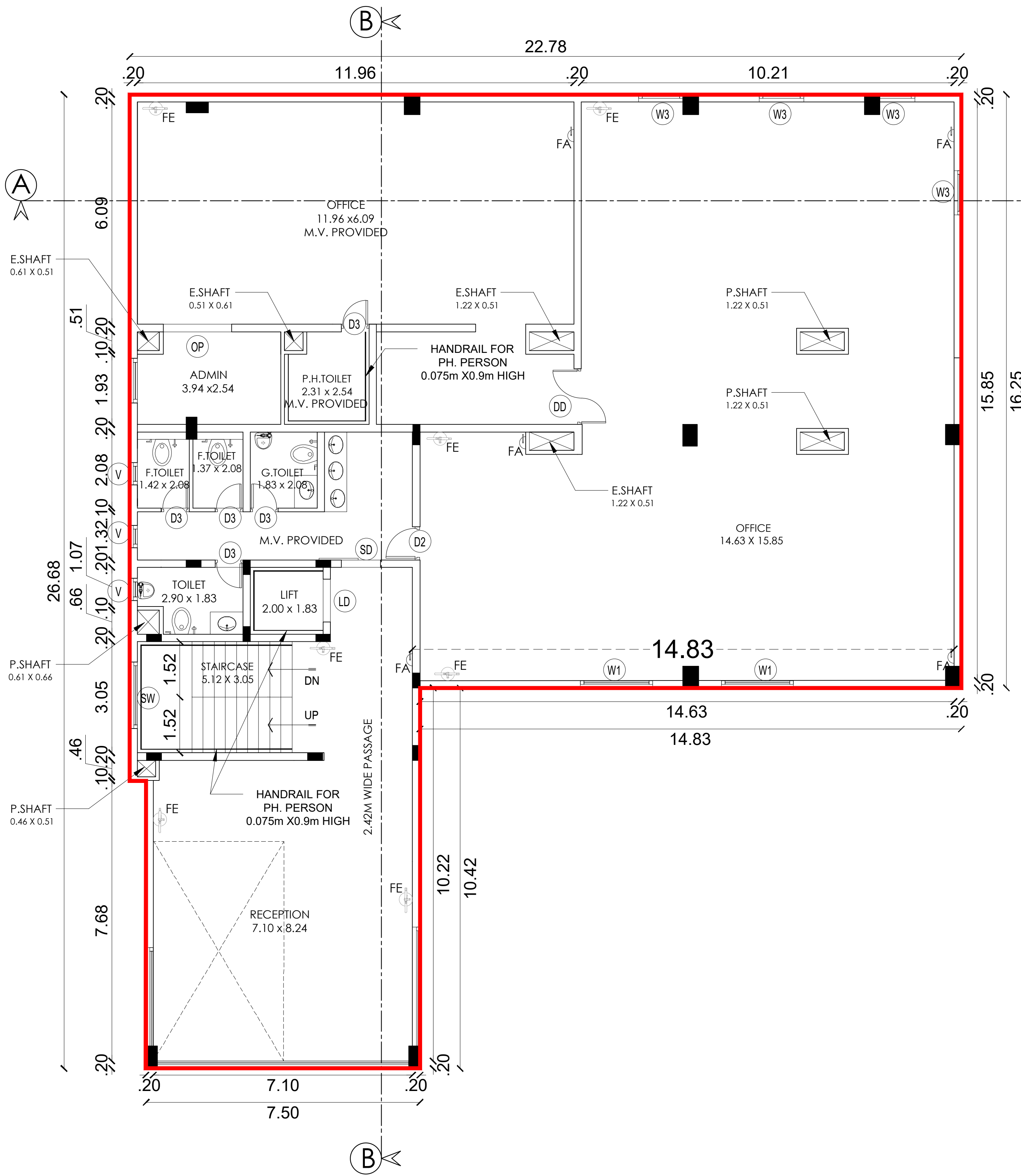
(Handwritten signature)
J BENNY GABRIEL, B.E., M.Tech.
Structural Engineer Grade I (SE)
Reg.No.352-474704/CPD/Chennai/2022
11B, Bessy,
Thuduvai - 600033, M: 9842009045
Email: benngabriel@gmail.com

STRUCTURAL ENGINEER

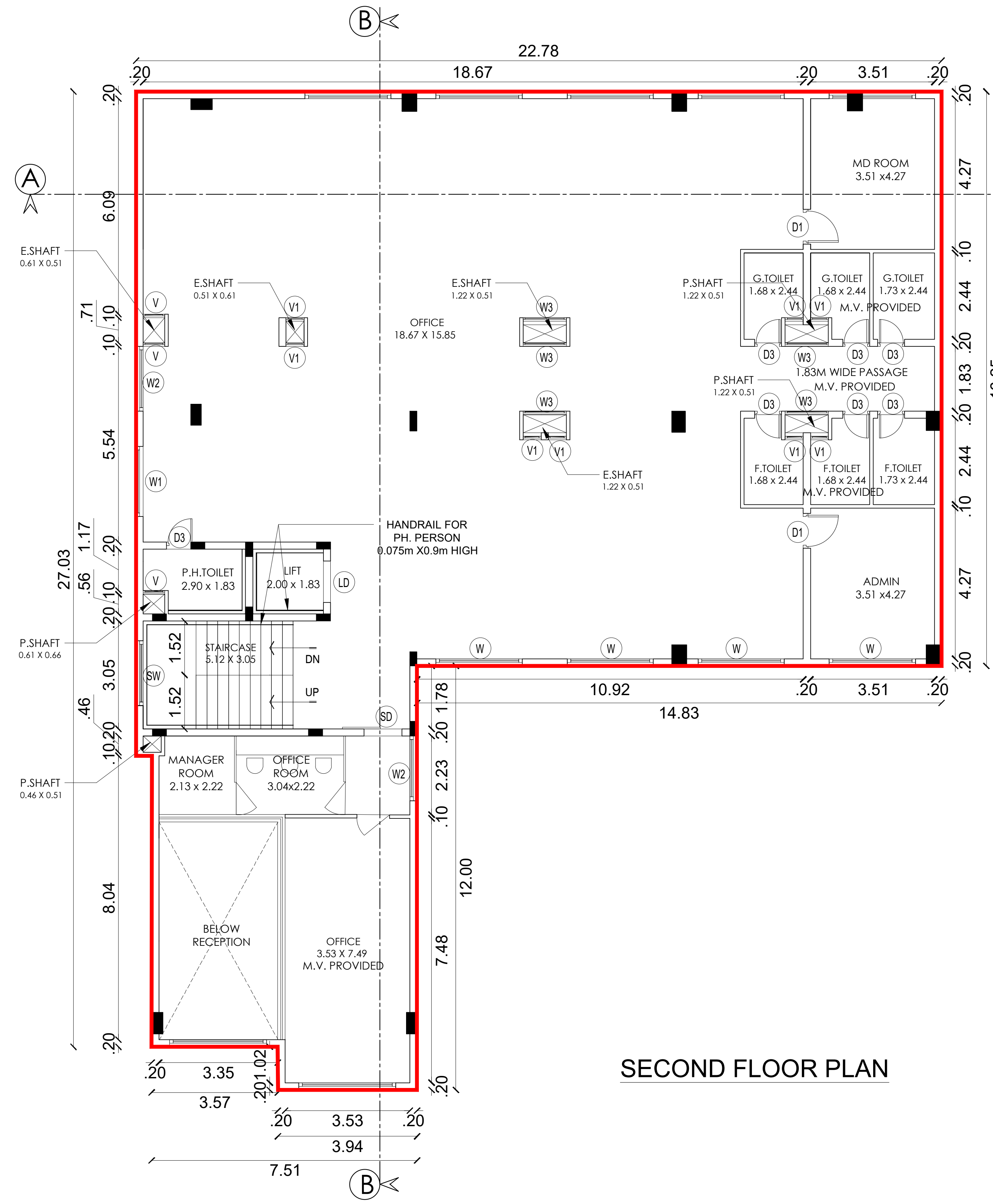
(Handwritten signature)
RAYAN IBRAHIM, M.Arch.
Reg. No. CGOLDIST/KECE/2022/02/002
RAYAN IBRAHIM ARCHITECTS PVT. LTD.,
2nd Floor, Omega Wing, Ramesh Towers,
No. 177, Anna Salai, Chennai-600 002.
Mob: 95000 36300, 95055 92444
Email: rayan@rayanarchitects.com

ARCHITECT

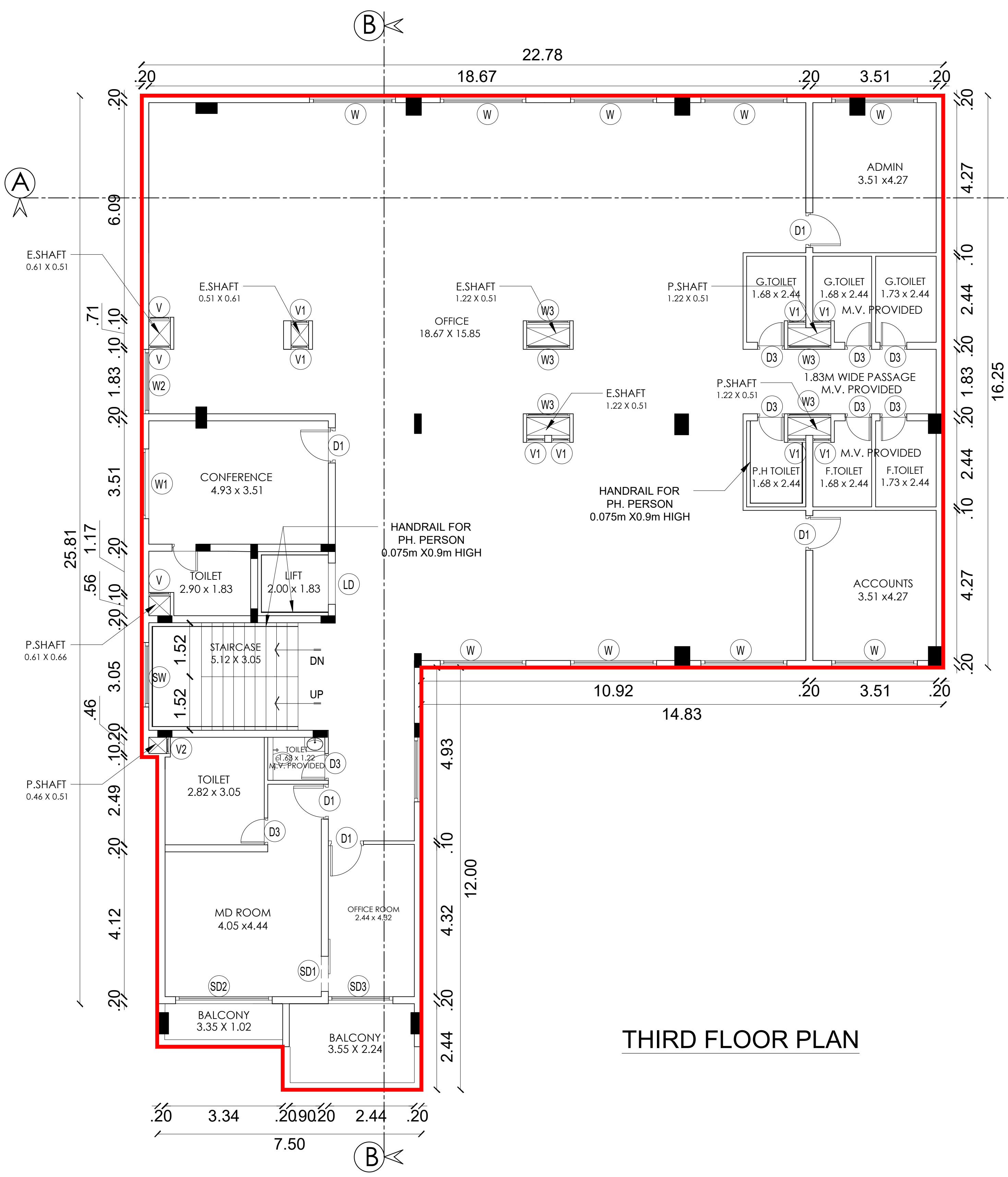
SHEET NO-2/3



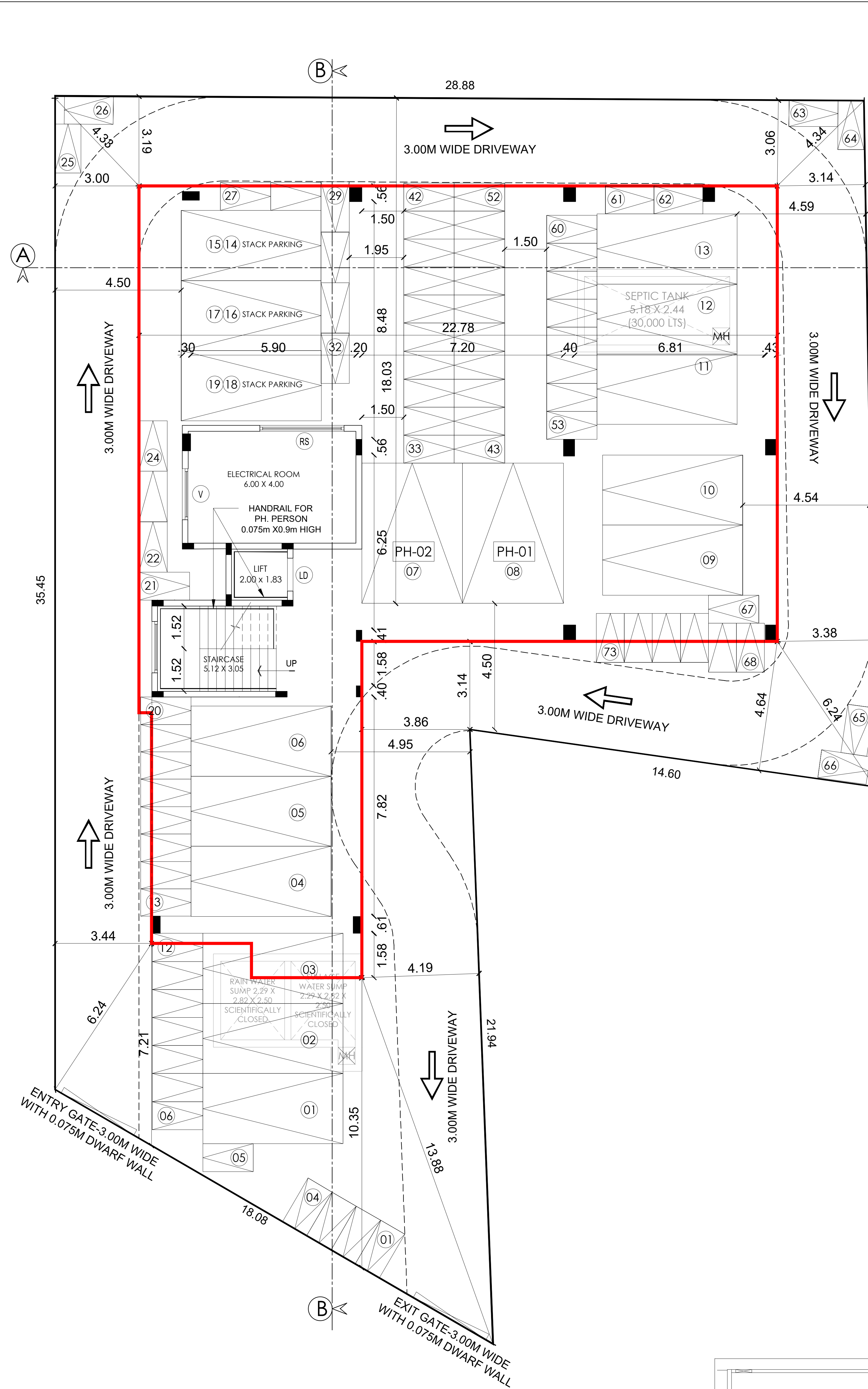
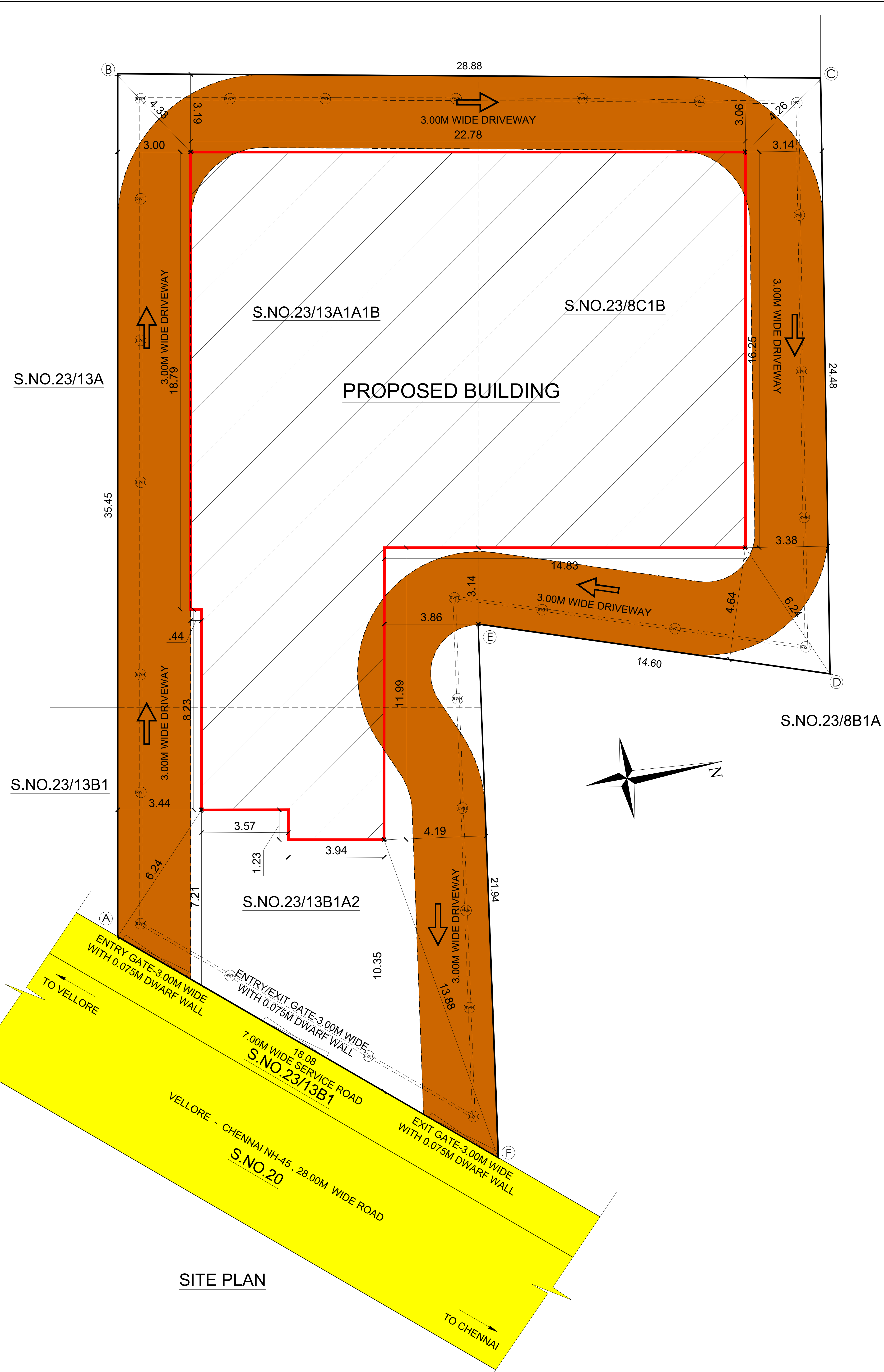
FIRST FLOOR PLAN



SECOND FLOOR PLAN

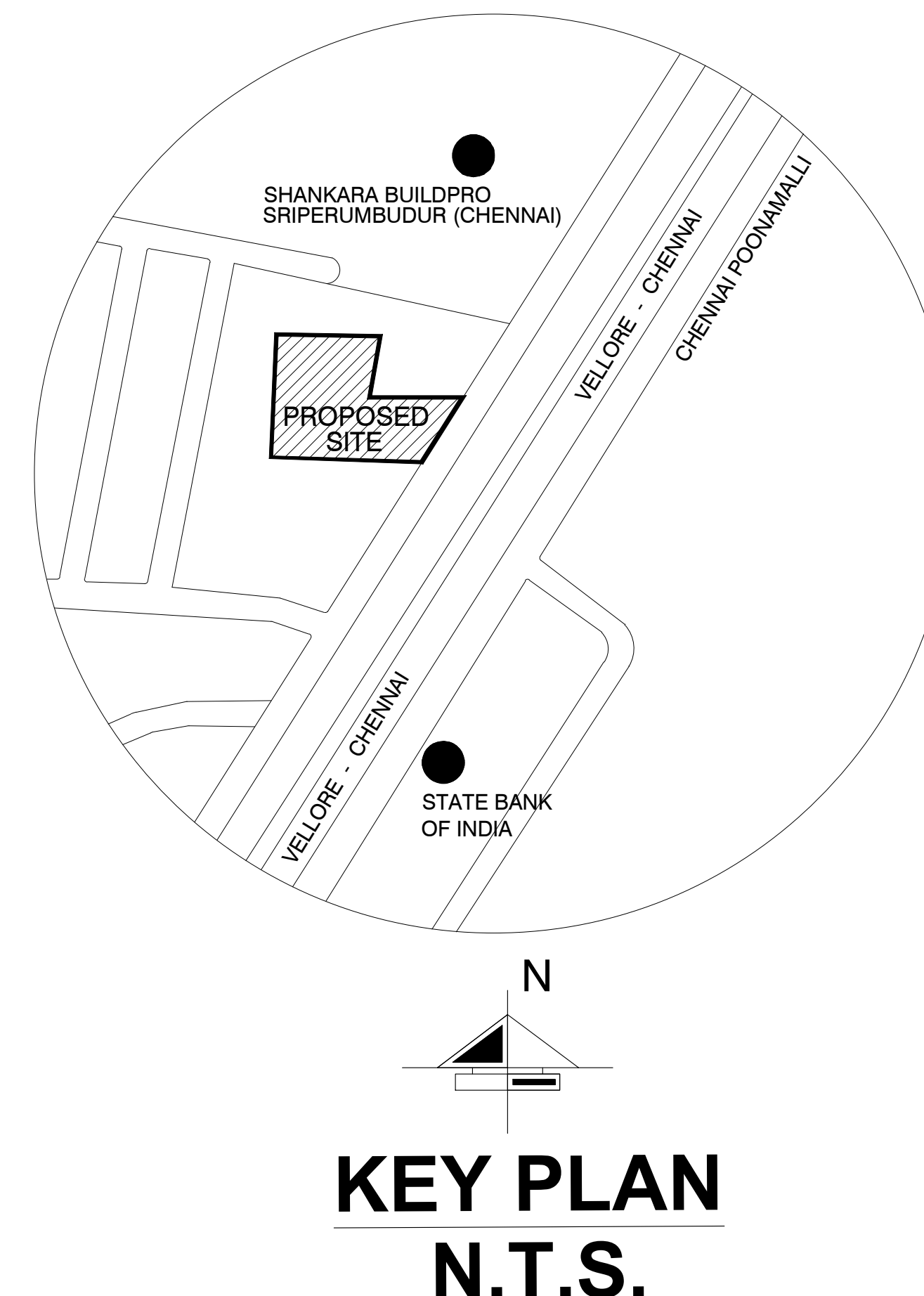


THIRD FLOOR PLAN

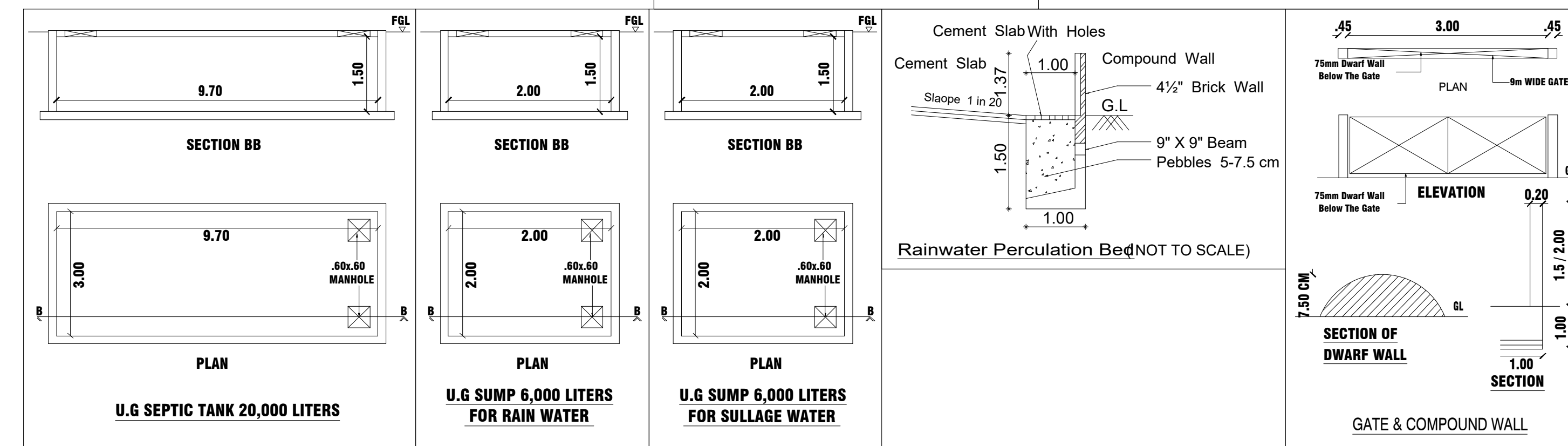
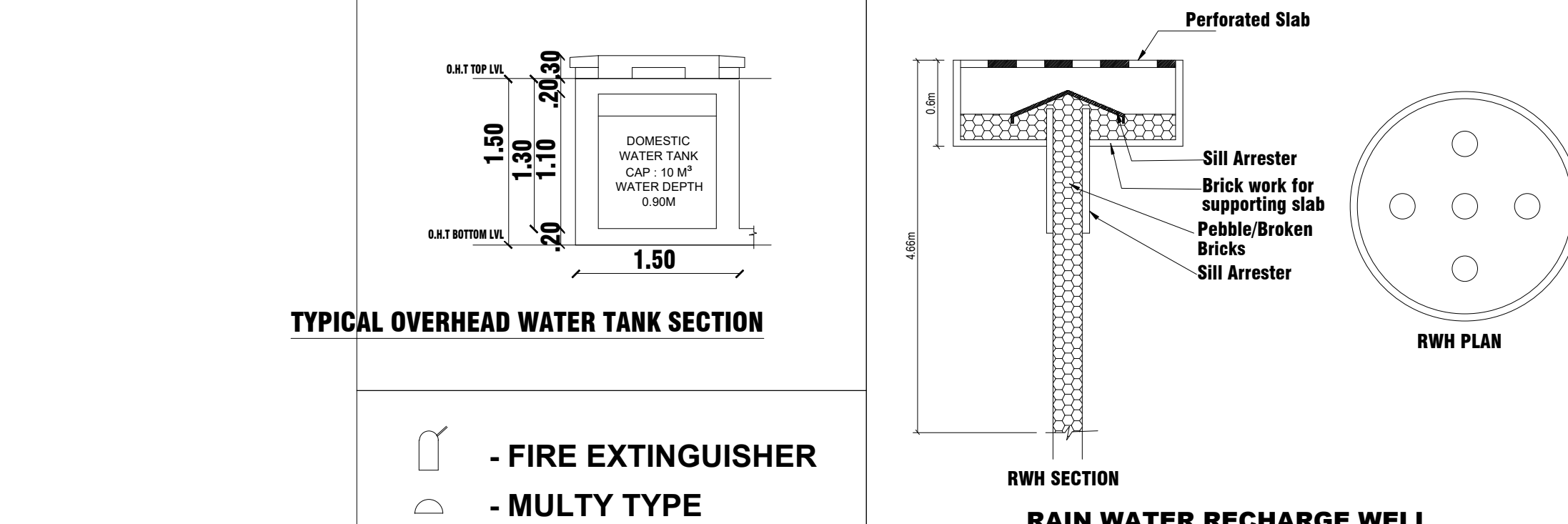
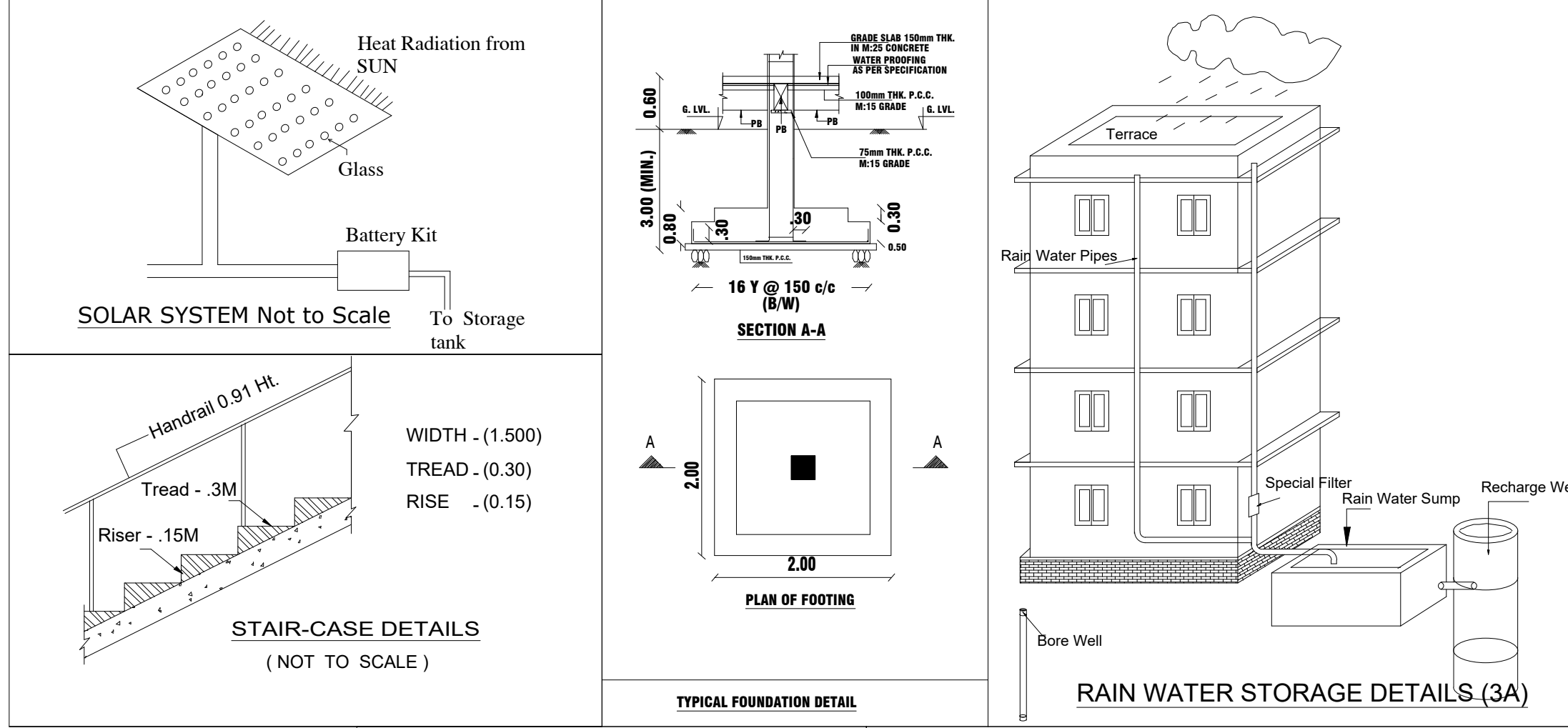
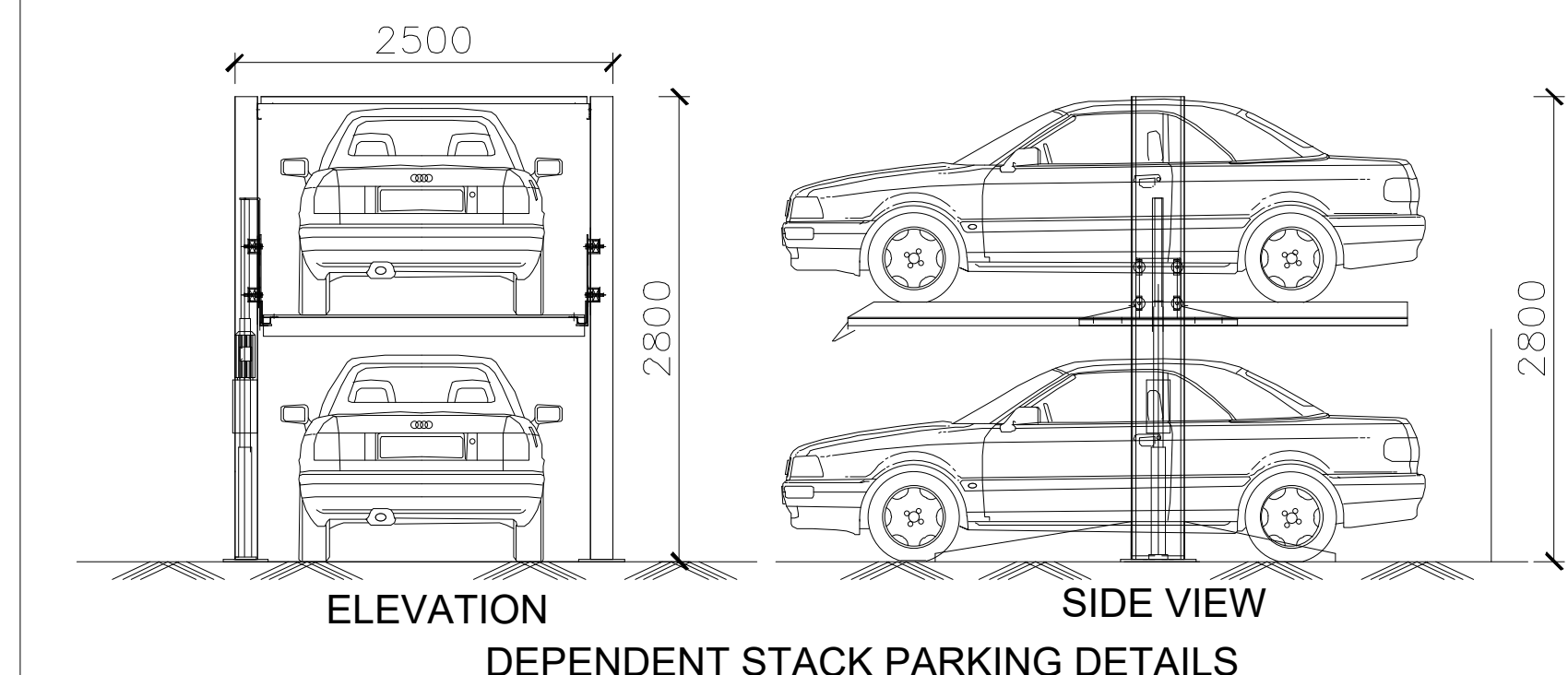


STILT FLOOR PLAN

VOID & BALCONY AREA STATEMENT		
FIRST FLOOR		
1.22 X 0.51-INOS	2.48	
0.61 X 0.51-INOS	0.32	
0.51 X 0.51-INOS	0.25	
0.61 X 0.66-INOS	0.40	
0.51 X 0.45-INOS	0.23	
TOTAL	3.68	
SECOND FLOOR		
1.22 X 0.51-INOS	2.48	
0.51 X 0.61-INOS	0.31	
0.61 X 0.71-INOS	0.43	
0.61 X 0.56-INOS	0.34	
0.51 X 0.46-INOS	0.23	
3.37 X 6.16-INOS	20.77	
TOTAL	24.56	
THIRD FLOOR		
1.22 X 0.51-INOS	2.48	
0.51 X 0.61-INOS	0.31	
0.61 X 0.71-INOS	0.43	
0.61 X 0.56-INOS	0.34	
0.51 X 0.46-INOS	0.23	
7.10 X 2.24-INOS (BALCONY)	12.79	
TOTAL	16.58	
FOURTH FLOOR		
1.22 X 0.51-INOS	2.48	
0.51 X 0.61-INOS	0.31	
0.61 X 0.71-INOS	0.43	
0.61 X 0.56-INOS	0.34	
0.51 X 0.46-INOS	0.23	
7.10 X 2.24-INOS (BALCONY)	12.82	
TOTAL	16.61	
FIFTH FLOOR		
1.22 X 0.51-INOS	2.48	
0.51 X 0.61-INOS	0.31	
0.61 X 0.71-INOS	0.43	
0.61 X 0.56-INOS	0.34	
0.51 X 0.46-INOS	0.23	
7.10 X 2.24-INOS (BALCONY)	12.80	
TOTAL	16.59	



KEY PLAN
N.T.S.



PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL OFFICE BUILDING CONSIST OF STILT + 5 FLOORS COMPRISED IN PLOT NO. C3, OLD S. NO. 23/8C, 23/13A AND 23/13B1, NEW S. NO. 23/13A1A1B, 23/13B1A2, 23/8C1B, IN APPROVED LAYOUT NO:SWP/DTCP/KANCHEEPURAM /LAYOUT NO. 72/2022, TANDALAM VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

NOTE: OSR - GIFT DEED.NO.7994/2022 DATED 25.08.2022

AREA DETAILS		SQ.M
TOTAL AS AS PER PATTA		932.00
TOTAL AS AS PER DEED		931.61
AREA STATEMENT		
FLOORS	FSI AREA	NON FSI AREA
STILT FLOOR (PARKING)	28.21	428.9
FIRST FLOOR	446.01	3.68
SECOND FLOOR	432.58	24.57
THIRD FLOOR	440.57	16.58
FOURTH FLOOR	431.45	16.61
FIFTH FLOOR	422.25	16.59
TERRACE FLOOR	0.00	37.31
TOTAL AREA	2201.07	544.24
TOTAL FSI AREA ACHIEVED		2201.07 / 931.61 = 2.362 FSI
PARKING	REQUIRED	PROVIDED
CAR	19	19
TWO WHEELER	73	76

COLOUR INDEX

SITE BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

SCALE: 1 : 100

BRICK WORK : SUPER STRUCTURE WITH MAIN WALL USING CM 1:5 MORTAR
PARAPET WALL: CM 1:4 MORTAR.
WOOD WORK : MAIN DOOR, TEAK, AND OTHER DOORS KONGU WOOD USING.
RCC WORK : MINIMUM GRADE OF CONCRETE M30
FLOORING : ALL ROOM VITRIFIED TILES FLOORING.
EARTH WORK : ALL EARTH WORK EXCAVATION IN FOUNDATION TO BE DONE AS PER THE DIMENSION GIVEN IN THE SECTION DRAWING.

APPLICANT

GEO TECH ENGINEER

CONSTRUCTION ENGINEER

STRUCTURAL ENGINEER

ARCHITECT

SHEET NO-1/3

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.

