

PP

APPROVAL RECORD

Planning Permission

Kancheepuram

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

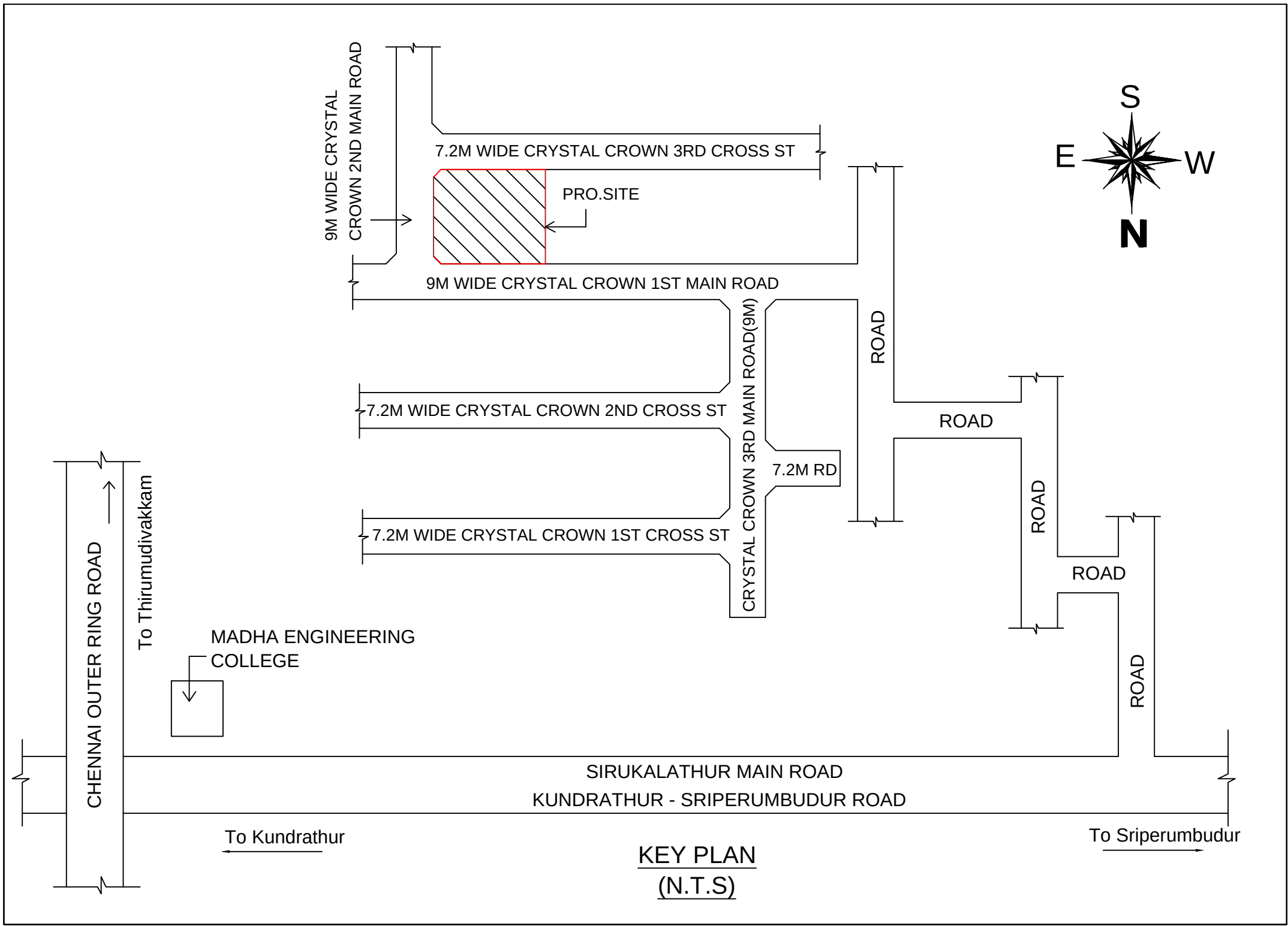
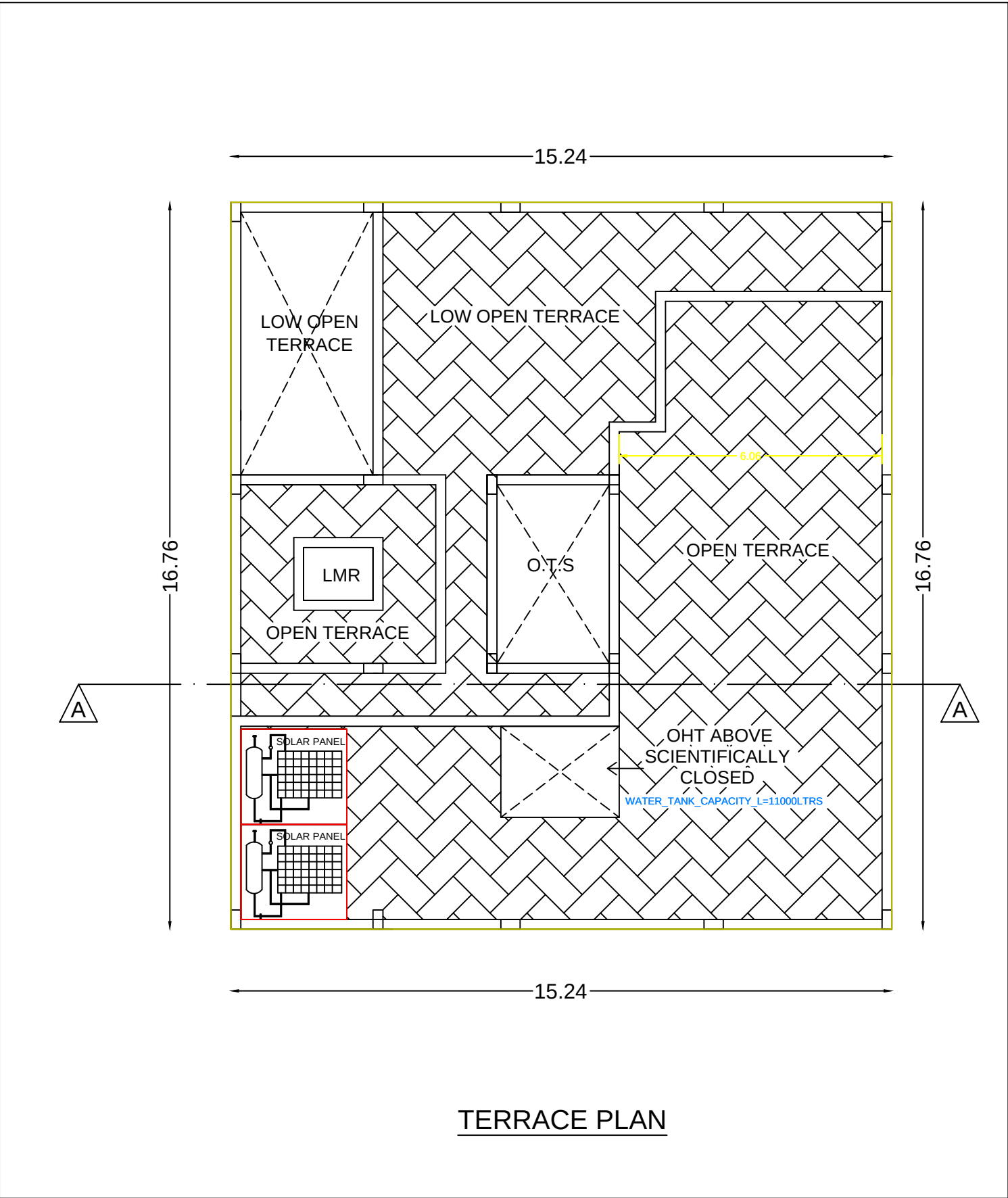
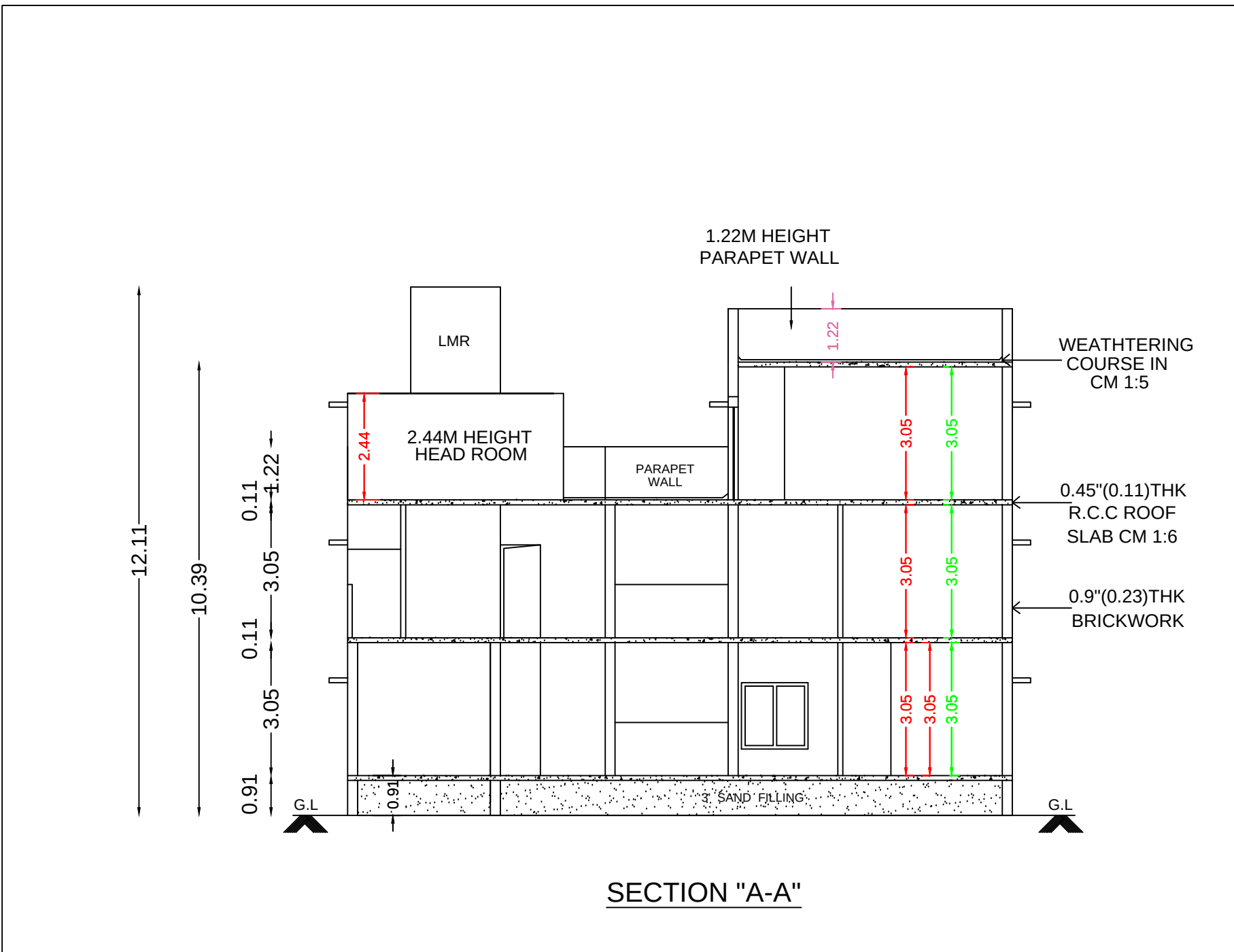
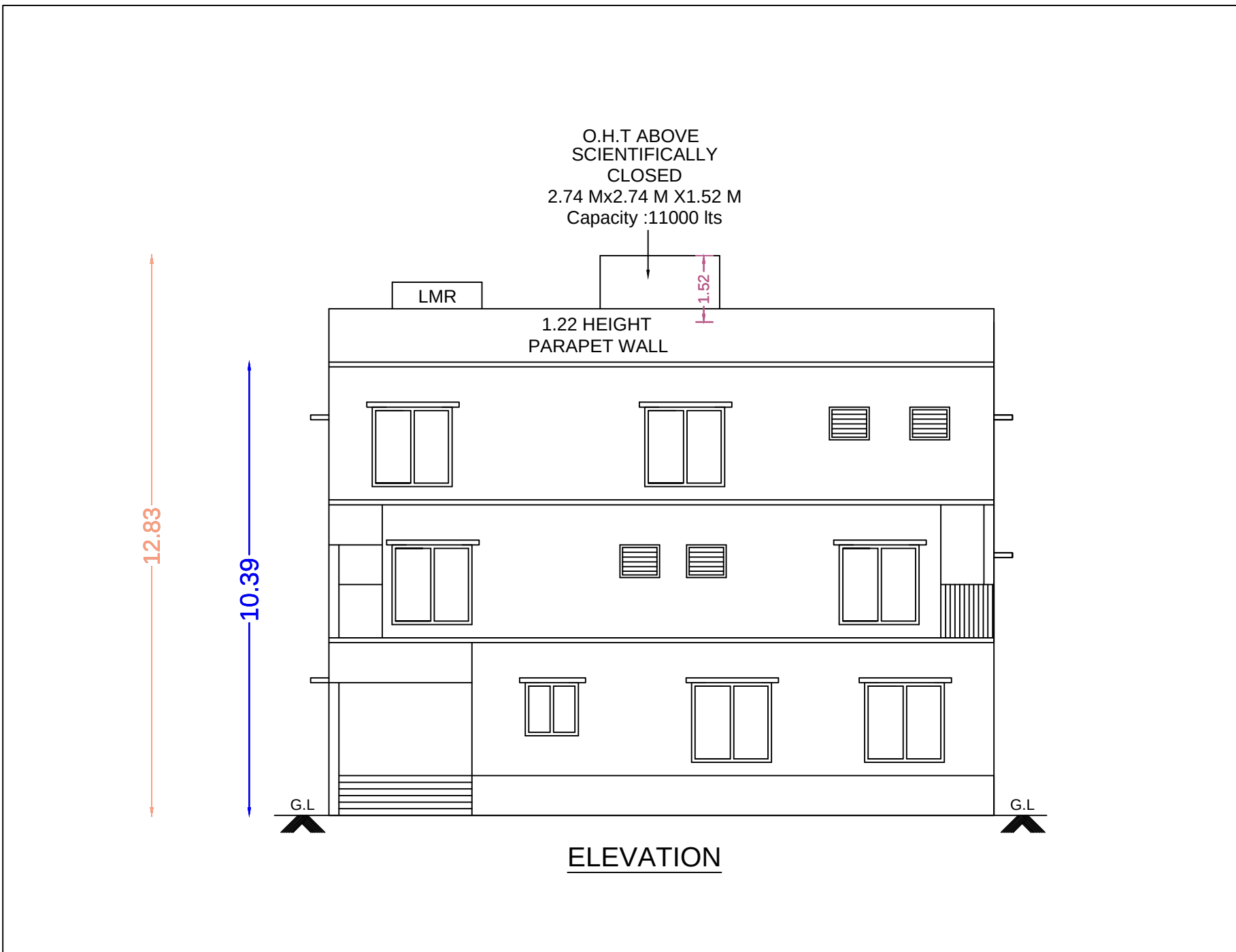
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR (PART) CONSTRUCTION WITH SINGLE DWELLING UNIT OF THE RESIDENTIAL BUILDING AT PLOT NO. 76,77,99,100, "CRYSTAL CROWN BY URBAN TREE", COMPRISED IN SURVEY NO: 274/7A48, 274/7A49, 273/1A13 & 274/7A71 AND 273/1A14, 274/7A72, KAVANUR VILLAGE, SIRUKALATHUR PANCHAYAT, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT. WITHIN KUNDRATHUR PANCHAYAT UNION LIMITS.

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

Layout plan approved vide CMDA No.PPD/LO No.12/2024 (Permit No: 15734),Lr.No: Layout-1/0127/2023, dt:19.01.2024, and by Kundrathur panchayat union in Letter RC No.02/2023-24 dt.13.02.2024.



PLAN INFO
IF HERITAGE TOWN LESS THAN 1KM RADIUS=NO
WHETHER GOVT OR AIDED SCHOOL=NO
NOC FOR CONSTRUCTION NEAR MONUMENT=NO
JURISDICTION TYPE=PANCHAYAT
SURVEY NO=274/7A48 & 274/7A49 & 273/1A13, 274/7A71 & 273/1A14, 274/7A72
PROVISION FOR GREEN BUILDINGS AND SUSTAINABILITY=YES
PLOT NO=76,77,99 & 100, CRYSTAL CROWN BY URBAN TREE
PLOT AREA M2=571.62
AVG PLOT DEPTH=24.97
AVG PLOT WIDTH=21.46
AREA TYPE=OTHERS
ROAD WIDTH=9.00
ROAD LENGTH=21.46
LAND USE ZONE=RESIDENTIAL
RWH DECLARED=YES
PREMIUM FSI REQUIRED=NO
IS APPROVED LAYOUT=YES
IS SWIMMING POOL EXISTS=NO
BUILDING NEAR TO RIVER=NO
BUILDING NEAR MONUMENT=NO
BUILDING NEAR GOVT BLDG=NO
LEASEHOLD LAND=NO
VILLAGE=KAVANUR VILLAGE, SIRUKALATHUR PANCHAYAT
TALUK=KUNDRATHUR
DISTRICT=KANCHEEPURAM
AS PER DOCUMENT=571.91
AS AT SITE=571.62
FMB OR PLR=571.62
SINGLE FAMILY BLDG=YES
CRZ=NO
SECURITY ZONE=NO
ACCESS WIDTH M=9.00
PATTA NO=--
OSR APPLICABLE=NO

SCHEDULE OF JOINERY		
MD	DOOR	1.00X2.13
D	DOOR	0.91X2.13
D1	DOOR	0.76X2.13
O	OPENING	0.91X2.13
W	WINDOW	1.83X1.83
W1	WINDOW	1.52X1.52
W2	WINDOW	1.22X1.22
KW	WINDOW	1.22X0.91
V	VENTILATOR	0.91X0.76
V1	VENTILATOR	0.76X0.76
J	JALLY	1.52X1.52

AREA STATEMENT		
	SQ.MT	SQ.FT
PLOT EXTENT (AS PER DOCUMENT) (EXCLUDING SPLAY)	571.91	6156.00
PLOT EXTENT (AS PER FMB)	571.62	6152.86
PLOT EXTENT (SUPER IMPOSED)	571.62	6152.86
GROUND FLOOR	244.82	2635.22
FIRST FLOOR	224.23	2413.59
SECOND FLOOR (PART)	135.49	1458.40
TOTAL AREA	604.54	6507.21
FSI	1.058	
PLOT COVERAGE	42.82 %	
OPEN SPACE AREA	326.80	3517.64
Non-FSI AREA		
HEADROOM AREA	22.63	243.58

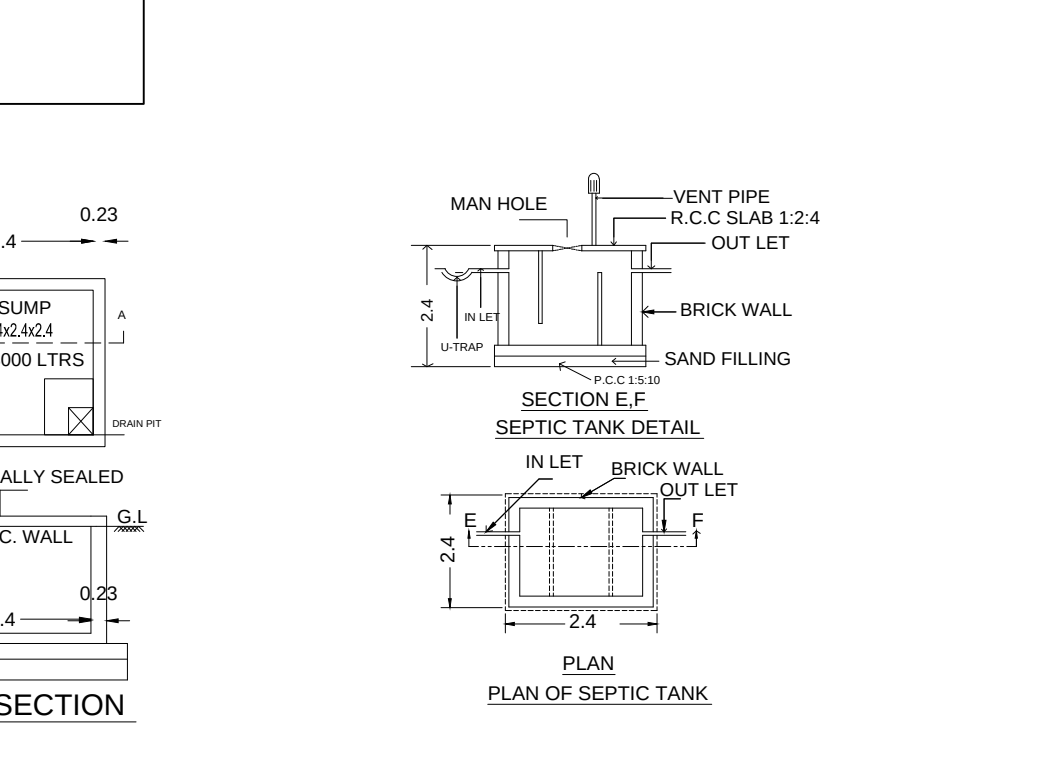
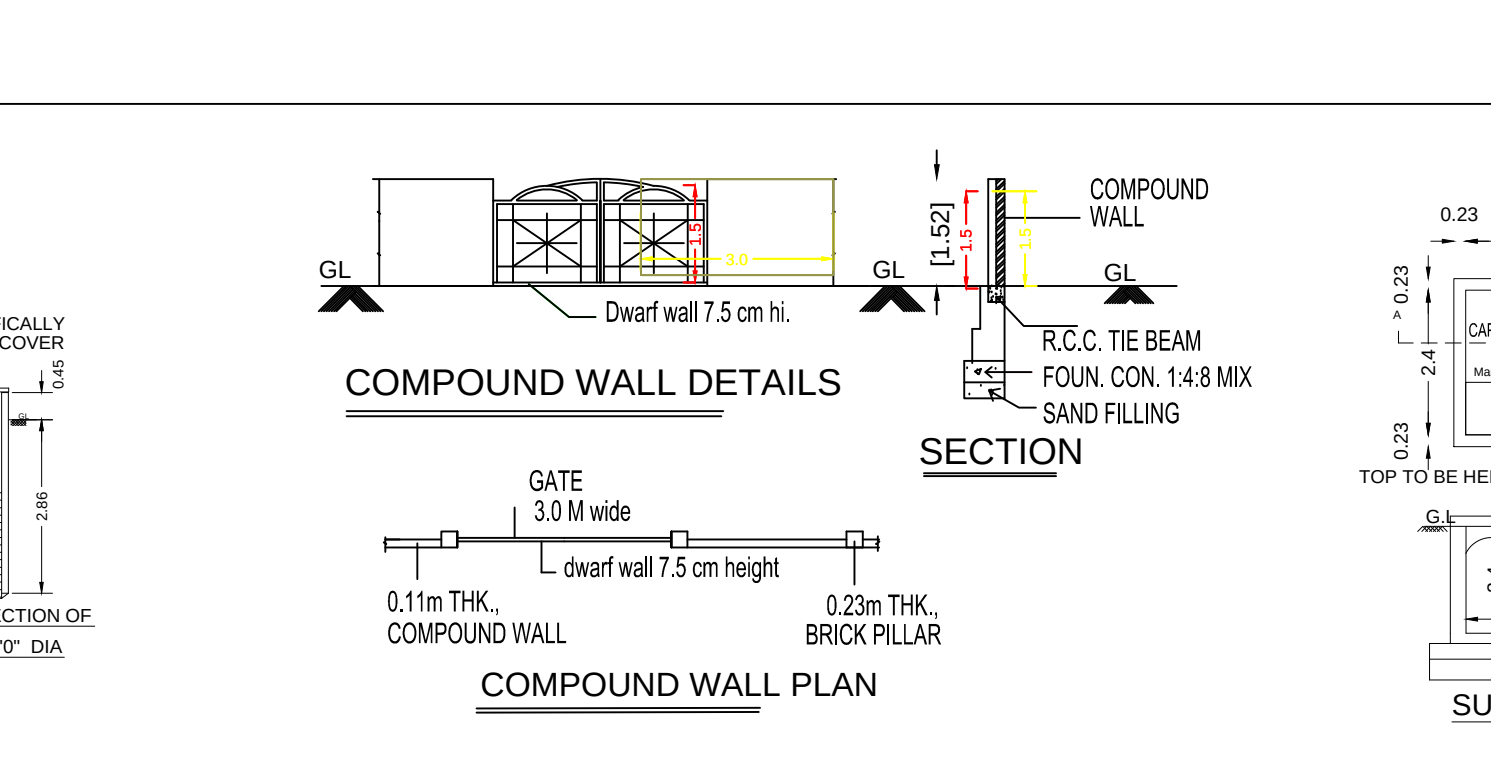
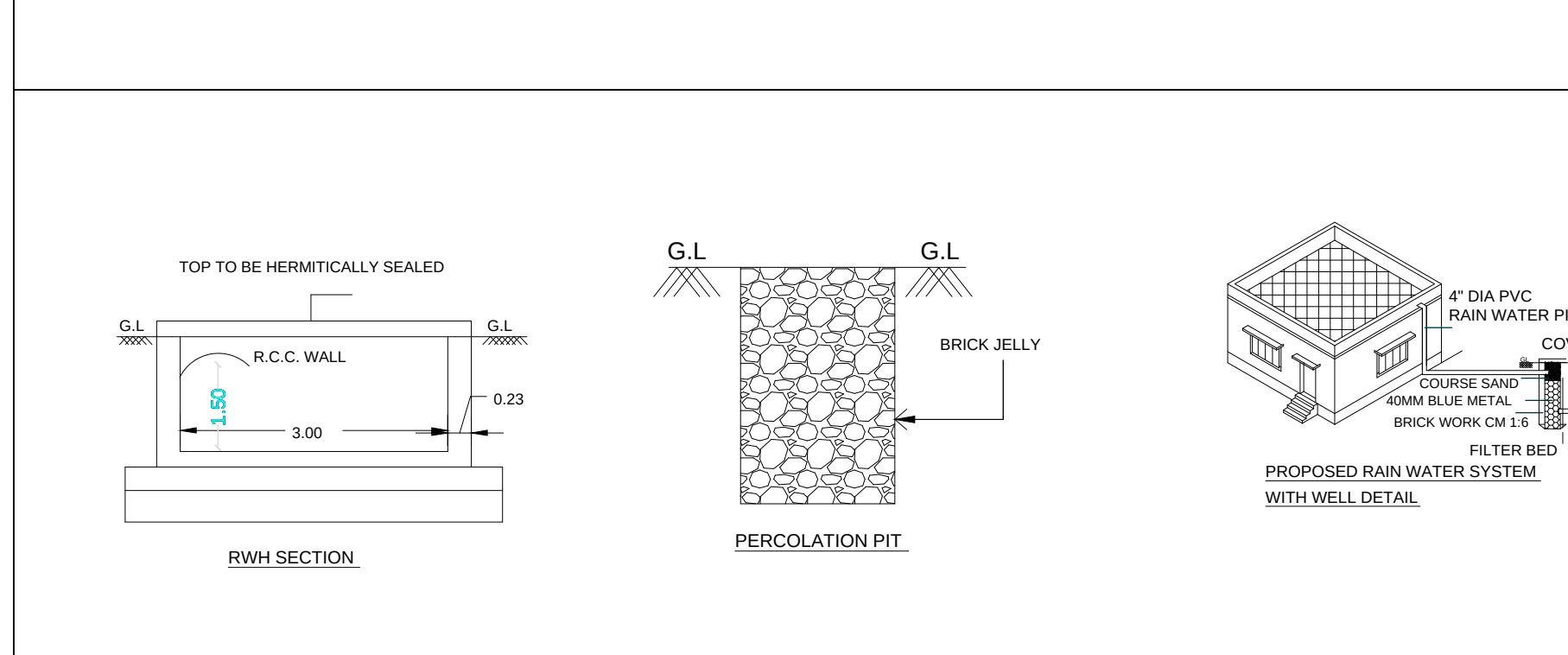
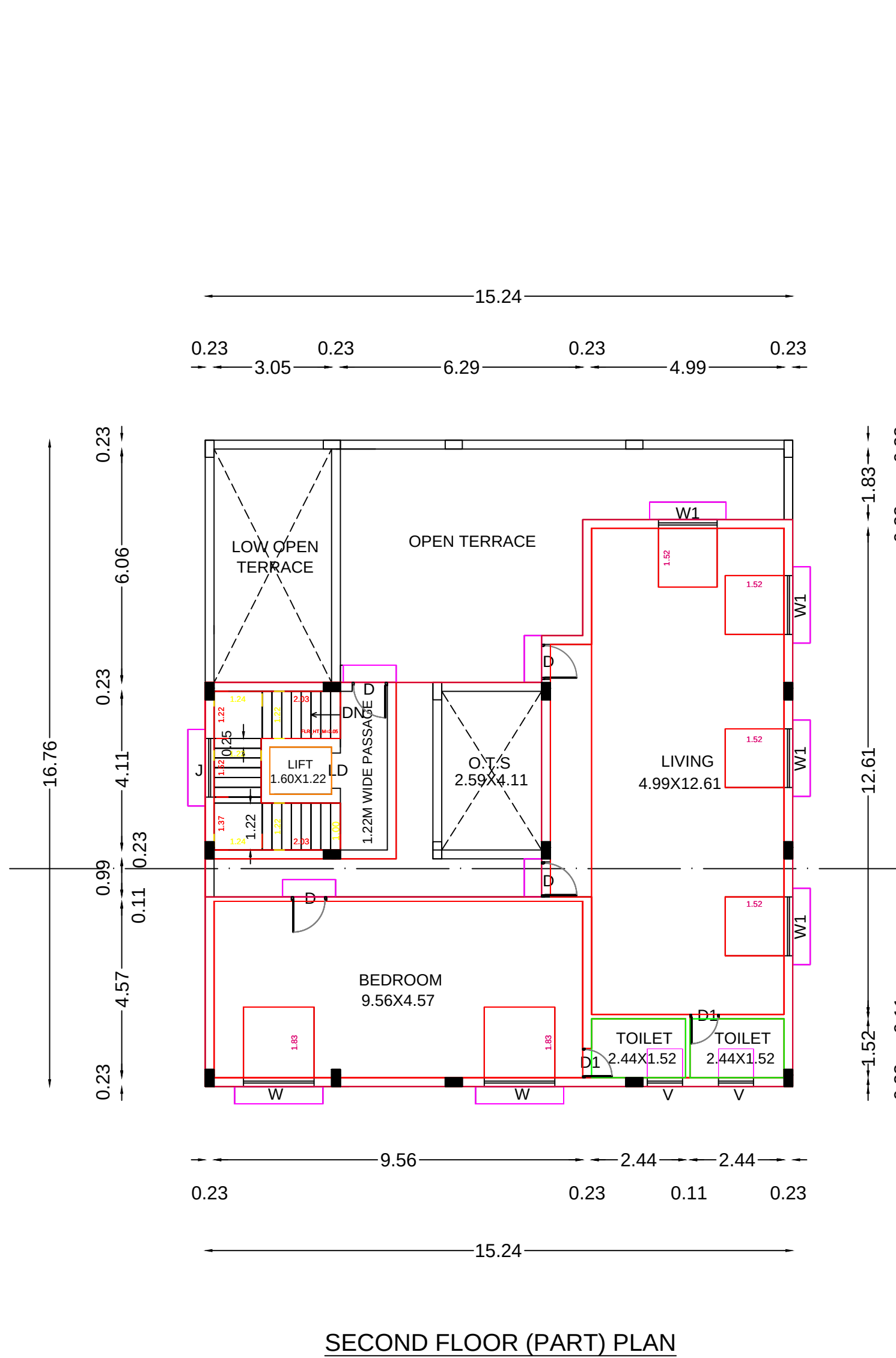
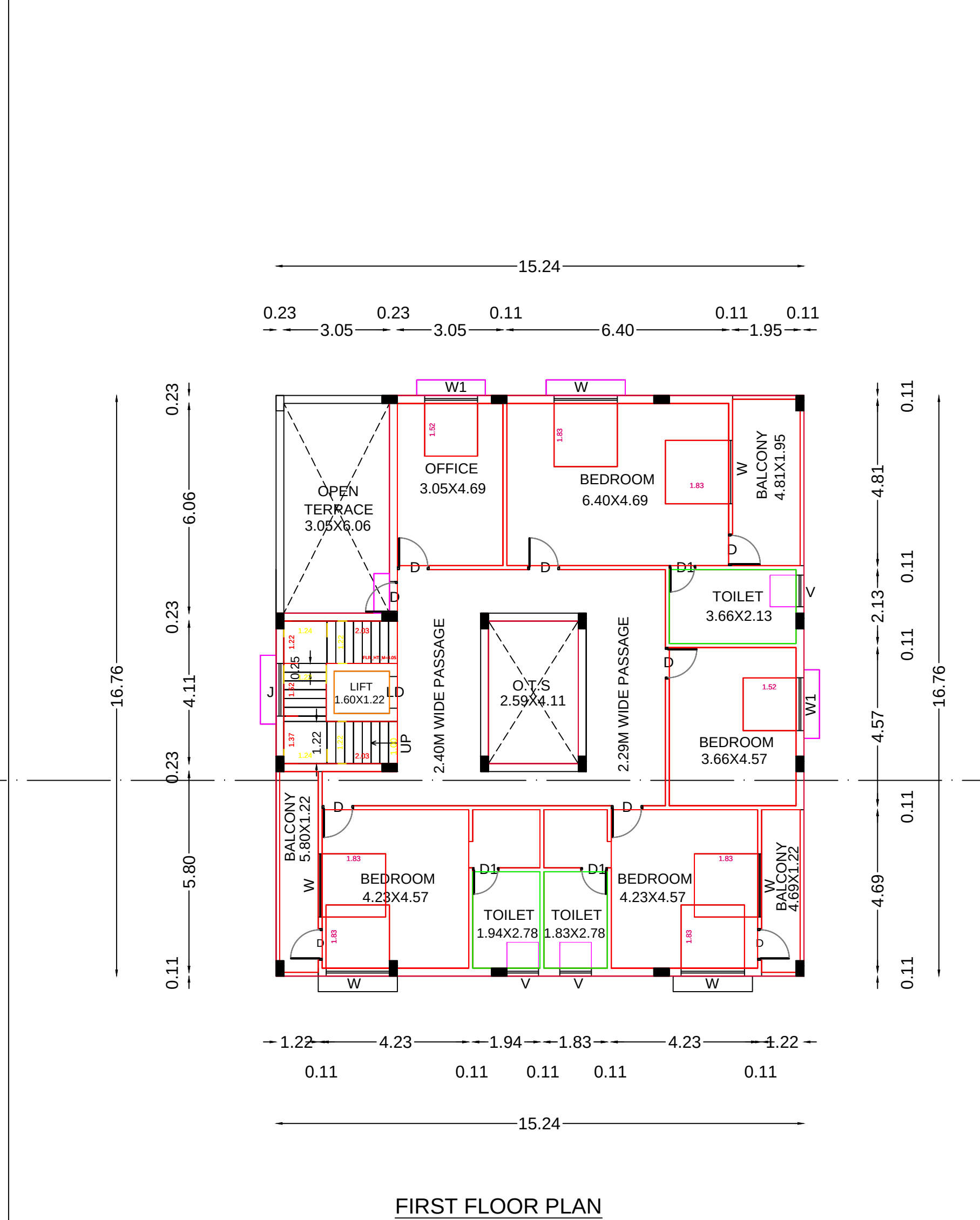
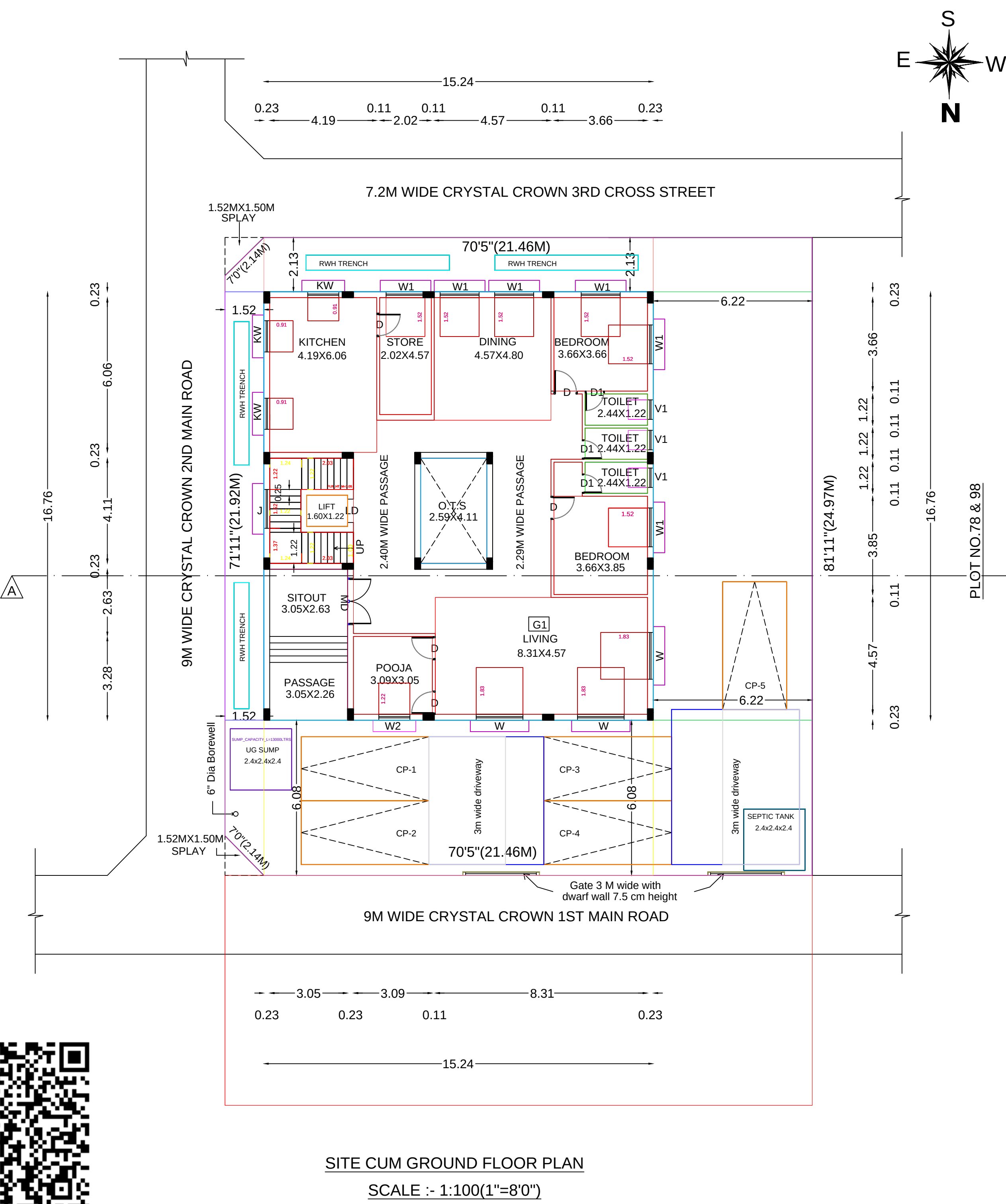
PARKING DETAILS					
DWELLING UNIT NO	DWELLING UNIT AREA(sq.m)	CAR PARKING		TWO WHEELER	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
G1 (DUPLEX)	585.19	5	5	-	-
TOTAL		5	5	-	-

COLOUR INDEX				
	PROPOSED			
	SITE BOUNDARY			
	ROAD			

(Mr.K.GOPINATH AND Mrs.RAMAYEE MANICKAM)
OWNER

M.RAMAMURTHY,B.E.F.I.V.,
REGISTERED ENGINEER Gr-I
RE / GR-1 / 19/03/075
G1-VIJAY MARA,
14,KARUMARIAMMAN NAGAR,
WEST TAMBARAM, CHENNAI-600 045
Cell:9884336669.

LICENSED SURVEYOR



D: Sys 1 / Jeevakasi / Approval -25 /173 / GOPINATH&RAMAYEE MANICKAM.DWG

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.

