

PP

APPROVAL RECORD

Planning Permission

Kancheepuram

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

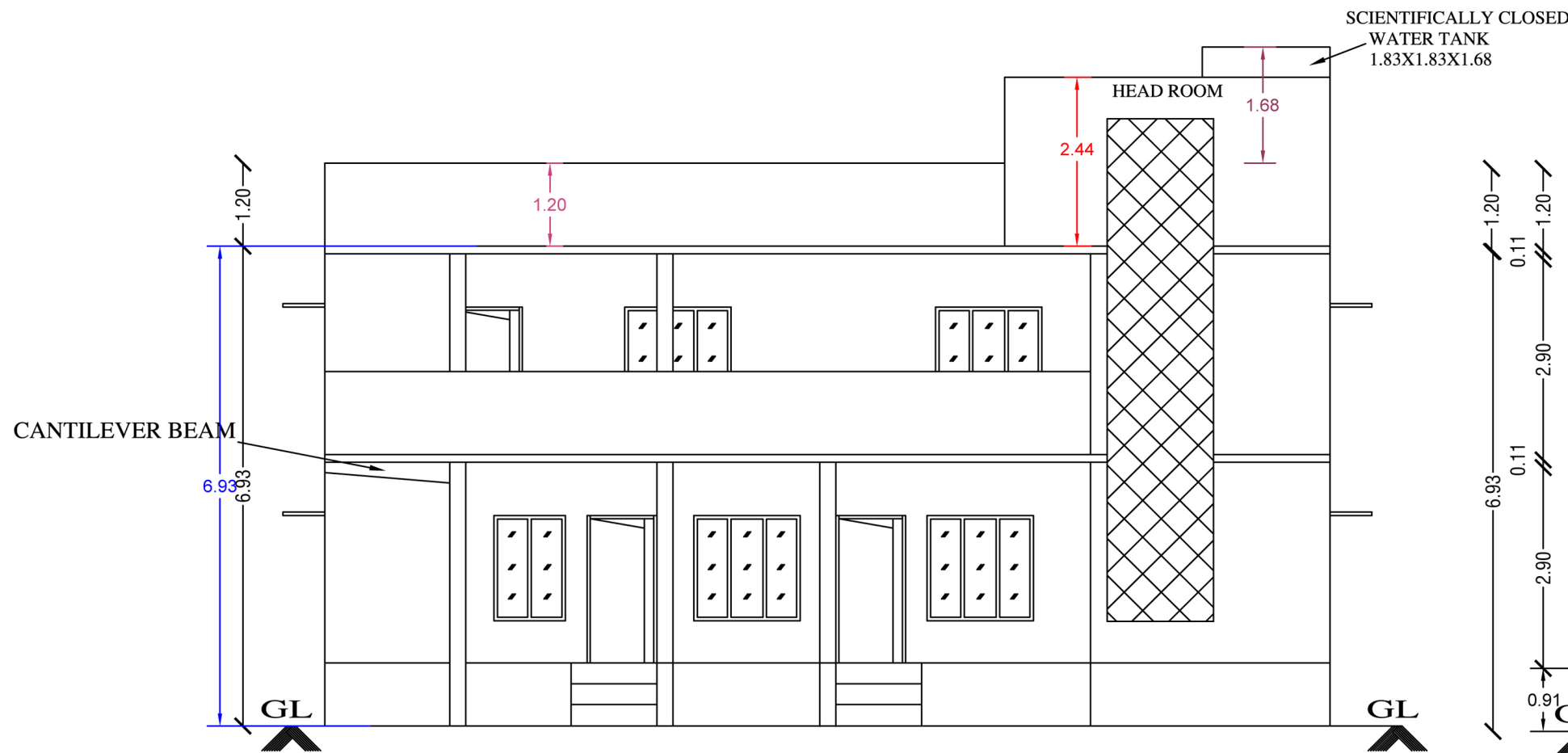
The approval as the planning authority issued it, reproduced in full behind this page.

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

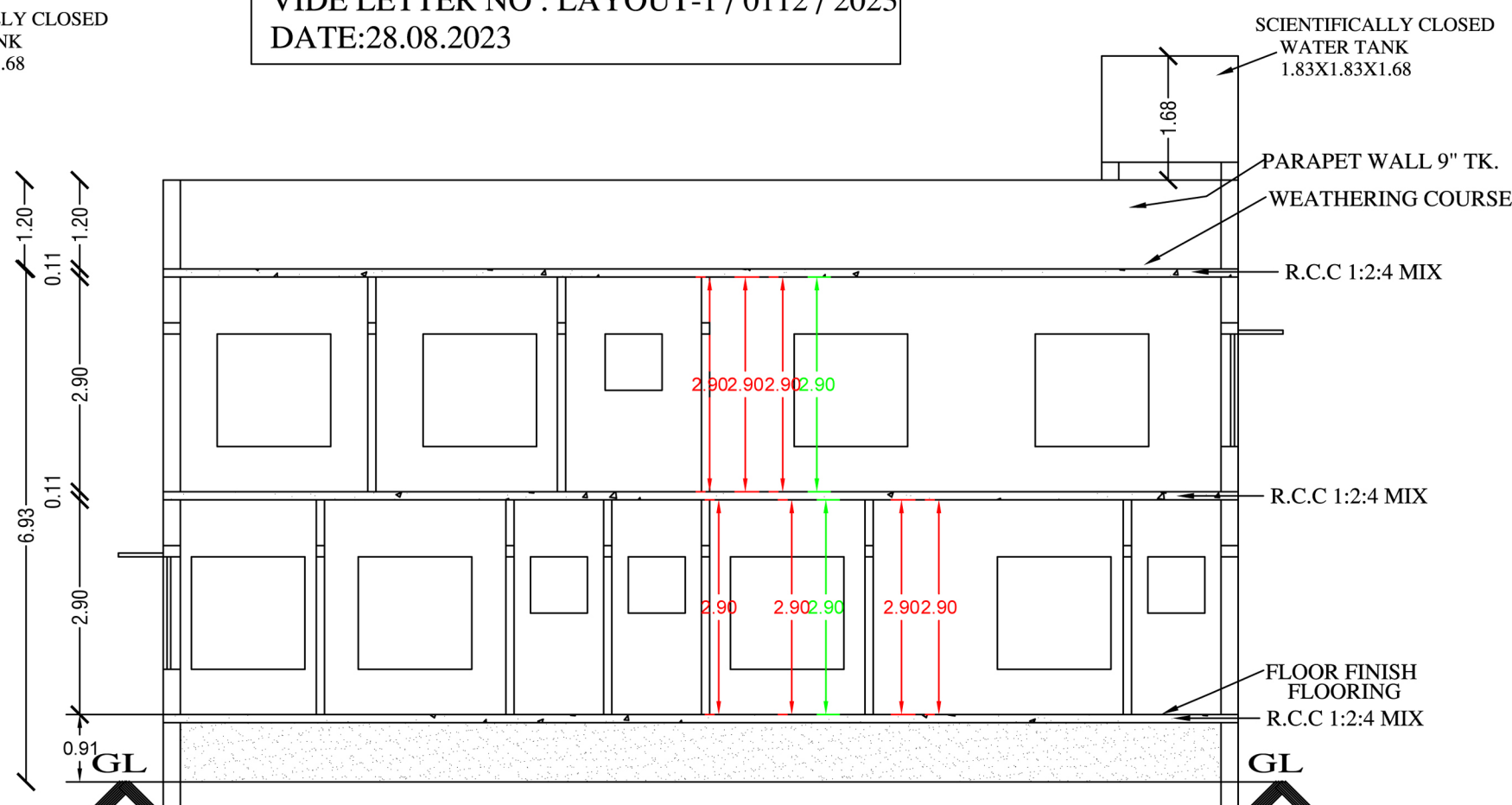
PLAN SHOWING THE PROPOSED GROUND FLOOR & FIRST FLOOR CONSTRUCTION OF RESIDENTIAL BUILDING
AT PLOT NOS:80 & 81" VGN HIGHLAND" IN OLD S.NO:260 AND SUB DIVISION S.NO:260/1A1A1, AS PER PATTA NEW S.NOs:260/12 &260/13,
PATTA NOS:2170 &2171 OF THARAPAKKAM VILLAGE, KUNDRATHUR PANCHAYAT UNION, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT.

OWNER NAME: Mr.GOPINATH B &
Mrs.G.S.SHRUTHI

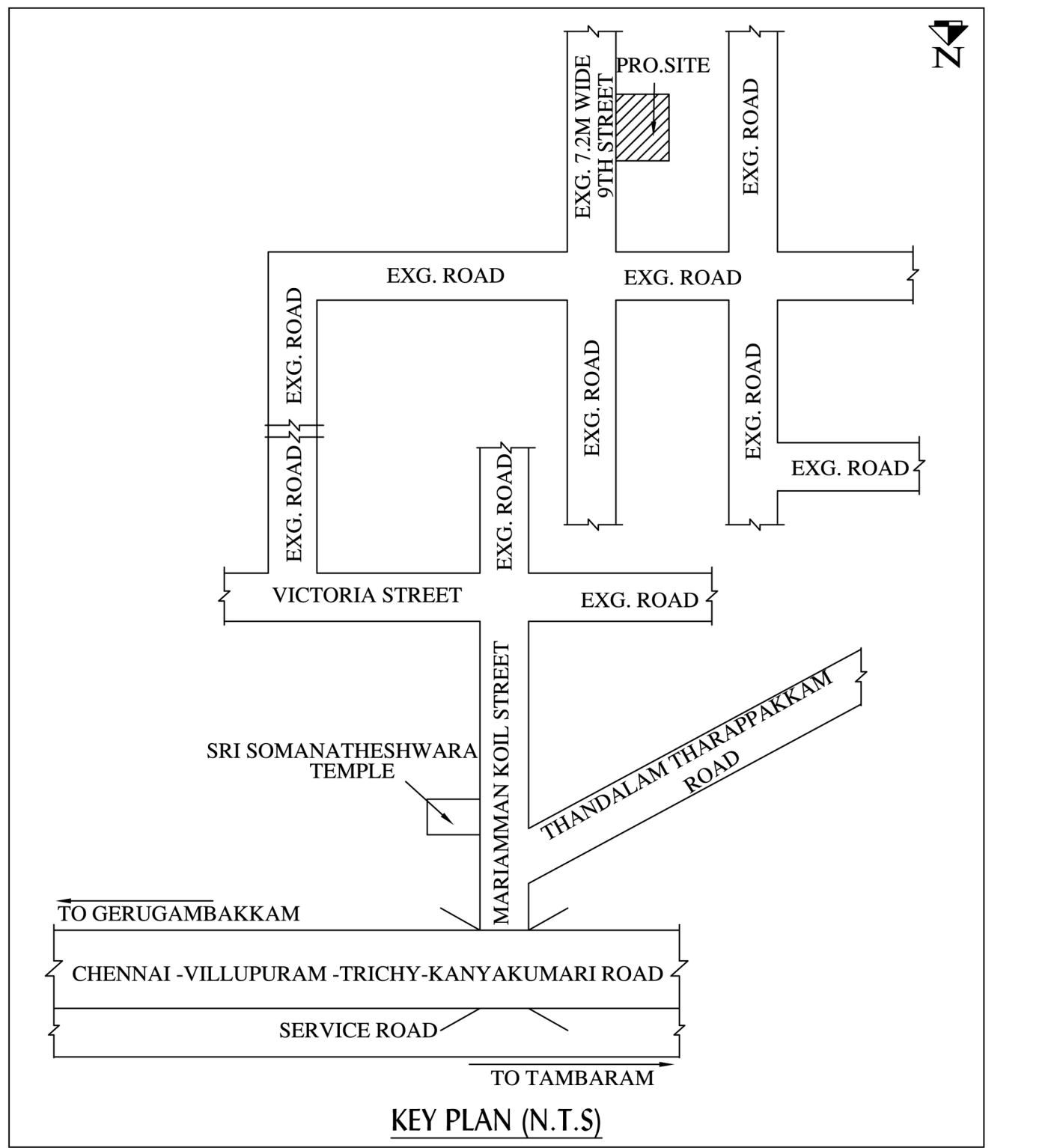
LAYOUT WAS APPROVED BY CMDA:
PPD/LO NO: 224/2023
VIDE LETTER NO : LAYOUT-1 / 0112 / 2023
DATE:28.08.2023



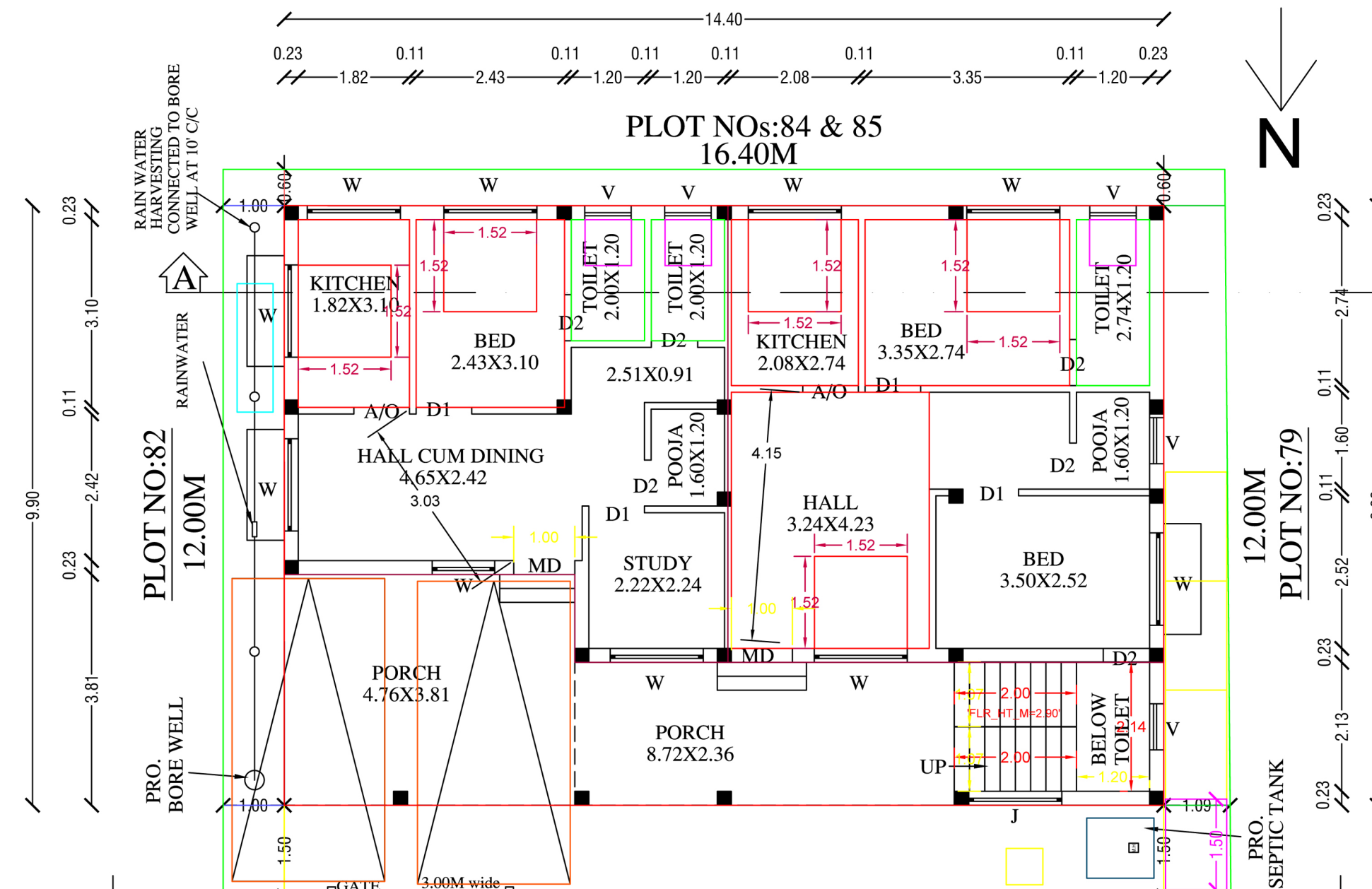
FRONT ELEVATION



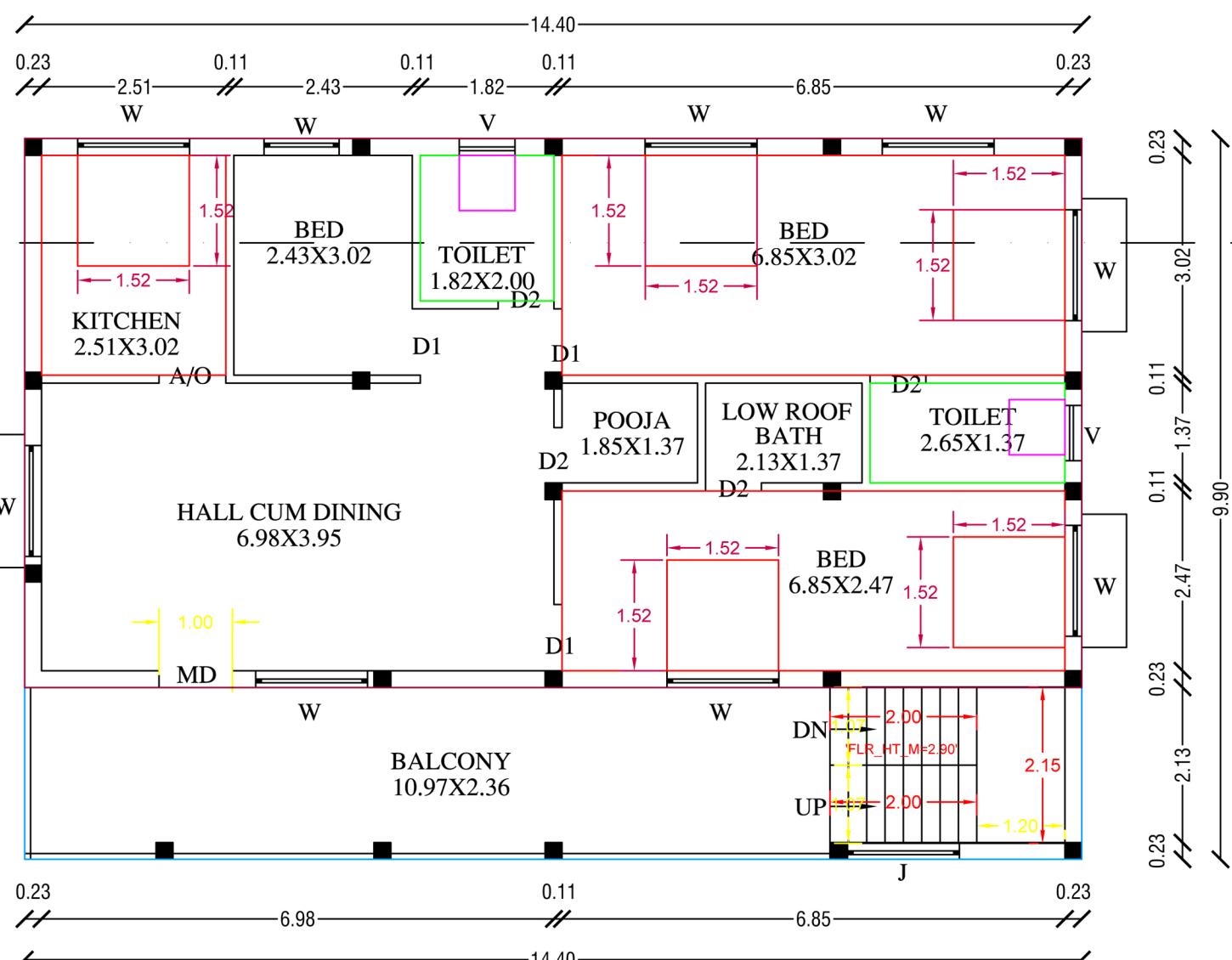
SECTION : "A-A"



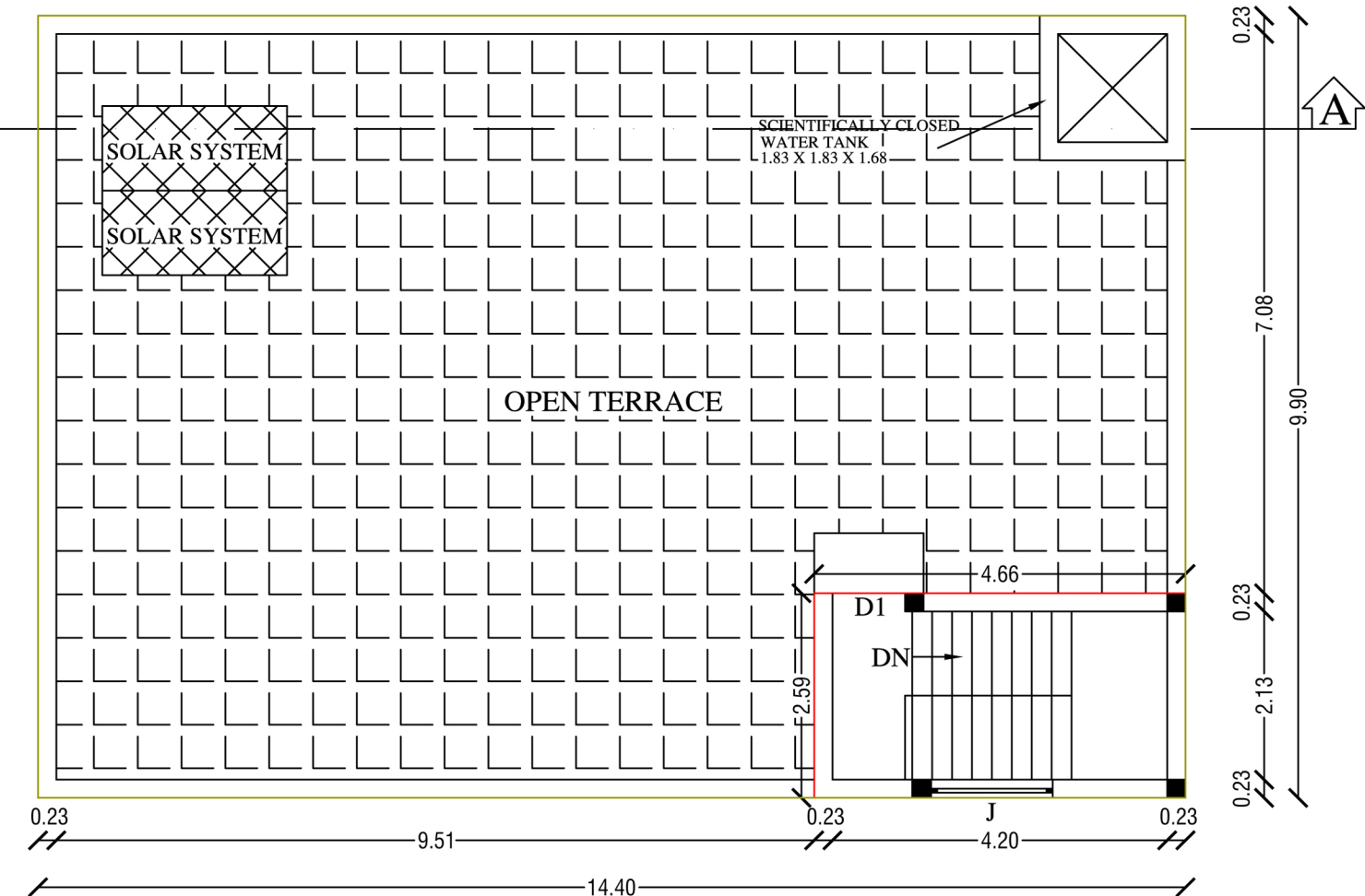
KEY PLAN (N.T.S)



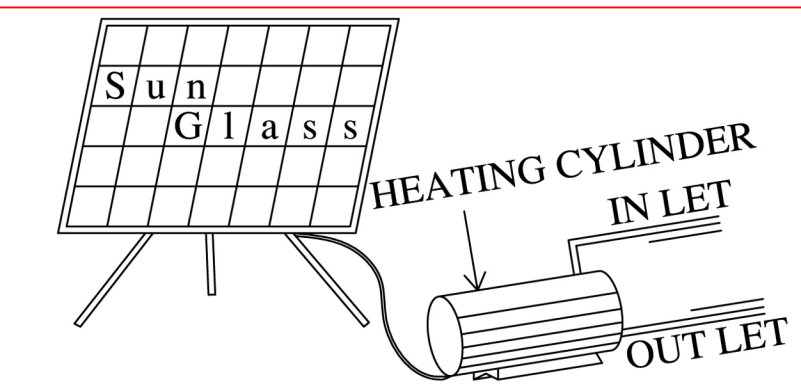
SITE PLAN CUM
GROUND FLOOR PLAN



FIRST FLOOR PLAN

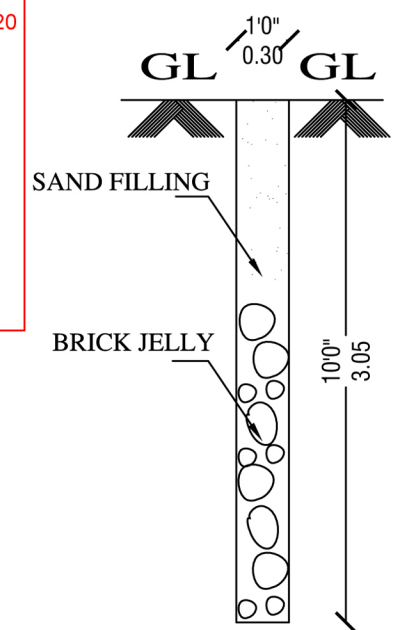


TERRACE FLOOR PLAN

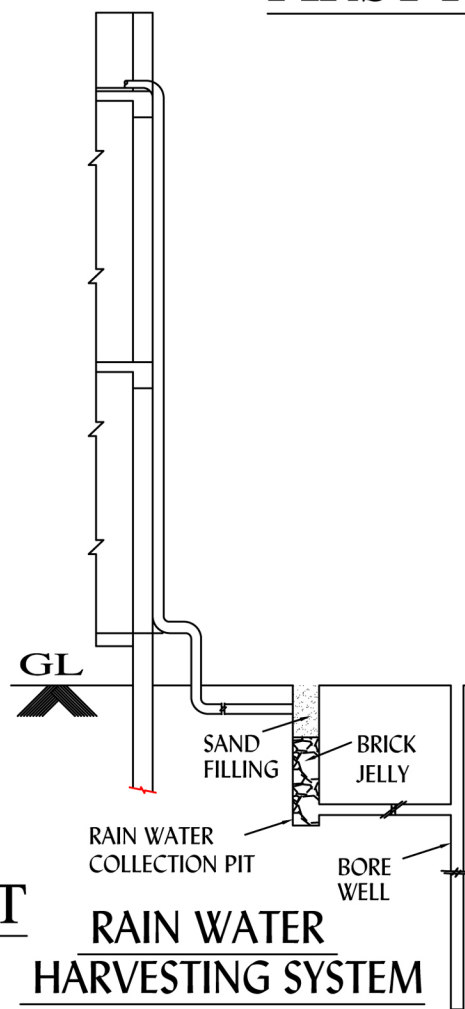


SOLAR WATER HEATING SYSTEM

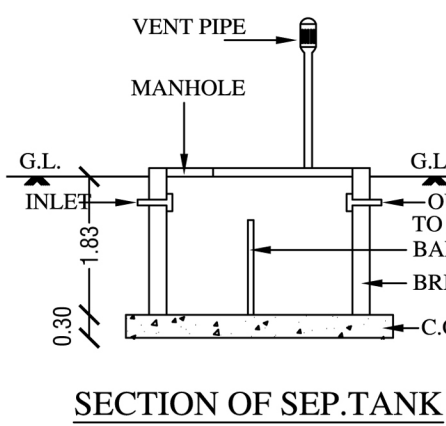
SCALE-1:30



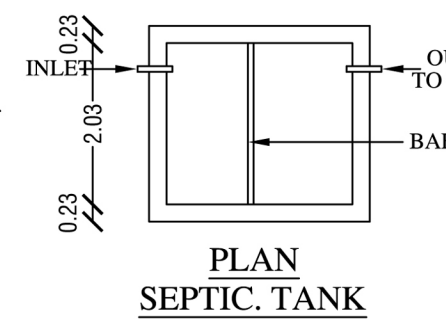
PERCOLATION PIT



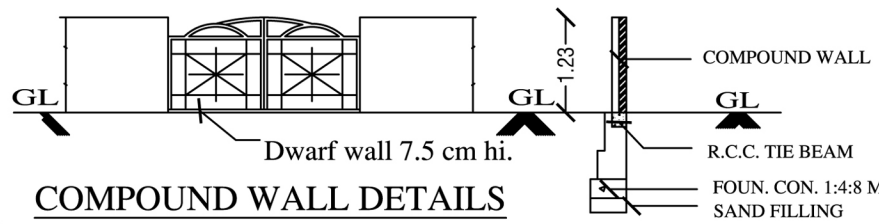
RAIN WATER
HARVESTING SYSTEM



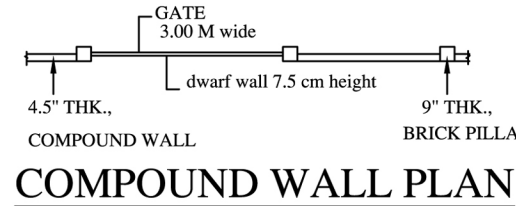
SECTION OF SEP. TANK



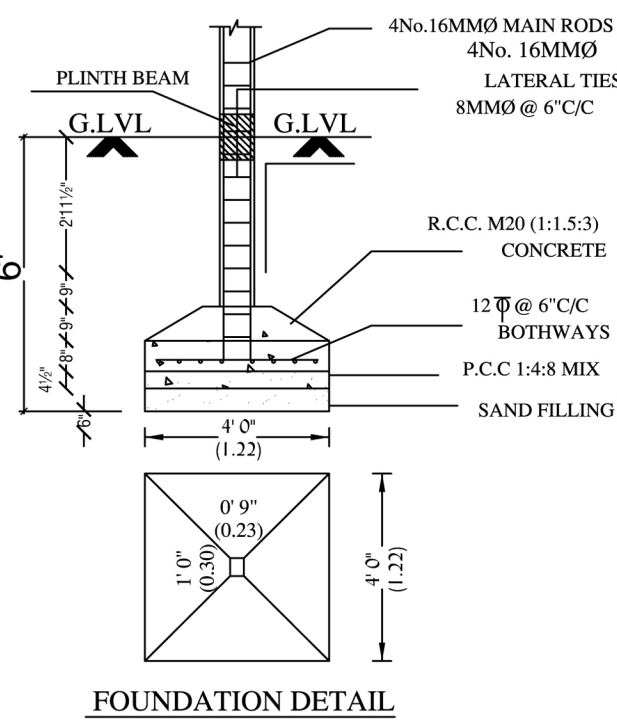
PLAN
SEPTIC. TANK



COMPOUND WALL DETAILS



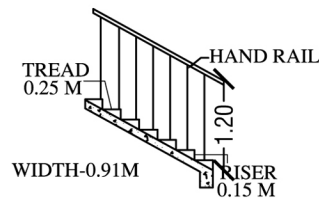
COMPOUND WALL PLAN



FOUNDATION DETAIL

[SCALE: 1:50]

PLAN_INFO
APPLICANT_NAME=Mr.GOPINATH B &Mrs.G.S.SHRUTHI
PLOT_AREA_M2=197.32
AS_AT_SITE=197.40
FMB_OR_PLR=197.00
AS_PER_DOCUMENT=197.32
PLOT_NO=80 & 81
TALUK=KUNDRATHUR
DISTRICT=KANCHEEPURAM
AVG_PLOT_DEPTH=12.00
AVG_PLOT_WIDTH=16.45
AREA_TYPE=OTHERS
ROAD_WIDTH=7.20
ROAD_LENGTH=16.50
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.20
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=PRIMARY RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO=260/12 &260/13
PATTA_NO=2170 &2171
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

JOINERIES			
MAIN DOOR	MD		
ARCH OPEN	A/O		
DOOR	D1		
DOOR	D2		
WINDOW	W		
VENTILATOR	V		
JOLLY	J		
COLOUR INDEX	STAIRCASE		
PROPOSED			
EXG.ROAD			
SITE BOUNDARY			
ALL DIMENSION ARE IN Mtr	DATE :19/05/2025		
EXTENT	IN	SQFTS	SQMTS
PLOT AREA(AS PER DOC.)		2124.00	197.32
PLOT AREA (AS PER PATTA)		2120.50	197.00
PLINTH AREA OF G.FLOOR		1181.56	109.77
PORCH AREA		352.95	32.79
PLINTH AREA OF F.FLOOR		1534.51	142.56
TOTAL AREA		3069.02	285.12
F.S.I		1.44	
COVERAGE		72.36%	
<u>NON-FSI AREA</u>			
HEADROOM AREA		129.92	12.07

B. Ganesan
R. Ganesan, B. Tech.,
Registered Engineer
CMDA: RE/GR-II/19/03/007
Structural Engineer
Tambaram City Municipal Corporation
Maraimalai Nagar Municipality
Nandhivaram - Guduvanchery Municipality
Kundrathur Municipality
Royal Planners
No. 29/6, Phoenix Towers, Venkatesan Street,
West Tambaram, Chennai - 600 045.
Phone: 044 - 2226 4757, 044 - 2226 4216

OWNER

Cell No. 94442 50437

R. GANESAN, B. Tech.,

Registered Engineer

CMDA: RE/GR-II/19/03/007

Structural Engineer

Tambaram City Municipal Corporation

Maraimalai Nagar Municipality

Nandhivaram - Guduvanchery Municipality

Kundrathur Municipality

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No. 29/6, Phoenix Towers, Venkatesan Street,

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Phone: 044 - 2226 4757, 044 - 2226 4216

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.

