

PP

APPROVAL RECORD

Planning Permission

Valayakkaranai
Kancheepuram district, Tamil Nadu

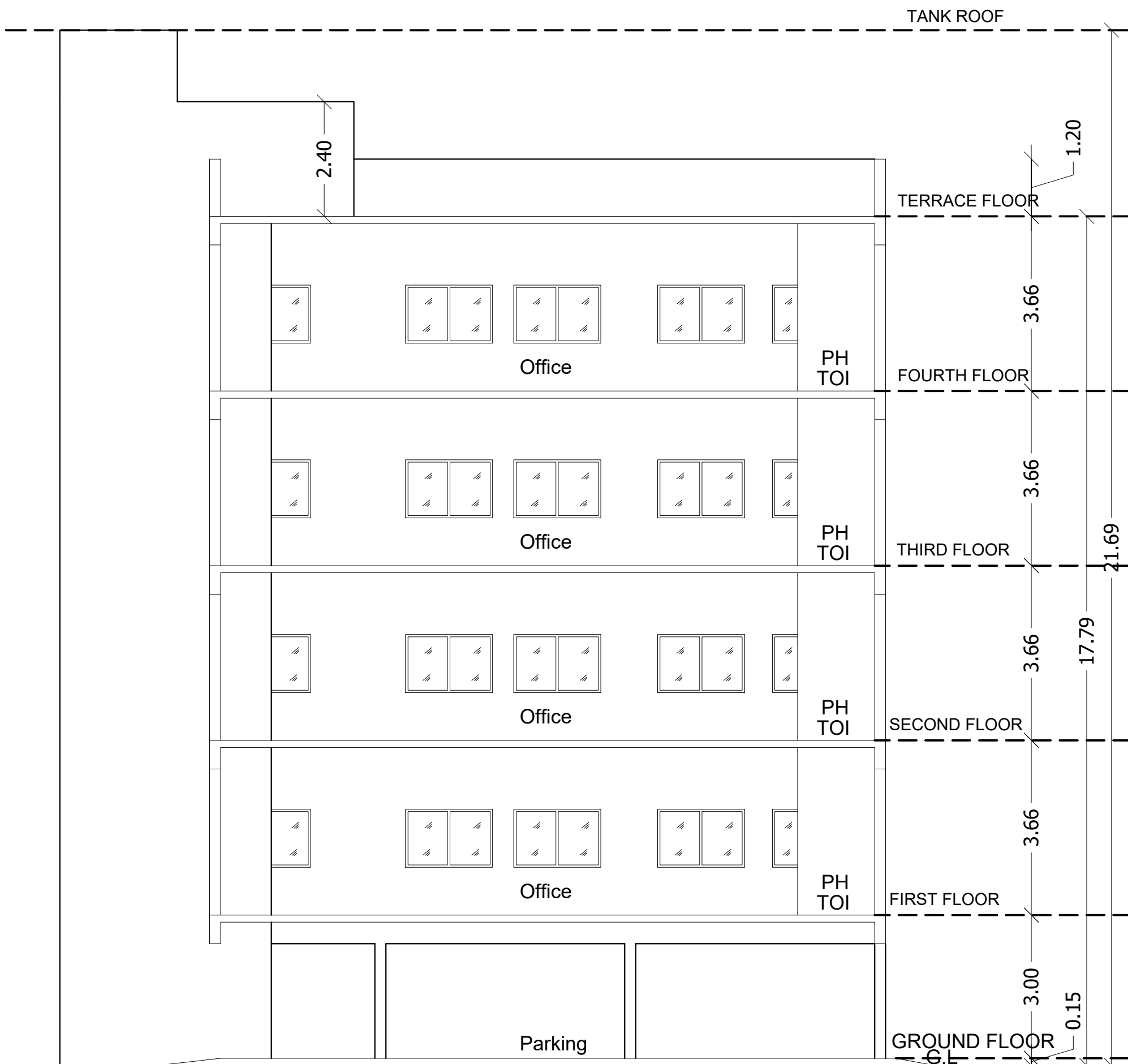
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Commercial

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

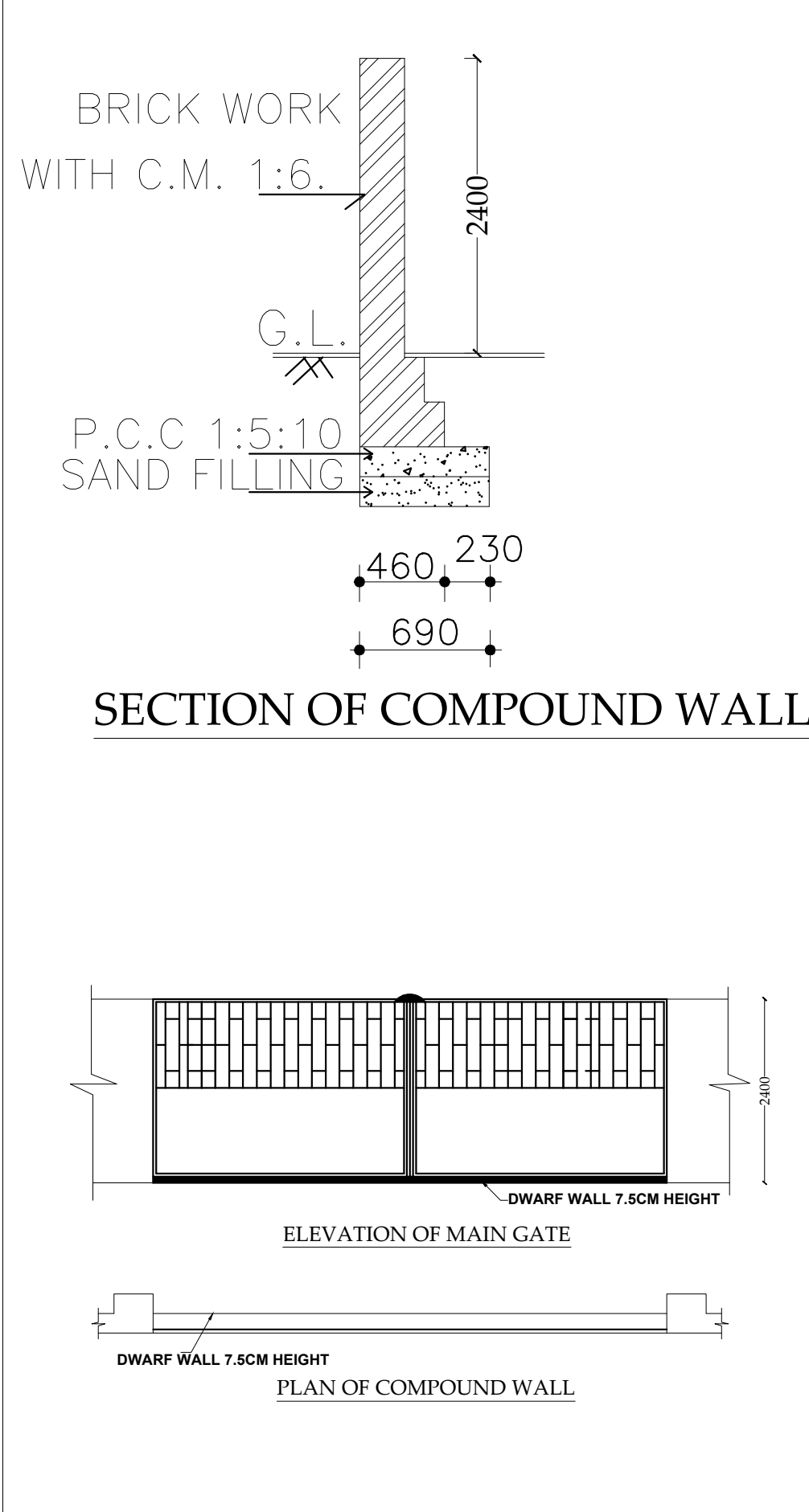
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



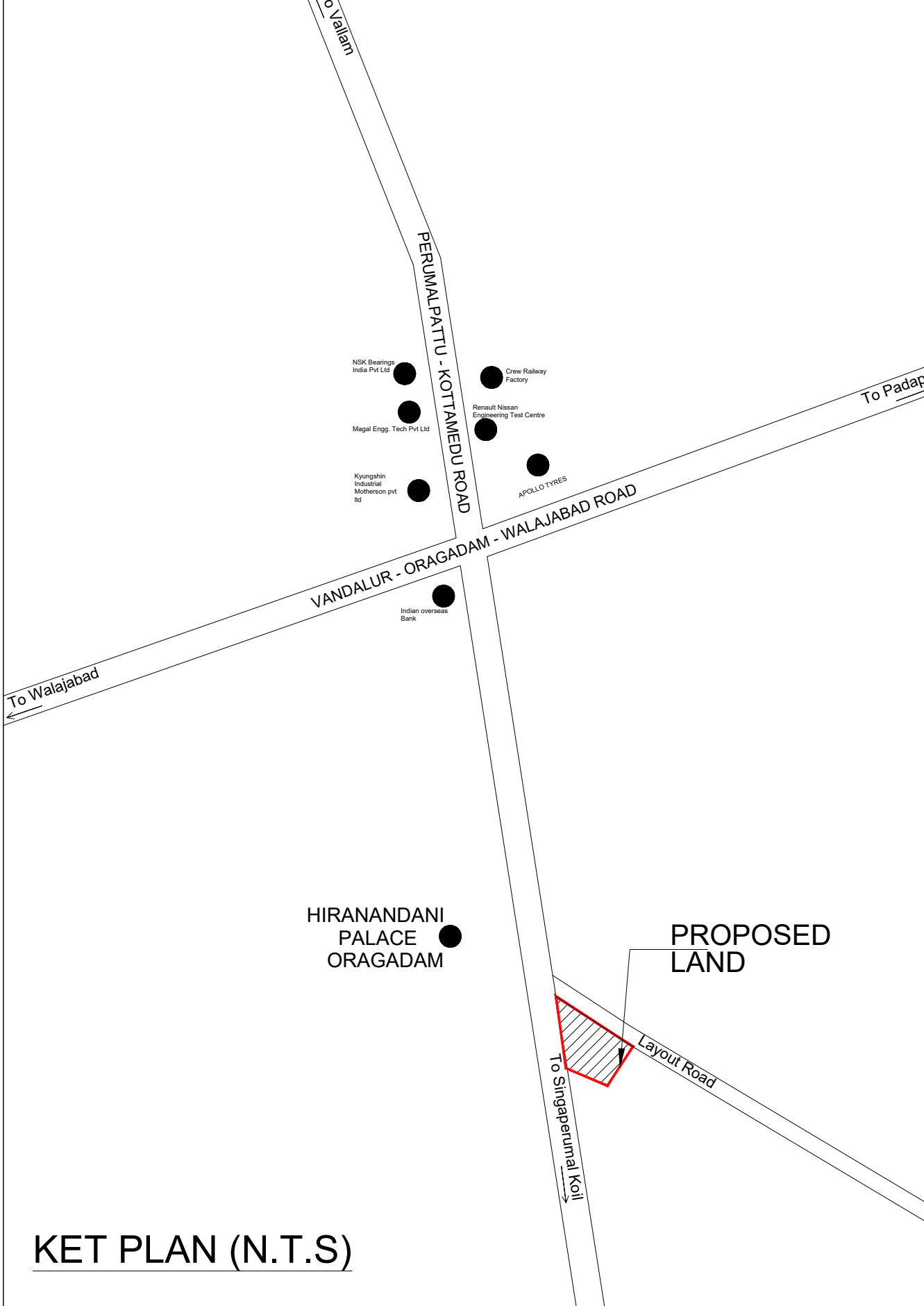
SECTION A-A
SCALE - 1: 100



SOUTH SIDE ELEVATION
SCALE - 1: 100



SECTION OF COMPOUND WALL



KET PLAN (N.T.S)

Site Plan Showing The Proposed Commercial Building at Shop No -2 Comprised Survey No.21A/114, Approved Residential Layout L.P/DTCP No : 31 / 2015 Valayakaranai Village, Kundrathur Taluk, Kancheepuram District

AREA STATEMENT (In Sq.M)			
S.NO	DESCRIPTION	FSI AREA (In Sq.m)	NON-FSI TOTAL BUILTUP AREA (In Sq.m)
1.	Stilt Floor - Parking	-	21.87
	First Floor - Office	182.80	182.80
	Second Floor - Office	182.80	182.80
	Third Floor - Office	182.80	182.80
	Fourth Floor - Office	182.80	182.80
2.	Septic Tank	-	36.54
3.	UG Sump & Fire Sump	-	15.00
Total		731.20	85.41

Plot Extent (As per Patta) 481.00 Sq.m (0.119 Acres)

FSI AREA = 731.20 / 481.00 = 1.520 < 2.00

NOTES:-
1.ALL DIMENSIONS & LEVELS ARE IN "M"

PARKING DETAILS (IN Sq.m)		
DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING 1 PARKING FOR EVERY 100 Sqm OF OFFICE AREA = 731.20 / 100 = 7.31	08 NOS	08 NOS
TWO WHEELER PARKING 1 PARKING FOR EVERY 25 Sqm OF OFFICE AREA = 731.20 / 25 = 29.2	30 NOS	30 NOS

Total No Of Labours		25 Nos
Gents		15 Nos
Ladies		10 Nos

Sanitation Details	Required	Provided
WC	2 Nos	2 Nos
Urinals	1 No	1 Nos

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
D	DOOR	1.07 x 2.10
W	WINDOW	1.83 x 1.20
V	VENTILATOR	0.60 x 0.90

SPECIFICATION:-
FOUNDATION AND BASEMENT IN RCC PEDESTAL AND PLINTH BEAM OVER A BED OF RCC 1:4:8, 0.15 M THICK AS PER STRUCTURAL DETAILS.
SUPER STRUCTURE:-
SUPER STRUCTURE IN 0.20 TH, 0.12TH. COUNTRY BURNT SOLID BLOCK WALLS WITH CEMENT MORTAR 1:5

FOOTING, COLUMNS, PLINTH BEAMS, LINTEL, SUNSHADE & FLOOR WITH RCC 1:1.5:3 USING 20MM NOMINAL SIZE BROCKEN STONES.

WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH. FINISHING THE WALL PRIMING COAT

FLOORING
FINISHING THE FLOOR WITH 20 TH GRANO FLOORING OVER A BED OF PCC 1:4:8 6" TH. AND RIVER SAND

DOORS & WINDOWS
DOORS WITH COUNTRY WOODEN FRAMES, 32 TH. FLUSH DOOR SHUTTERS, SS FASTENINGS, PAINT FINISH
WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS

COLOUR INDEX:-
PROPOSED BUILDING
DRIVEWAY
EXISTING ROAD
SITE BOUNDARY

OWNER:

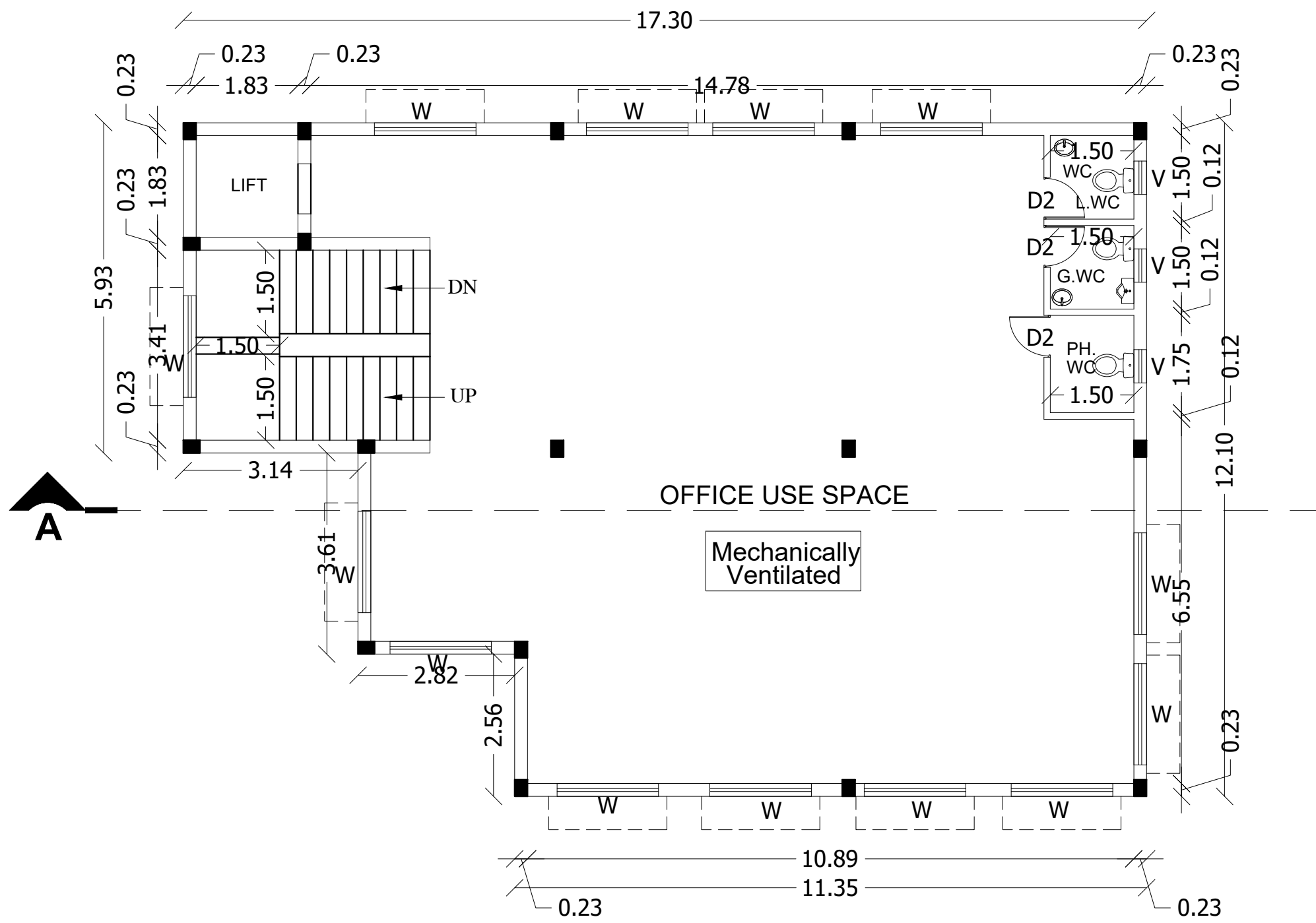
ARCHITECT :-

Dhinesh T Architect
CA / 2009 / 43967
10/2nd Street, Kanchipuram Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

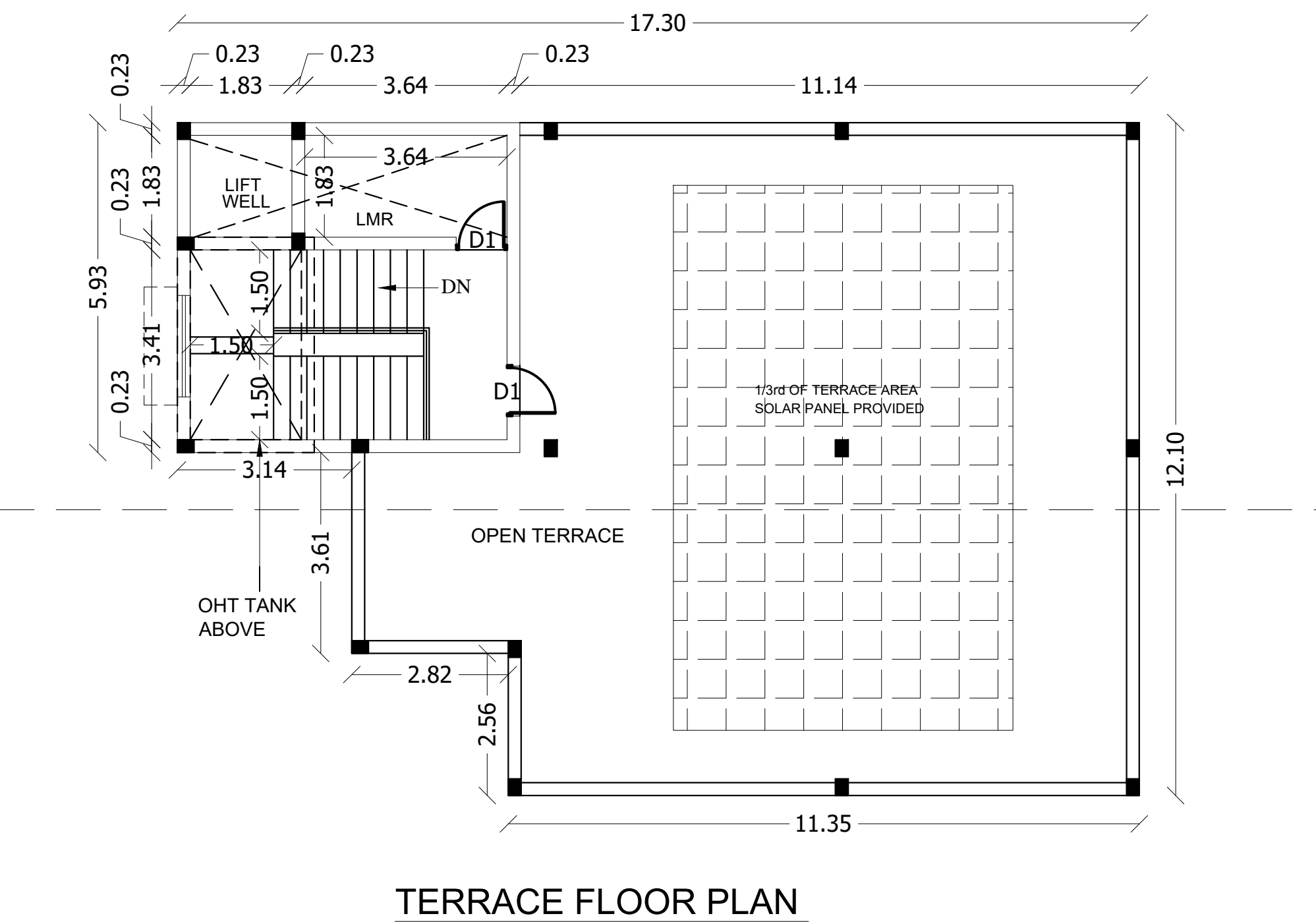
STRUCTURAL ENGINEER :-

B. SENTHIL KUMAR, M.E.(Structural)
Registered Structural Engineer
Coimbatore LPA/SE/CR-1021/2024
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell: 98658 52255

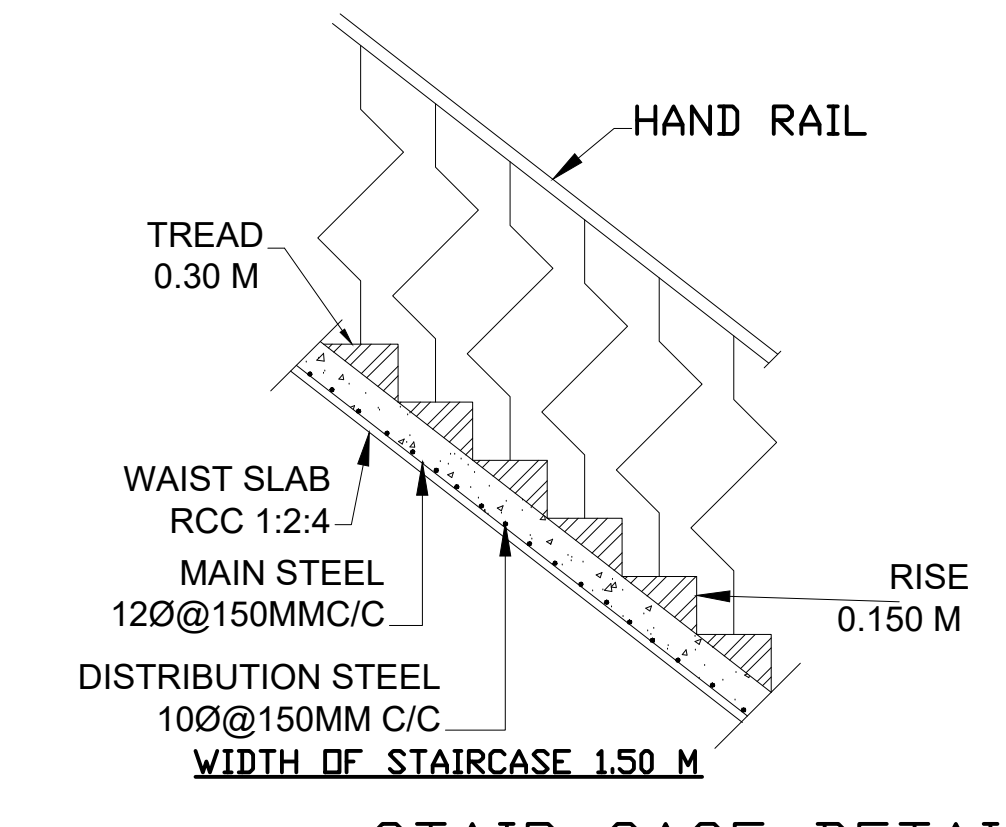
FOR OFFICE USE ONLY
TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
DCR Number :
Online Application :
Scrutiny Reference :
PLANNING PERMISSION NO -



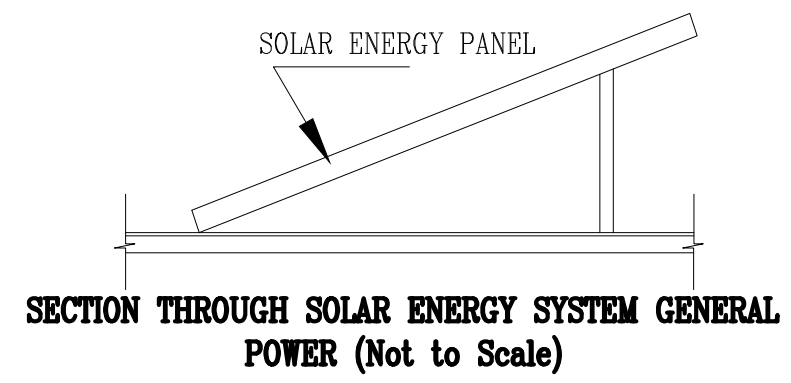
TYPICAL FLOOR PLAN (1st, 2nd, 3rd & 4th Floor)
SCALE - 1: 100



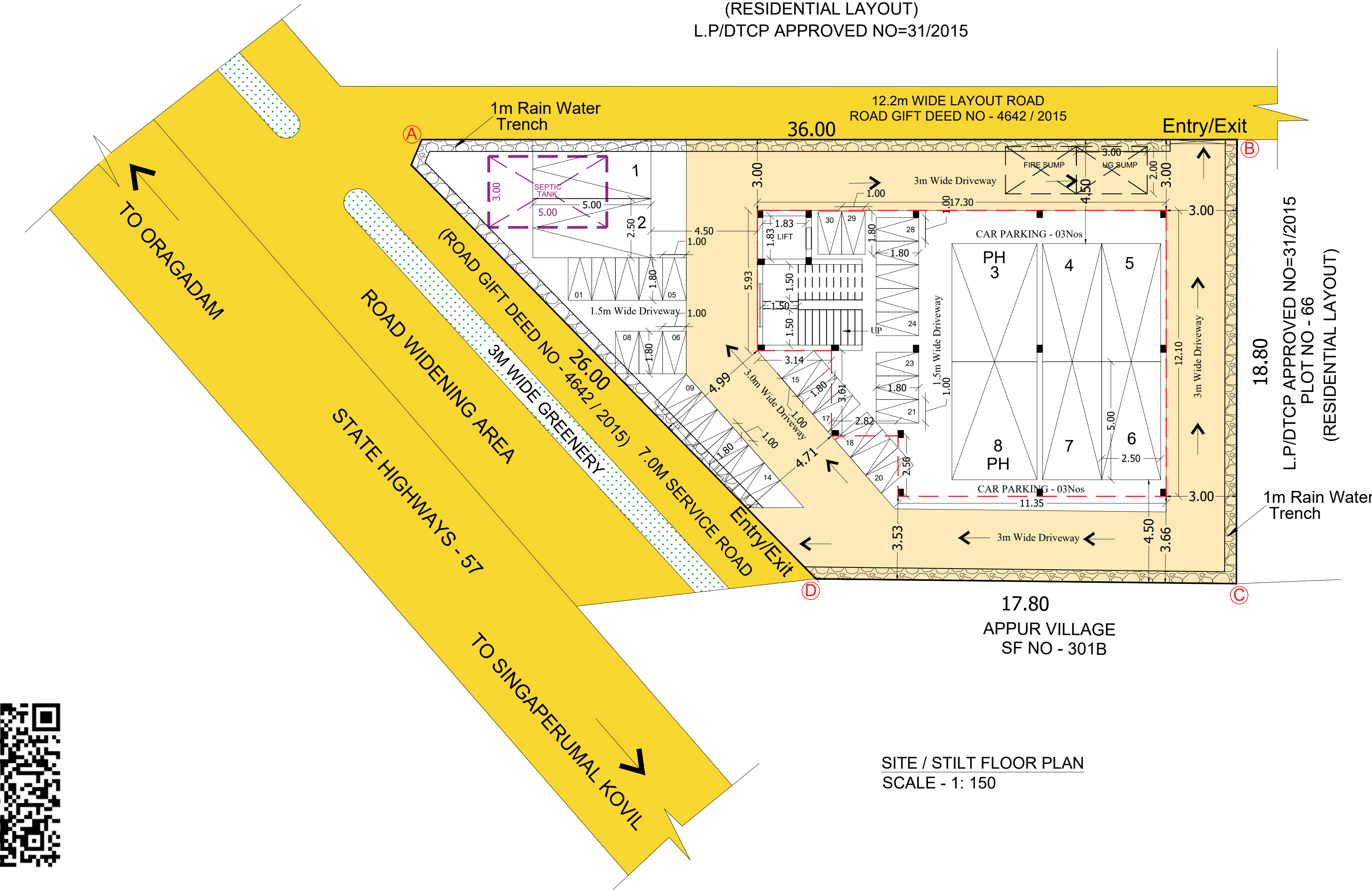
TERRACE FLOOR PLAN
SCALE - 1: 100



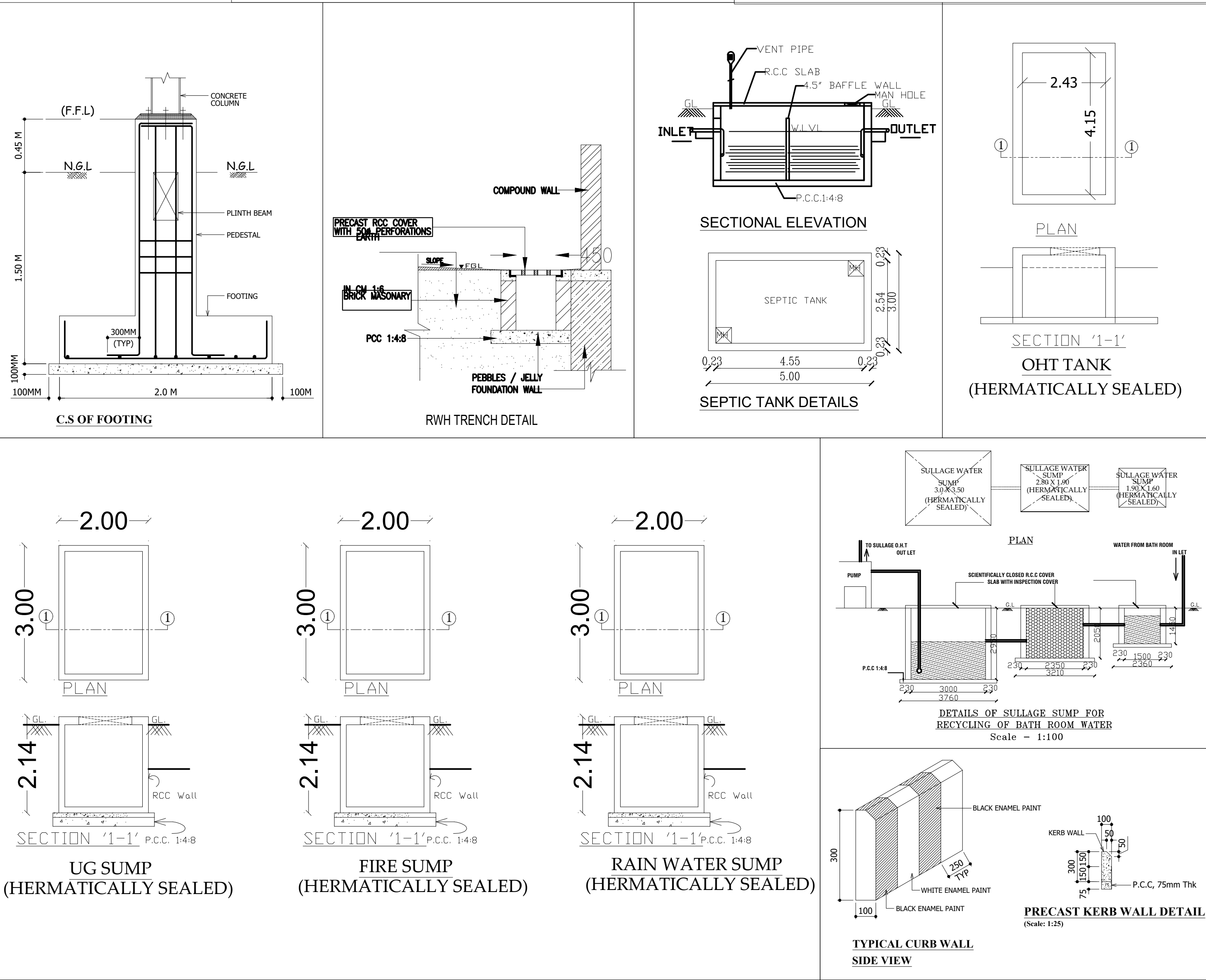
STAIR CASE DETAILS



SECTION THROUGH SOLAR ENERGY SYSTEM GENERAL POWER (Not to Scale)



SITE / STILT FLOOR PLAN
SCALE - 1: 150



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.

