

PP

APPROVAL RECORD

Planning Permission

Kancheepuram

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

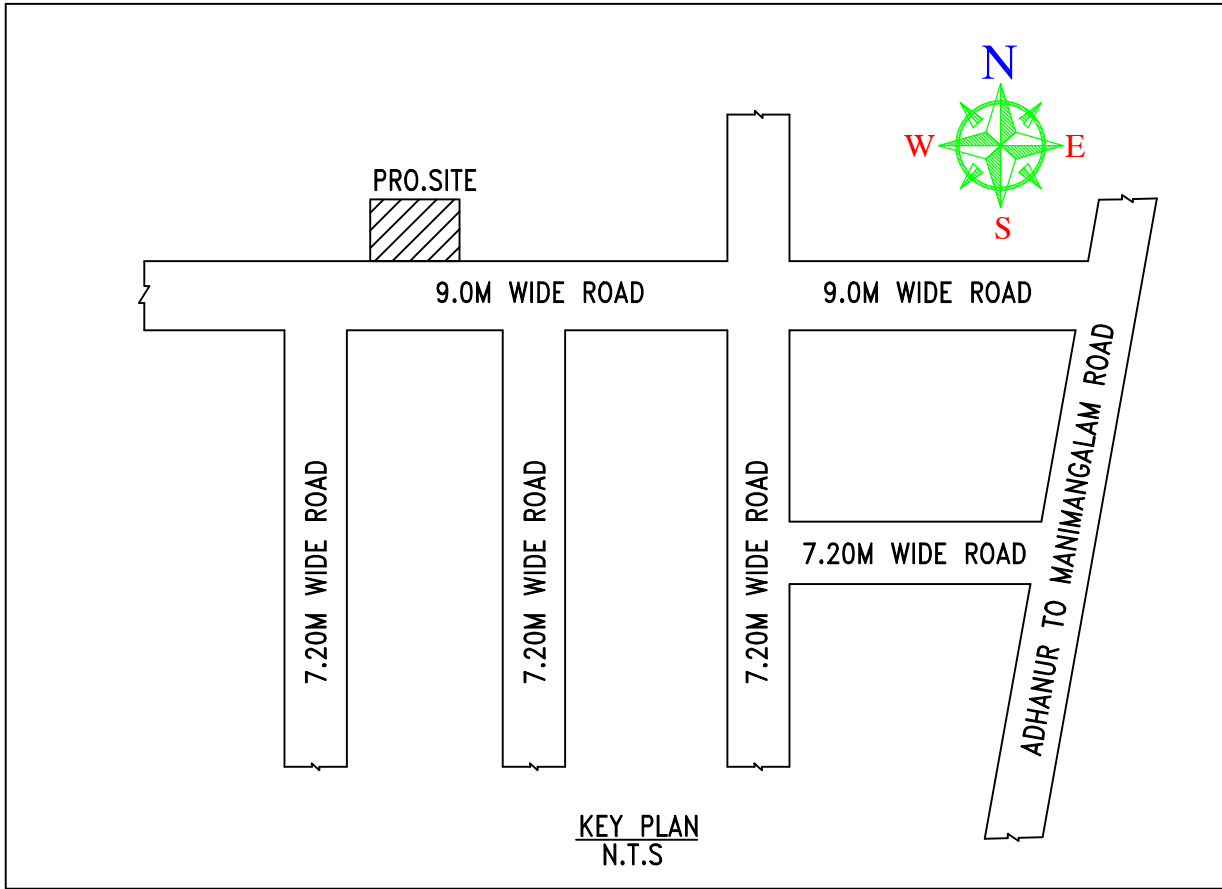
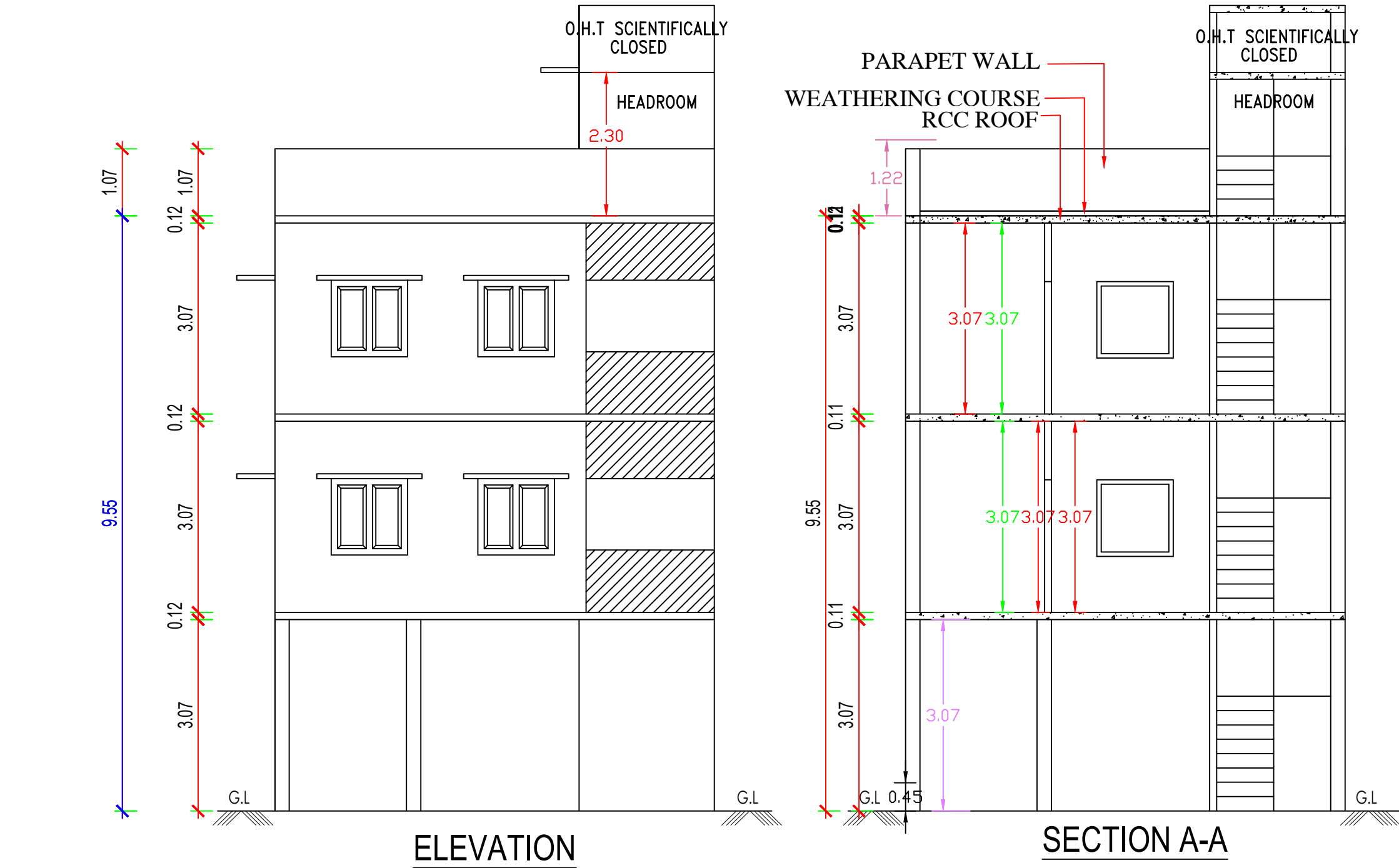
Rural Panchayat

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 STILT FLOOR, FIRST FLOOR AND SECOND FLOOR RESIDENTIAL BUILDING WITH
1 DWELLING UNIT AT PLOT NO: 8, COMPRISED IN S.No : 39/2, 39/2B2A1A1A1, AS PER PATTA S.NO: 39/84, (PATTA NO: 21239)
" GURU GANESH AVENUE (PHASE-II), OF VARADHARAJAPURAM VILLAGE & PANCHAYAT , KUNDRATHUR TALUK,
KANCHEEPURAM DISTRICT, KUNDRATHUR PANCHAYAT UNION LIMIT.

APPLICANT NAME : Mr.RAJKUMAR AND Mrs.SUDHARANI [OWNER]



PLAN INFO
PLOT_AREA_M2=77.28
AS_AT_SITE=77.28
FMB_OR_PLR=77.00
AS_PER_DOCUMENT=77.38
PLOT_NO=8
TALUK=KUNDRATHUR
DISTRICT=KANCHEEPURAM
AVG_PLOT_DEPTH=7.69
AVG_PLOT_WIDTH=10.05
AREA_TYPE=OTHERS
ROAD_WIDTH=9.00
ROAD_LENGTH=300.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
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=39/84
PATTA_NO=21239
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

NOTE :

P.P.D No.36/2023 Planning Permit No: 15249 Dated: 31.01.2023
Issued by Senior Planner, CMDA, EGMORE, CHENNAI- 600 008,
Layout Permit No.147/2022-23 Dated:06.03.2023 Issued by President of
Varadharajapuram Panchayat, Varadharajapuram village panchayat and
TNRERA Registration No.TN/01/Layout/2017/2023 Dated:06.04.2023
Issued by Tamil Nadu Real Estate Regulatory Authority, Chennai.

JOINERIES	KITCHEN UNIT - 2
DOOR	MD 3'.3" x 7'.0" (1.00 x 2.13)
DOOR	D 3'.0" x 7'.0" (0.91 x 2.13)
DOOR	D1 2'.6" x 7'.0" (0.76 x 2.13)
WINDOW	W 4'.0" x 4'.0" (1.22 x 1.22)
KITCHEN WINDOW	KW 4'.0" x 3'.0" (1.22 x 0.91)
VENTILATOR	V 2'.0" x 2'.0" (0.61 x 0.61)

AREA STATEMENT	SQ.M
PLOT AREA (As per patta)	77.00
PLOT AREA (As per document)	77.38
PRO.FIRST FLOOR	33.06
PRO.SECOND FLOOR	33.06
TOTAL AREA	66.12

PLOT COVERAGE	42.9 %	SCALE 1" = 8'0" OR 1:100
F.S.I	0.859	
STILT FLOOR AREA (NON F.S.I)	33.06	
HEAD ROOM AREA (NON F.S.I)	10.18	
TOTAL AREA (NON F.S.I)	43.24	

COLOUR INDEX

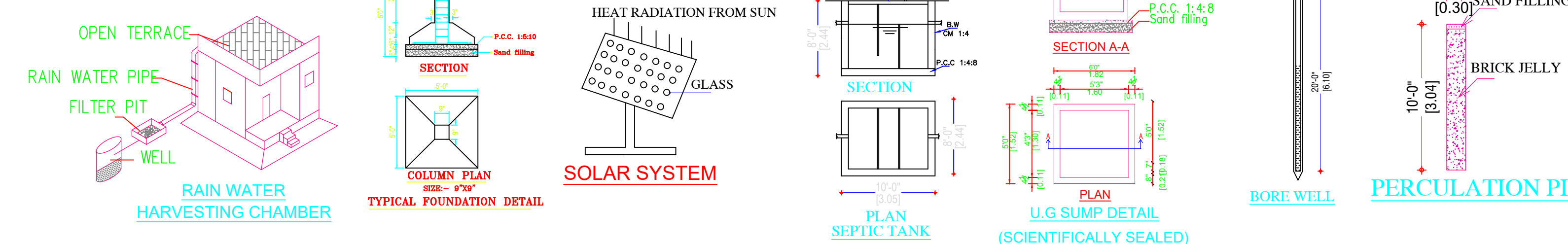
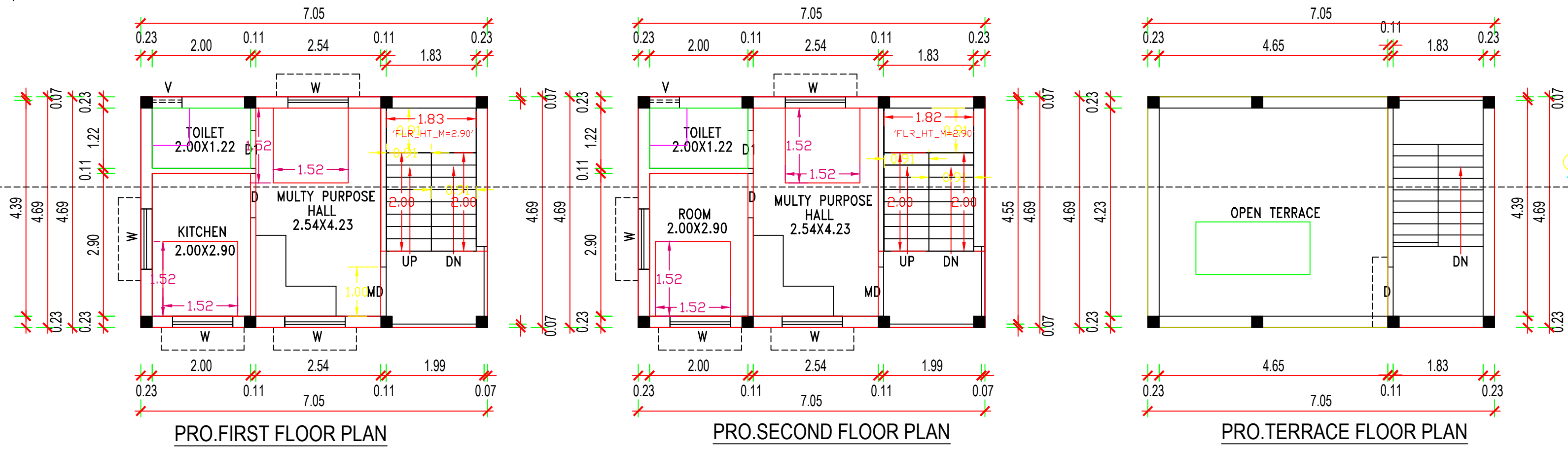
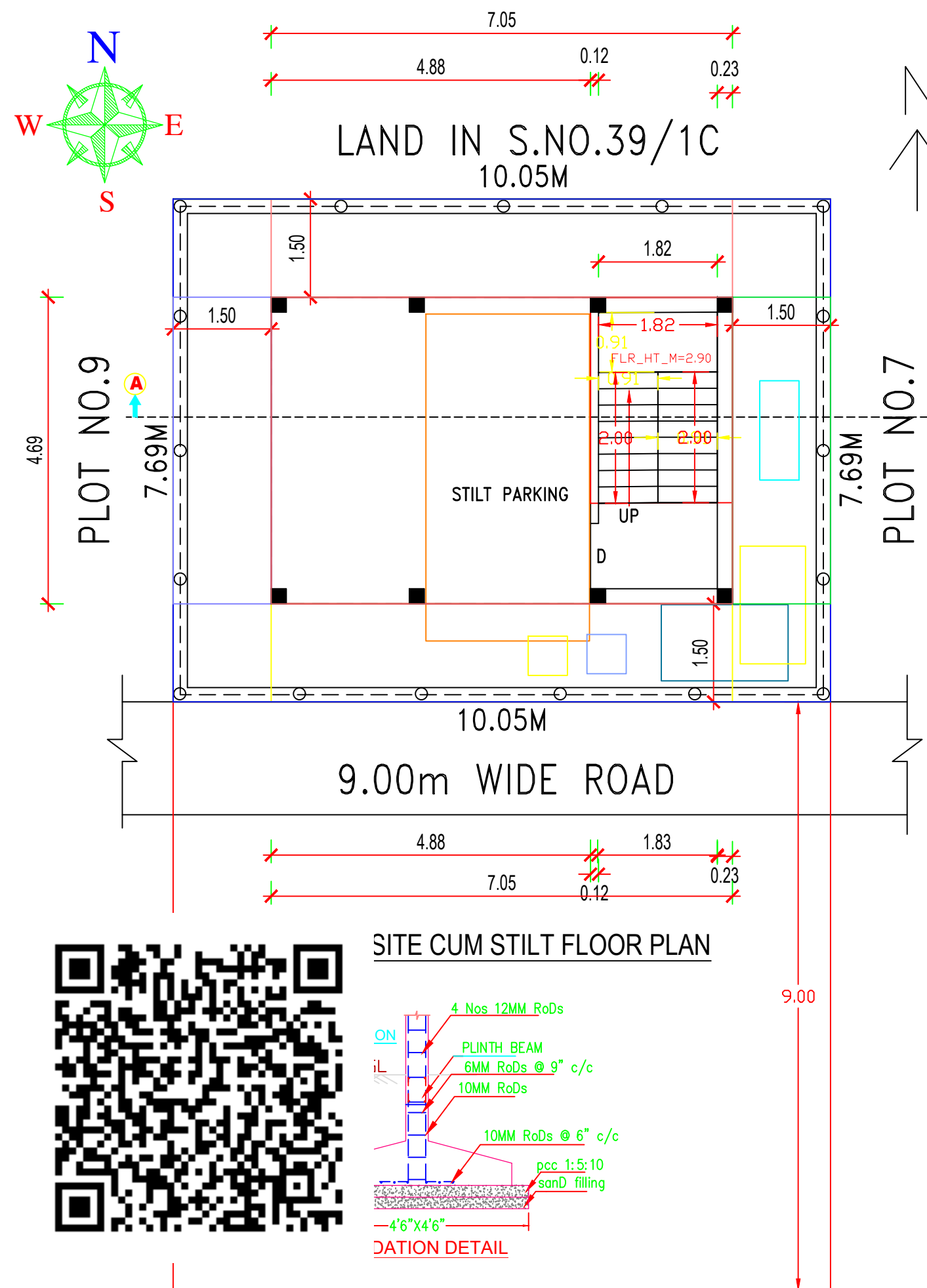
PROPOSED WORK	
EXISTING ROAD	
SITE BOUNDARY	

APPLICANT'S SIGNATURE:-

B. K. Srip.

P. KATHAVARAYAN, B.C.E., B.Tech.,
Chennai Corporation
Licensed Civil Engineer & Surveyor
L.S. RE 305262020
Contact: 9176327215
No.101, Kamaraj Salai, Anakaputhur,
Chennai-600 070

LICENSED SURVEYOR



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.

