

PP

APPROVAL RECORD

Planning Permission

Kancheepuram

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

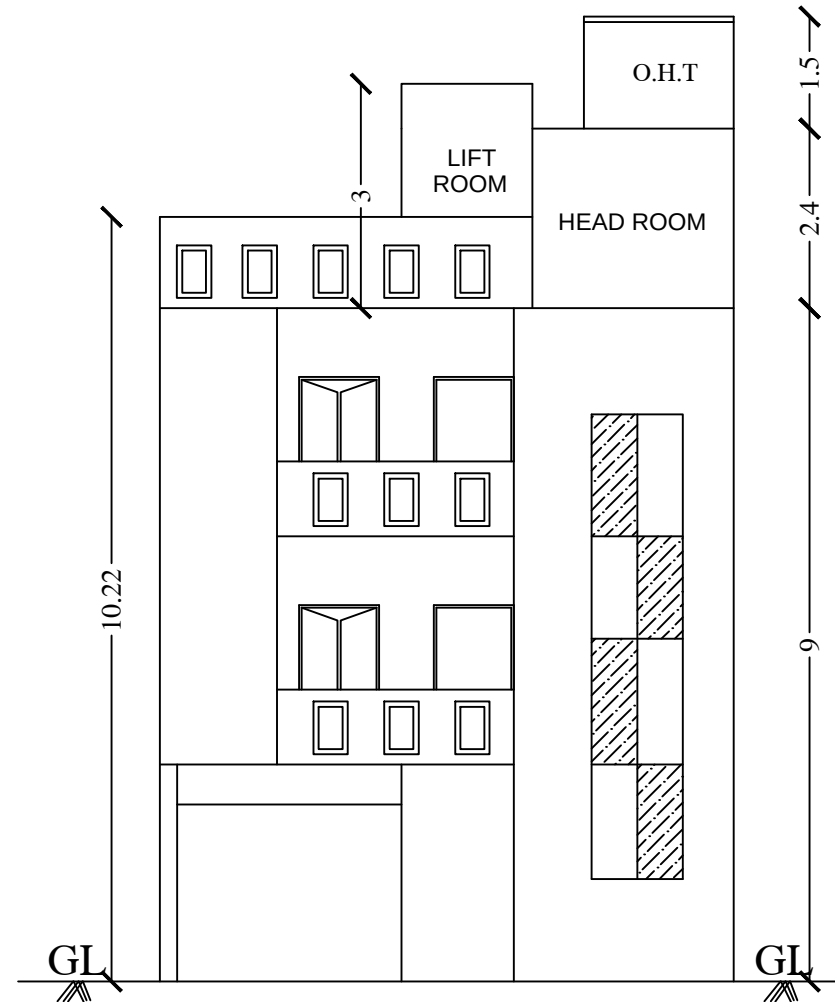
The approval as the planning authority issued it, reproduced in full behind this page.

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

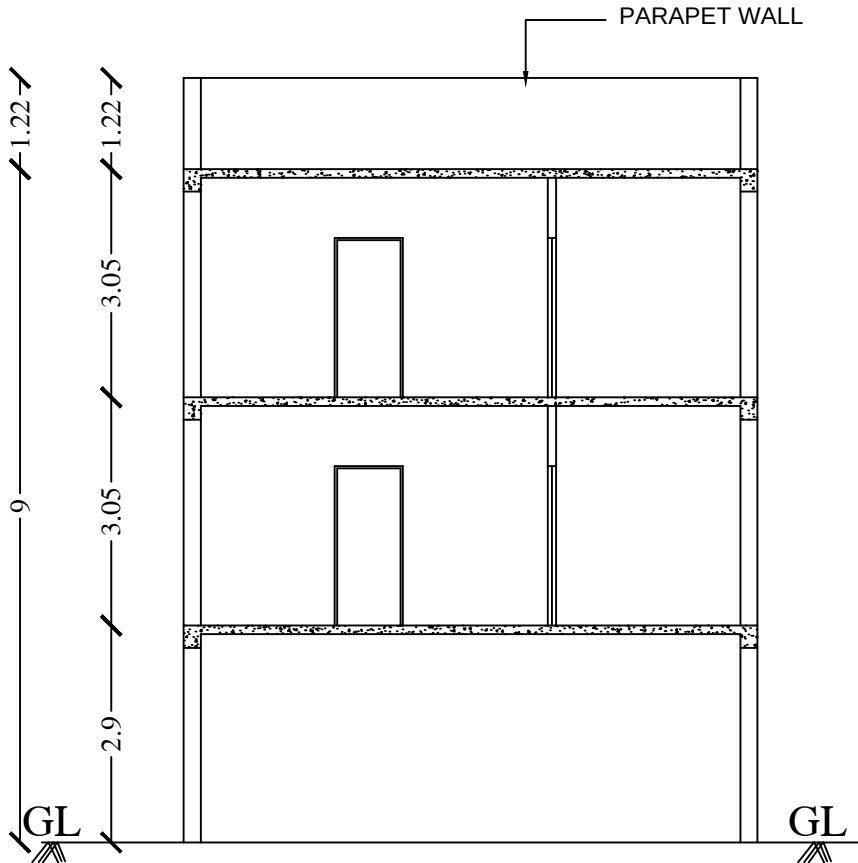
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR, FIRST AND SECOND FLOOR RESIDENTIAL BUILDING WITH TWO DWELLING UNITS
AT PLOT NO: 9, BALAMURUGAN NAGAR, KOLATHUVANCHERI COMPRISED IN S. NO: 122/1A1A1 & 2A1A, PATTA NO: 4215, PATTA NEW S. NO. 122/34,
KOLATHUVANCHERI VILLAGE, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT, KUNDRATHUR @ PADAPPAI PANCHAYAT UNION.

CMDA APPROVED PLANNING PERMIT NO - 15464, PPD/L o NO: 150/2023, Lr. NO: Layout -1/0214/2021, Dated: 24.05.2023.

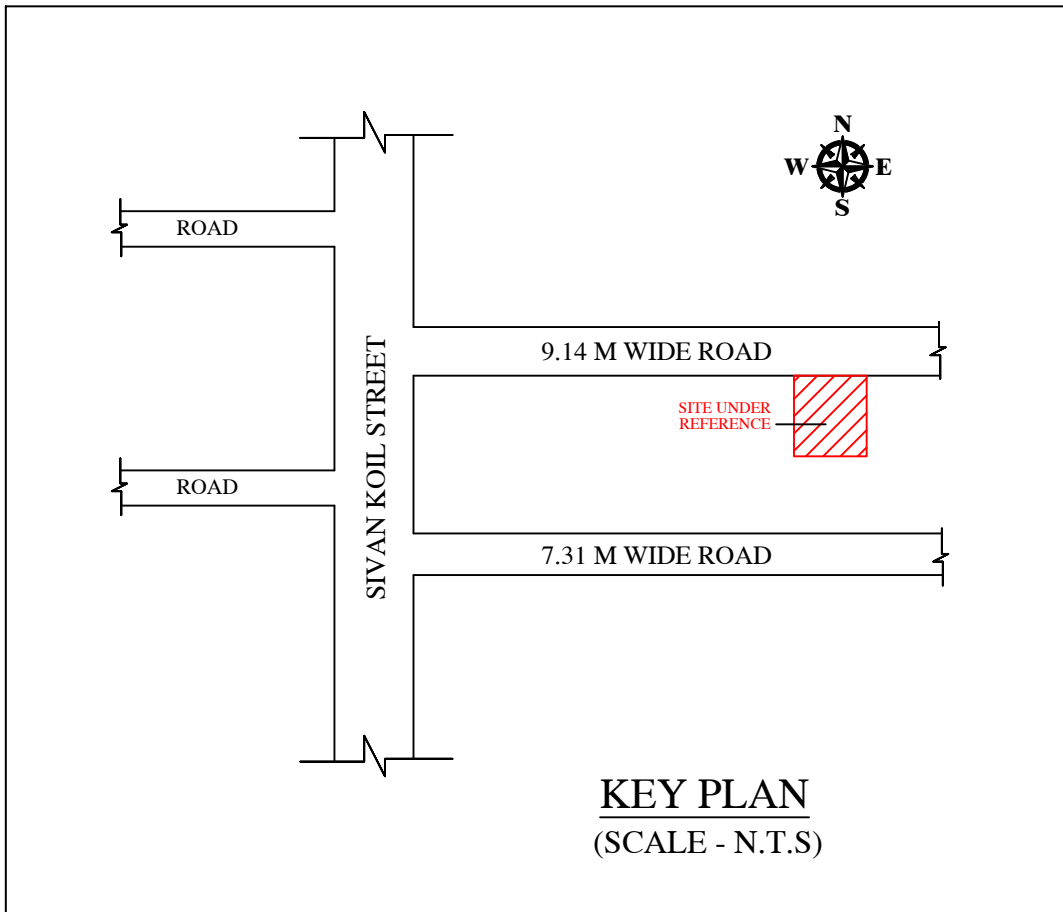
TNRERA APPROVAL NO: TN/01/Layout/3998/2023, Dated: 30.10.2023.



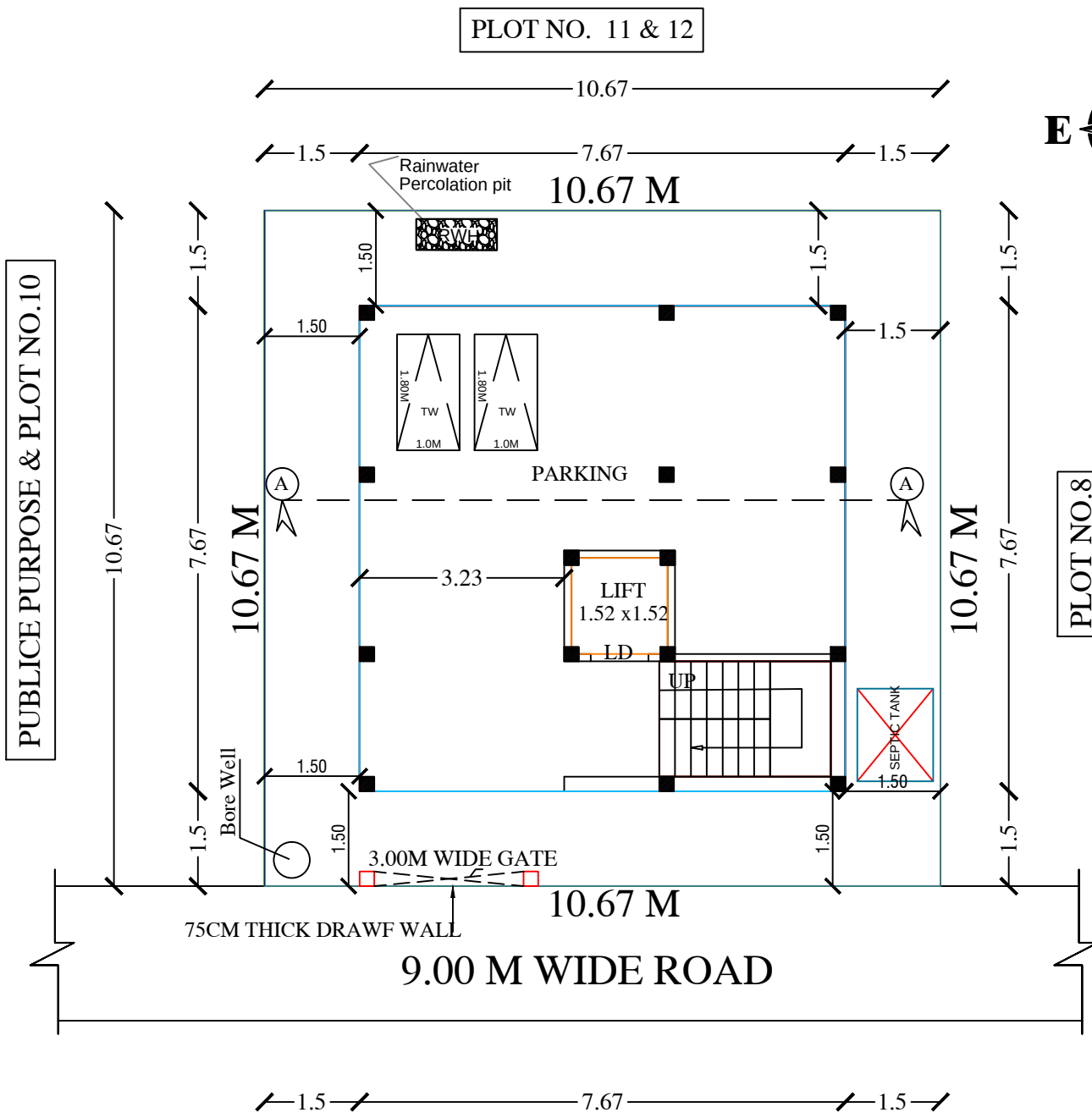
FRONT ELEVATION



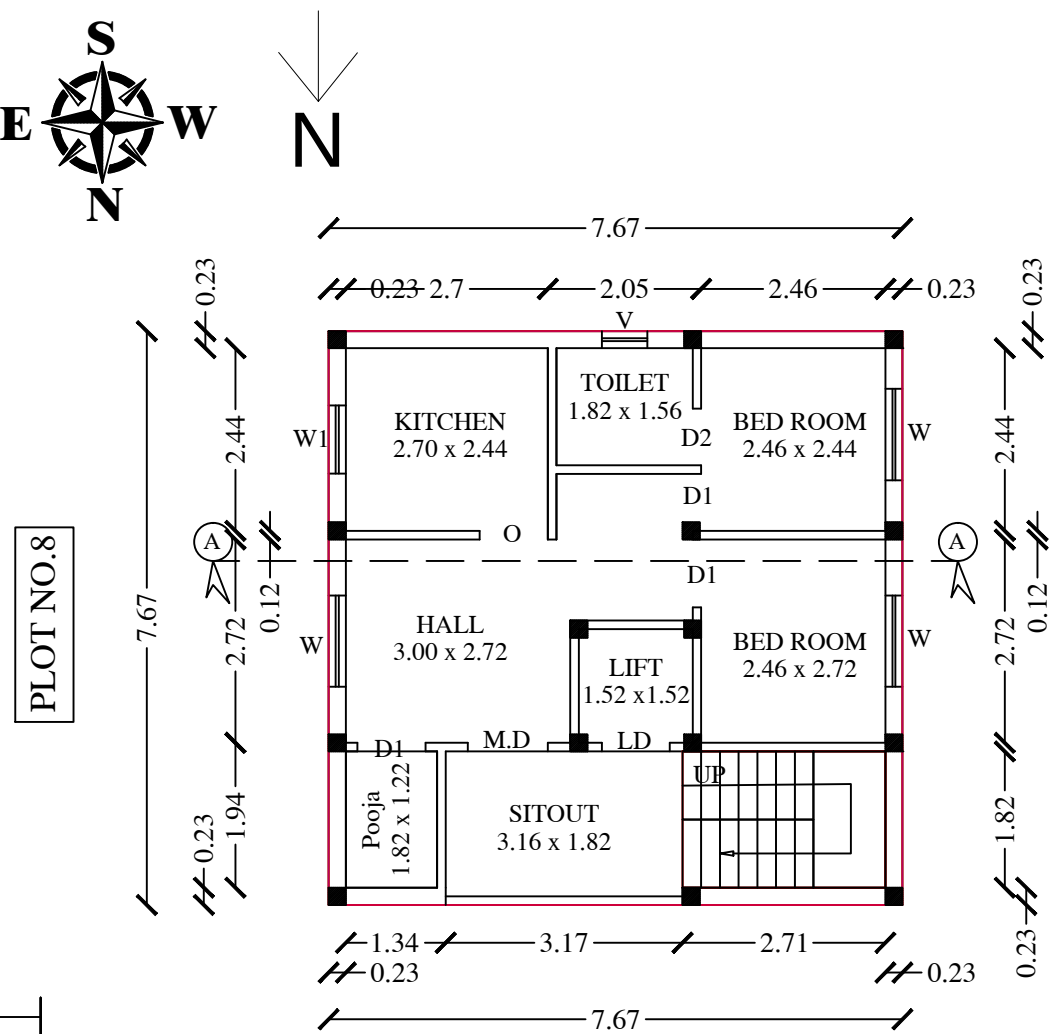
SECTION ON - AA



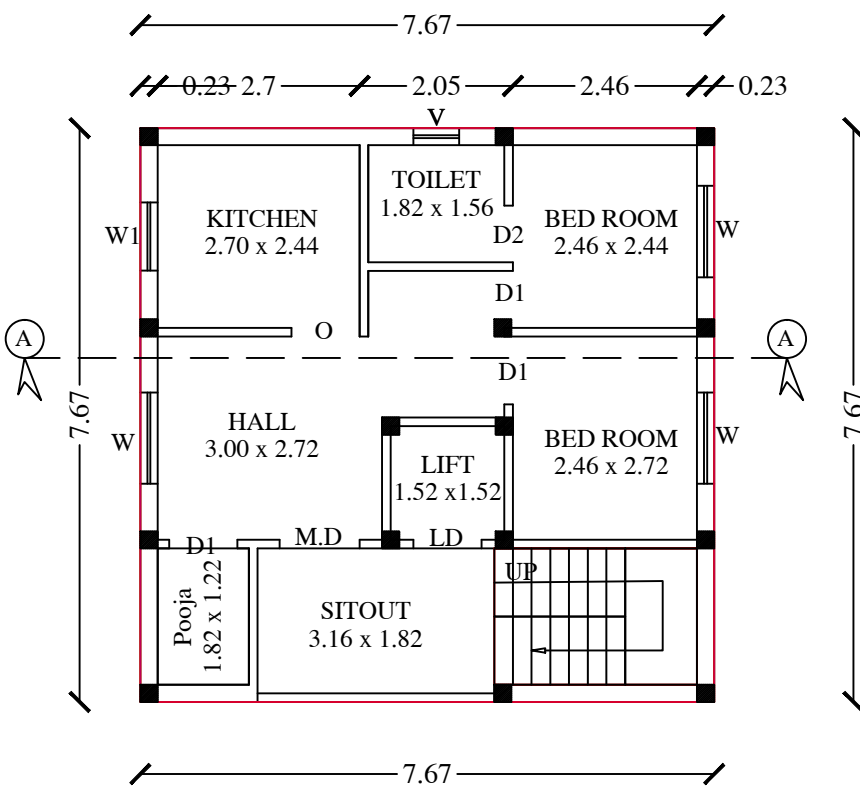
KEY PLAN
(SCALE - N.T.S.)



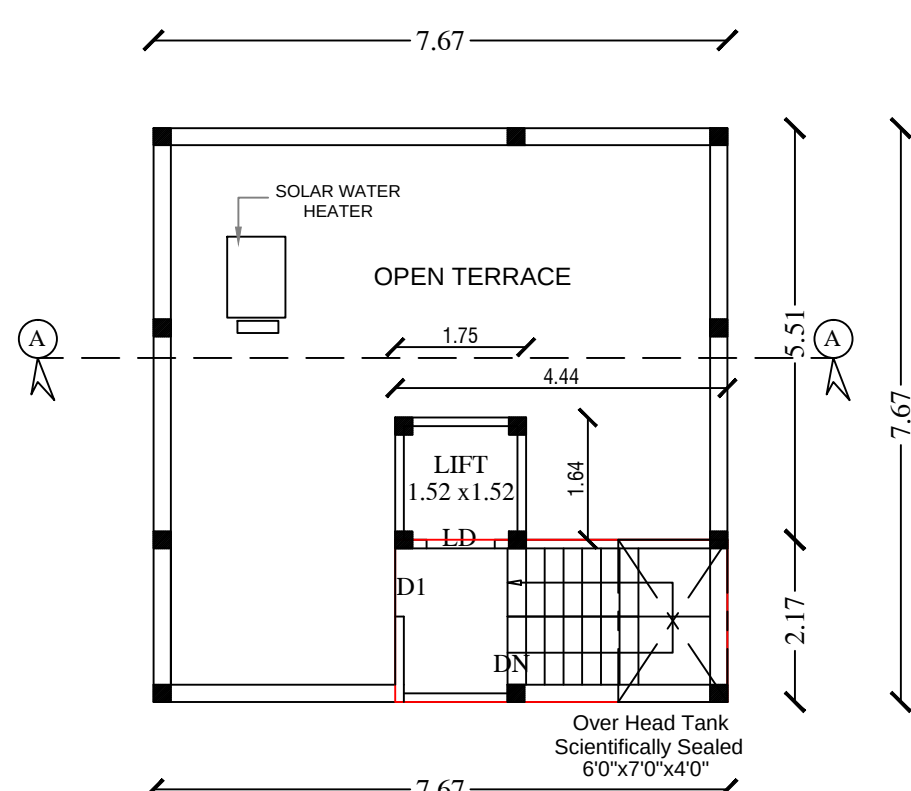
SITE CUM STILT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

SPECIFICATION:-

- FOUNDATION : R.C.C 1:11/2:3 M25 Concrete column footing laid
R.C.C. WORK : All Column , Beams, Roof Slab, Lintel & Sunshade
over sand filling and pcc 1:4:8.
BRICK WORK : B.W in Basement & Superstructure are in CM 1:5.
JOINERY : Joineries are made with steel or first class tenk wood
WEATHERING : 9"x9" Pressed Tiles laid over the Brick Jelly with
Lime mortar and sloped with water proofing
compound.
PLASTERING : Celling plastering with CM 1:3 Inside & Outside
walls are Plastering with CM 1:4.
PAINTING : White washing with two coats over the one coat of
primer for Ceiling, Color washing with two coats
over one coat of primer for all walls.

JOINERY DETAILS:-

M.D	MAIN DOOR	1.07 x 2.10
D	DOOR	0.90 x 2.10
D1	DOOR	0.75 x 2.10
W	WINDOW	1.22 x 1.20
V	VENTILATOR	0.60 x 0.60

AREA DETAILS:-

PLOT AREA (as per patta)	1227.09 SQFT	114.00 M ²
PLOT AREA (as per doc)	1225.00 SQFT	113.80 M ²
PLOT AREA (as per site)	1225.00 SQFT	113.80 M ²

F.S.I AREA

FIRST FLOOR AREA	633.24 SQFT	58.83 M ²
SECOND FLOOR AREA	633.24 SQFT	58.83 M ²
TOTAL FSI AREA	1266.48 SQFT	117.66 M ²

NON F.S.I AREA

PRO.STILT FLOOR AREA	633.24 SQFT	58.83 M ²
PRO. HEAD ROOM	103.44 SQFT	9.61 M ²
NET TOTAL FSI AREA & NON.FSI AREA	2003.16 SQFT	186.10 M ²

PLOT COVERAGE : 51.69 %

FLOOR SPACE INDEX : 1.03

COLOUR INDEX:

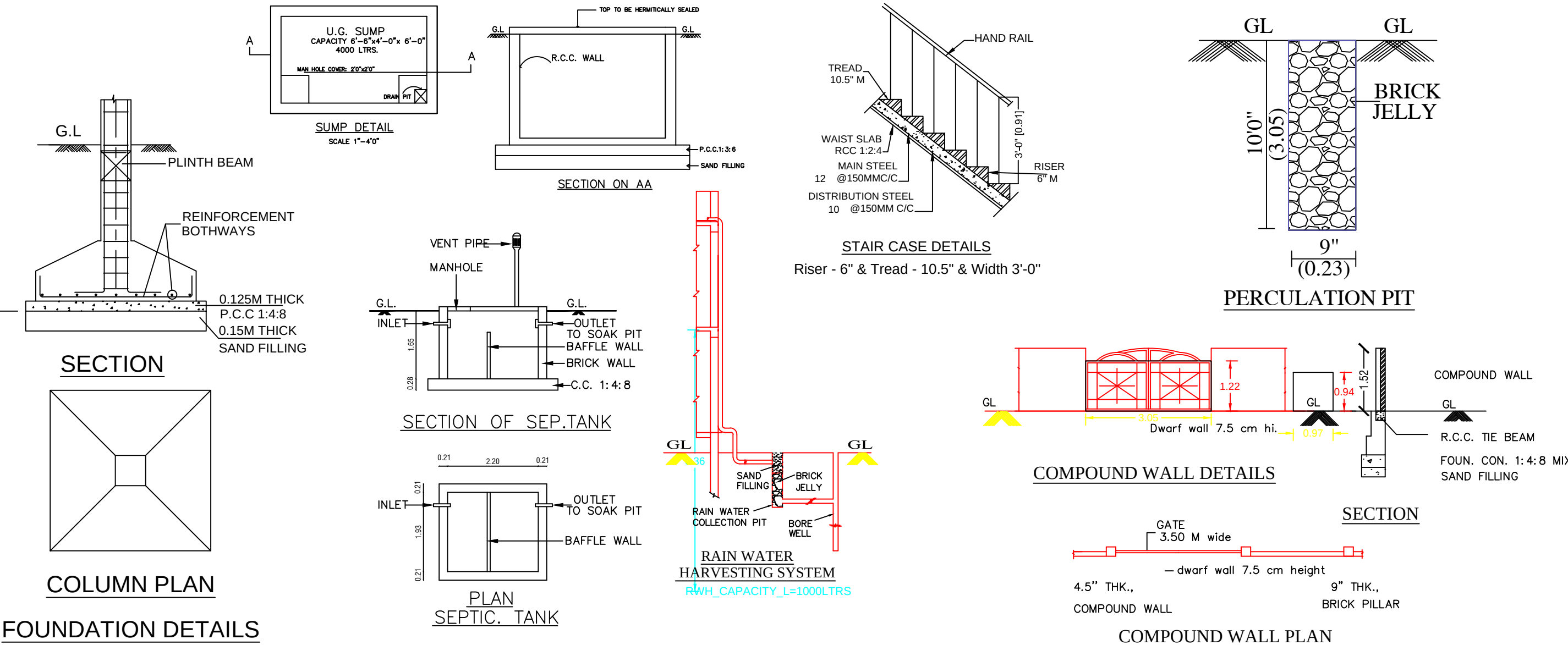
PROPOSED BUILDING	
EXISTING ROAD	
BOUNDARY LINE	

V. Amudha

SIGN.OF OWNER

Er. S. SUBASH. B.Tech
Registered Engineer Gr - II in
CMDA GCC & DTCP
No. 642, Ramakrishna Puram, Mangadu, Chennai-600122
Cell No: 9840525340

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

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

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

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.

