

PP

APPROVAL RECORD

Planning Permission

Vaipoor

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

PURPOSE

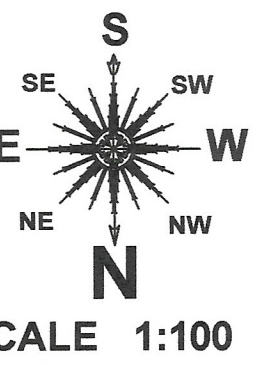
Residential

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 A GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR RESIDENTIAL BUILDING WITH SINGLE DWELLING UNIT AT PLOT NO.364, "ZION NAGAR"
IN OLD S.Nos.81/2 & 82/10, PATTa NO.2483 AS PER PATTa NEW S.Nos.81/13 & 82/43 OF VANCHUVANCHERI VILLAGE AND VAIPOOR PANCHAYAT,
KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT, KUNDRATHUR PANCHAYAT UNION LIMIT.

[LAYOUT APPROVED BY D.T.C.P./L.P.NO.1371/89]

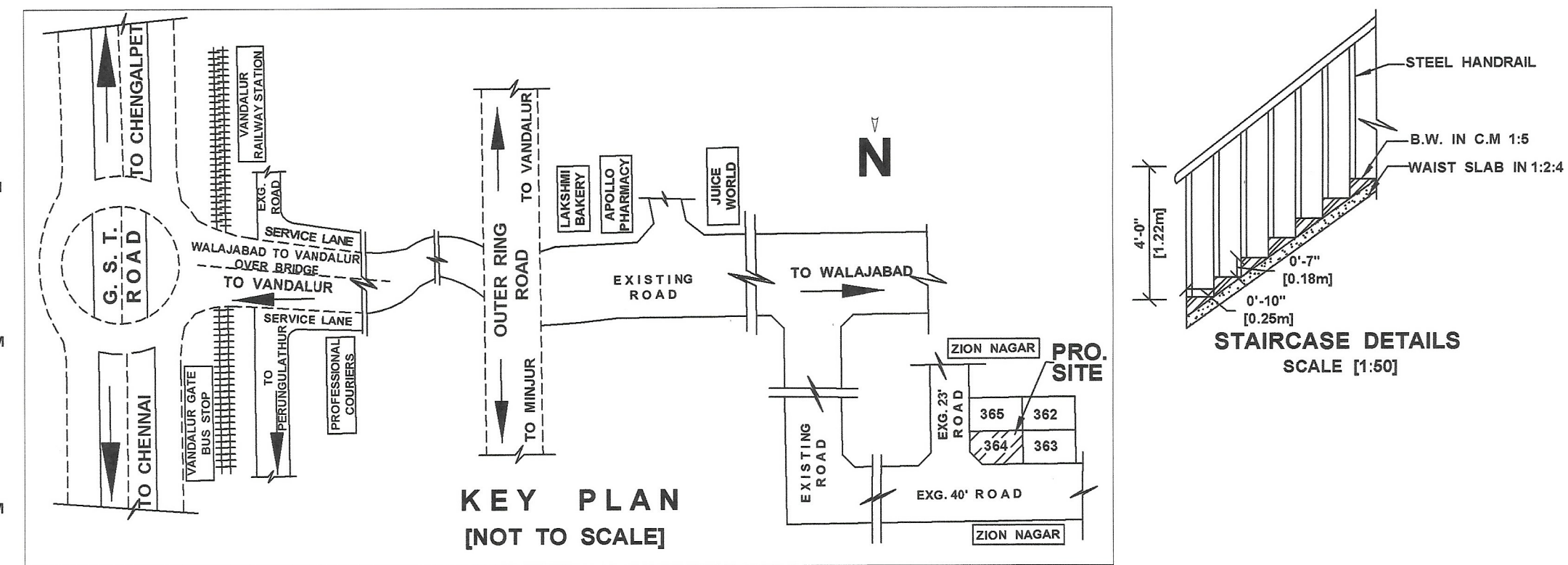


SCALE 1:100

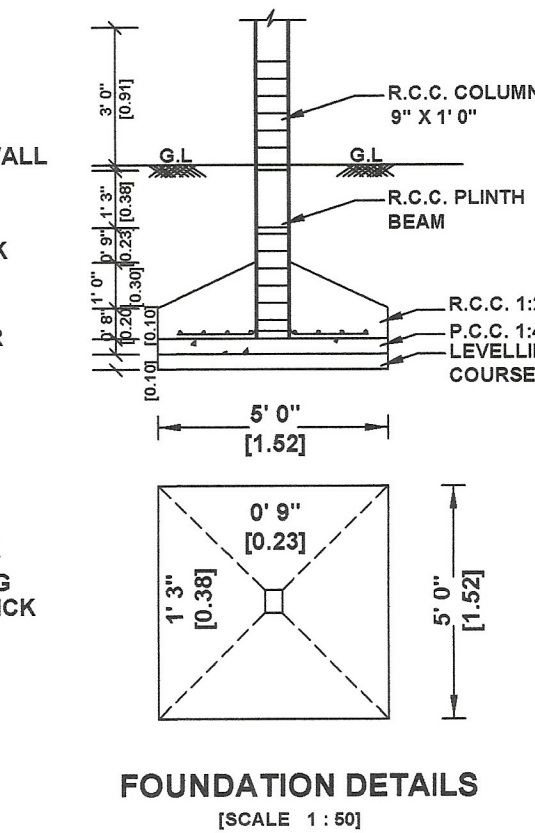
JOINERY DETAILS		IN FT.	IN M.
A.O. - ARCH OPENING	2'6" X 7'0"	0.76 X 2.13	
O - OPENING	7'3" X 7'0"	2.21 X 2.13	
O1 - OPENING	5'9" X 7'0"	1.75 X 2.13	
O2 - OPENING	3'0" X 7'0"	0.91 X 2.13	
M.D. - MAIN DOOR	3'6" X 7'0"	1.07 X 2.13	
D - DOOR	4'0" X 7'0"	1.22 X 2.13	
D1 - DOOR	3'0" X 7'0"	0.91 X 2.13	
D2 - DOOR	2'6" X 7'0"	0.76 X 2.13	
W - WINDOW	4'0" X 4'0"	1.22 X 1.22	
F.W. - FRENCH WINDOW	4'0" X 6'0"	1.22 X 1.83	
K.W. - KITCHEN WINDOW	3'0" X 3'0"	0.91 X 0.91	
V - VENTILATOR	3'0" X 2'0"	0.91 X 0.61	

AREA DETAILS		SQ. FT.	SQ. M.
PLOT EXTENT		2400.00	223.00
PRO. G.F. PLINTH AREA		892.00	82.90
PRO. F.F. PLINTH AREA		1190.00	110.60
PRO. S.F. PLINTH AREA		335.00	31.00
TOTAL AREA		2417.00	224.50
PRO. PORCH AREA		297.00	27.60
PLOT COVERAGE		49.6%	
F.S.I.		1.00	

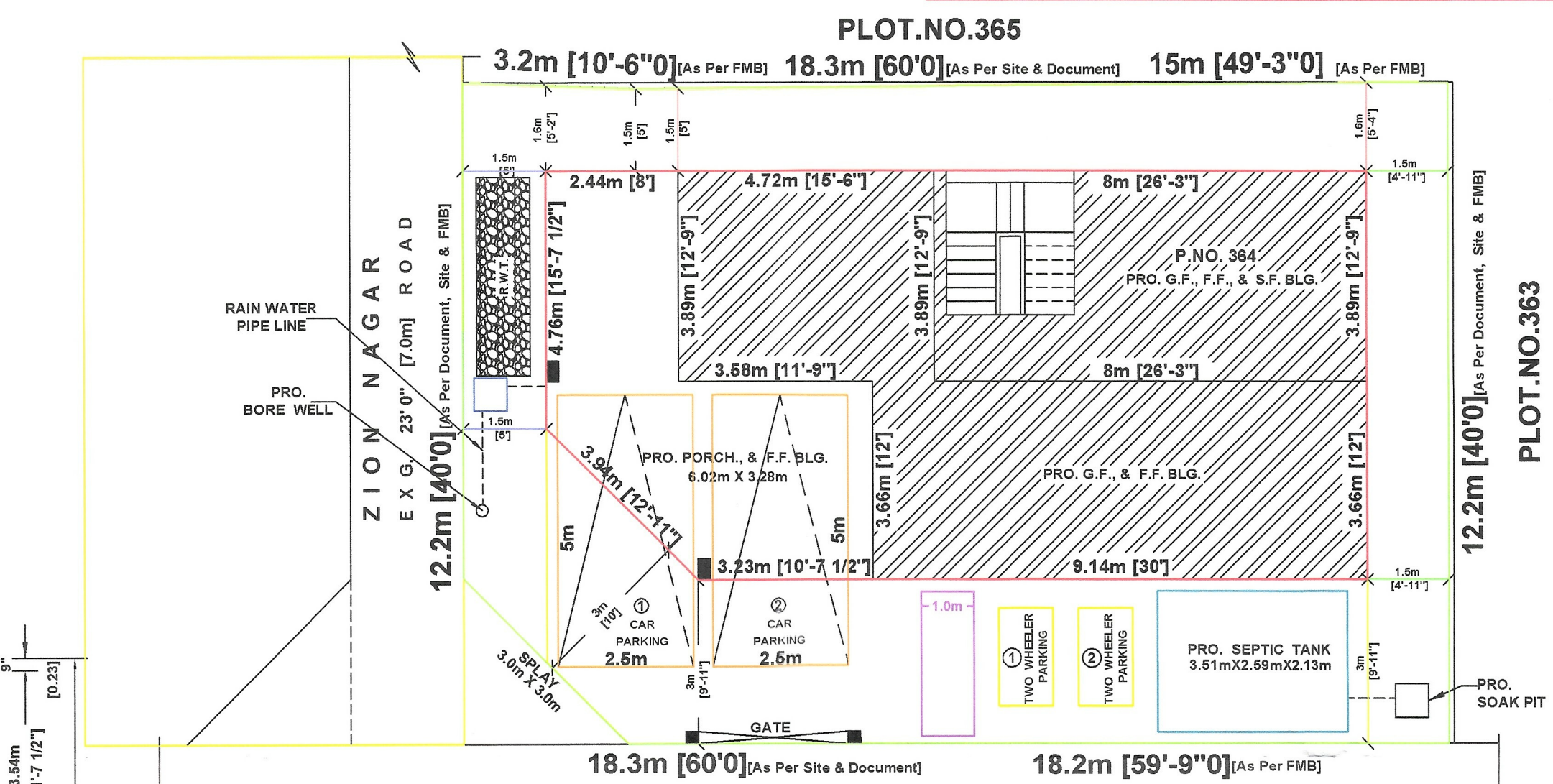
COLOUR INDEX		
PLOT BOUNDARY		
PRO. BLG.		
ROAD		
STAIRCASE DETAILS		
WIDTH	3' 00"	0.91
TREAD	0' 10"	0.25
RISE	0' 07"	0.18



PLAN INFO
PLOT AREA_M2=216.30
AS_AT_SITE=222.97
FMB_OR_PLR=220.90
AS_PER_DOCUMENT=223.00
DISTRICT=KANCHEEPURAM
TALUK=KUNDRATHUR
VILLAGE=VANCHUVANCHERY
SURVEY_NO=81/13 & 82/43
PATTa_NO=2483
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=18.2
ROAD_WIDTH=12.2
ROAD_LENGTH=55.60
AVG_PLOT_DEPTH=12.2
AVG_PLOT_WIDTH=18.2
LAND_USE_ZONE=RESIDENTIAL
PLOT_NO=364
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
JURISDICTION_TYPE=PANCHAYAT



FOUNDATION DETAILS
[SCALE 1:60]

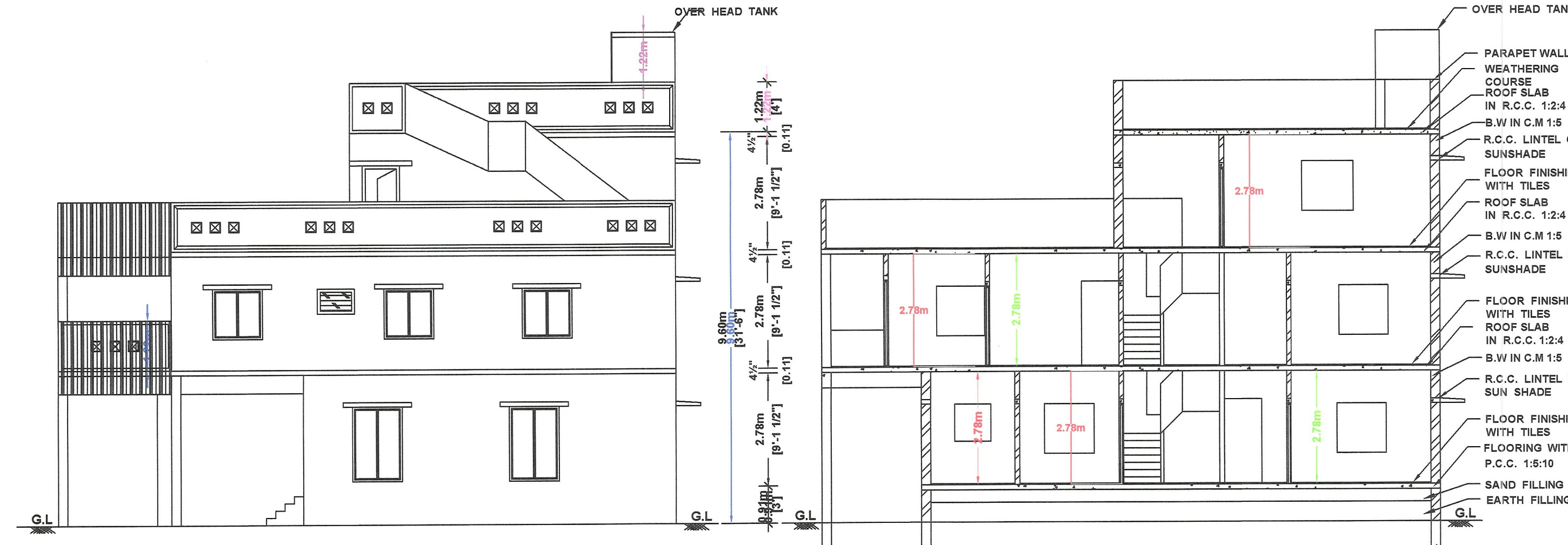


ZION NAGAR
E X G. 40' 0" [12.20m] ROAD

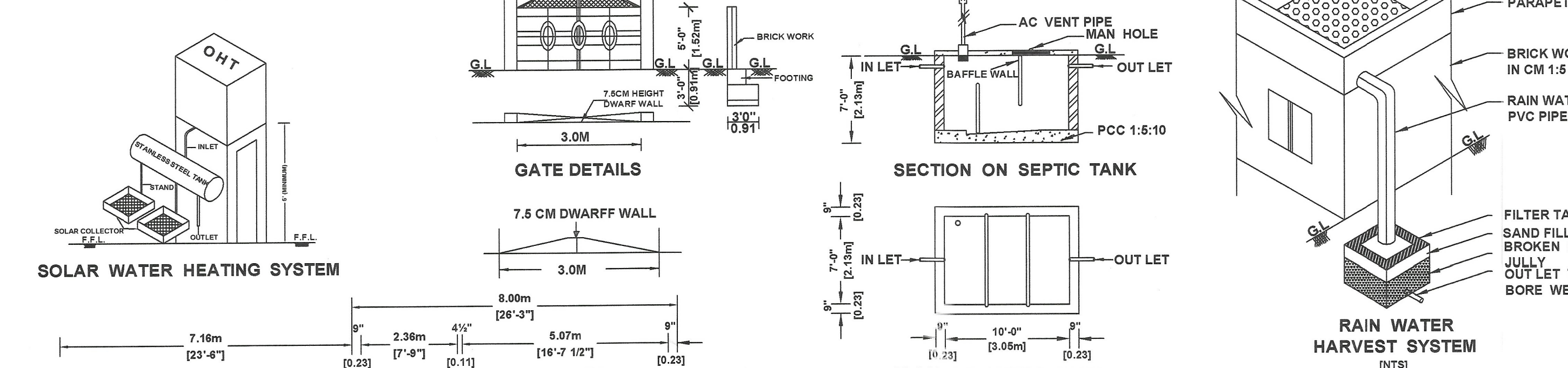
SITE PLAN



FRONT ELEVATION

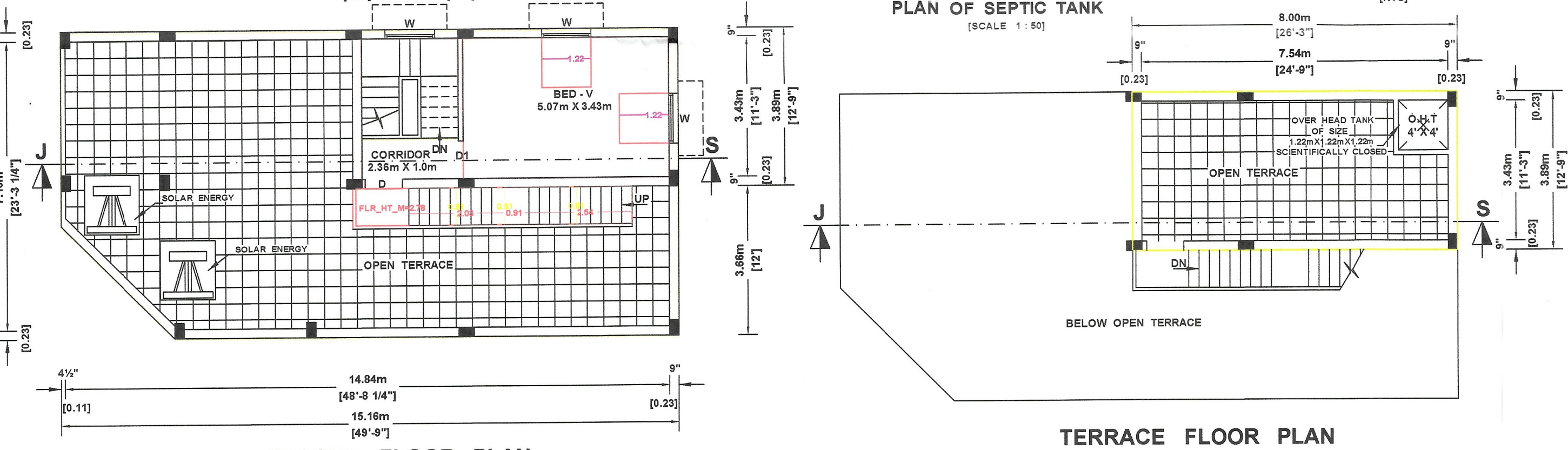


SECTION ON "JS"

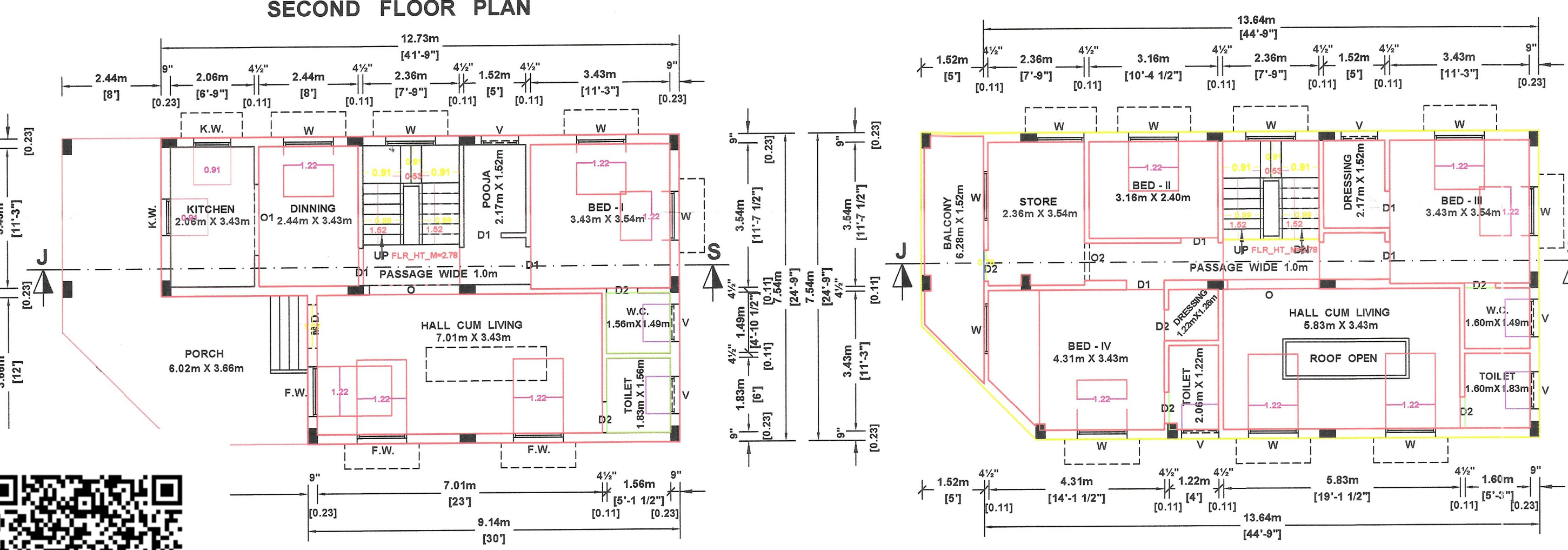


SECTION ON SEPTIC TANK

PLAN OF SEPTIC TANK
[SCALE 1:50]



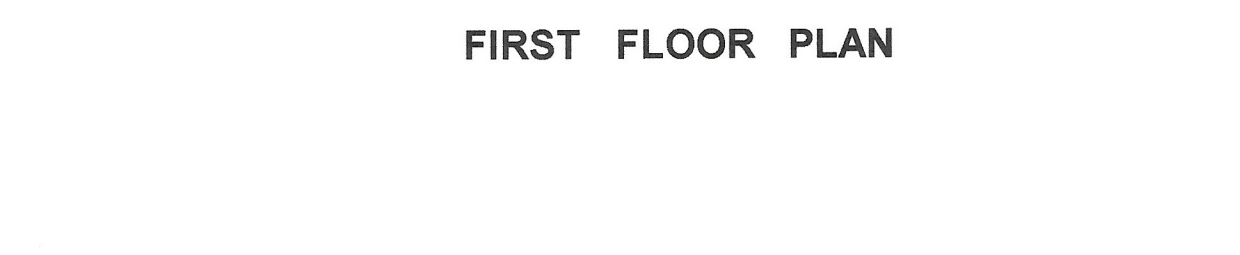
TERRACE FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



OFFICE USE
OWNER NAME:
G. RAJASREE
OWNER SIGNATURE
S. JEYAKLASHMI, D.C.E.,
Registered Engineer
Registration No. RE/GR-II/19/05/188
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Registration No. COLDISTREG/GR-II/2019/07/015
Valid upto 28/09/2029
DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING,
CHENGELPET DISTRICT
NANDHIVARAM - GUDUVANCHERY MUNICIPALITY
MARAIMALAINAGAR MUNICIPALITY
GREATER CHENNAI CORPORATION
TAMBARAI CITY MUNICIPAL CORPORATION
JEYSUN ENGINEERS
NO. 69 & 60, G.S.T. ROAD, [FIRST FLOOR]
URAPAKKAM, CHENNAI 603 210.
MOB: 9444 219 776, 99224 98660, PH: 044 - 4745 1074
jeysun2010@gmail.com, www.jeysunengineers.com
REGISTERED ENGINEER
DWG. NO. : 018 / 25 - 26

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.

