

PP

APPROVAL RECORD

# Planning Permission

Molachur

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

**Rural Panchayat**

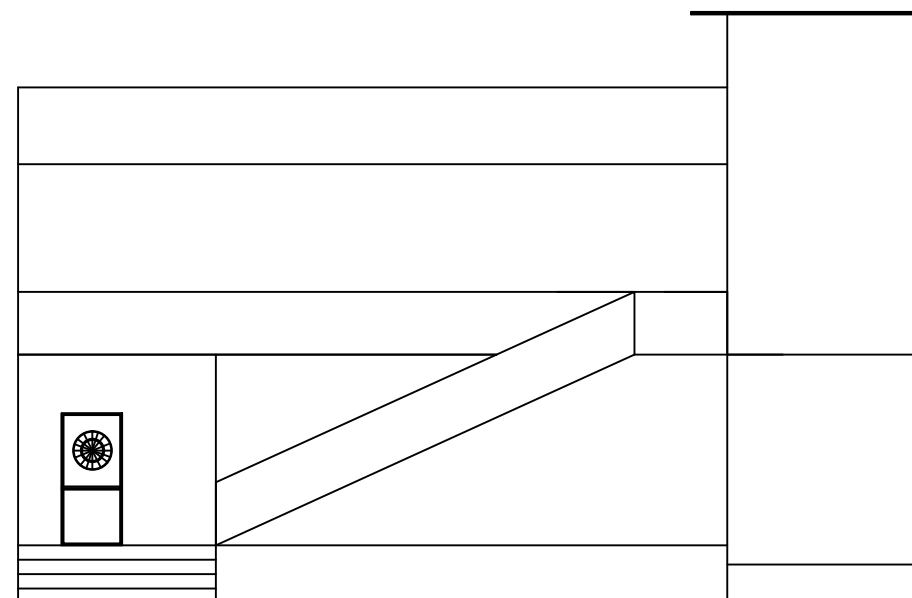
PURPOSE

**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.

The key plan shows a circular site area. To the left of the site are three horizontal road segments labeled '23' FEET ROAD', '30' FEET ROAD', and '23' FEET ROAD' from top to bottom. To the right of the site is a diagonal road labeled 'TO SUNGUCHATRAM' at the top and 'TO THIRUALLUR' at the bottom. A red rectangle within the site area is labeled 'PRO. SITE'.

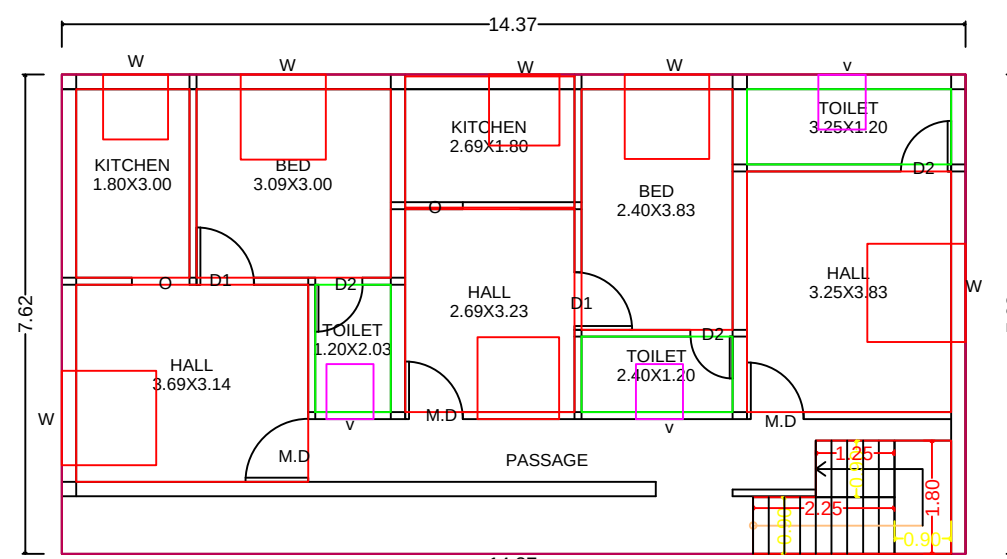


The diagram illustrates the vertical assembly of a parapet wall. From top to bottom, the layers are:

- PARAPET WALL**: The topmost layer, with a height of 1.22m.
- R.C.C ROOF SLAB**: The first horizontal slab, with a thickness of 0.13m.
- R.C.C LINTEL**: A vertical structural member, with a height of 2.90m.
- BRICK WORK IN C.M 1:5**: The masonry infill, with a height of 2.90m.
- R.C.C ROOF SLAB**: The second horizontal slab, with a thickness of 0.13m.
- R.C.C LINTEL**: A second vertical structural member, with a height of 2.90m.
- BRICK WORK IN C.M 1:5**: The masonry infill, with a height of 2.90m.
- P.C.C FLOORING**: The base floor layer, with a thickness of 0.01m.
- SAND FILLING**: The base layer, with a height of 0.51m.

Additional labels include 'WEATHERING COURSE' on the top slab, 'RUR\_HT\_M02/30' on the masonry sections, and vertical dimension lines on the left indicating cumulative heights (2.90m, 6.97m, 1.22m).

SECTION



**SOUTH BY - SHOP PLOT NO. : 2**

**EAST BY - PLOT NO. : 66**

**TO SINGUVARCHA TRAM**

**TO THIRUVALLUR**

**30'-0" ROAD**

**EXISTING & PORPOSED BUIDING**

**R.W.H. TRENCH**

**PROPOSED BUILDING**

**5.0M**

**2.5M**

**14.37**

**7.62**

**1.23**

**1.50**

**1.91**

**18.48**

**14.06**

**18.65**

**59.81**

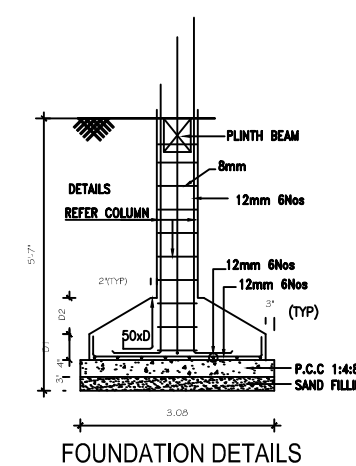
SOUTH BY - SHOP PLOT NO : 2

EAST BY - PLOT NO : 66

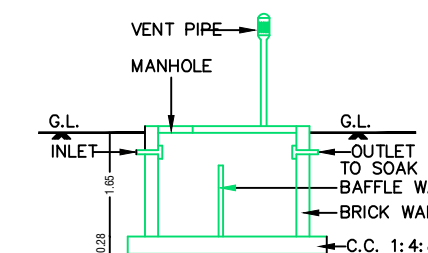
EXISTING &  
PORPOSED BUIDING

30'-0" ROAD

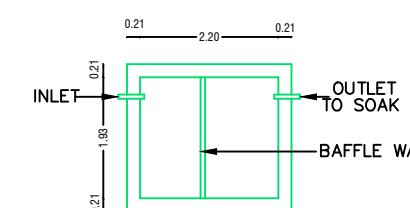
## SITE PLAN



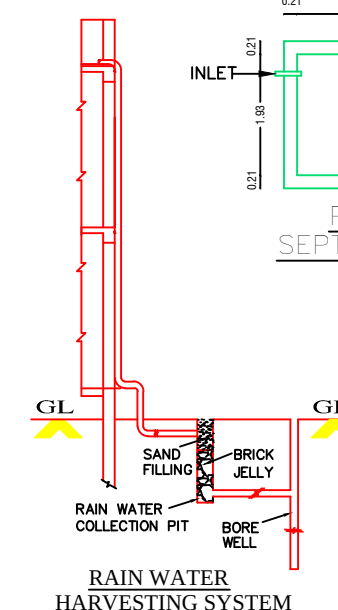
## FOUNDATION DETAILS



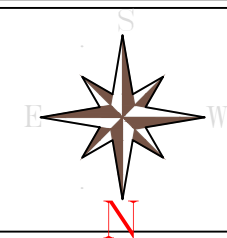
SECTION OF SEP.TANK



PLAN  
SEPTIC. TANK



## RAIN WATER HARVESTING SYSTEM



NORTH:

|                 |         |        |
|-----------------|---------|--------|
|                 | Sq.ft   | Sq.m   |
| AS PER DOCUMENT | 3210.00 | 300.00 |
| AS AT SITE      | 3210.00 | 300.00 |
| FMB (OR) PLR    |         | 300.00 |

|                 |         |        |
|-----------------|---------|--------|
|                 | Sq.ft   | Sq.m   |
| AS PER DOCUMENT | 3210.00 | 300.00 |
| AS AT SITE      | 3210.00 | 300.00 |
| FMB (OR) PLR    |         | 300.00 |

| BuiltUp Area |       |        | Fsi Area |        | Non<br>Fsi |
|--------------|-------|--------|----------|--------|------------|
| Floor        | Sq.m  | Sq.Ft  | Sq.m     | Sq.Ft  | Sq.m       |
| G.F          | 85.94 | 925.05 | 85.94    | 925.05 | -----      |
| Total        | 85.94 | 925.05 | 85.94    | 925.05 | -----      |

| BuiltUp Area |       |        | Fsi Area |        | Non<br>Fsi |
|--------------|-------|--------|----------|--------|------------|
| Floor        | Sq.m  | Sq.Ft  | Sq.m     | Sq.Ft  | Sq.m       |
| G.F          | 85.94 | 925.05 | 85.94    | 925.05 | -----      |
| Total        | 85.94 | 925.05 | 85.94    | 925.05 | -----      |

| BuiltUp Area |        |         | Fsi Area |         | Non<br>Fsi |
|--------------|--------|---------|----------|---------|------------|
| Floor        | Sq.m   | Sq.Ft   | Sq.m     | Sq.Ft   | Sq.m       |
| G.F          | 23.55  | 253.49  | 23.55    | 253.49  | -----      |
| F.F          | 109.49 | 1178.54 | 109.49   | 1178.54 | -----      |
| Total        | 133.04 | 1432.03 | 133.04   | 1432.03 | -----      |

| BuiltUp Area |        |         | Fsi Area |         | Non<br>Fsi |
|--------------|--------|---------|----------|---------|------------|
| Floor        | Sq.m   | Sq.Ft   | Sq.m     | Sq.Ft   | Sq.m       |
| G.F          | 23.55  | 253.49  | 23.55    | 253.49  | -----      |
| F.F          | 109.49 | 1178.54 | 109.49   | 1178.54 | -----      |
| Total        | 133.04 | 1432.03 | 133.04   | 1432.03 | -----      |

FSI :  
Floor Space Index =  $\frac{218.98}{300.00} \leq 2 = 0.729$

|          |   |             |
|----------|---|-------------|
| MD ----- | > | 3'6" X 7'0" |
| D -----  | > | 3'0" X 7'0" |
| D1 ----- | > | 3'0" X 7'0" |
| D2 ----- | > | 2'6" X 7'0" |
| W -----  | > | 4'6" X 4'0" |
| W1 ----- | > | 4'6" X 2'6" |
| V -----  | > | 2'6" X 2'6" |

A. PUSHPA

*Pushpa*  
**PUSHPA, D.C.,**  
LICENCED BUILDING SURVEYOR  
(R.C.No. 198 / 2013)  
WALAJABAD TOWN PANCHAYAT  
KANCHIPURAM DISTRICT  
SRI VIGNESVER BUILDING PLANNER  
WALAJABAD ROAD,  
SUNGUVARCHATHIRAM - 602 106.

CLIENT

Mr. D. GANESAN



# 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](mailto: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.

