

PP

APPROVAL RECORD

Planning Permission

Kancheepuram

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

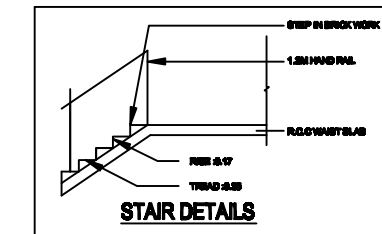
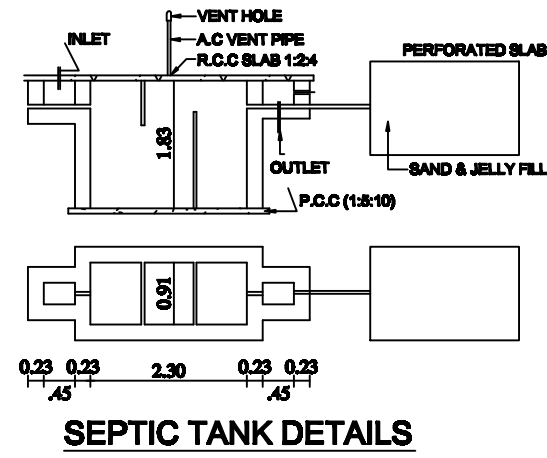
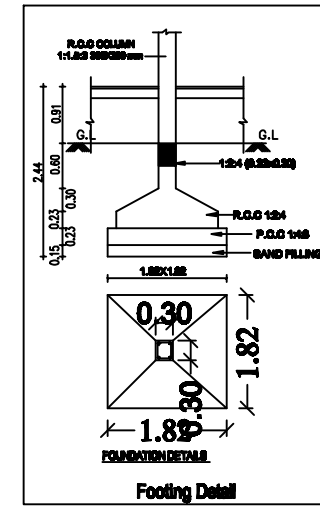
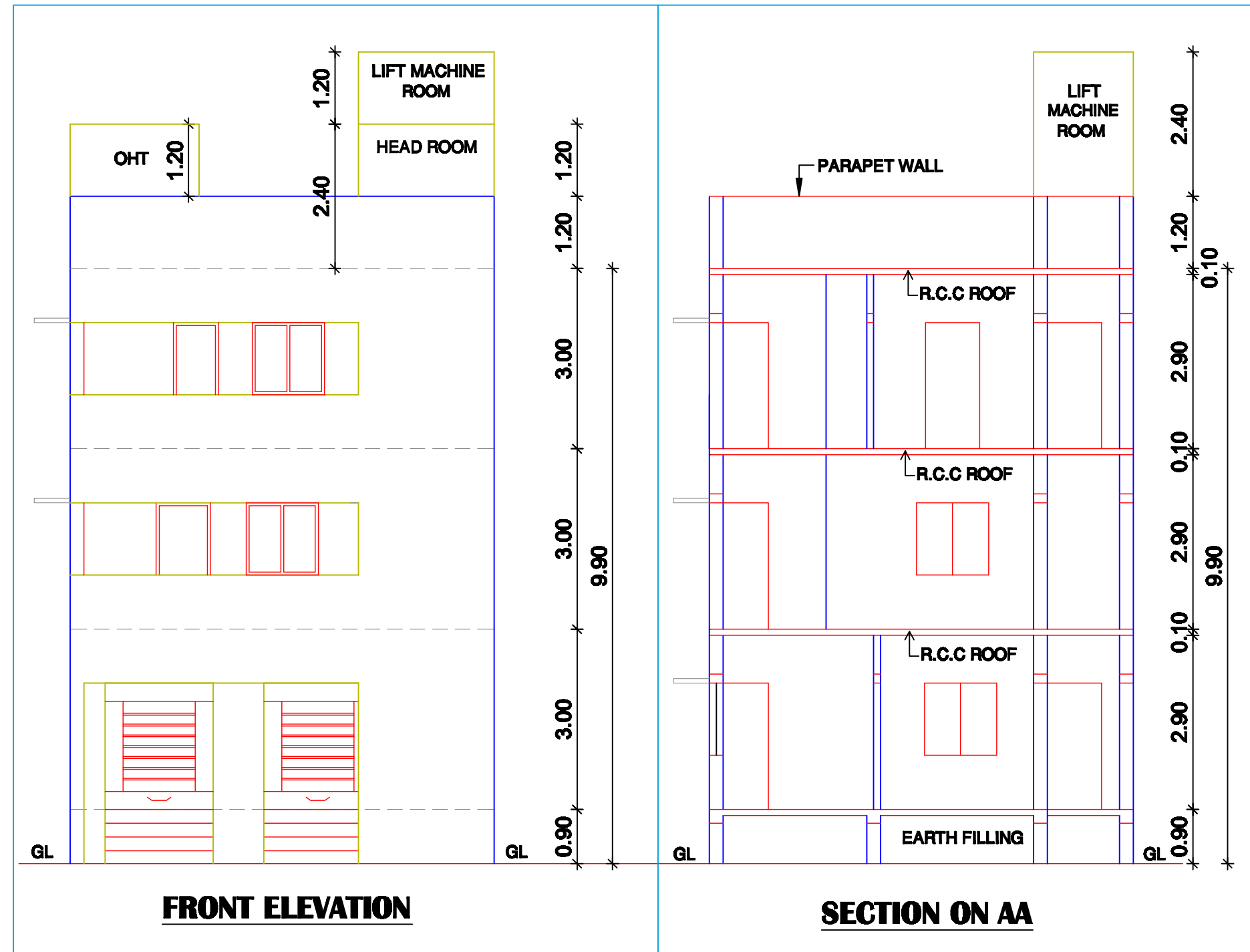
Building Plan

ISSUING AUTHORITY

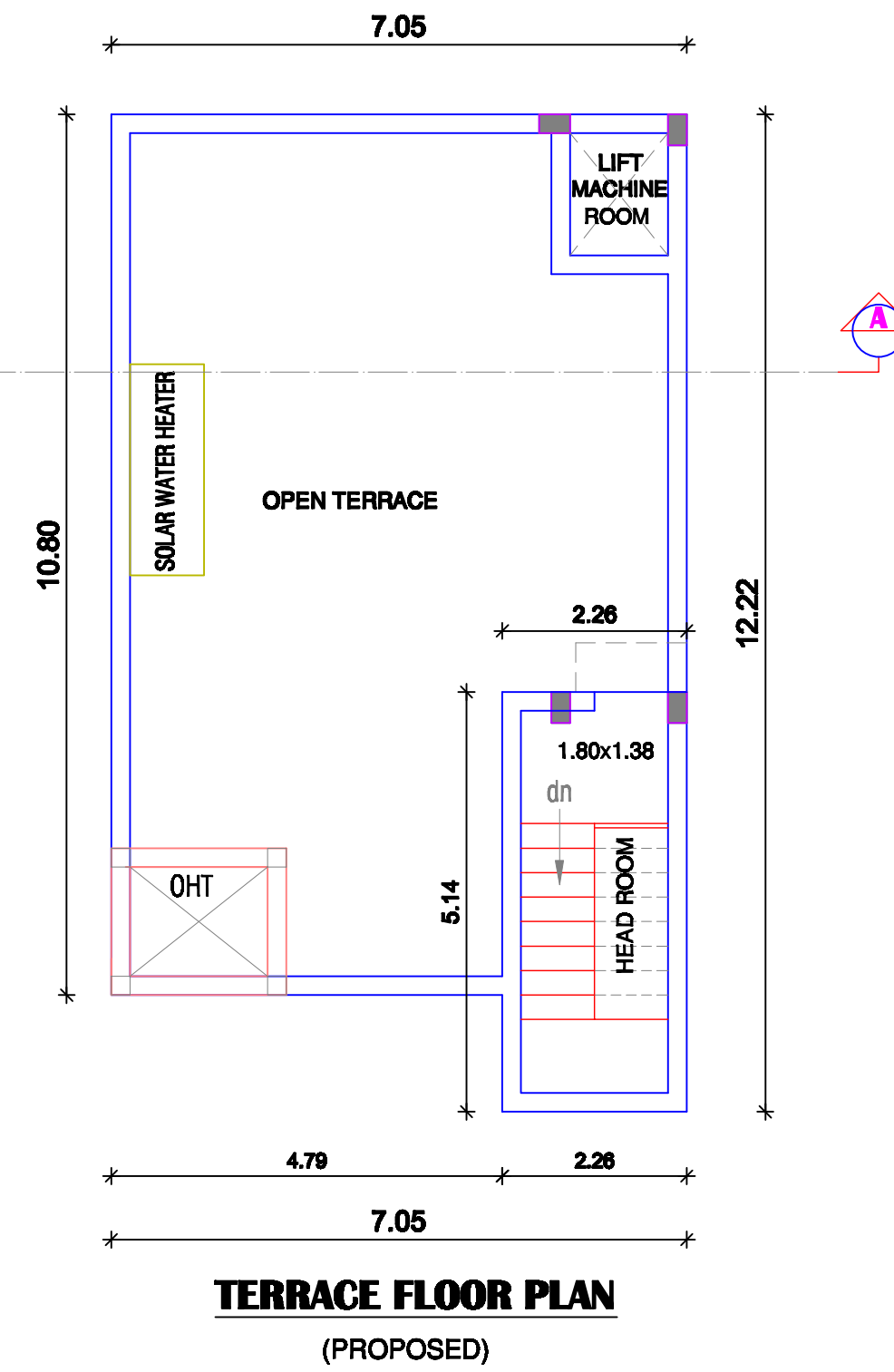
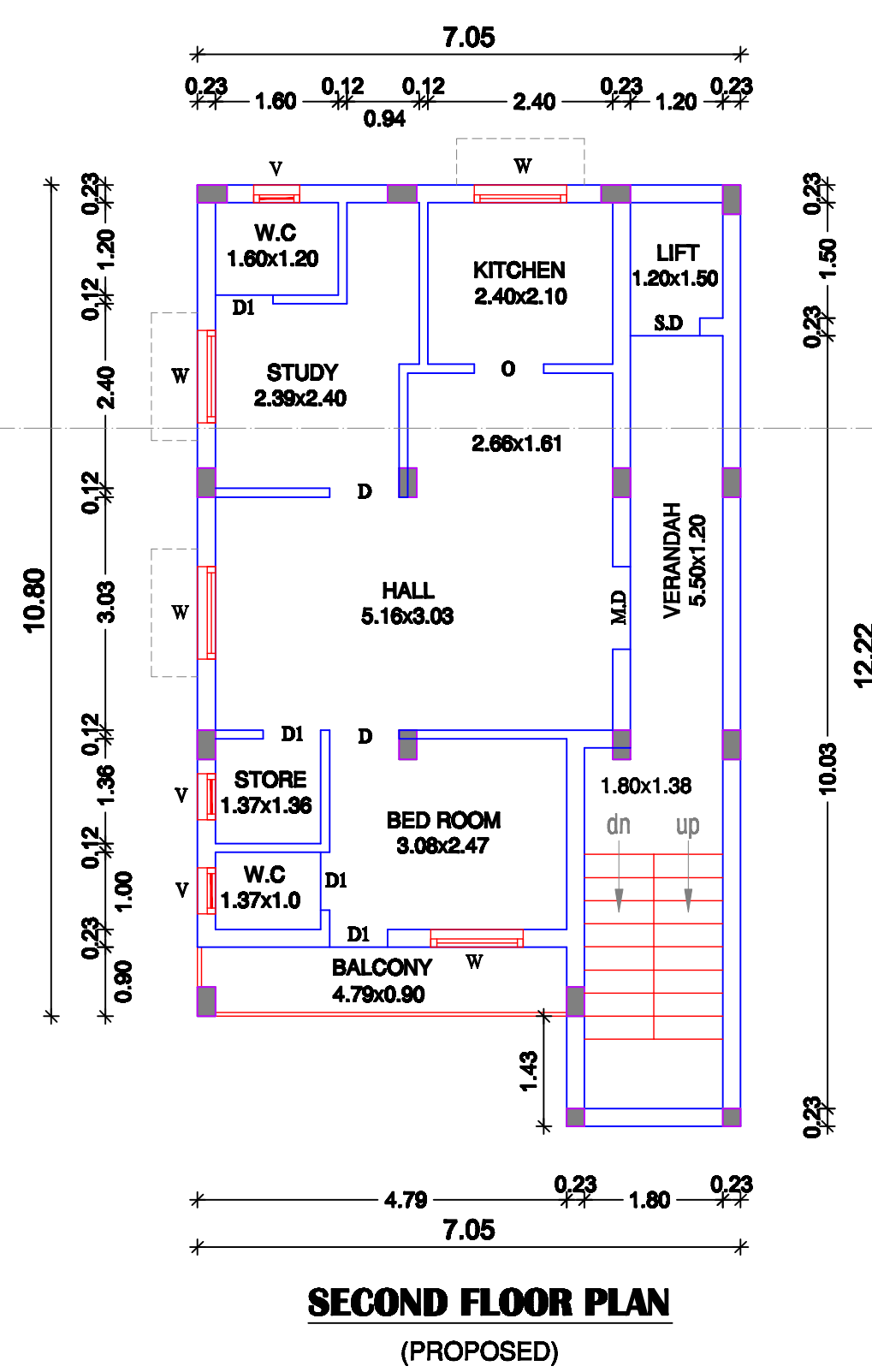
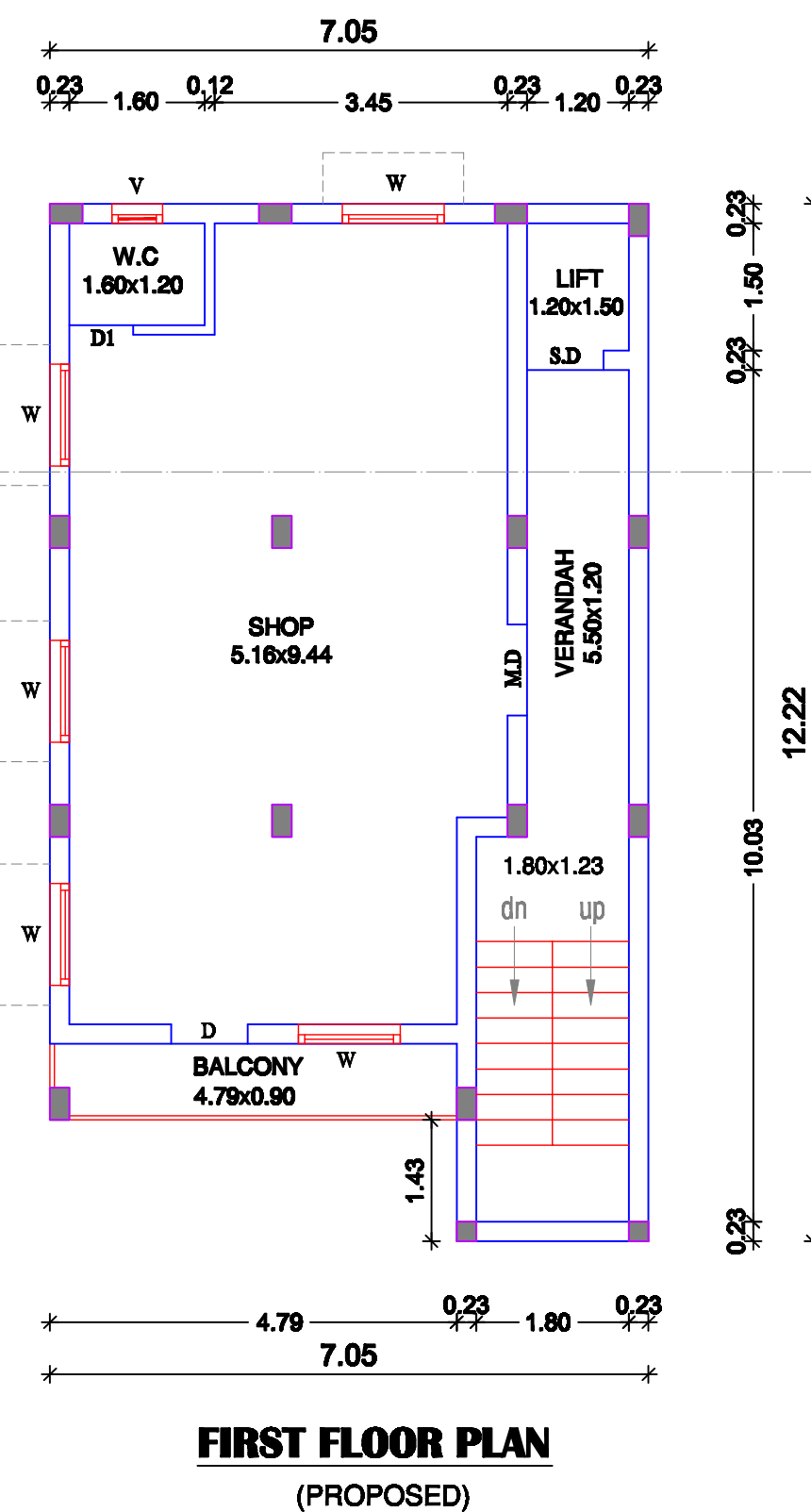
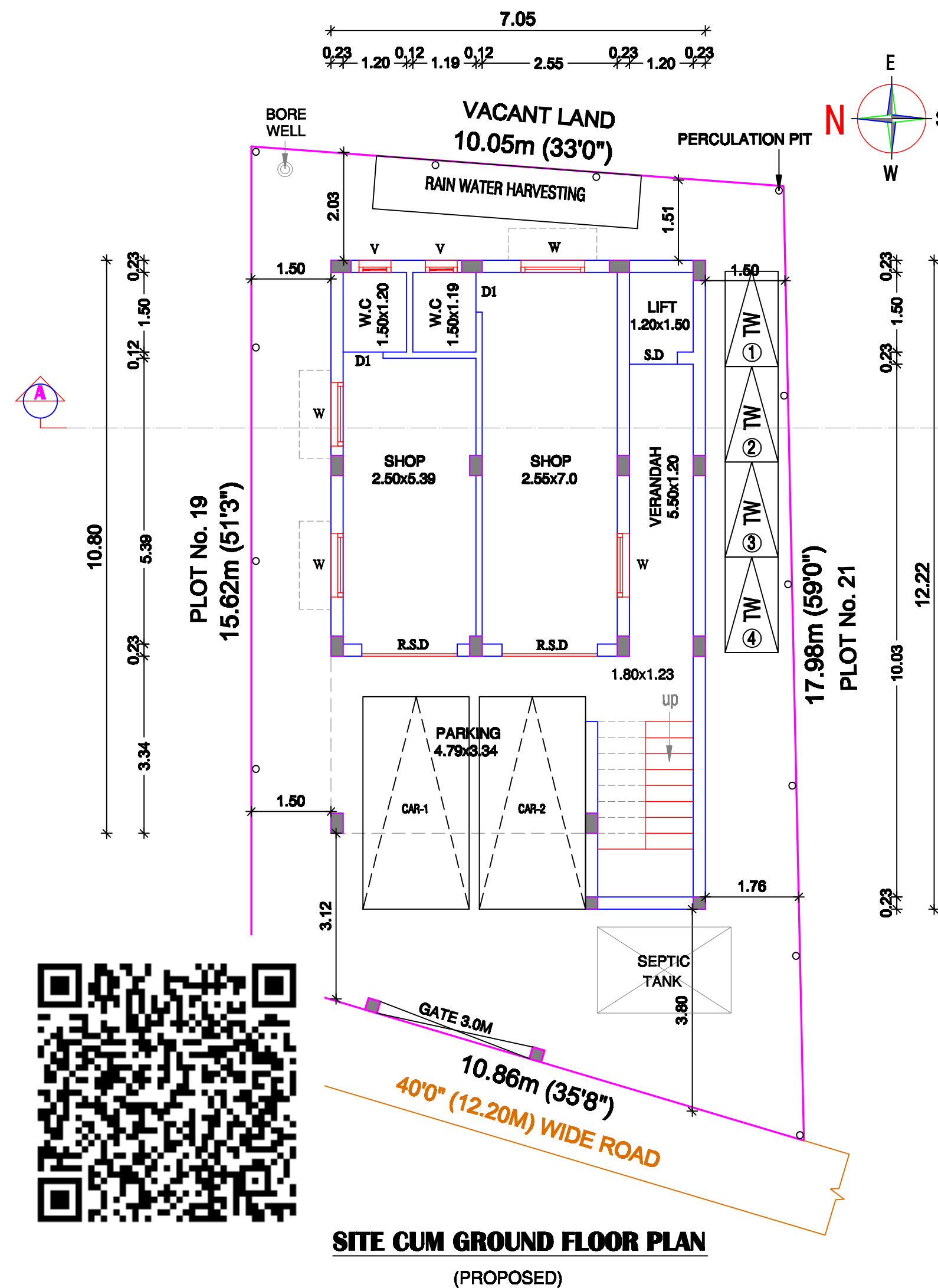
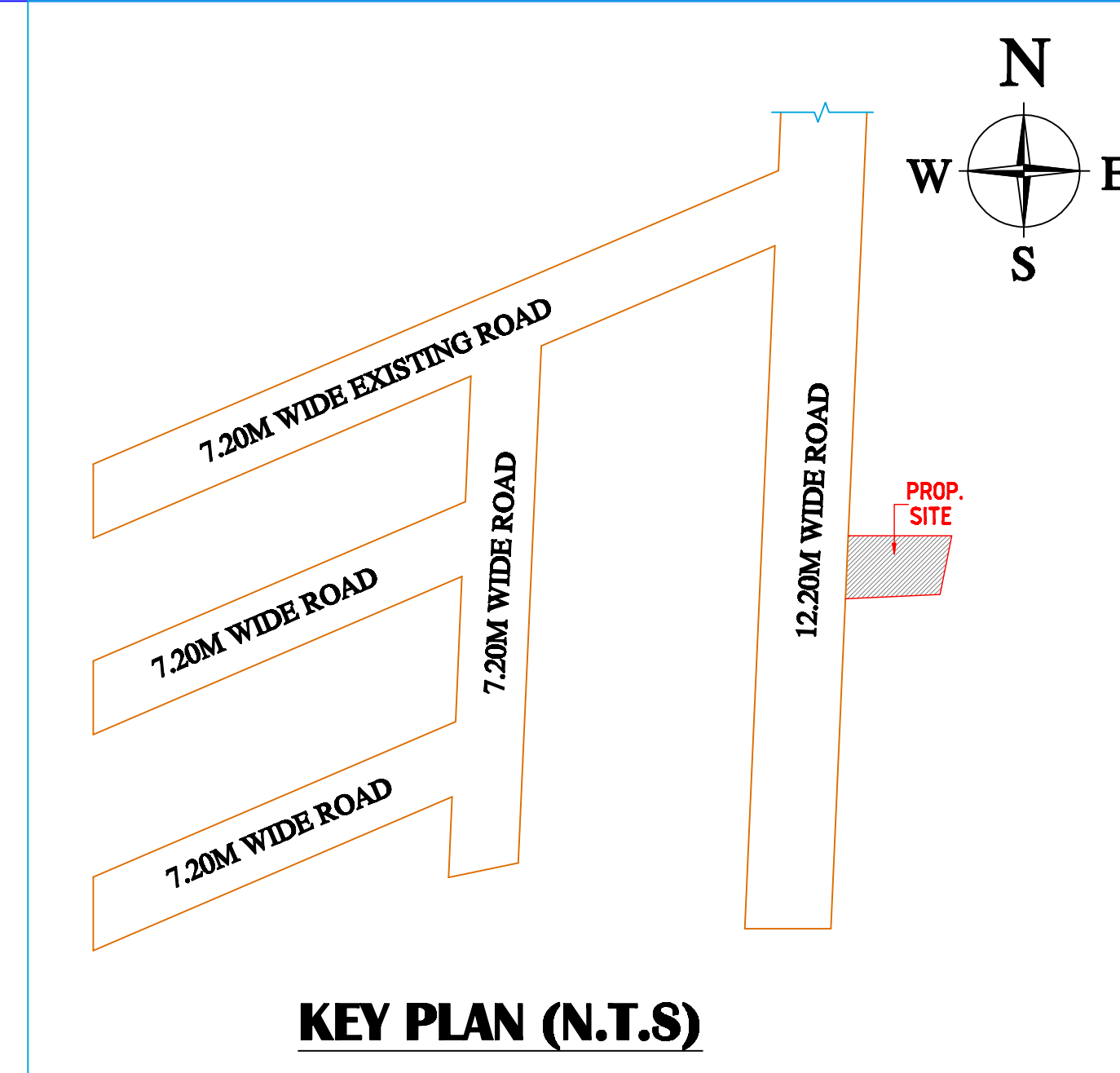
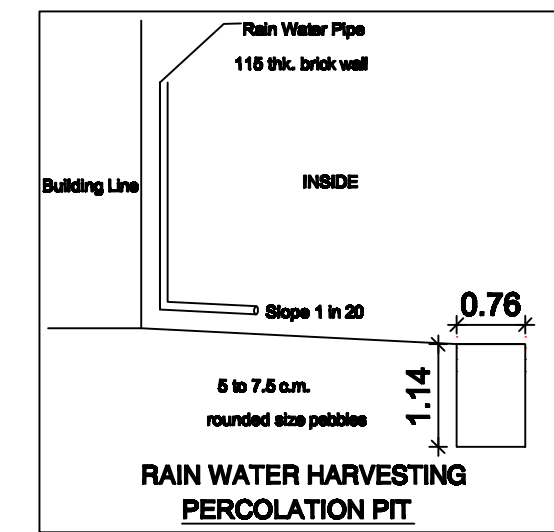
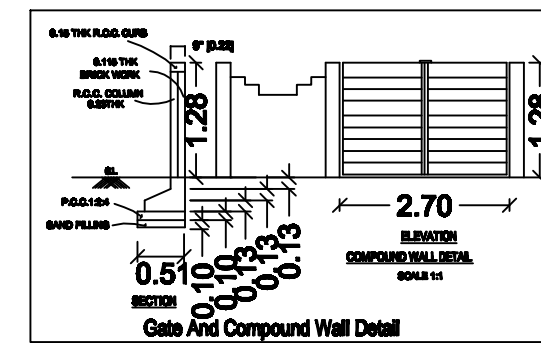
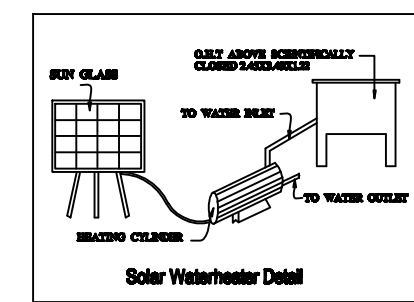
Rural Panchayat

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.



GENERAL SPECIFICATION
Columns: Reinforced Concrete in 1:2:4 mix.
Bridging: Reinforced Concrete in 1:2:4 mix.
R.C.C. Roofing: Reinforced Concrete in 1:2:4 mix.
Limit: Reinforced Concrete in 1:2:4 mix.
Weathering: Reinforced Concrete in 1:2:4 mix.
Ordinary Floor Finish: Reinforced Concrete in 1:2:4 mix.
P.C.C. in Foundation.
Sand Filling in Basement & Foundation.
Flooring: Reinforced Concrete in 1:2:4 mix.
Staircase: Reinforced Concrete in 1:2:4 mix.
Rise 12" & Tread 10"



NOTE :- LAYOUT APPROVED BY CMDA
IN P.P.D/L.O No.169/2023,
VIDE LETTER No.Layout-1/0125/2023, DATE : 14.06.2023

**PLAN SHOWING THE PROPOSED CONSTRUCTION
OF A G.F (COMMERCIAL), F.F (COMMERCIAL) &
S.F (RESIDENTIAL) BUILDING WITH ONE DWELLING
UNIT IN OLD S.No. 14/2D1, PATTA No. 22872
AS PER PATTA NEW S.No.14/2D1B AT
PLOT No.20, SERASA FORTUNE PHASE -II OF
VARADHARAJAPUARM VILLAGE,
KUNDRATHUR PANCHAYAT UNION,
KUNDRATHUR TALUK,
KANCHEEPURAM DISTRICT.**

ALL DIMENSIONS ARE IN METER ONLY.

SCHEDULE OF JOINERY

MD	MAIN DOOR	1.00M X 2.10M
D1	DOOR	0.90M X 2.10M
D2	DOOR	0.75M X 2.10M
W1	WINDOW	1.20M X 1.37M
KW	WINDOW	1.20M X 0.90M
V1	VENTILATOR	0.85M X 0.80M
O	OPENING	0.90M X 2.10M

SPECIFICATION:

- P.C.C 1:5:10 FOR FOUNDATION.
- P.C.C 1:4:8 FOR FLOOR CONCRETE.
- 0.23M THICK BRICK WALL IN CEMENT MORTAR 1:3
- ALL R.C.C WORKS IN 1:2:4 MIX
- WALL PLASTERING IN C.M 1:4
- CEILING PLASTERING IN C.M 1:3
- MOSAIC TILE FLOORING SET IN C.M 1:3
- ALL WOOD WORKS ARE IN TEAK COUNTRY WOOD.

AREA STATEMENT:

TOTAL PLOT AREA (AS PER DOCUMENT)	: 163.78 Sq.M	(1763.00 Sq.ft)
TOTAL PLOT AREA (AS PER PATTA)	: 164.00 Sq.M	(1765.00 Sq.ft)
GROUND FLOOR (COMMERCIAL)	: 79.36 Sq.M	(854.00 Sq.ft)
FIRST FLOOR (COMMERCIAL)	: 79.36 Sq.M	(854.00 Sq.ft)
SECOND FLOOR (RESIDENTIAL)	: 79.36 Sq.M	(854.00 Sq.ft)
TOTAL FLOOR AREA	: 238.08 Sq.M	(2562.00 Sq.ft)
PLOT COVERAGE	: 48.45 %	F.S.I : 1.45
HEAD ROOM	: 11.63 Sq.M	(125.00 Sq.ft)
COLOUR INDEX:		
PROPOSED	SEPTIC TANK	- 1 No.
BOUNDARY	W.C	- 5 Nos.
ROAD	O.H.T	- 1 No.
	LENGTH OF THE COMPOUND WALL	- 54.51 RML

SCALE : 1:100 , N.T.S

SIGNATURE OF OWNER:

D. ARUN.B.E.,
REGISTERED ENGINEER GRADE-II
REGISTRATION No. REGR-4/1904/041
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
ARUN DESIGNS
No.14, Leelavathi Nagar Extn. Near SMIT College,
Chikkarayapuram, Chennai-600 069.
Cell : 95437 70098, 98404 10097.

REGISTERED ENGINEER SIGNATURE:

ARUN DESIGNS - CHIKKARAYAPURAM, CELL : +91 95437 70098

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.

