

PP

APPROVAL RECORD

Planning Permission

Kancheepuram

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

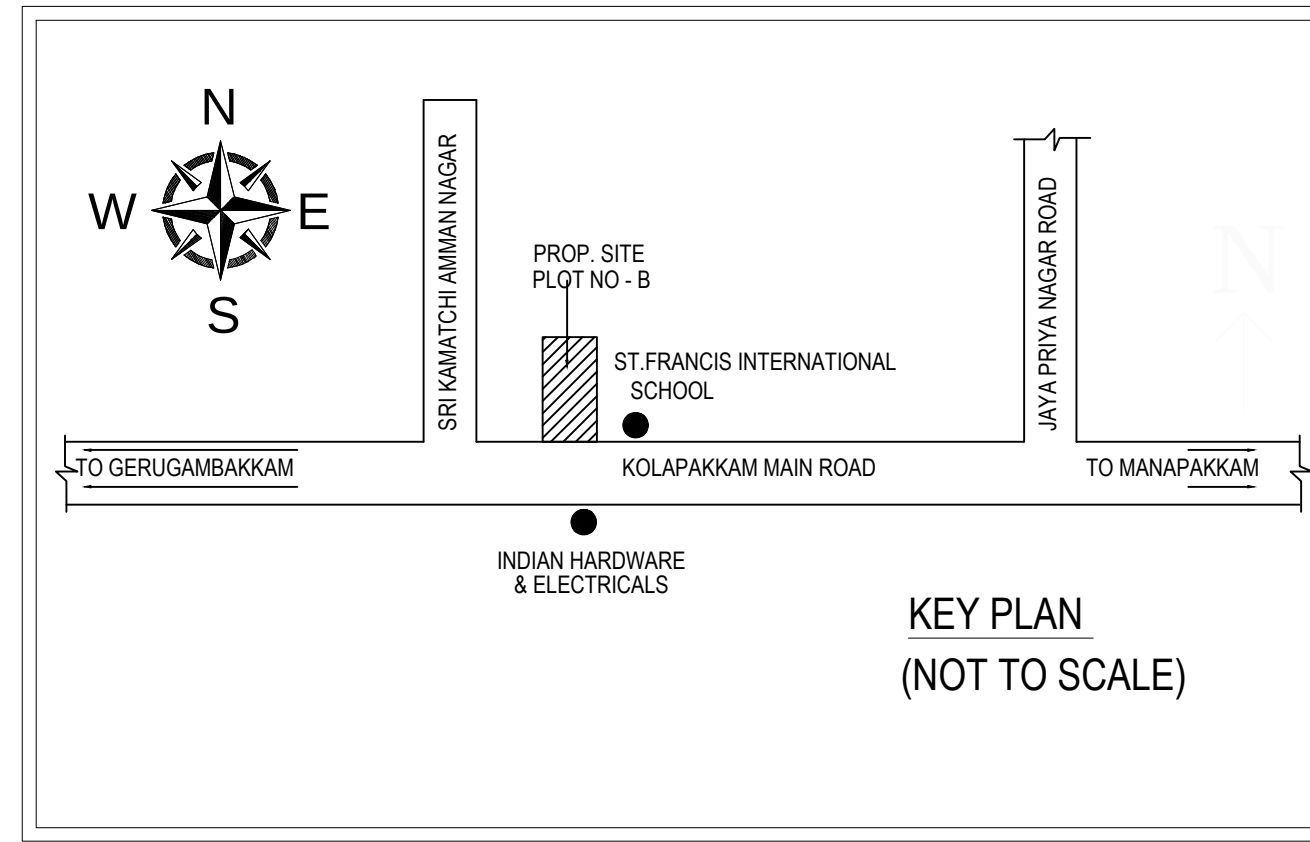
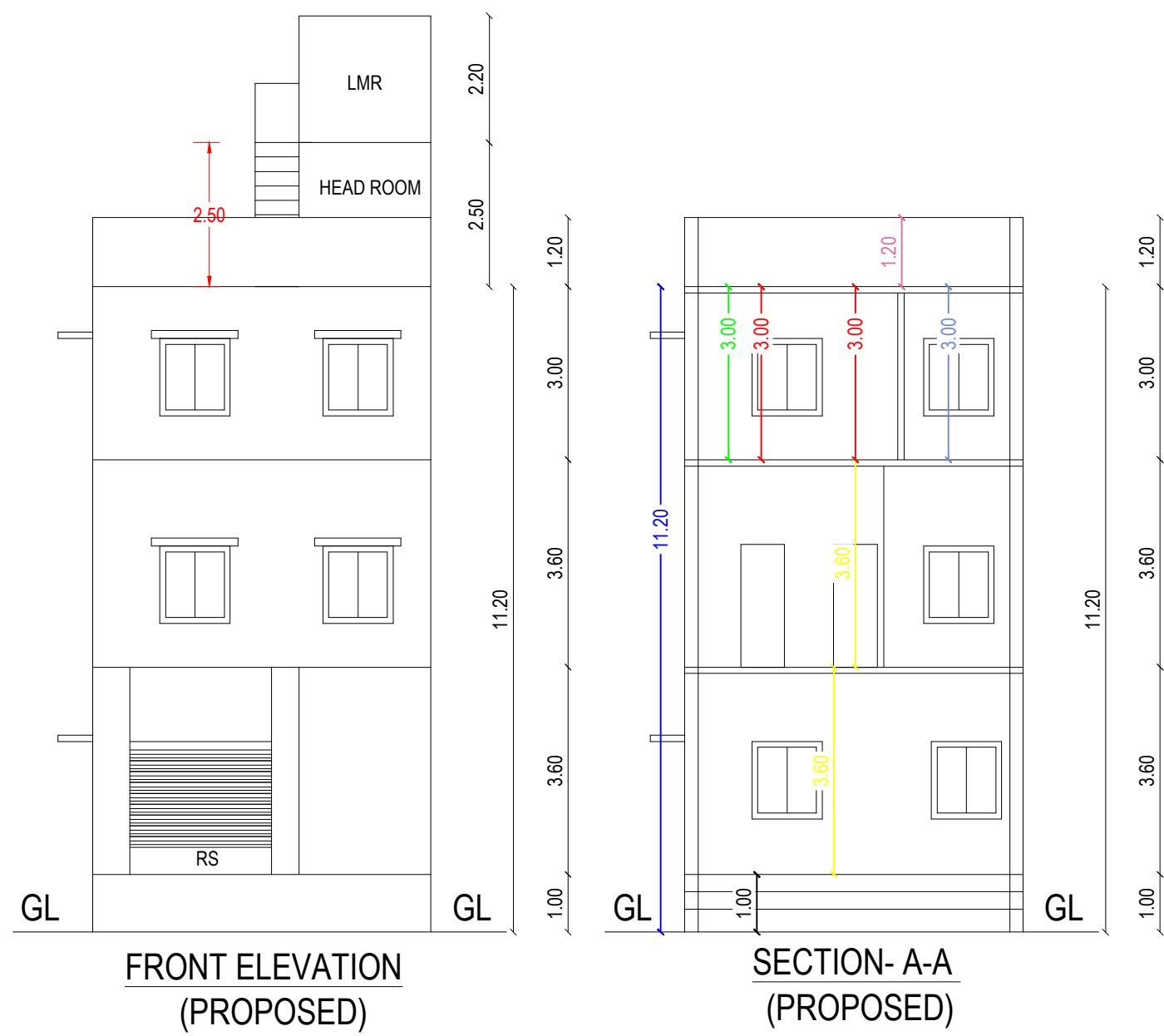
ISSUING AUTHORITY

Rural Panchayat

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

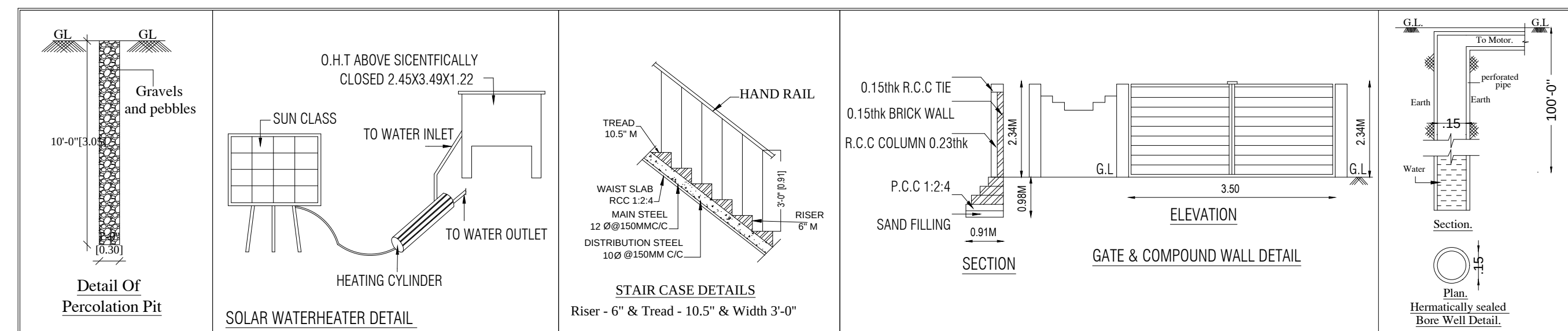
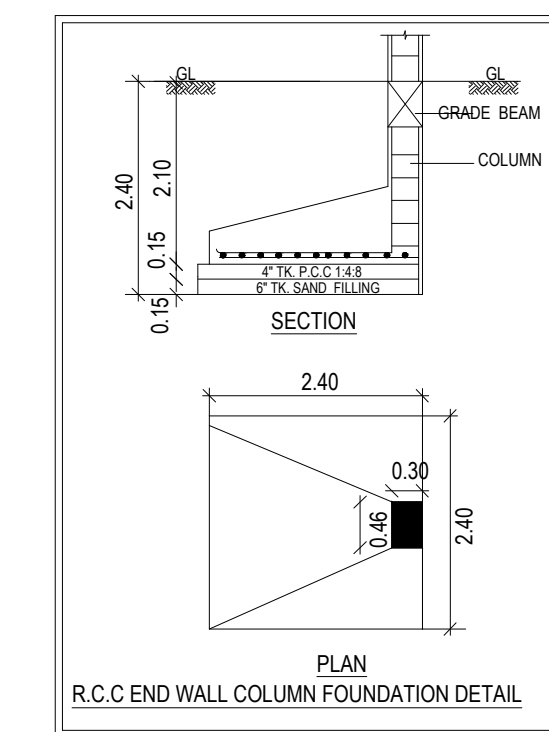
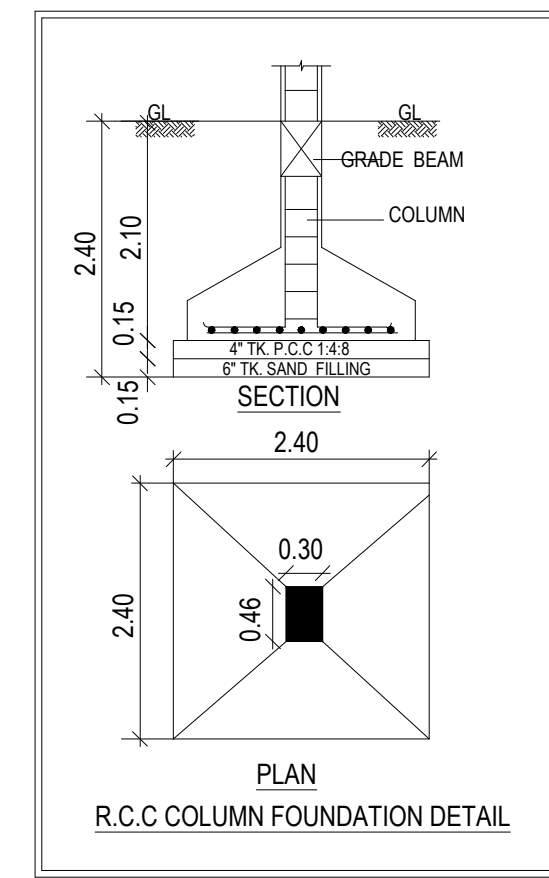
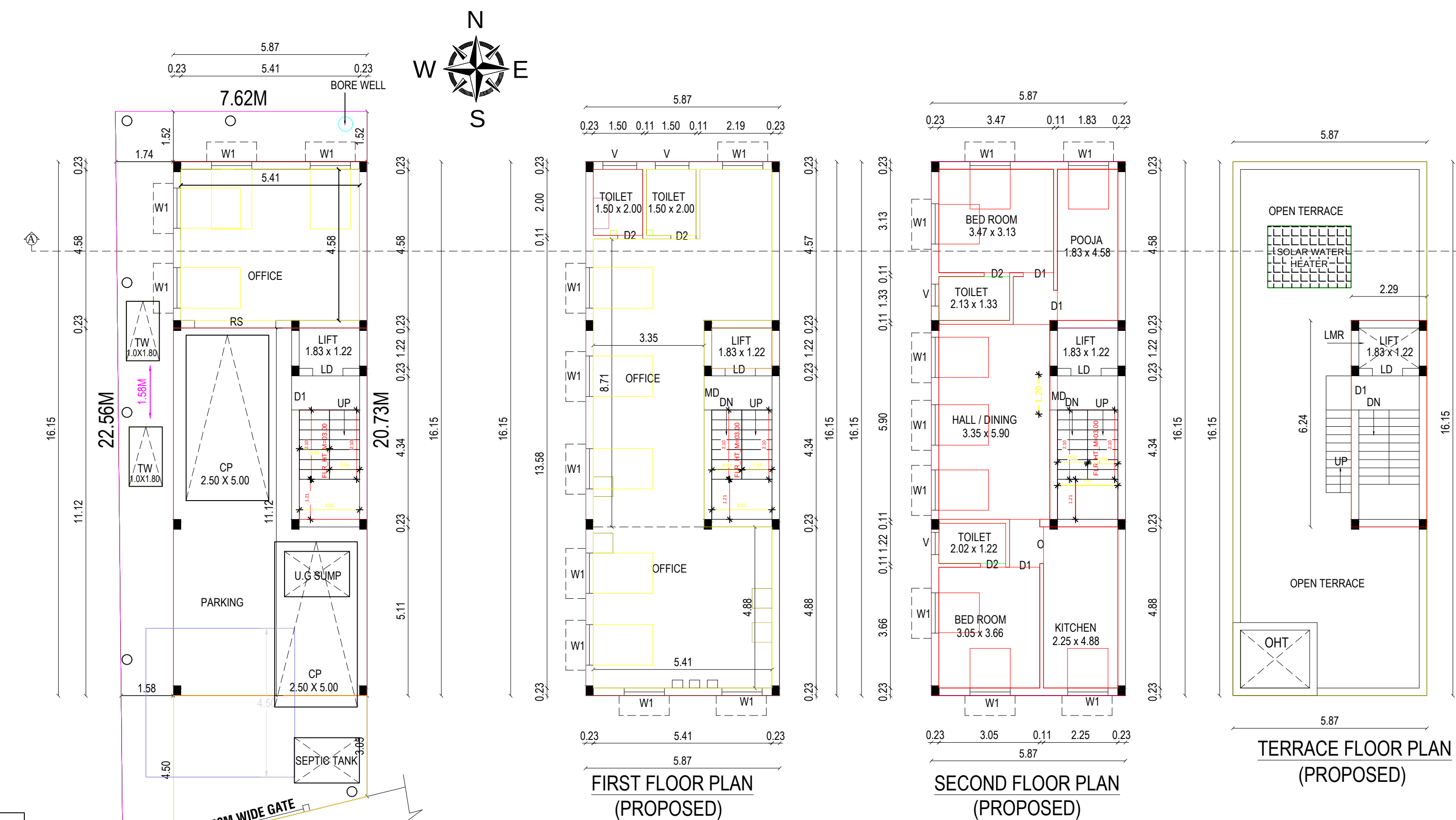
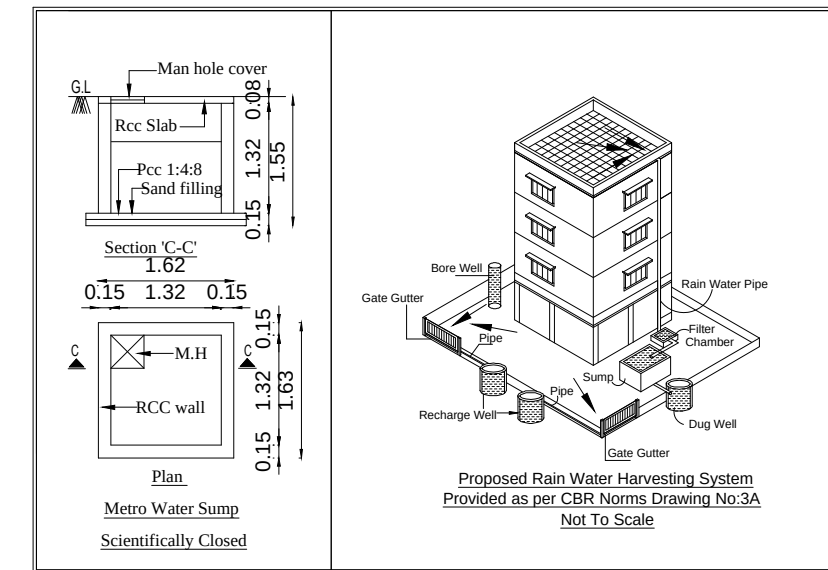
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF COMMERCIAL CUM RESIDENTIAL BUILDING AT PLOT NO :B, KOLAPAKKAM MAIN ROAD, CHENNAI - 600 128, COMPRISED IN OLD SURVEY.NO: 45/1C & 46/6, PATTa NO: 3970, NEW SURVEY NO:45/1C2, AND 46/6B, OF KOLAPPAKKAM VILLAGE, KUNDRATHUR PANCHAYAT UNION LIMIT, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT, NOTE: SUB-DIVISION PLANNING PERMIT NO: 425/2021, APPROVED D.DIS. 0819/2021, DT:10-06-2021.



SPECIFICATION :-

FOUNDATION CONCRETE USING P.C.C 1:4:8 OVER SAND FILLING BRICK WORK IN C.M 1:5 FOR 23 C.M WALLS AND IN C.M 1:4 FOR 11 C.M WALLS WALL PLASTERING IN C.M 1:4 AND CEILING PLASTERING IN C.M 1:3 R.C.C FOR ROOF SLAB, R.C.C WORK IN M25 GRADE CONCRETE, PLINTH BEAM, LINTEL, LOFT, SUN SHADE, ETC., IN C.C 1:2:4 FLOORING WITH MOSAIC TILES WEATHERING COURSE USING B.J.C IN LIME MORTAR WALL PAINTING 3 COATS USING CEMENT BASED PAINT PAINTING WOOD WORK WITH ENAMEL PAINTING OVER ONE COAT OF PRIMER.



AREA STATEMENT

LAND AREA

PLOT EXTENT	sq.ft	sq.m
AS PER DOCUMENT	1777.00	165.00
AS PER SITE	1777.00	165.00
AS PER PATTa	1722.24	160.00

FLOOR AREA - NON-FSI

FLOOR	sq.ft	sq.m
PRO. GROUND PARKING	702.35	65.25
HEAD ROOM	153.70	14.28
TOTAL NON FSI AREA	856.05	79.53

FLOOR AREA - FSI

FLOOR	(COMMERCIAL)		(RESIDENTIAL)	
	sq.ft	sq.m	sq.ft	sq.m
PRO.GROUND FLOOR	317.86	29.53	-	-
PRO.FIRST FLOOR	1020.21	94.78	-	-
PRO.SECOND FLOOR	-	-	1020.21	94.78
TOTAL FSI AREA	1338.07	124.31	1020.21	94.78

F.S.I AREA - 2358.28 Sq.ft (219.09 SQ.M)

PLOT COVERAGE	59.23%	F.S.I - 1.36
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TOTAL BUILTUP AREA

FLOOR	sq.ft	sq.m
NON FSI AREA	856.05	79.53
FSI AREA	2358.28	219.09
TOTAL BUILTUP AREA	3214.33	298.62

COLOUR INDEX :		ALL DIMENSIONS ARE IN METER SCALE : 1" = 8'-0" OR 1:100
Proposed		
Road		
Boundary		

JOINERY DETAIL:

MD	MAIN DOOR	1.50 x 2.10M
RS	ROLLING SHUTTER	3.00 x 3.00M
D	DOOR	1.20 x 2.10M
D1	DOOR	1.00 x 2.10M
W	WINDOW	1.20 x 1.50M
KW	KIT.WINDOW	1.20 x 1.50M
V	VENTILATOR	1.20 x 1.50M

M. J. J. J.

APPLICANT SIGNATURE

J. J. J. J.
J. ARUN D.C.E
Registered Engineer (RE300212024)
GREATER CHENNAI CORPORATION
CMDA Reg. NO: RE/GR-III/19/04/134

REGISTERED ENGINEER SIGN



QR- CODE

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.

