

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 RESIDENTIAL BUILDING IN STILT FLOOR, FIRST ,SECOND & THIRD FLOOR

HAS ONE DWELLING UNIT, PLOT NO : 56, S.NO : 42, AS PER PATTa NO : 3713, NEW S.NO:42/1A1A1A1, AS PER NEW PATTa : 4521

NEW S.NO : 42/8, " VGN GRANDEUR PHASE II" KOLATHUVANCHERRY VILLAGE, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT,

IYYAPANTHANGAL PANCHAYAT UNION.

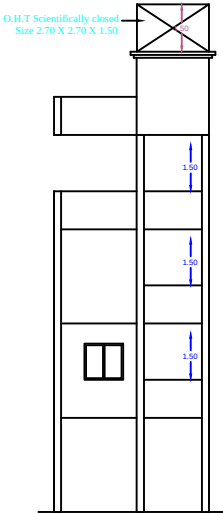
OWNERS. Mrs. S.U.MALINI

Mr. J.KARTHIKEYAN

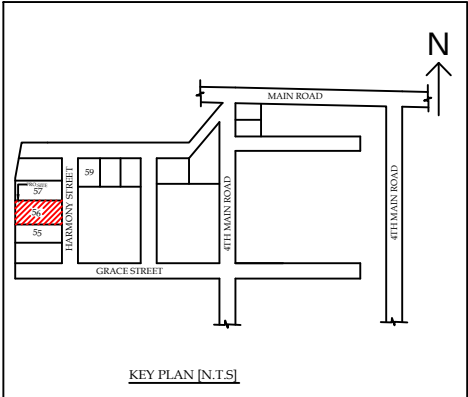
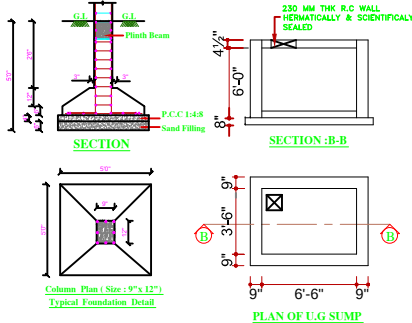
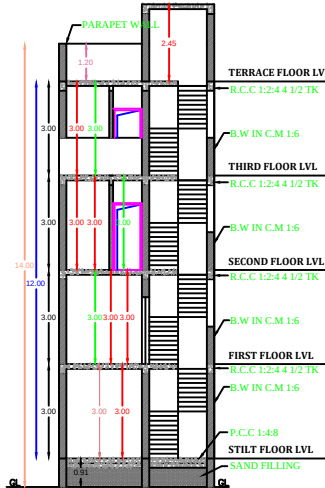
Mr. M.JOTHI SHANKAR

NOTE:

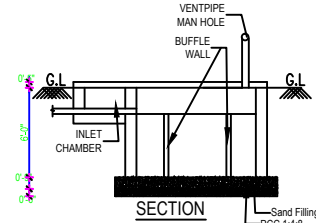
PPD. LO. NO : 121/2024 Vide Letter No. Layout-1/0224/2023 Dated:06.06.2024
Planning Permit No : 15838 and Na.Ka.No.17/2024-25 Dated:29.06.2024
Kundrathur Panchayat Union Approval Pa.Mu.No.3607/2024/A3 Dated:12.06.2024
TNRERA Reg.No.TN/1/Layout/2915/2024 Dated:26.07.2024



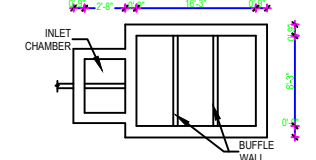
FRONT



KEY PLAN [N.T.S.]



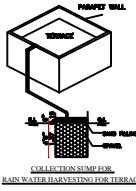
SECTION



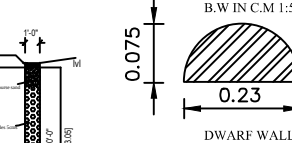
PLAN

SEPTIC TANK DETAIL

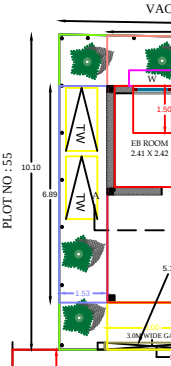
SCALE : 1"=4'-0" (OR) 1:50



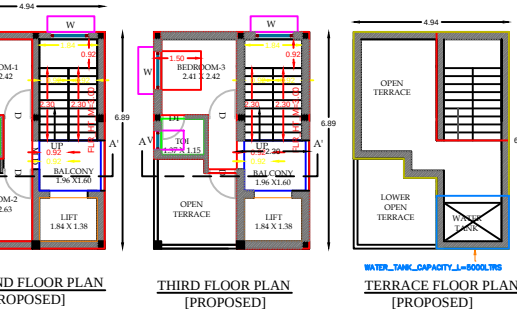
RAIN WATER HARVESTING FOR TERRACE



DWARF WALL



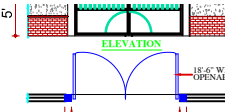
SITE CUM STILT FLOOR PLAN [PROPOSED]



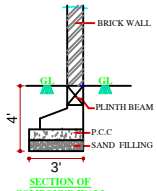
ND FLOOR PLAN [PROPOSED]

THIRD FLOOR PLAN [PROPOSED]

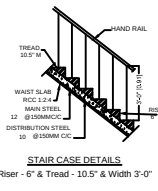
TERRACE FLOOR PLAN [PROPOSED]



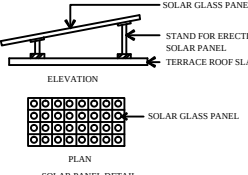
PLAN COMPOUND WALL DETAIL



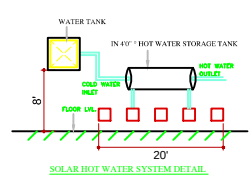
SECTION OF COMPOUND WALL



STAIR CASE DETAILS



SOLAR PANEL DETAIL



SOLAR HOT WATER SYSTEM DETAIL



RAIN WATER HARVESTING FOR TERRACE

QR CODE

SPECIFICATIONS:

1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2. R.C.C. COLUMNS IN M20 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNTRY WOOD GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN C.M 1:5
9. WEATHERING COURSE IN BRICK, JELLY LIME CONCRETE 1:3 MIX
10. WEATHERING TILES 18"X18" BURNT CLAY TILES IN LAID IN 1:3 MIX

PROPOSED AREA DETAILS :-

DESCRIPTION	SQ FT	SQ MT
PLOT EXTENT (AS PER DOCUMENT)	861.00	79.98
PLOT EXTENT (AS PER PATTa)	861.00	79.98
FIRST FLOOR AREA	365.97	34.00
SECOND FLOOR AREA	365.97	34.00
THIRD FLOOR AREA	290.00	26.93
TOTAL F.S.I AREA	1022	94.94
STILT FLOOR AREA (NON FSI)	365.97	34.00
HEAD ROOM AREA	85	7.94
TOTAL BUILTUP AREA	450.97	41.94
PLOT COVERAGE- 42.53 %	F.S.I- 1.18	

JOINERY DETAILS :-

S.NO	DESCRIPTION	SIZE IN M
1	MAIN DOOR - MD	1.00 X 2.14
2	FRENCH DOOR - FD	1.80 X 2.14
3	LIFT DOOR - LD	1.00 X 2.14
4	DOOR - D1	0.92 X 2.14
5	DOOR - D2	0.76 X 2.14
6	WINDOW - W	1.52 X 1.52
7	VENTILATOR - V	0.60 X 0.60

COLOUR INDEX:

PROPOSED BUILDING	
DEMOLITION BUILDING	
BOUNDARY LINE	
EXISTING ROAD	

OWNER *[Signature]*

J.PACKIASELVI ME
(Structural Engineer Grade - I)
Avadi City Municipal Corporation
Reg. No. 012/15/2024/00018
Greater Chennai Corporation
Reg. No. RSE 10032019
Chennai Metropolitan Development Authority
Reg. No. SE/GR-1/19/03/066
District Town & Country Planning
Reg. No. TVLR/ RSE/ Gr-I/ 2020/12/008
Plot No.3480, TNHB, Avadi, Chennai-600054.
Mob - 9566271366/9962247966

REGISTERED ENGINEER

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.

