

PP

APPROVAL RECORD

Planning Permission

Keeranallur

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

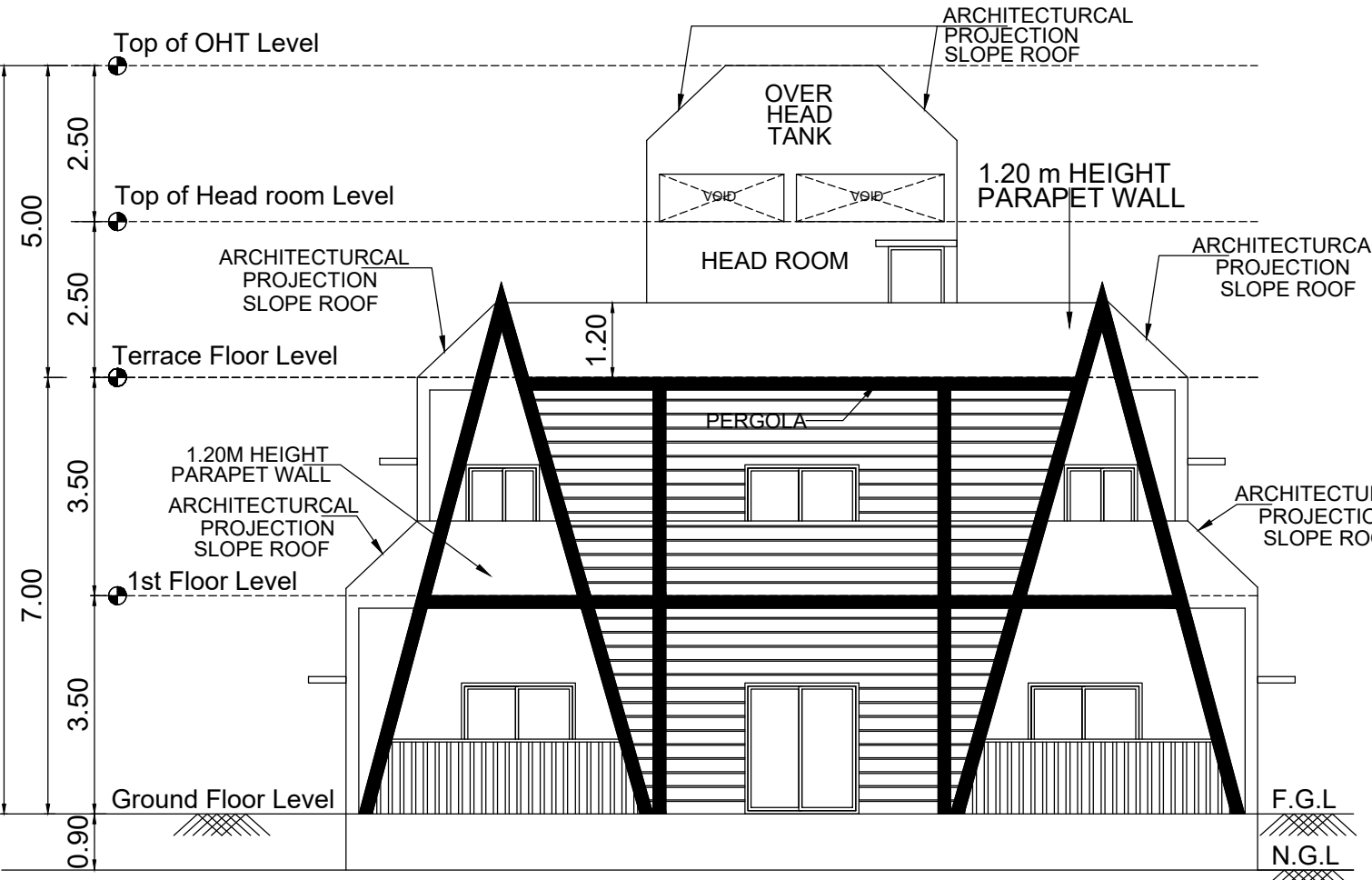
PURPOSE

Commercial

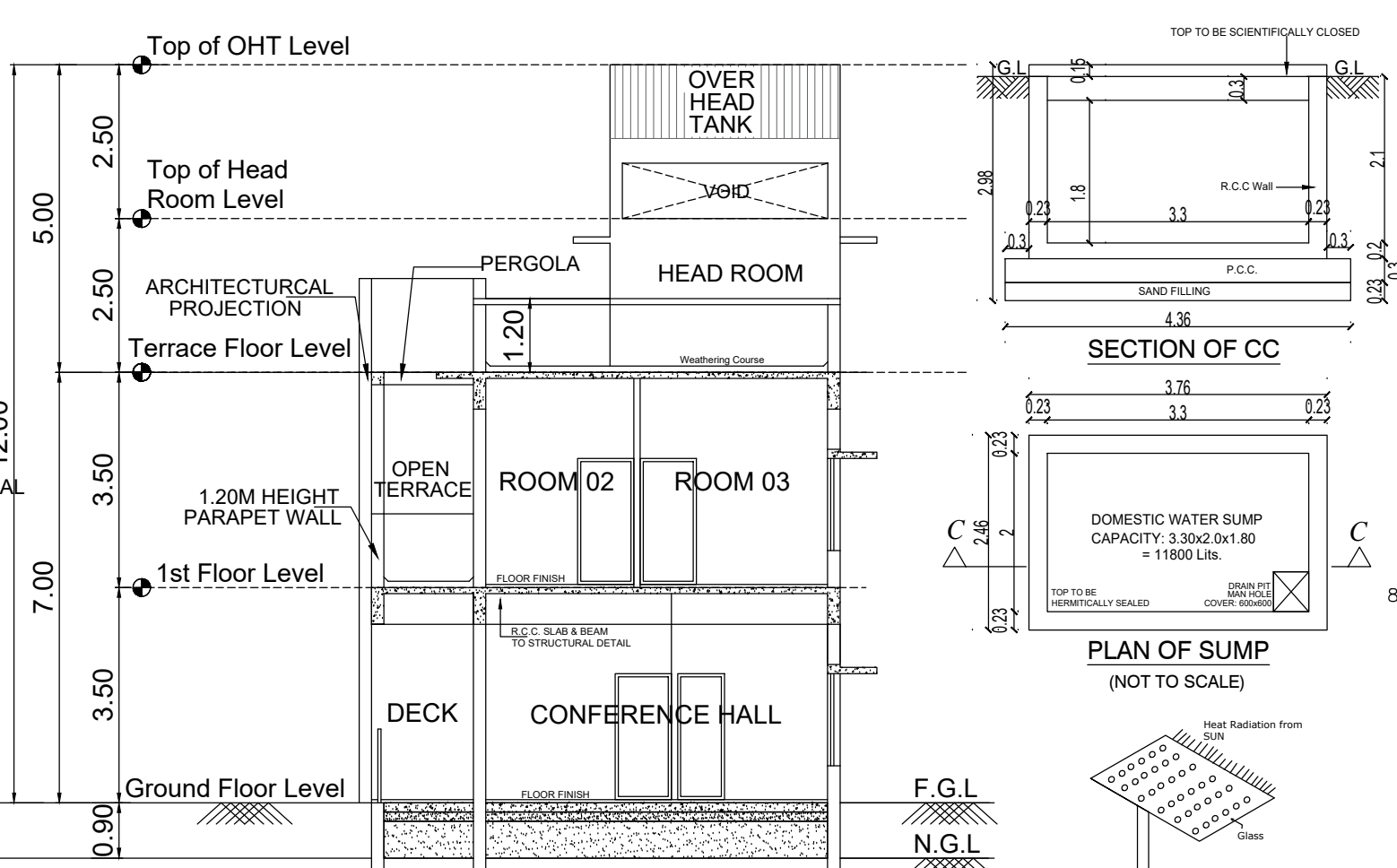
The approval as the planning authority issued it, reproduced in full behind this page.

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

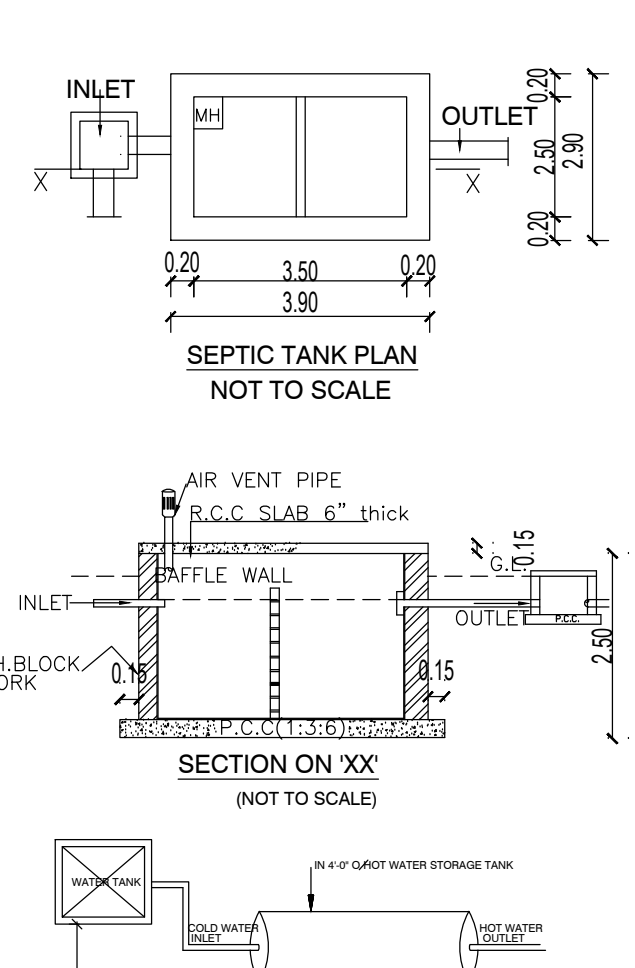
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (OFFICE) AT PLOT NO.89 & 90, "AERO SQUARE", EXISTING 12.0M WIDE LAYOUT ROAD, KEERANALLUR VILLAGE, KANCHEEPURAM - 602 108. COMPRISED IN SURVEY NO: 323/6B & 323/6C OF KEERANALLUR VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT, KEERANALLUR PANCHAYAT, SRIPERUMBUDUR PANCHAYAT UNION LIMIT.



FRONT ELEVATION (SOUTH SIDE)

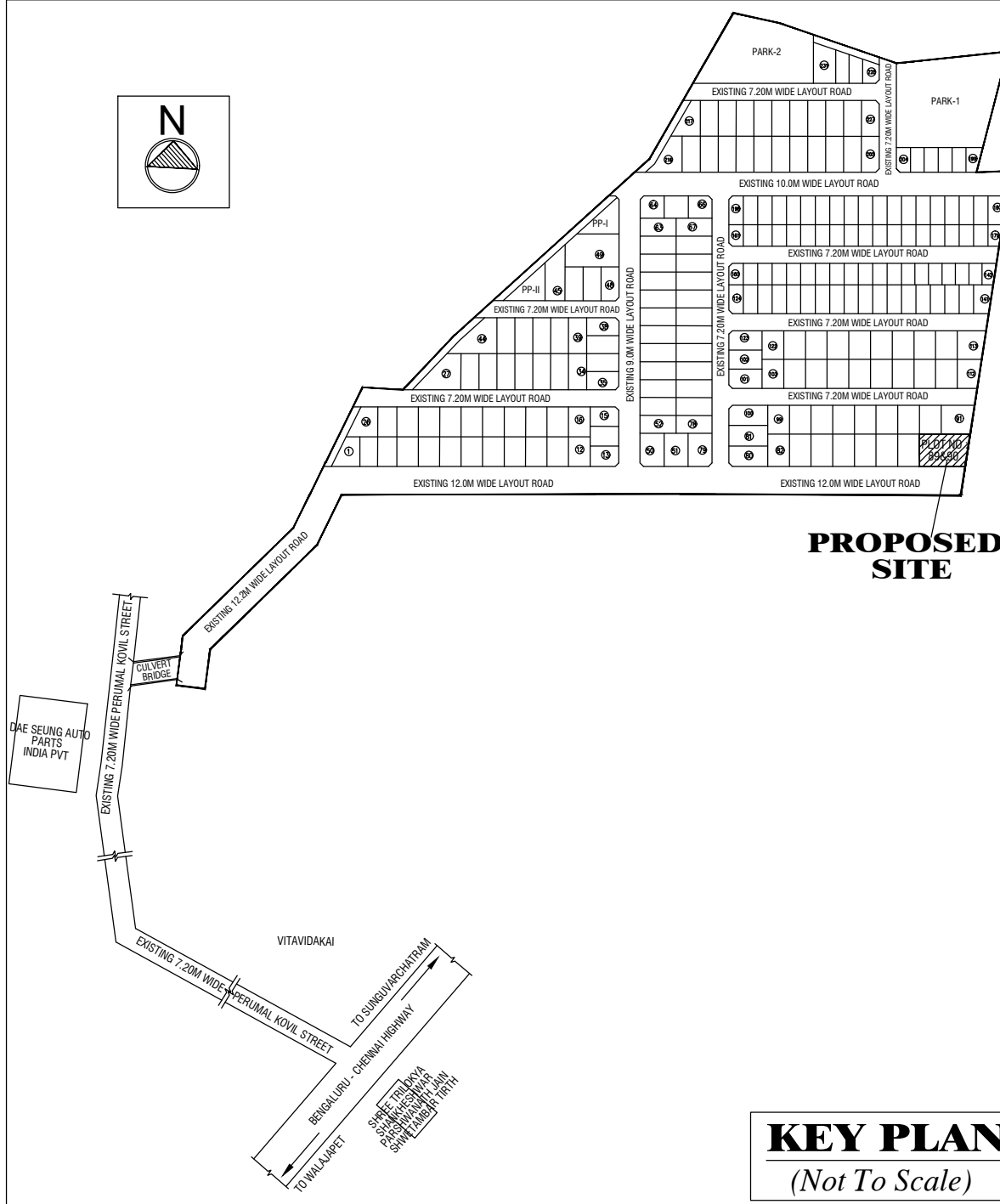


SECTION ON "A - A"

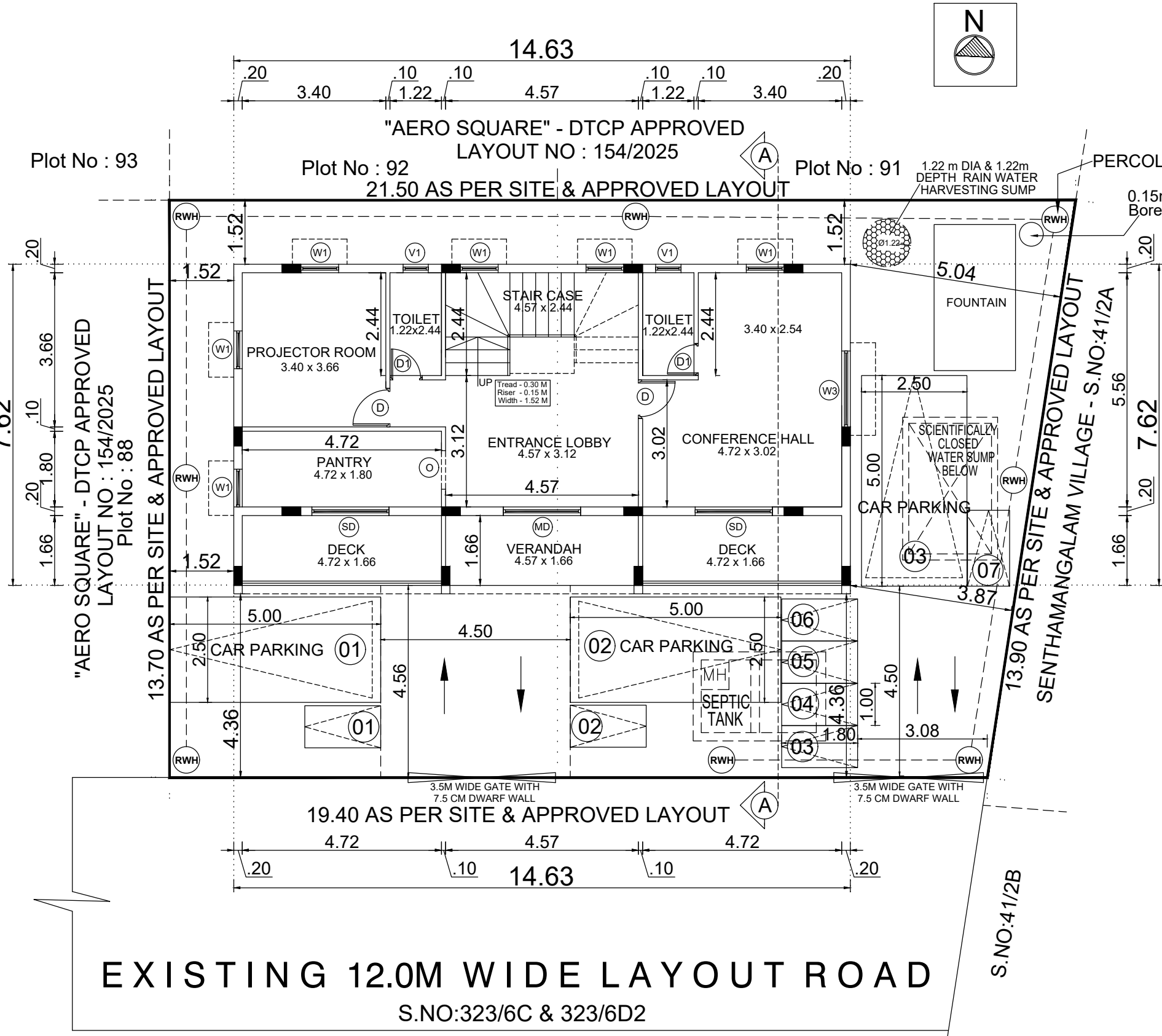


SEPTIC TANK PLAN
NOT TO SCALE

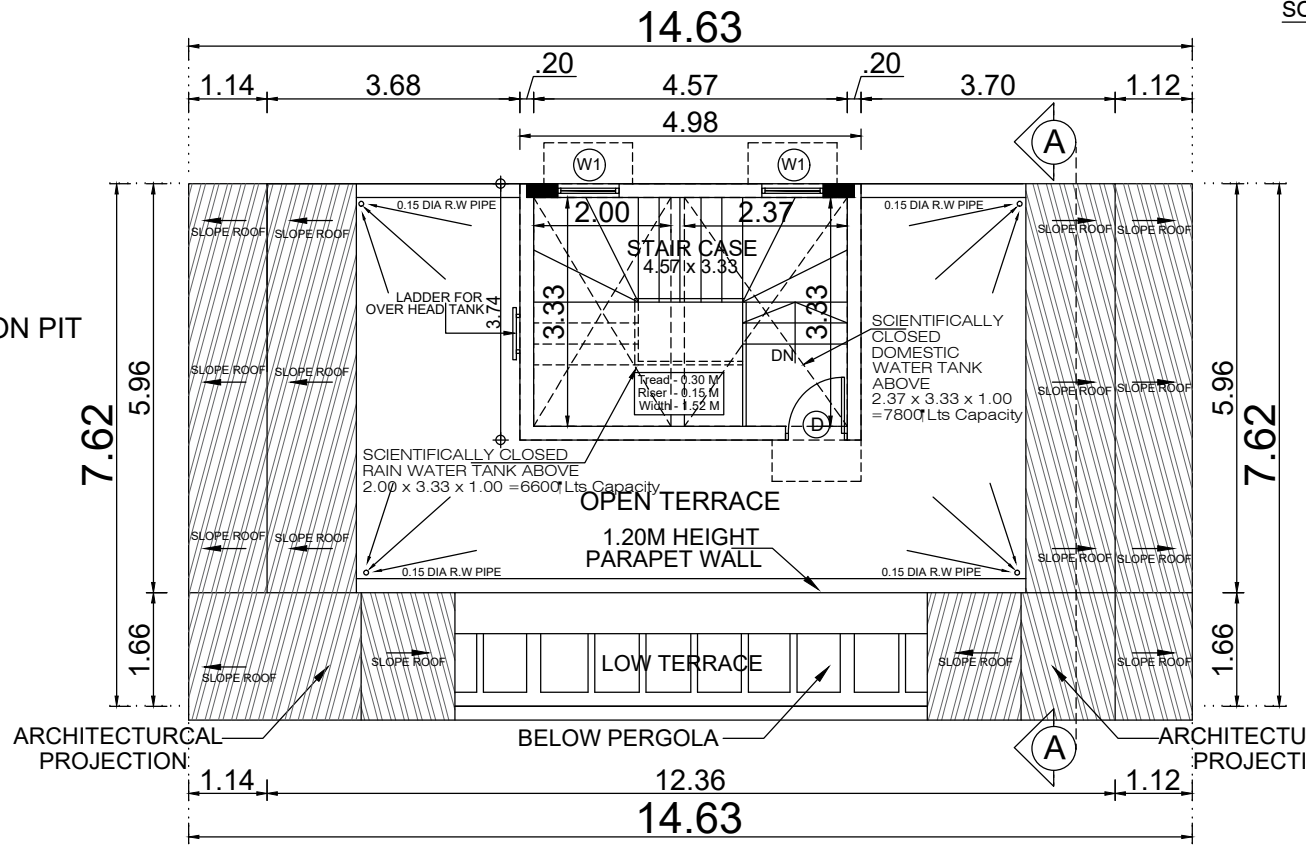
SECTION ON "XX"
NOT TO SCALE



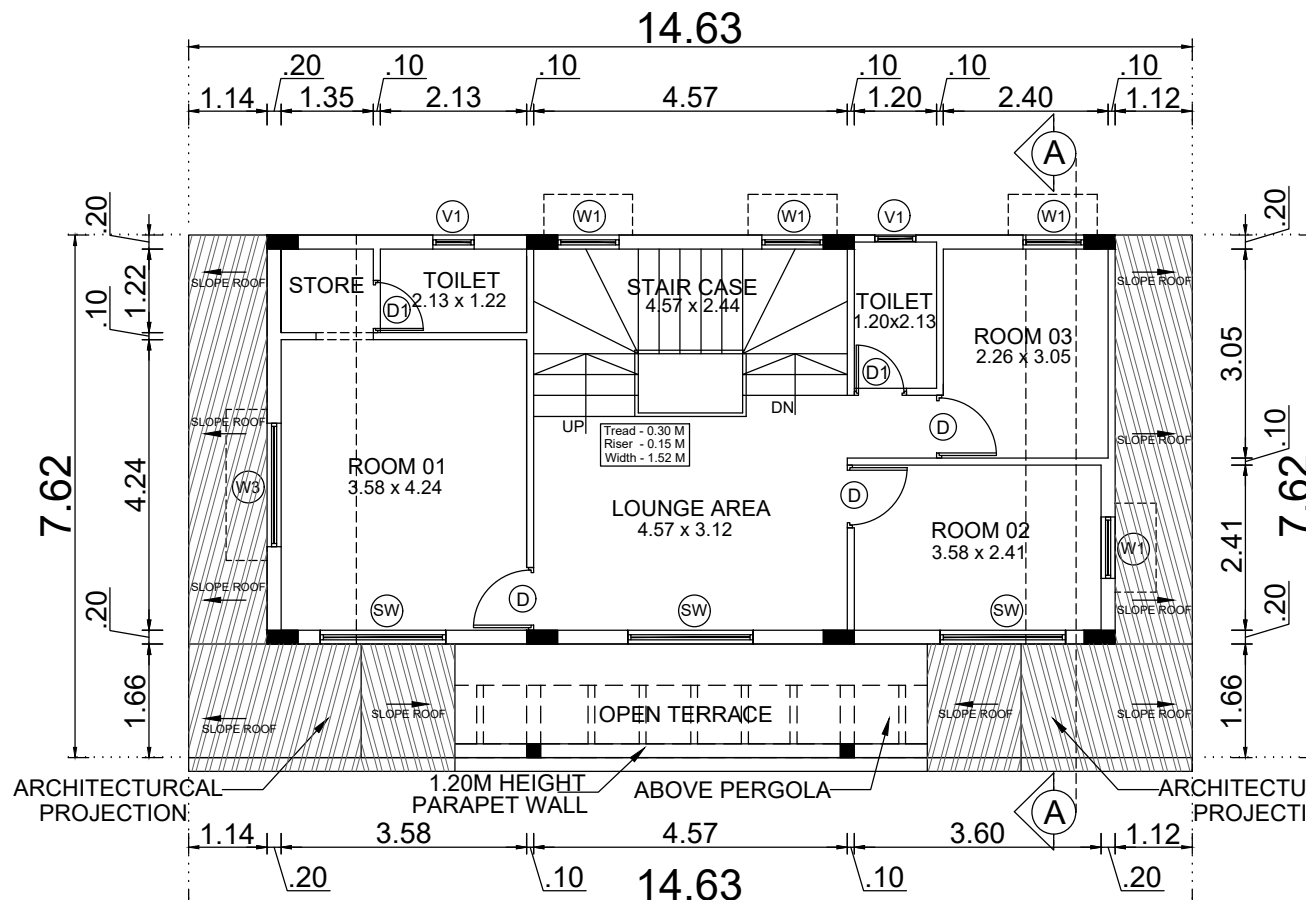
KEY PLAN
(Not To Scale)



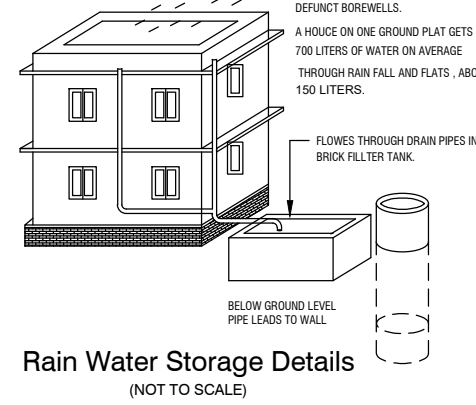
EXISTING 12.0M WIDE LAYOUT ROAD
S.NO:323/6C & 323/6D2



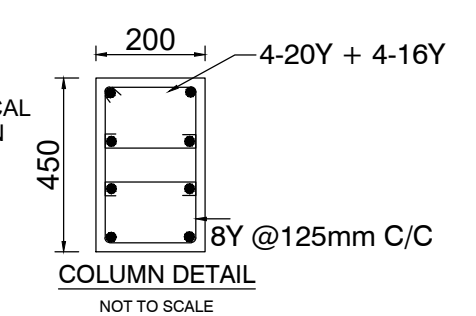
TERRACE FLOOR PLAN
PROPOSED



FIRST FLOOR PLAN
PROPOSED

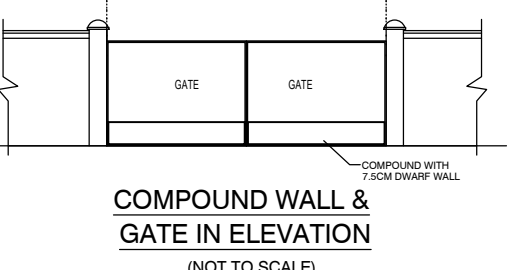


Rain Water Storage Details
(NOT TO SCALE)

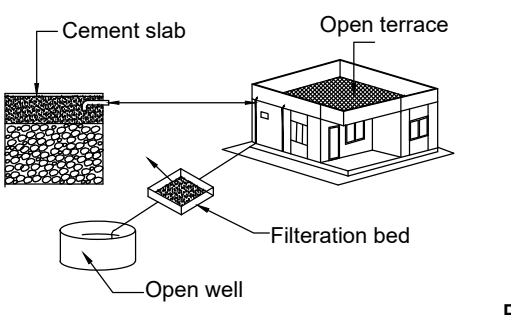


COLUMN DETAIL
NOT TO SCALE

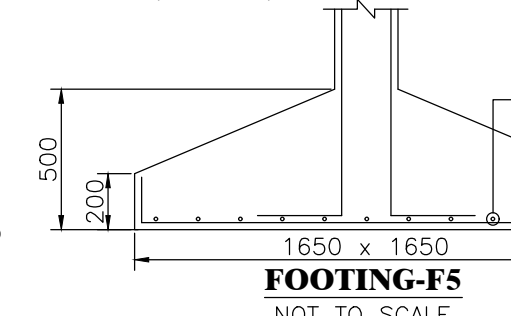
EARLIER LAYOUT SANCTIONED DETAILS :
DTCP Approved Layout No.154/2025,
Vide Letter ROC No : YCBKSFV1/2025/TCP, Dt.03.09.2025
and the President, Keeranallur Village / Panchayat,
Sripurumbudur Panchayat Union Approved Letter
R.C No : 72/26.09.2025, Dt. 29.09.2025



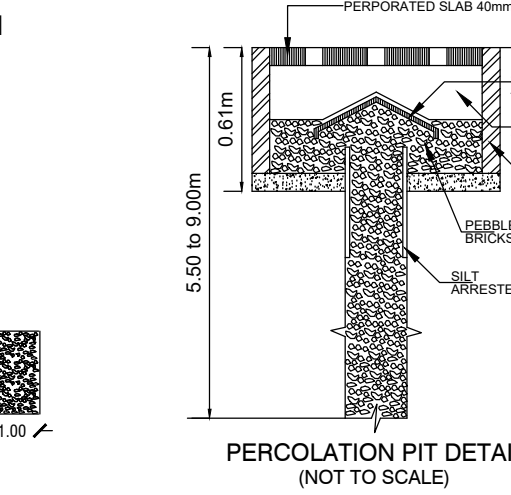
COMPOUND WALL &
GATE IN ELEVATION
(NOT TO SCALE)



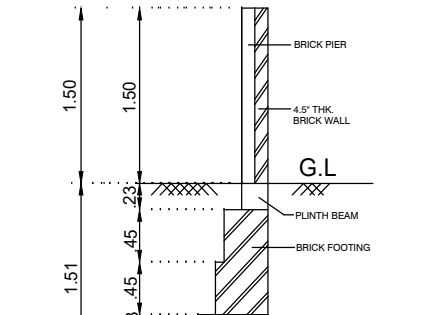
RAIN WATER HARVESTING
(NOT TO SCALE)



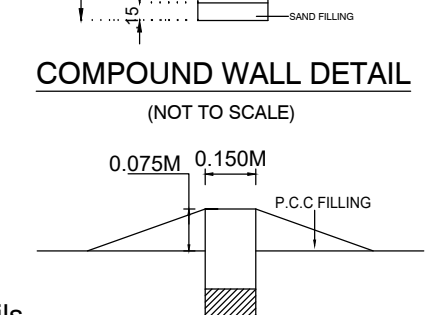
FOOTING-F5
NOT TO SCALE



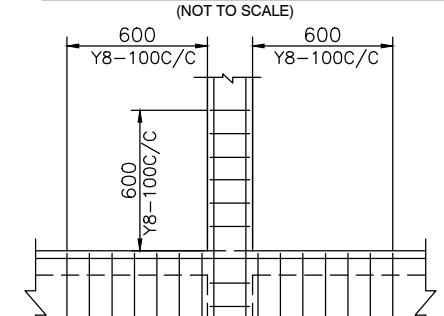
PERCOLATION PIT DETAIL
(NOT TO SCALE)



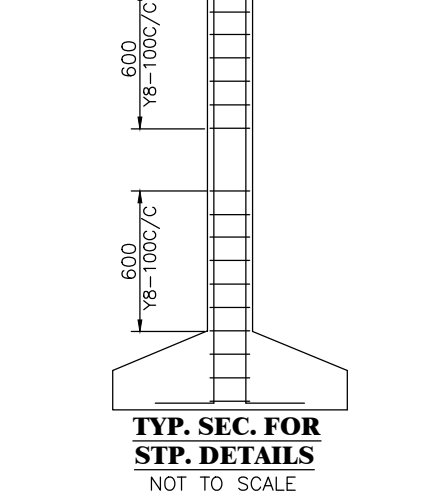
COMPOUND WALL DETAIL
(NOT TO SCALE)



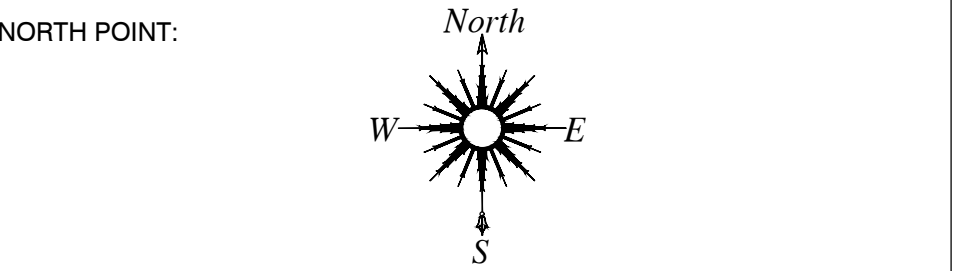
Bore Well Details
Scale N.T.S



DWARF WALL DETAILS
(NOT TO SCALE)



TYP. SEC. FOR
STP. DETAILS
NOT TO SCALE



SPECIFICATIONS:
FOUNDATION:
R.C.C. FOOTING FOUNDATION OVER A BED OF 1:4:8 SAND FILLING.
R.C COLUMN FOUNDATION AND TIE (PUNTH) BEAMS
OVER A BED OF P.C.C 1:4:8 SAND CUSHIONS.
SUPER STRUCTURE:
100mm THK. INTERNAL & 200mm THK. EXTERNAL WALLS
IN C.M 1:5 WITH PLASTER IN C.M 1:5
R.C.C. WORK:
R.C COULUMNS, BEAMS, SLABS, LINTELS, AND SUNSHADES
IN M25 MIX. ADEQUATELY REINFORCED.
FLOORING:
CERAMIC FLOORING.
WEATHERING COURSE:
ONE SET OF BRICK, JELLY LIME CONCRETE MIXED WITH
CRUDE OIL. POINTED AND LAID TO SLOPE.
NOTE:
UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE
SCIENTIFICALLY CLOSED.

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.80 x 2.10
D	DOOR	0.90 x 2.10
D2	DOOR	0.76 x 2.10
SD	SLIDING DOOR	1.80 x 2.10
W1	WINDOW	0.90 x 1.50
W3	WINDOW	1.80 x 1.50
SW	SLIDING WINDOW	1.80 x 2.10
V1	VENTILATOR	0.60 x 0.90

FSI AREA STATEMENT (AREA IN SQ.M)

PLOT NO : 89 & 90
PLOT EXTENT (As Per Approved) : 3017.00 Sqft / 280.28 sq.m

F.S.I AREA		
FLOORS	SQFT	SQM
GROUND FLOOR AREA	1199.97	111.48
FIRST FLOOR AREA	793.74	73.74
TOTAL F.S.I AREA	1993.71	185.22

F.S.I. - 0.661
PLOT COVERAGE : 39.77 %

NON - F.S.I AREA		
FLOORS	SQFT	SQM
HEAD ROOM	200.43	18.62
TOTAL NON F.S.I AREA	200.43	18.62

ALL DIMENSION ARE IN METRE
COLOUR INDEX :-
PROPOSED =
BOUNDARY =
ROAD =

GPA / OWNER SIGNATURE

For Maansarovar Automobile Private Limited
Director
M/s MAANSAROVAR AUTOMOBILE PRIVATE LIMITED
Represented by its Director Mr.M.PANKAJ KANKARIA (GPA)

REGISTERED ENGINEER / ARCHITECT

ER. SRIDHAR K
DTCP : Reg. No. CGLD/ST/RE/GR-III/2022/10/018
CMDA : Reg. No. RE/GR-III/19/04/066
No. 63/B, Katta Bomman Street,
Tharamani, Chennai - 600 113.
Mob : 94456 57022 / 86672 97137

DRAWING TITLE

SITE CUM GROUND FLOOR PLAN,
FIRST FLOOR PLAN,
TERRACE FLOOR PLAN,
FRONT ELEVATION (SOUTH SIDE) &
SECTION ON "A-A"

DRAWN	S.S	CHECKED	S.S
SCALE	1:100 / 1":8"0"	DATE	06-11-2025

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.

