

PP

APPROVAL RECORD

Planning Permission

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

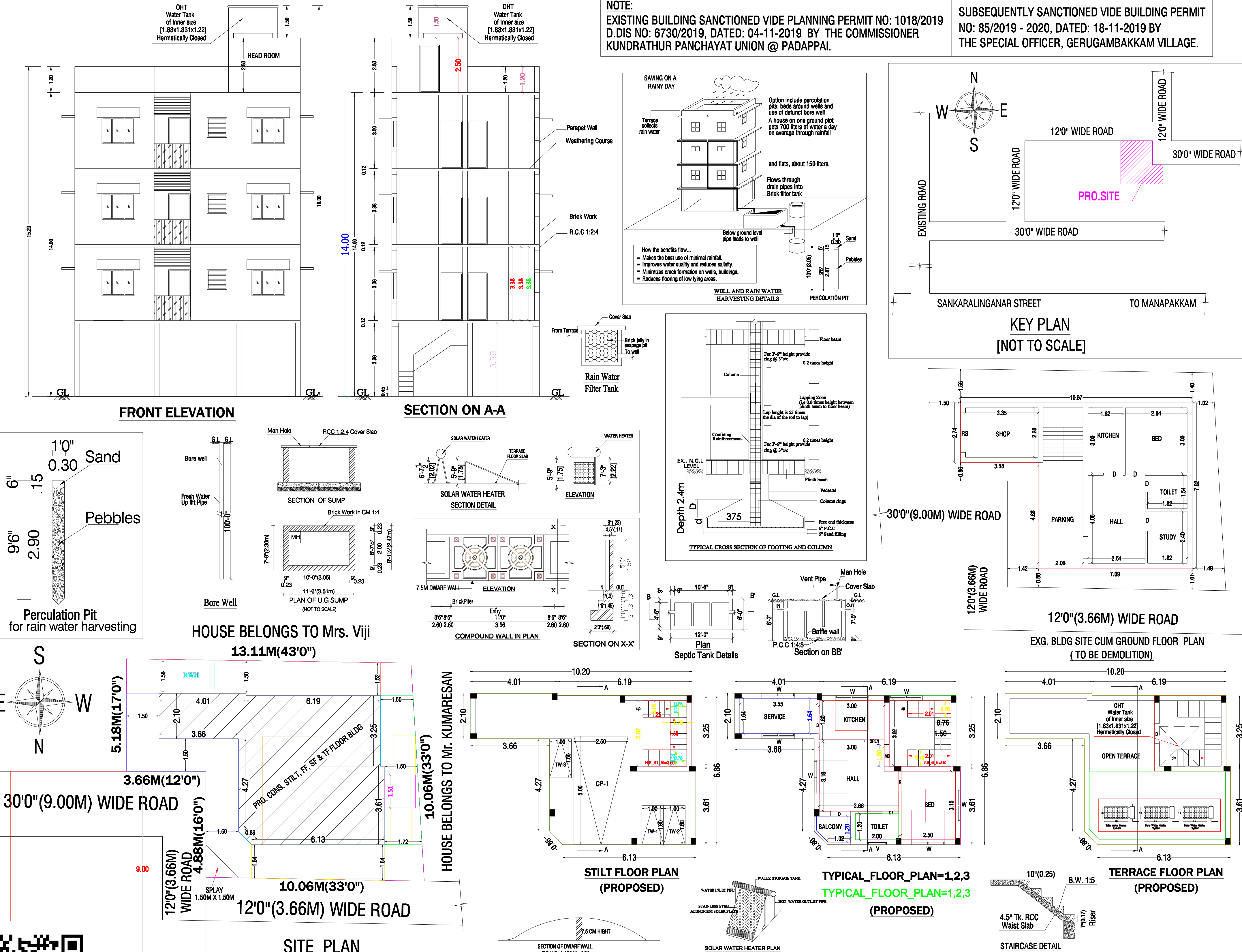
ISSUING AUTHORITY

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 EXISTING BUILDING TO BE DEMOLISHED & THE PROPOSED CONSTRUCTION OF STILT + 3 FLOOR RESIDENTIAL BUILDING (HEIGHT - 14.00M) WITH 3 DWELLING UNITS AT DOOR NO: 1/400, BALAJEE NAGAR ANNEXE, GERUGAMBAKKAM, CHENNAI - 600 122. COMPRISED IN OLD SURVEY NO: 67/2, PATTASURVEY NO: 67/2A1B, PATTASURVEY NO: 5173 OF GERUGAMBAKKAM VILLAGE, GERUGAMBAKKAM PANCHAYAT, KUNDRATHUR PANCHAYAT UNION, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT.



GENERAL SPECIFICATION			
* RCC M25 COLOUMN FOOTING IN FOUNDATION OVER 6" THICK PCC 1:5:10 OVER 6" THICK SAND FILLING. * BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 15" THICK RCC BEAM WITH M25 MIX. * FLOORING WITH CERAMIC TILES OVER 4" THICK PCC 1:5:10 6" T SAND FILLING.			
AREA DETAILS		Sq Ft	Sq Mt
PLOT AREA	As Per Patta	1076.50	100.00
	As Per Documnet	1200.00	111.47
	As Per Site	1254.88	116.57
	Considered For Scrutiny	1076.50	100.00
F.S.I AREA			
FIRST FLOOR PLAN		571.84	53.12
SECOND FLOOR PLAN		571.84	53.12
THIRD FLOOR PLAN		571.84	53.12
TOTAL F.S.I AREA		1715.51	159.36
NON F.S.I AREA			
STILT FLOOR PLAN		571.84	53.12
HEAD ROOM		124.01	11.52
TOTAL BUILTUP AREA		2411.37	224.00
Floor Space Index		1.594	
NO. OF DWELLING UNITS - 3 NOS			
ALL DIMENSIONS ARE IN 'M', SCALE 1:100			
PARKING DETAILS			
NO. OF CAR PARKING - 1 Nos			
NO. OF TWO WHEELER PARKING - 3 Nos			
GF - DEMOLITION AREA - 63.84 SQ'M - 687.24 SQ'FT'			
JOINERY DETAILS			COLOUR INDEX 
MD	MAIN DOOR	1.00 x 2.13	
D	DOOR	0.91 X 2.13	
D1	DOOR	0.76 X 2.13	
A/O	OPEN	0.91 X 2.13	
W	WINDOW	1.50 x 1.37	
V	VENTILATOR	0.91 x 0.61	
		 P. MURUGAN VELAVAN PLANNERS LICENSED SURVEYOR & REGISTERED ENGINEER CMDA REG No. RE/GR-III/19/08/288 GREATER CHENNAI CORPORATION REGISTRATION No. RE303212019 DTCP REGN. No. CGLRGW/REGN-III/2820/01/003 1270/1, GOLDEN COLONY, ANNA NAGAR WEST EXTN., CHENNAI-600 050 Mobile No. 9056005765	
		Applicant Signature	
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

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.

