

PP

APPROVAL RECORD

Planning Permission

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

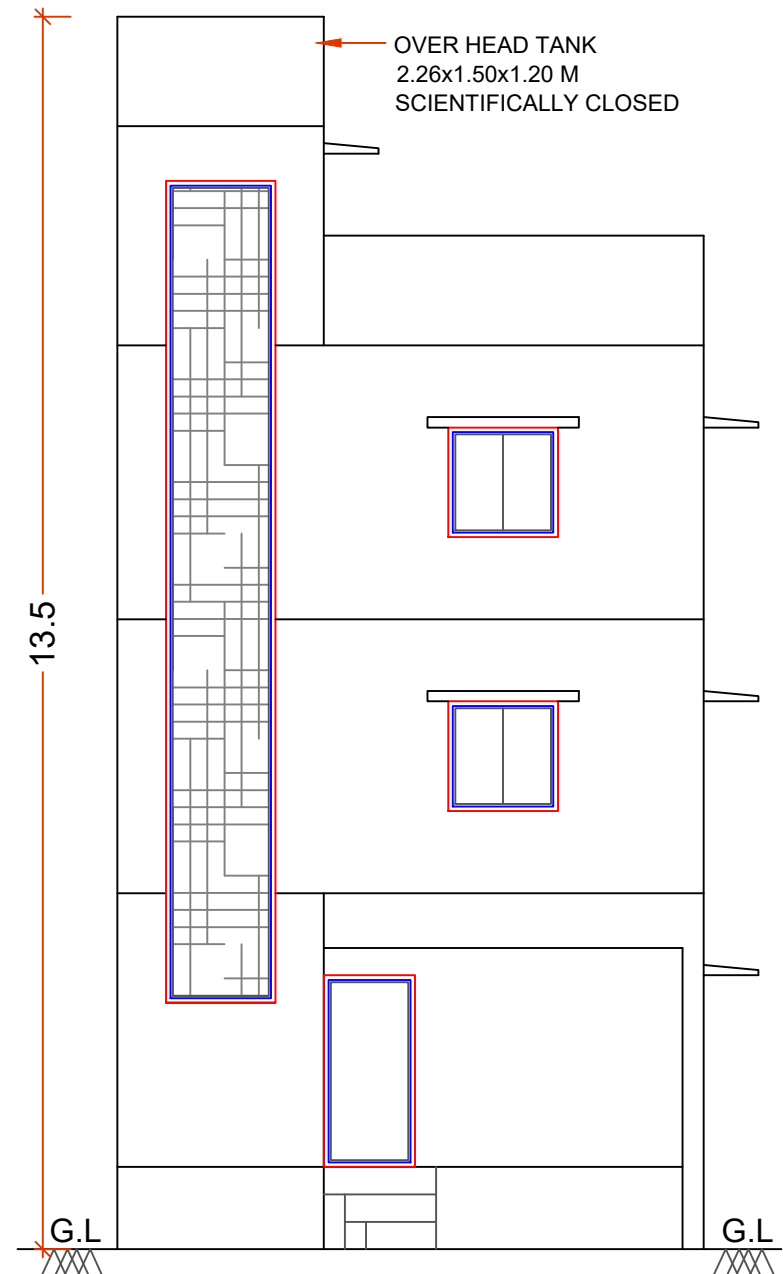
ISSUING AUTHORITY

Rural Panchayat

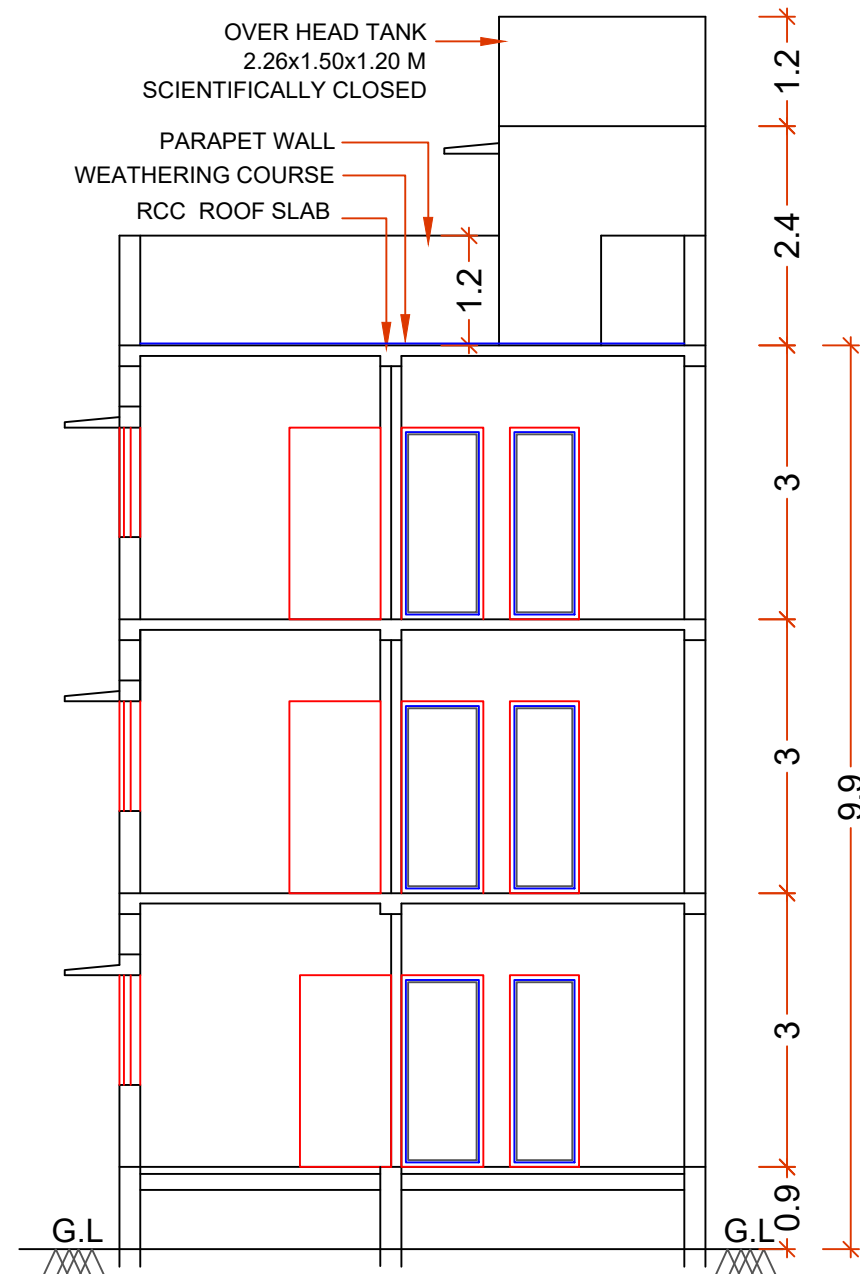
The approval as the planning authority issued it, reproduced in full behind this page.

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

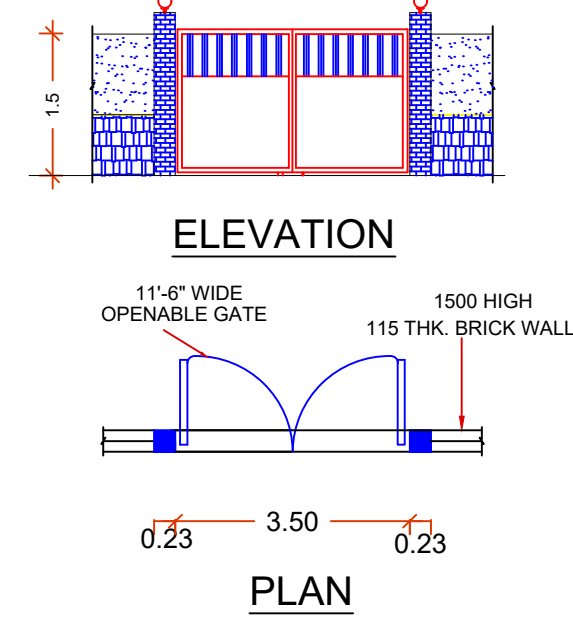
NOTE : THE PLOT REGULARISED VIDE PLANNING PERMIT No. 094 / 2021
D.DIS.No. 1200 / 2018 / A3 / REG17, DATED : 01.03.2021 BY
KUNDRATHUR PANCHAYAT UNION



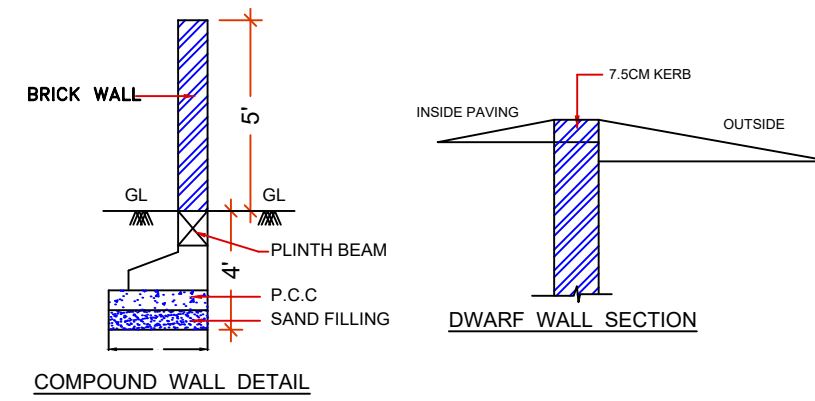
ELEVATION
(PROPOSED)



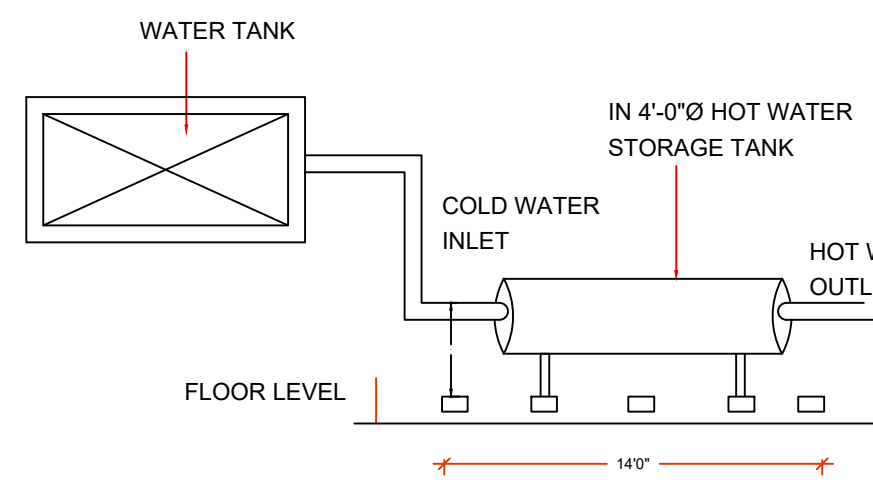
SECTION ON A - A
(PROPOSED)



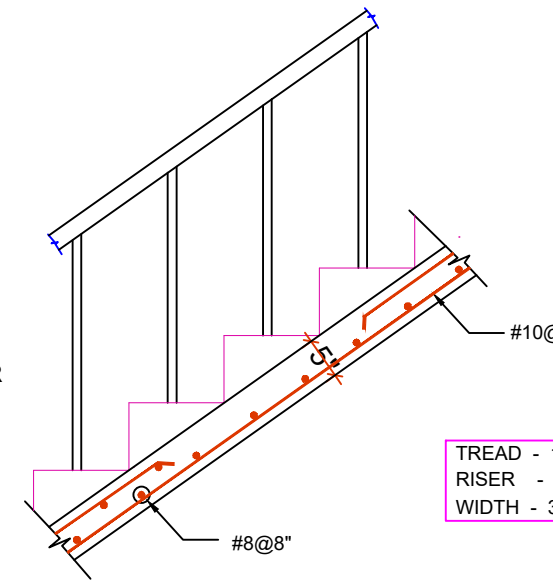
PLAN



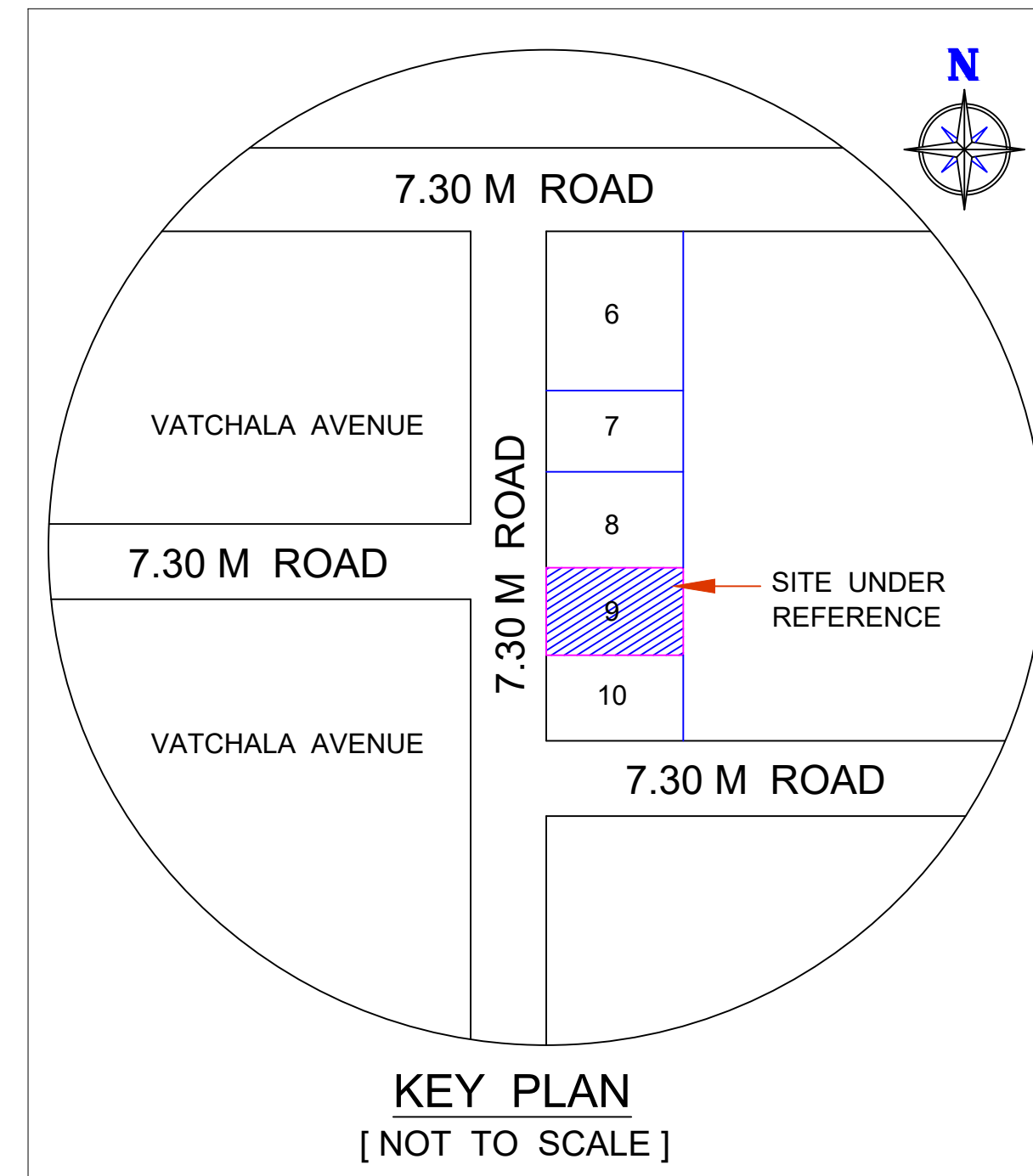
COMPOUND WALL DETAIL



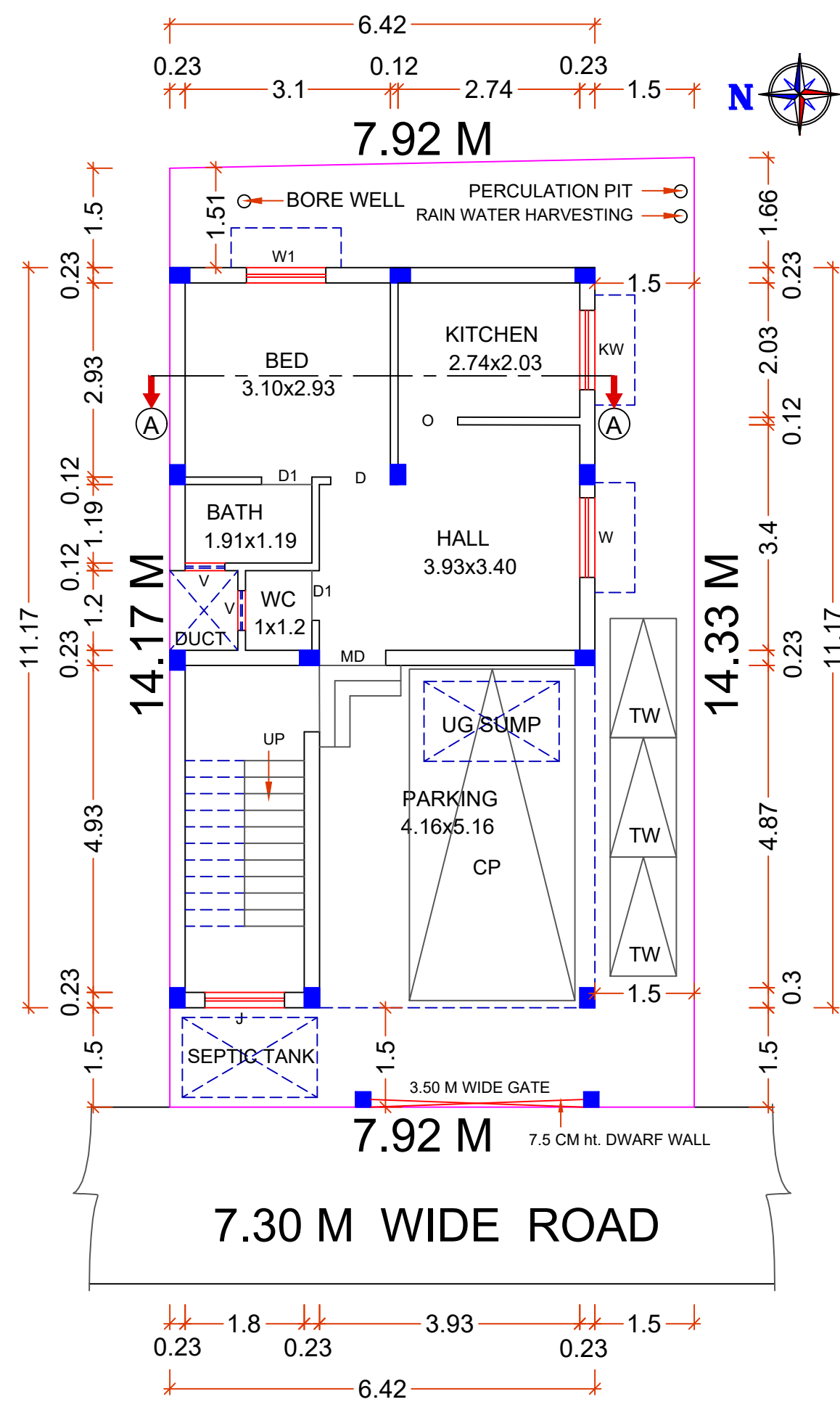
Solar Waterheater Detail



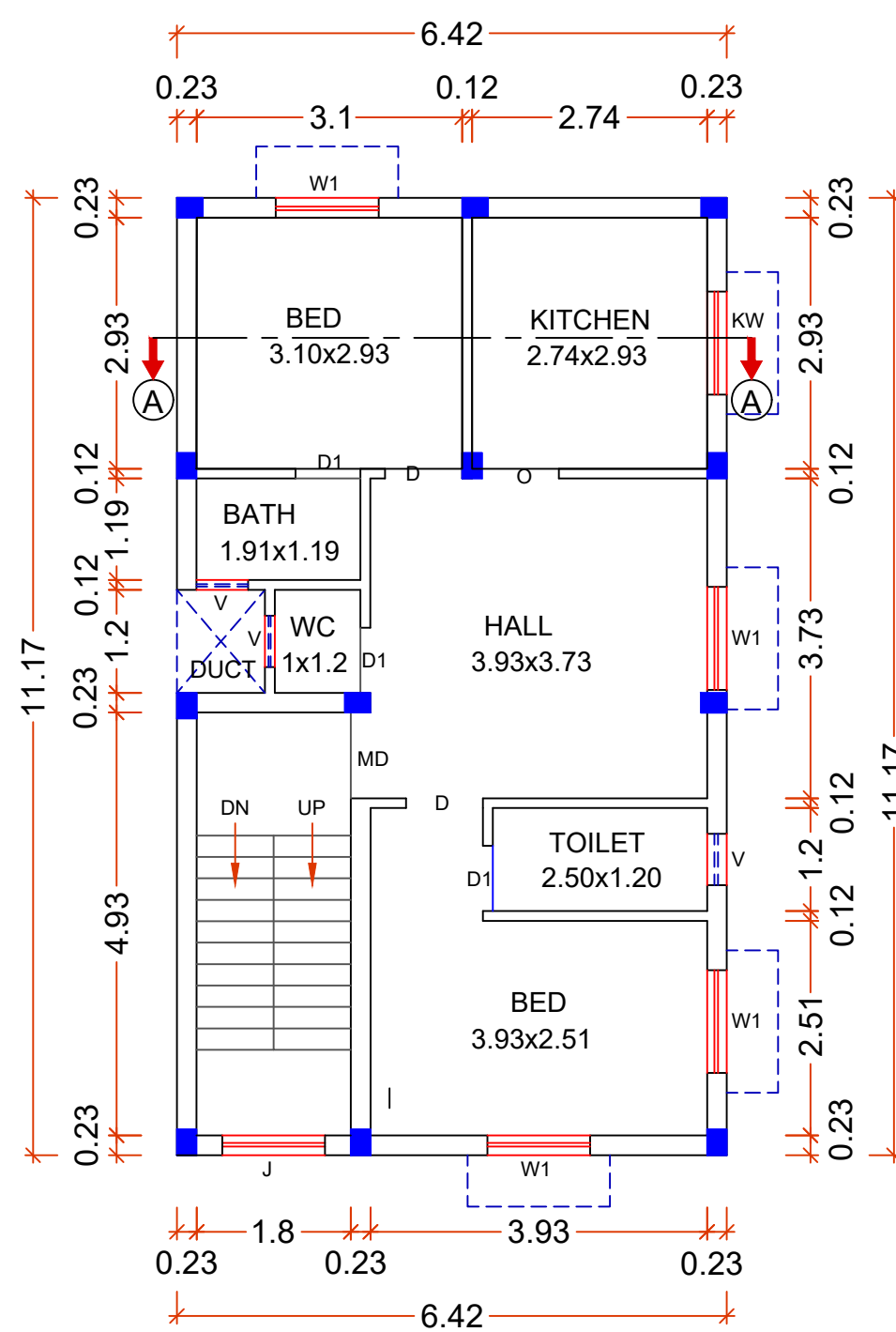
StairCase Detail



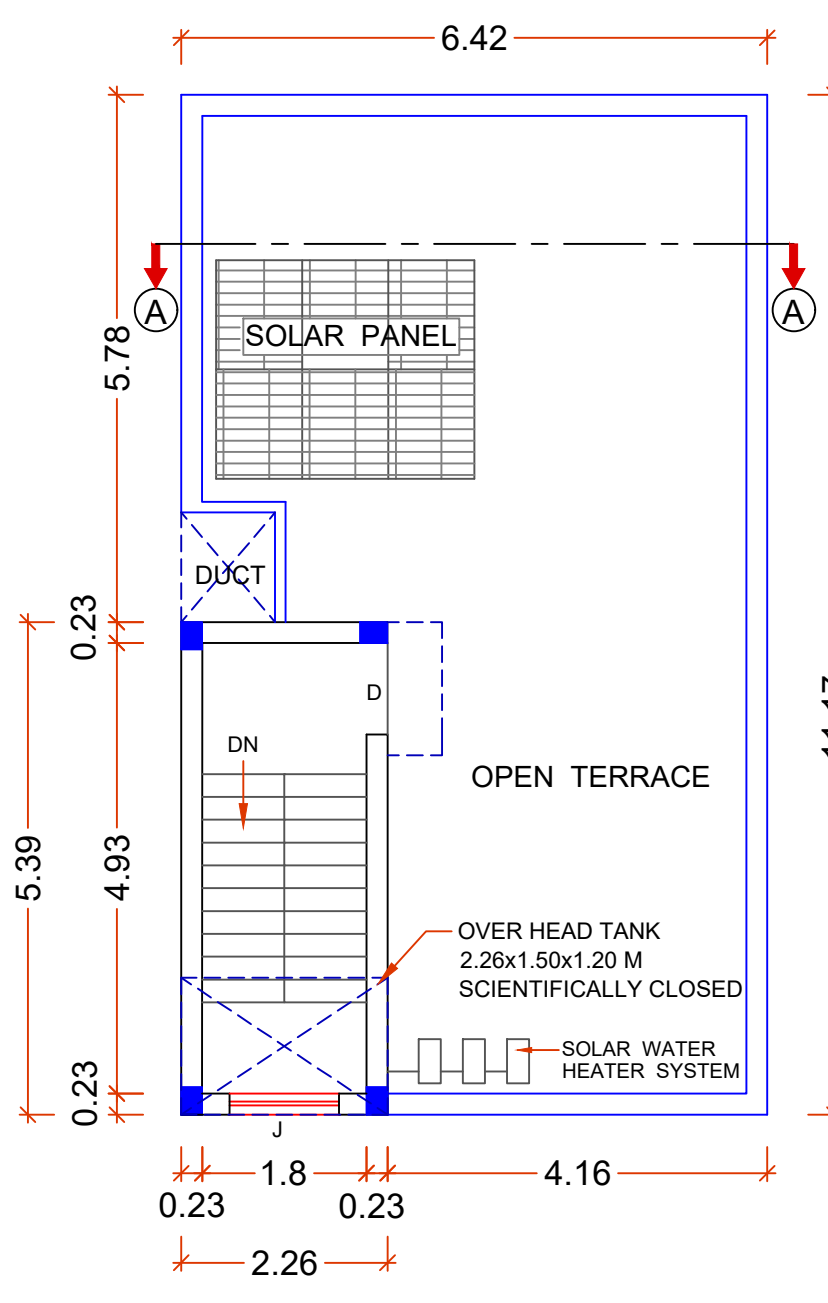
KEY PLAN
[NOT TO SCALE]



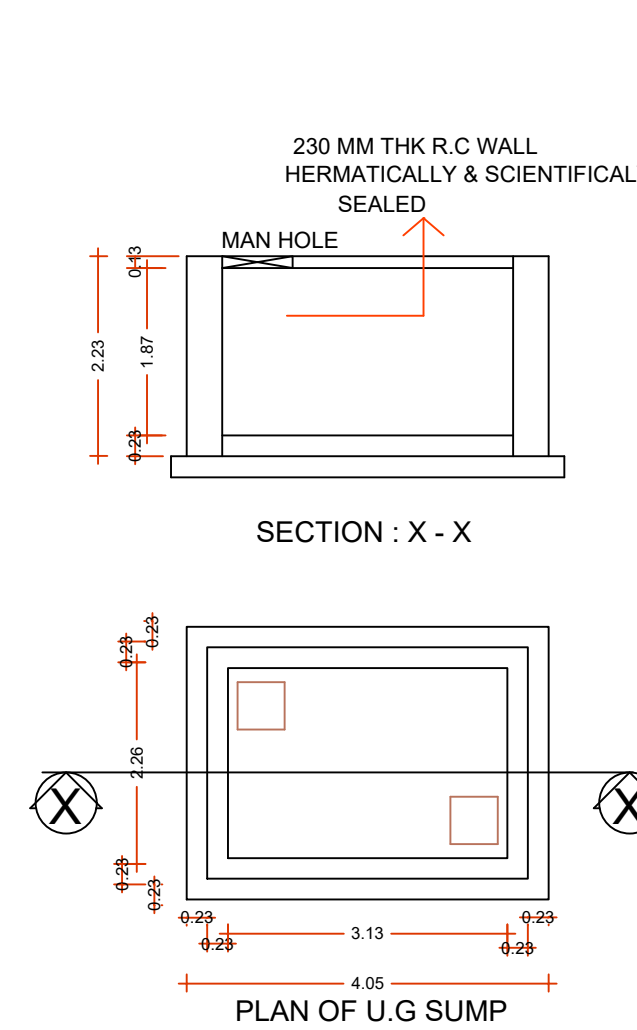
SITE CUM GROUND FLOOR PLAN



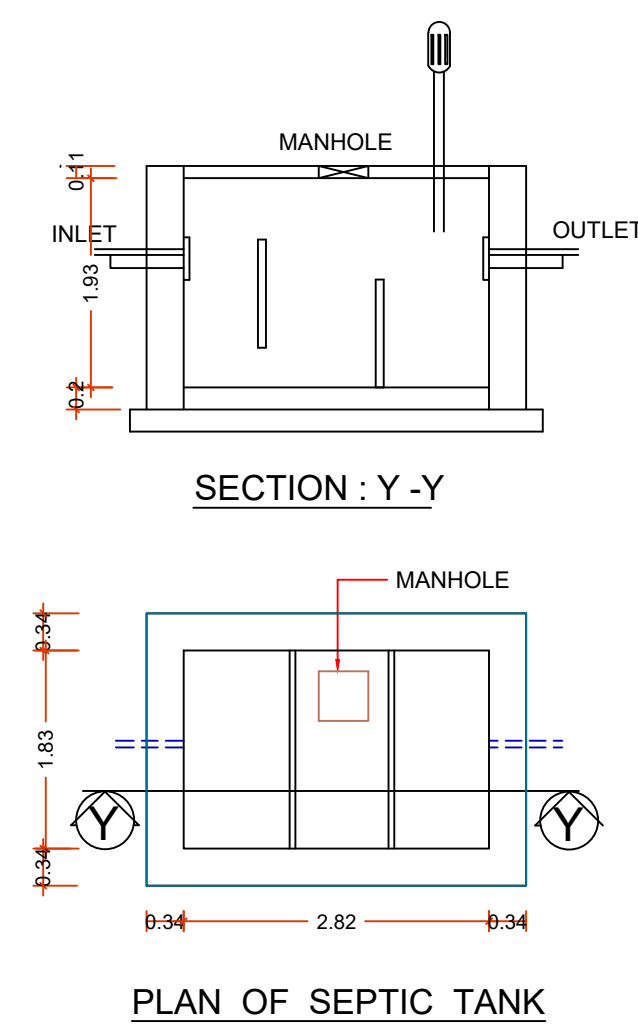
TYPICAL FLOOR PLAN
(FIRST & SECOND)
(PROPOSED)



TERRACE FLOOR PLAN
(PROPOSED)

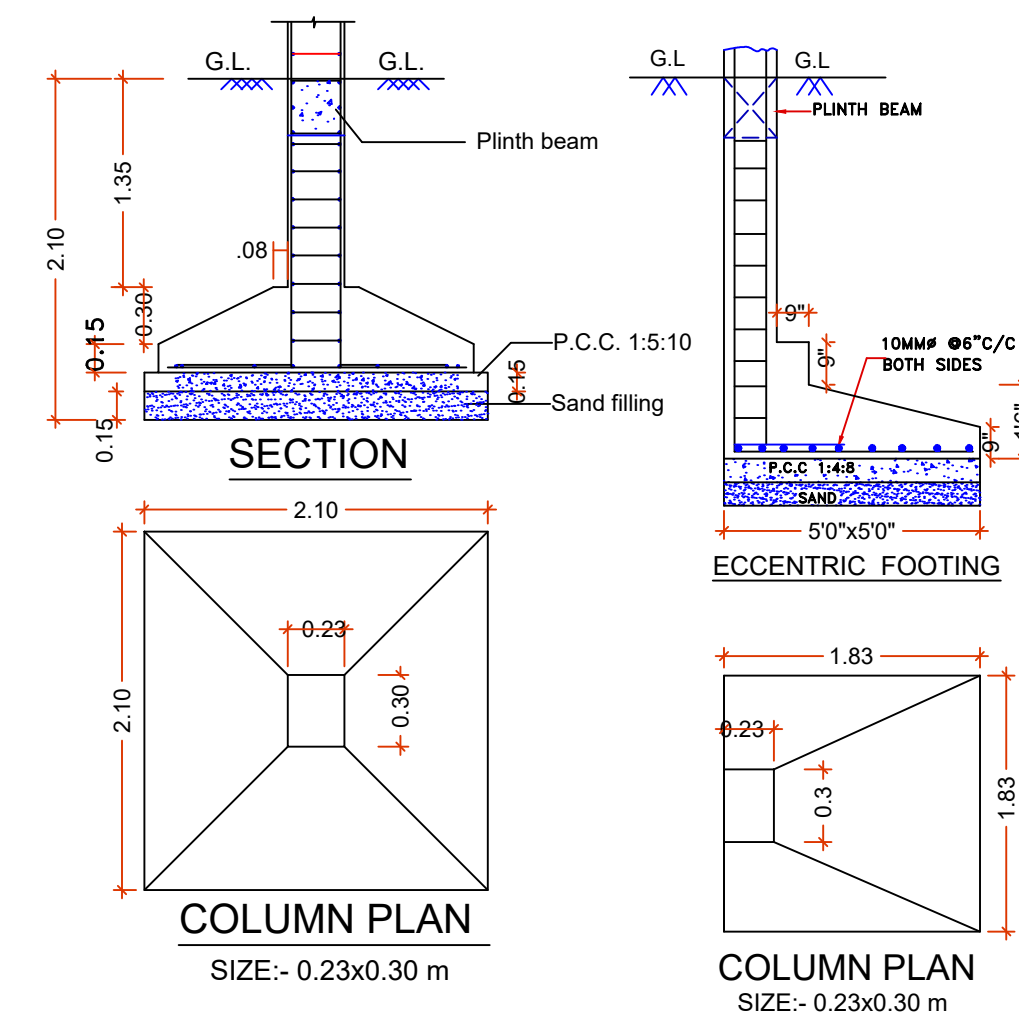


SECTION : X - X

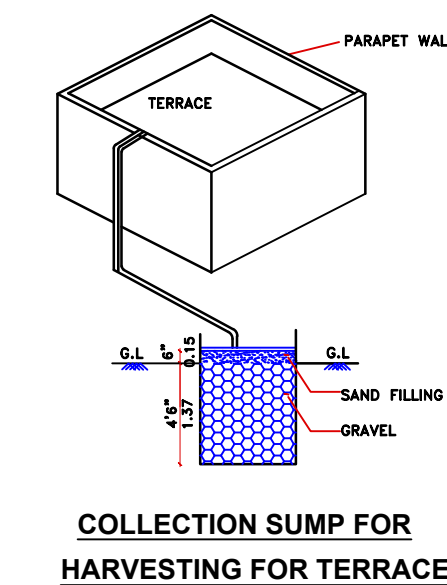


SECTION : Y -Y

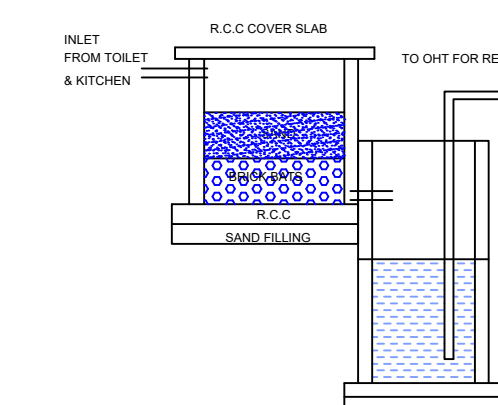
PLAN OF SEPTIC TANK



TYPICAL FOUNDATION DETAIL



HARVESTING FOR TERRACE



DETAILS OF RECYCLING OF WASTE WATER

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF GROUND FLOOR,
FIRST FLOOR & SECOND FLOOR OF
RESIDENTIAL BUILDING WITH THREE
DWELLING UNITS AT PLOT No. 9,
VATCHALA AVENUE, KOVUR, CHENNAI.
COMPRISED IN S.No. 433 / 1C1B
(AS PER PATTa), PATTa No.1949
OF KOVUR VILLAGE,
KUNDRATHUR PANCHAYAT UNION,
KUNDRATHUR TALUK,
KANCHEEPURAM DISTRICT.

AREA STATEMENT		Sq.M
AS PER DOCUMENT	:	113.01
AS PER PATTA	:	110.00
SUPER IMPOSED	:	112.85
PARKING (Non FSI)	:	21.49
GROUND FLOOR	:	48.98
FIRST FLOOR	:	70.47
SECOND FLOOR	:	70.47
HEAD ROOM (Non FSI)	:	12.19
TOTAL FLOOR AREA	:	<u>223.60</u>
F.S.I AREA	:	189.92 Sq.M
F.S.I	:	1.727

SCHEDULE OF JOINERY:-

TYPE	DETAIL	SIZE
MD	DOOR	3'6"x7'0"
D	DOOR	3'0"x7'0"
D1	DOOR	2'6"x7'0"
W	WINDOW	6'0"x4'6"
W1	WINDOW	4'0"x4'6"
KW	KITCHEN WINDOW	4'0"x3'0"
V	VENTILATOR	3'0"x2'0"

SPECIFICATION:-

FOUNDATION	: COLUMN FOOTING
BRICK WORK	: C.M 1:5 FOR SUPER STRUCTURE
PLASTERING	: C.M 1:5 FOR WALLS & 1:3 FOR CEILING
CEMENT PAINT	: 2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
R.C.C.	: 1:2:4 FOR SLABS & LINTELS
WOOD WORK	: ALL WOOD WORKS IN BEST QUALITY TIMBER
WEATHERING COURSE	: B.JELLY LIME MORTAR OVER ROOF SLAB ONE LAYER OF COUNTRY TILES

COLOUR INDEX:-

PROPOSED BOUNDARY

ROAD

SCALE : 1"=8'-0" (1:100)

OWNERS SIGNATURE

T.SIVAJOTHAN, P.C.E.,
Consulting Engineer, Registered Engineer Grade - III,
Greater Chennai Corporation No RE 300232024
CMDA Registration No. RE/GR-III/2019/04/023
Plot No.5/303, J.J.Nagar West, Mogappair West, Chennai - 37
Cell : 98411 86488, Ph: 044 - 47954651
Email : tsiva1969@gmail.com

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.

