

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.

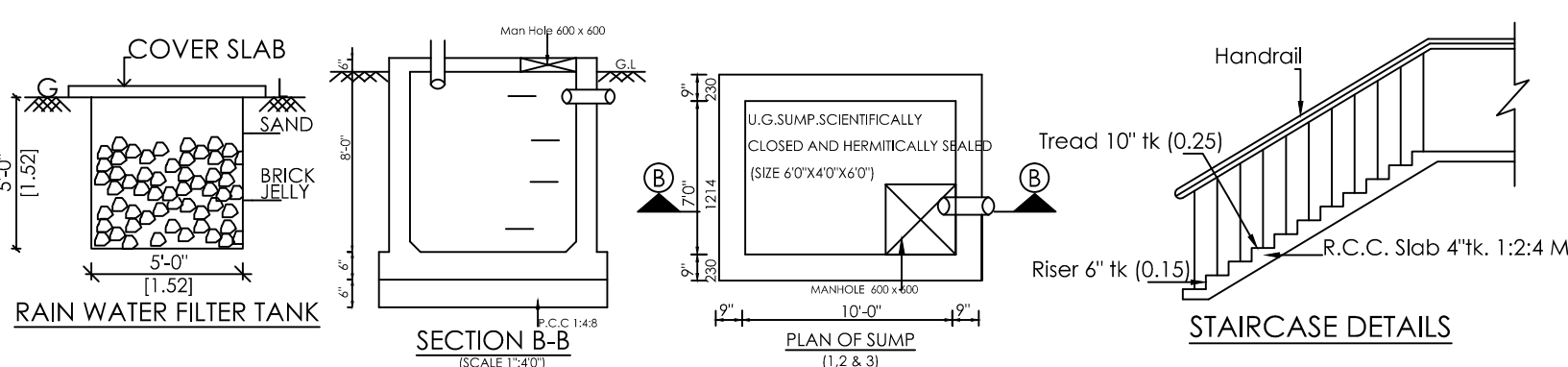
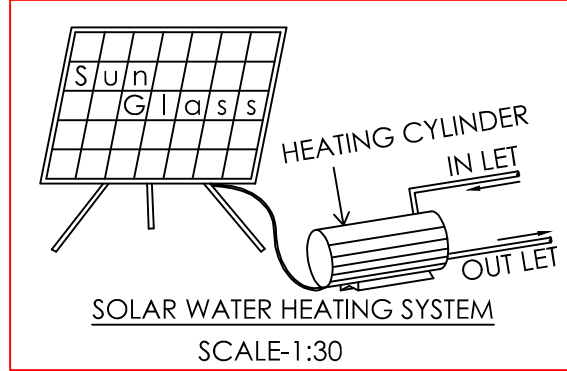
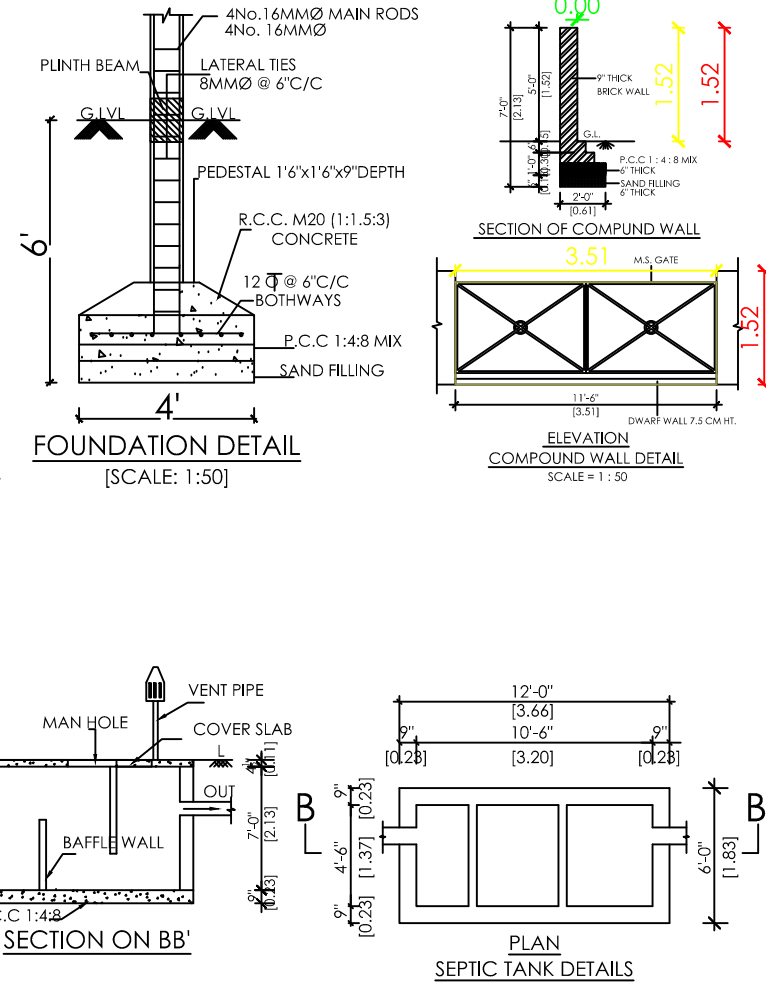
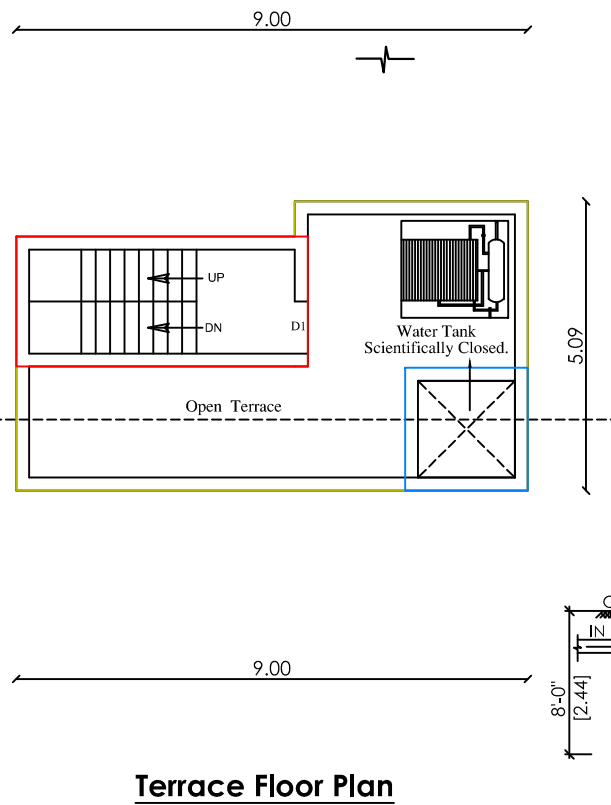
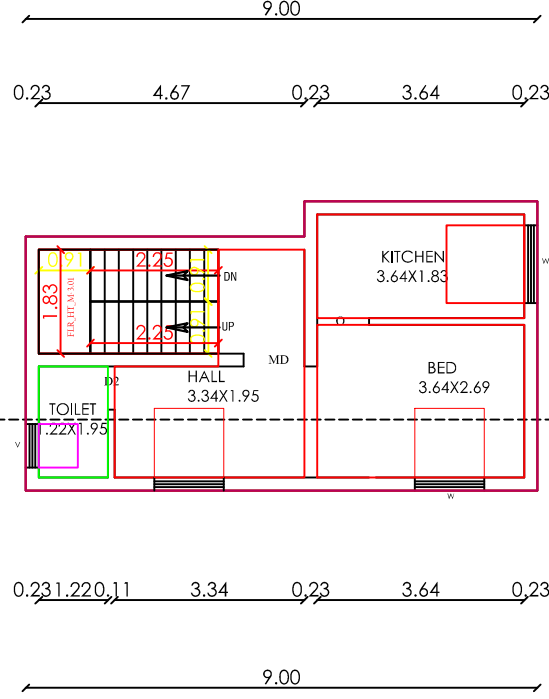
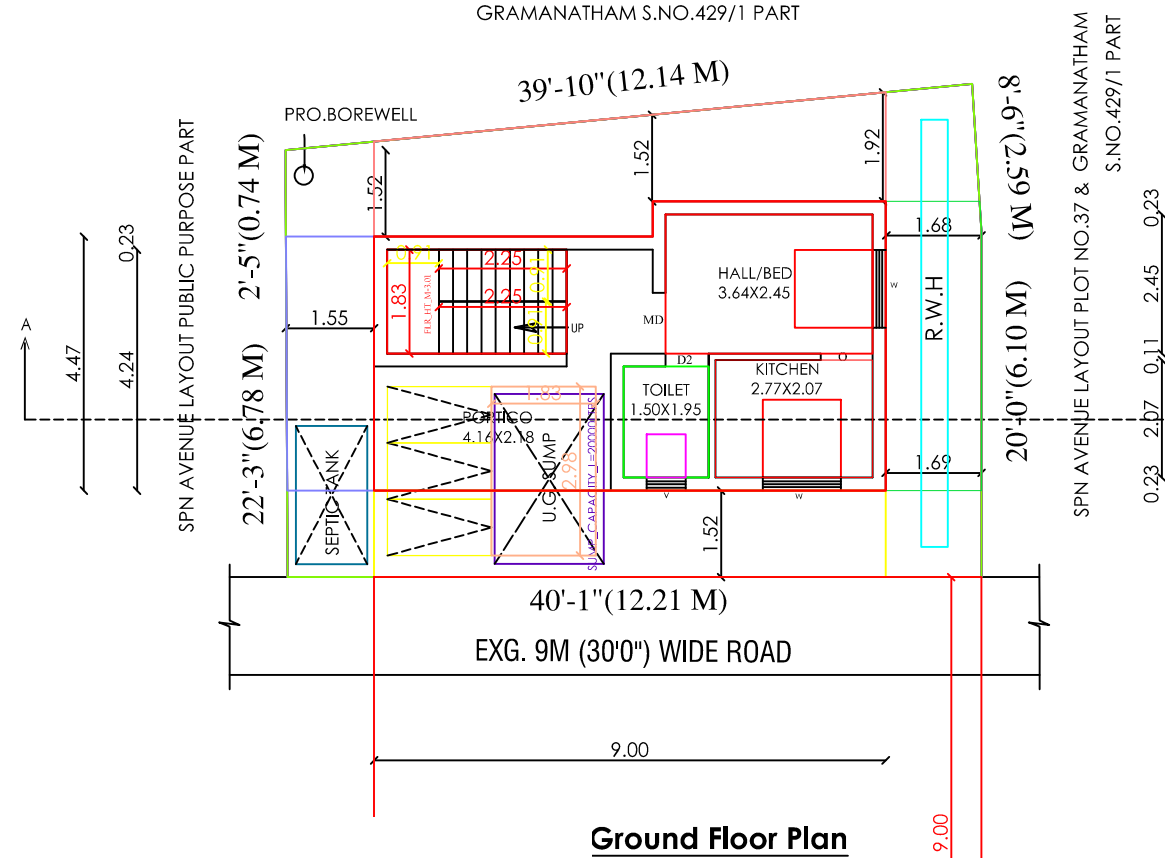
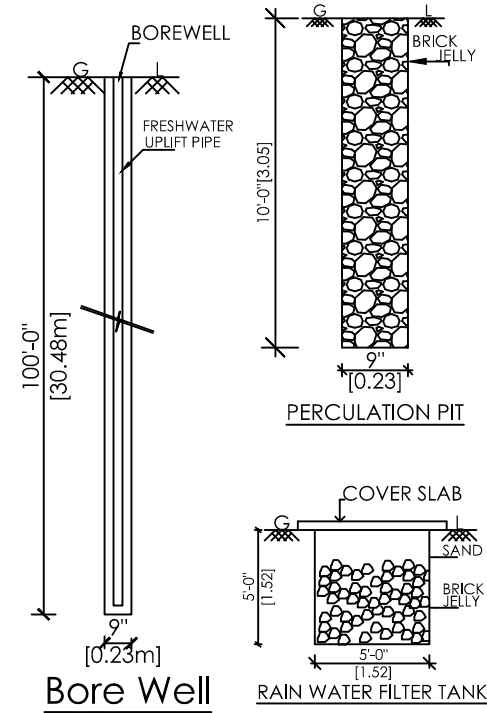
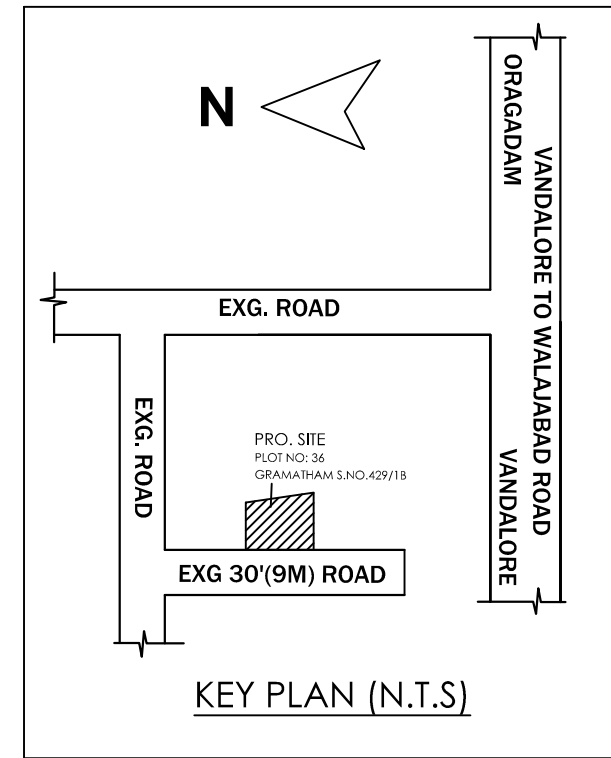
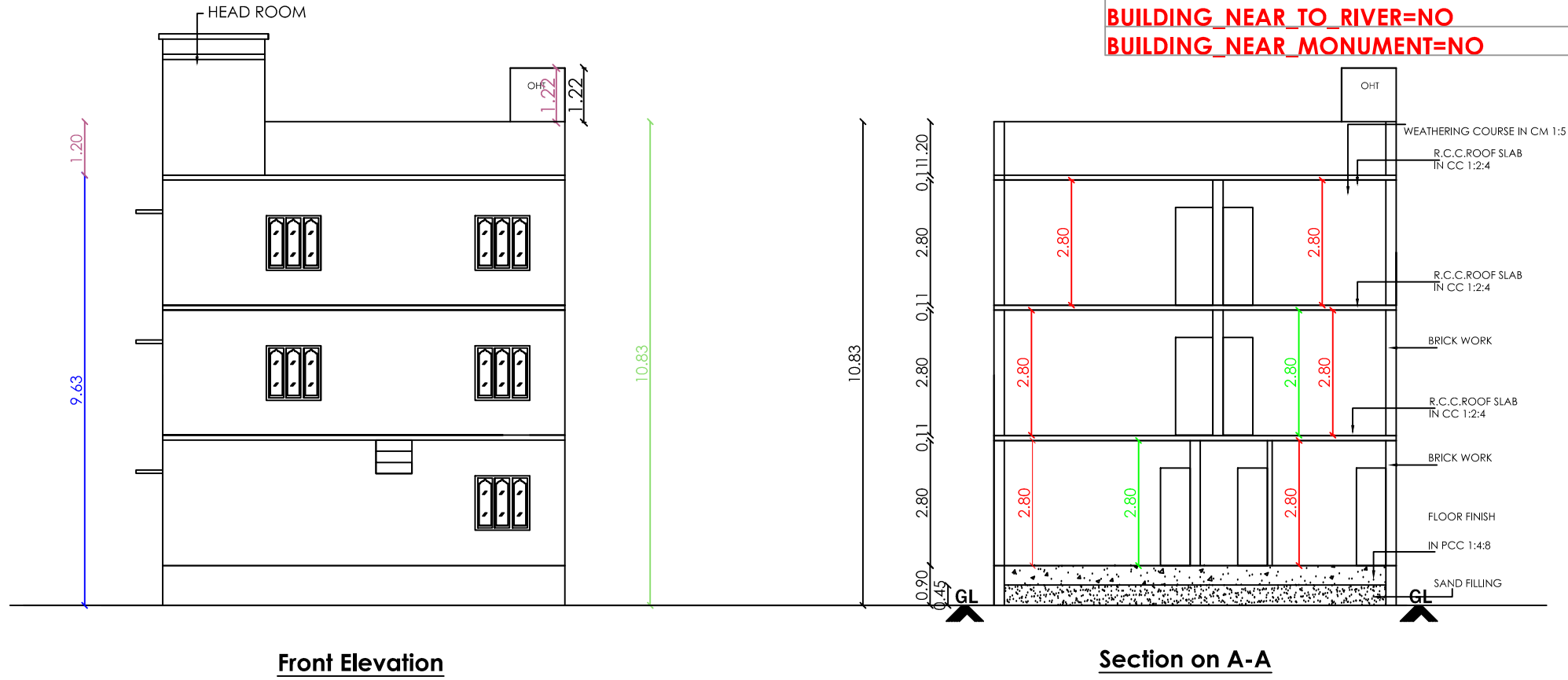
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

NOTE

LAYOUT APPROVED BY DTCP NO.28/2024, DATED 11.03.2024  
PLANNING PERMISSION ROC NO. XE6NP27A/2024/TCP BY DEPUTY DIRECTOR, D.T.C.P  
KANCHEEPURAM DISTRICT AND VIDE Na.Ka.No.04/2023-24/Pa.Uu, DATED 30.03.2024  
BY THE PRESIDENT PADAPPAI PANCHAYAT, KUNDRATHUR PANCHAYAT UNION,  
KUNDRATHUR TALUK GRANTED APPROVAL AND RERA FILE NO. TNRERA/PL/1160/2024,  
APPROVAL NO. TN/1/LAYOUT/2039/2024, DATED 15.05.2024 BY ADDITIONAL DIRECTOR, TAMILNADU.

PLAN INFO

PLOT\_NO= 36&GRAMANATHAM S.NO.429/1B SURVEY\_NO=426/147& 429/1B PATTa\_NO=7293 &1793  
TALUK=KUNDRATHUR DISTRICT=KANCHEEPURAM CRZ=NO  
SINGLE\_FAMILY\_BLDG=NO IS\_APPROVED\_LAYOUT=YES SECURITY\_ZONE=NO  
AREA\_TYPE=OTHERS OSR\_APPLICABLE=NO FMB\_OR\_PLR=99.12  
PREMIUM\_FSI\_REQUIRED=NO LAND\_USE\_ZONE=PRIMARY RESIDENTIAL AS\_AT\_SITE= 98.91  
AS\_PER\_DOCUMENT=99.12 PLOT\_AREA\_M2=99.12 AVG\_PLOT\_WIDTH=12.21M  
ACCESS\_WIDTH\_M=9.00 AVG\_PLOT\_DEPTH=6.10M JURISDICTION\_TYPE=PANCHAYAT  
ROAD\_WIDTH=9.00 ROAD\_LENGTH=12.21  
RWH\_DECLARED=YES IS\_SWIMMING\_POOL\_EXISTS=NO  
WHETHER\_GOVT\_OR\_AIDED\_SCHOOL=NO BUILDING\_NEAR\_GOVT\_BLDG=NO  
BUILDING\_NEAR\_TO\_RIVER=NO IF\_HERITAGE\_TOWN\_LESS\_THAN\_1KM\_RADIUS=NO  
BUILDING\_NEAR\_MONUMENT=NO NOC\_FOR\_CONSTRUCTION\_NEAR\_MONUMENT=NO



PLAN SHOWING THE PROPOSED  
CONSTRUCTION OF GROUND FLOOR+  
FIRST FLOOR & SECOND FLOOR  
RESIDENTIAL BUILDING AT PLOT NO:36&  
GRAMANATHAM S.NO.429/1,THIRU.VI.KA  
STREET, SPN AVENUE LAYOUT, IN OLD  
S.NO:426/2B1, PATTa NO.7293&1793 AS  
PER PATTa NEW S.NO: 426/147, AS PER  
GRAMATHAM PATTa NEW S.NO.429/1B, OF  
PADAPPAI VILLAGE & PANCHAYAT,  
KUNDRATHUR TALUK,  
KANCHEEPURAM DISTRICT,  
KUNDRATHUR PANCHAYAT UNION LIMIT.  
LAND USE:- PRIMARY RESIDENTIAL

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 IN 9"x9" BURNT CLAY TILES IN LAID IN 1:3 MIX.

| AREA STATEMENT              |         |        |
|-----------------------------|---------|--------|
|                             | SQ.FT   | SQ.M   |
| PLOT AREA (As per Document) | 1067.00 | 99.12  |
| PLOT AREA (As per Patta)    | 1067.00 | 99.12  |
| PRO.GROUND FLOOR AREA       | 460.38  | 42.77  |
| PRO.FIRST FLOOR AREA        | 460.38  | 42.77  |
| PRO.SECOND FLOOR AREA       | 460.38  | 42.77  |
| TOTAL F.S.I AREA            | 1381.14 | 128.31 |
| PLOT COVERAGE               | 43.1 %  |        |
| FLOOR SPACE INDEX           | 1.29    |        |
| NON- F.S.I AREA:            |         |        |
| HEADROOM AREA               | 126.1   | 11.72  |

| JOINERY DETAILS: |                |             |
|------------------|----------------|-------------|
|                  | DESCRIPTION    | METER       |
| MD               | MAIN DOOR      | 1.00 X 2.13 |
| D1               | DOOR           | 0.91 X 2.13 |
| D2               | TOILET DOOR    | 0.76 X 2.13 |
| O                | OPEN           | 0.90 X 2.13 |
| W                | WINDOW         | 1.37 X 1.22 |
| KW               | KITCHEN WINDOW | 1.37 X 0.91 |
| V                | VENTILATOR     | 0.76 X 0.69 |

| COLOUR INDEX:     |                |
|-------------------|----------------|
| PROPOSED BUILDING | SCALE: (1:100) |
| EXISTING ROAD     |                |
| BOUNDARY LINE     |                |

OWNER:

REGISTERED ENGINEER

P. MURUGAN  
Er. P. MURUGAN  
LICENSED SURVEYOR & REGISTERED ENGINEER  
CMDA REG. No. RE/GR-III/19/08/288  
GREATER CHENNAI CORPORATION REG. No. RE303212019  
Shop No. 14, 1st Floor, Municipality New Building Complex  
Shanmugam Road, West Tambaram, Chennai-600 045  
Mobile No: 9841669914 / 9841669913

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

