

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.

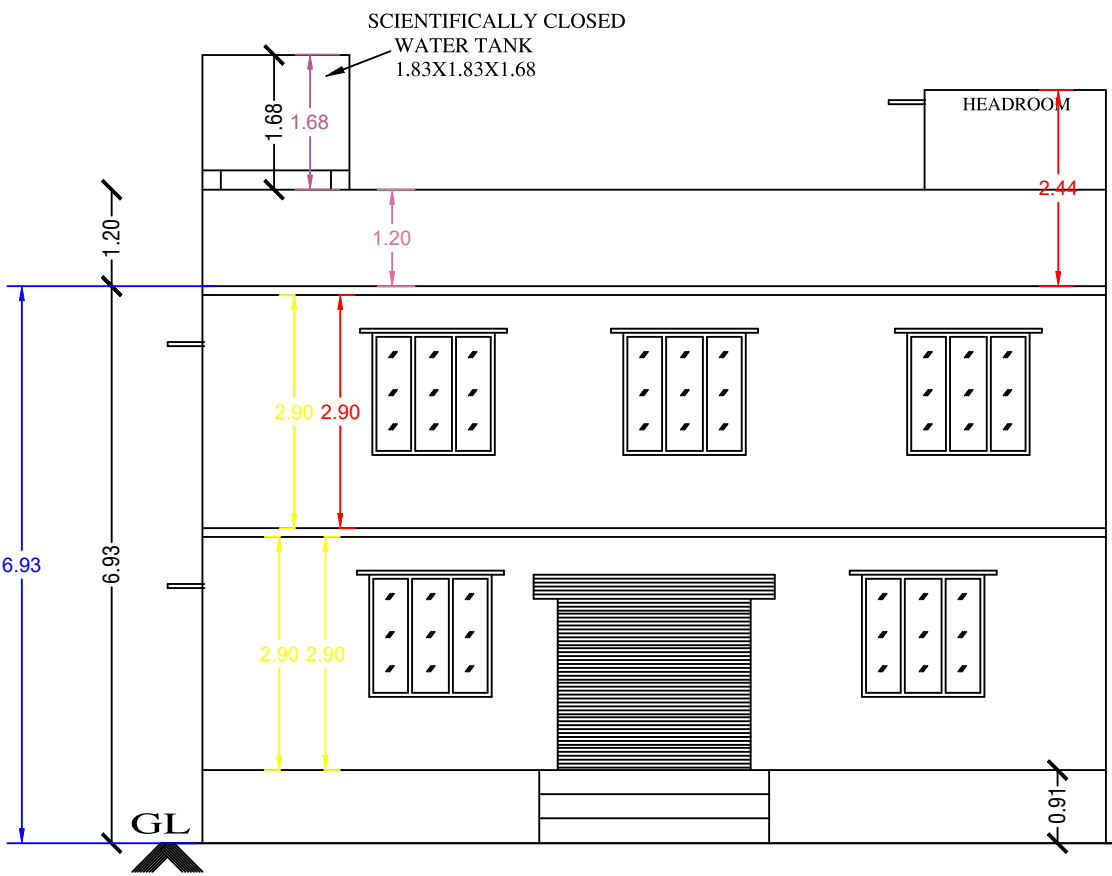
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED ADDITIONAL GROUND FLOOR & FIRST FLOOR CONSTRUCTION OF COMMERCIAL BUILDING (TO THE EXISTING RESIDENTIAL BUILDING)
AT PLOT NO:74, "INDRA NAGAR-2" IN OLD S.No:49/2 & 50/11, AS PER PATTa NEW S.Nos:49/2E & 50/11G , PATTa No:6272, OF ORATHUR VILLAGE AND PANCHAYAT
(KUNDRATHUR PANCHAYAT UNION), KUNDRATHUR TALUK , KANCHEEPURAM DISTRICT.

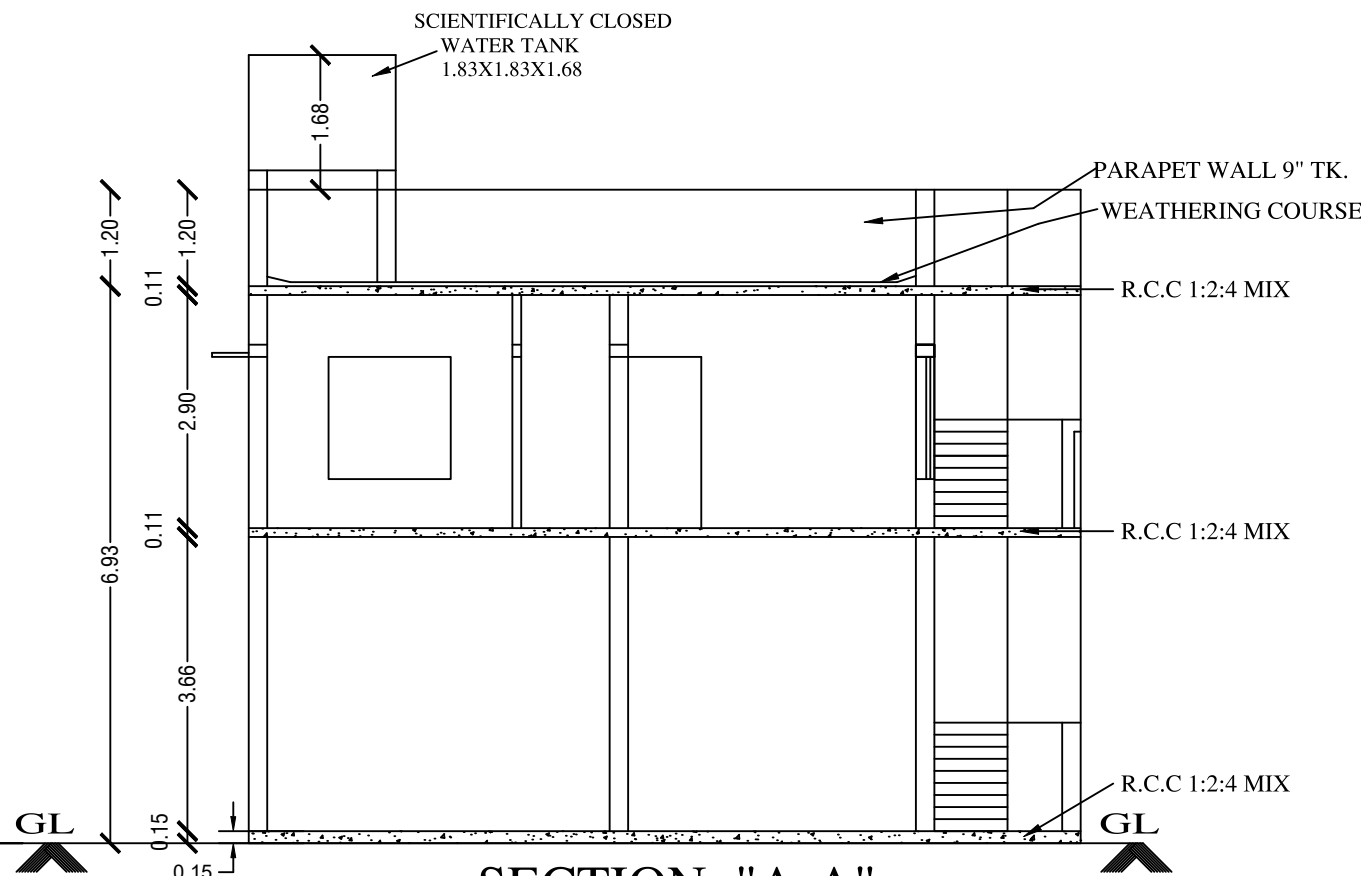
OWNER'S NAME:Mr.S.PATTU MARIYAPPAN

LAYOUT WAS APPROVED BY DTCP:
CR/DTCP-84-1/LP1B

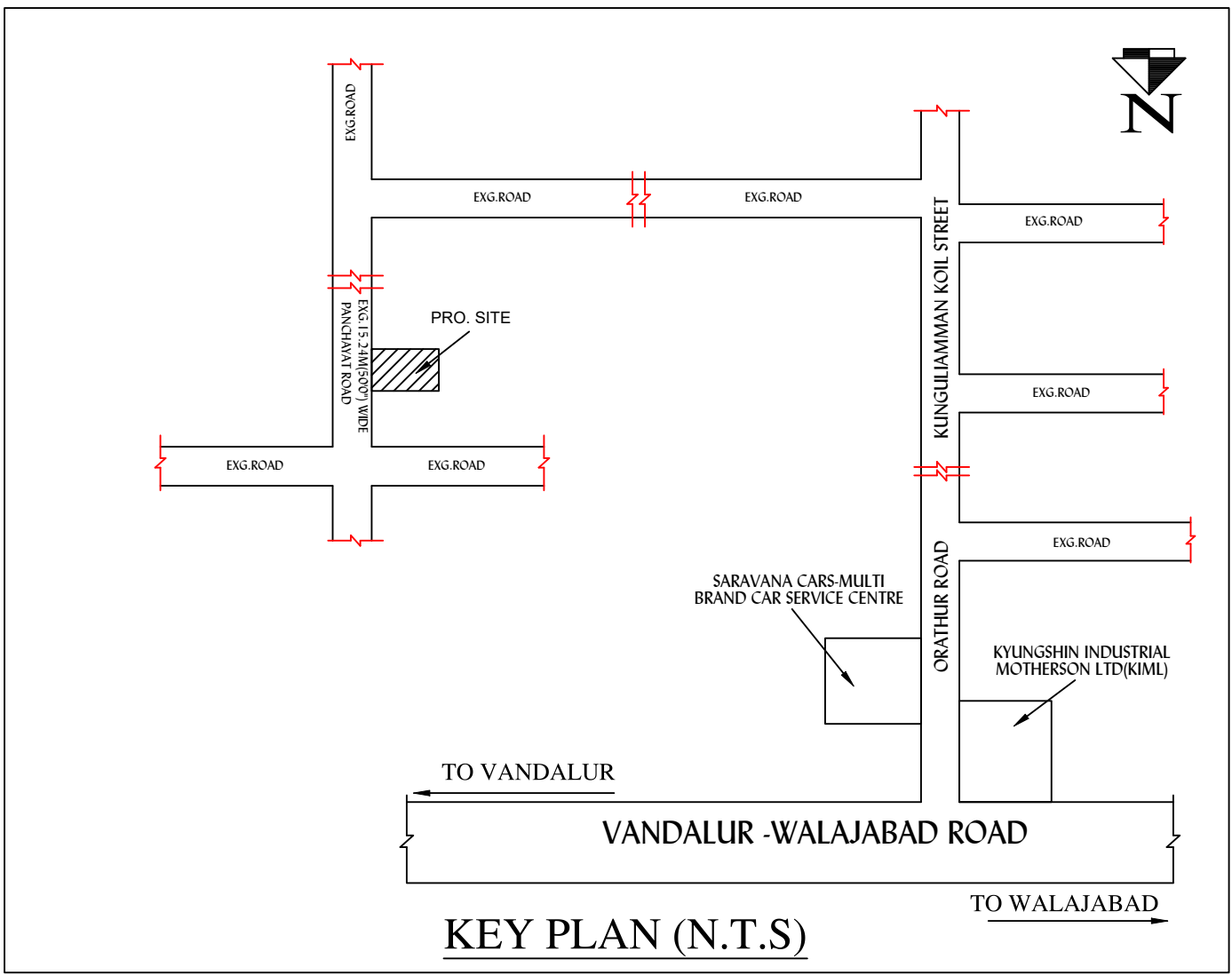
EXG.BUILDING PLAN WAS APPROVED
ந.க.எண்:05/2023-24
நாள்: 13.05.2023



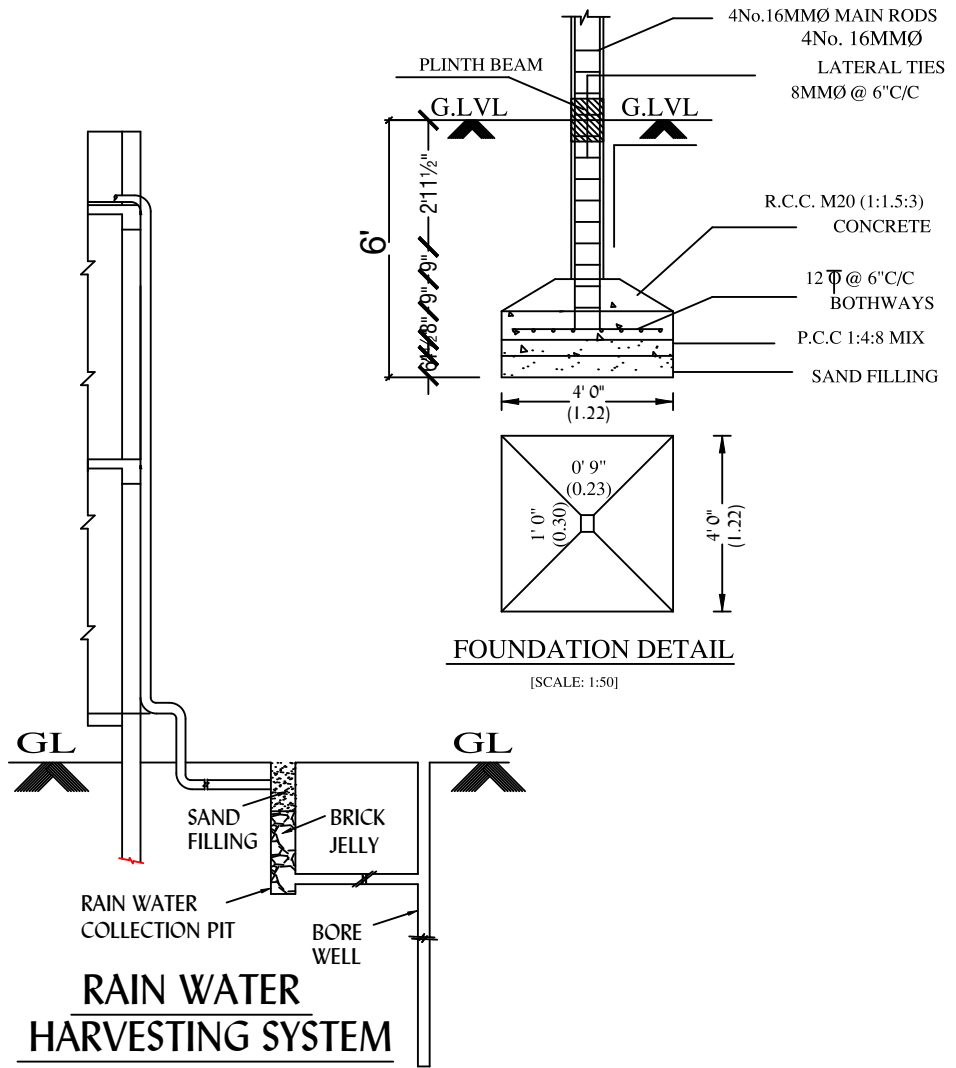
FRONT ELEVATION



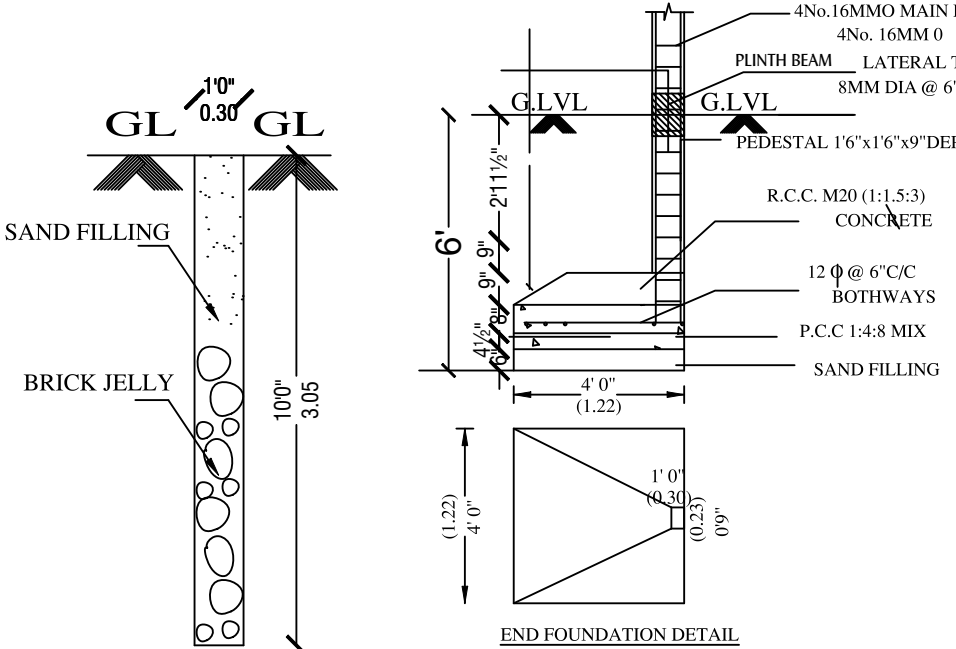
SECTION : "A-A"



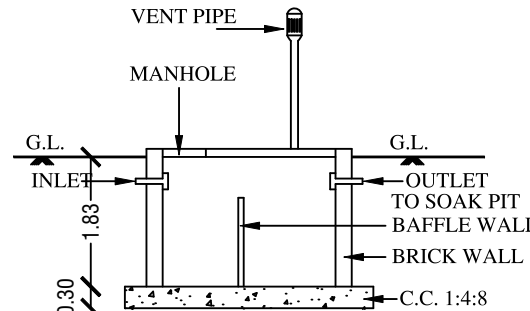
KEY PLAN (N.T.S)



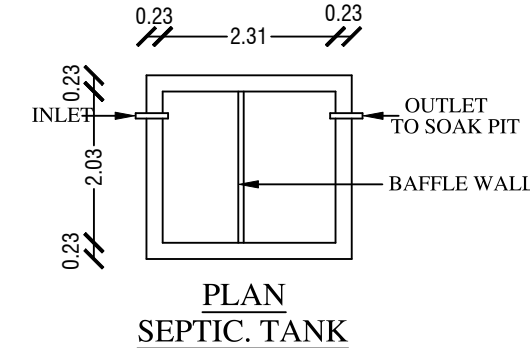
RAIN WATER HARVESTING SYSTEM



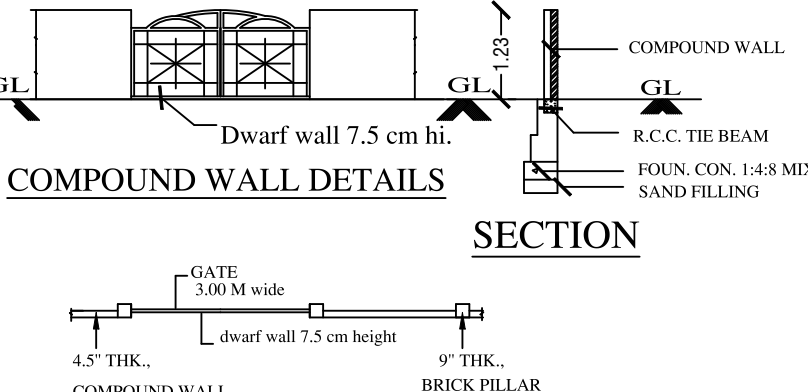
PERCOLATION PIT



SECTION OF SEP.TANK



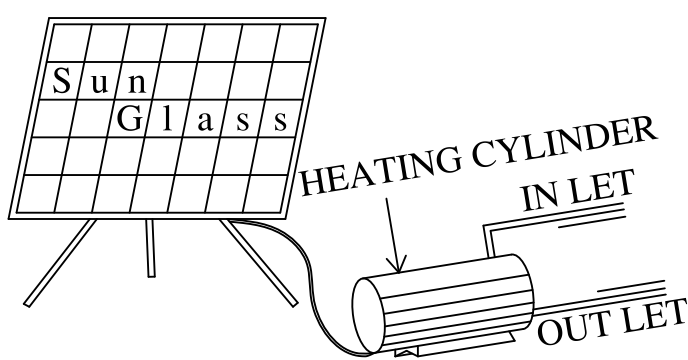
PLAN SEPTIC. TANK



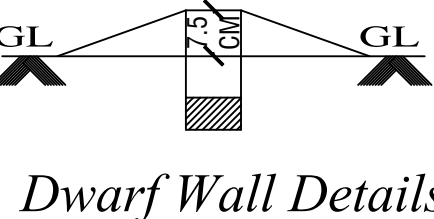
COMPOUND WALL DETAILS

SECTION

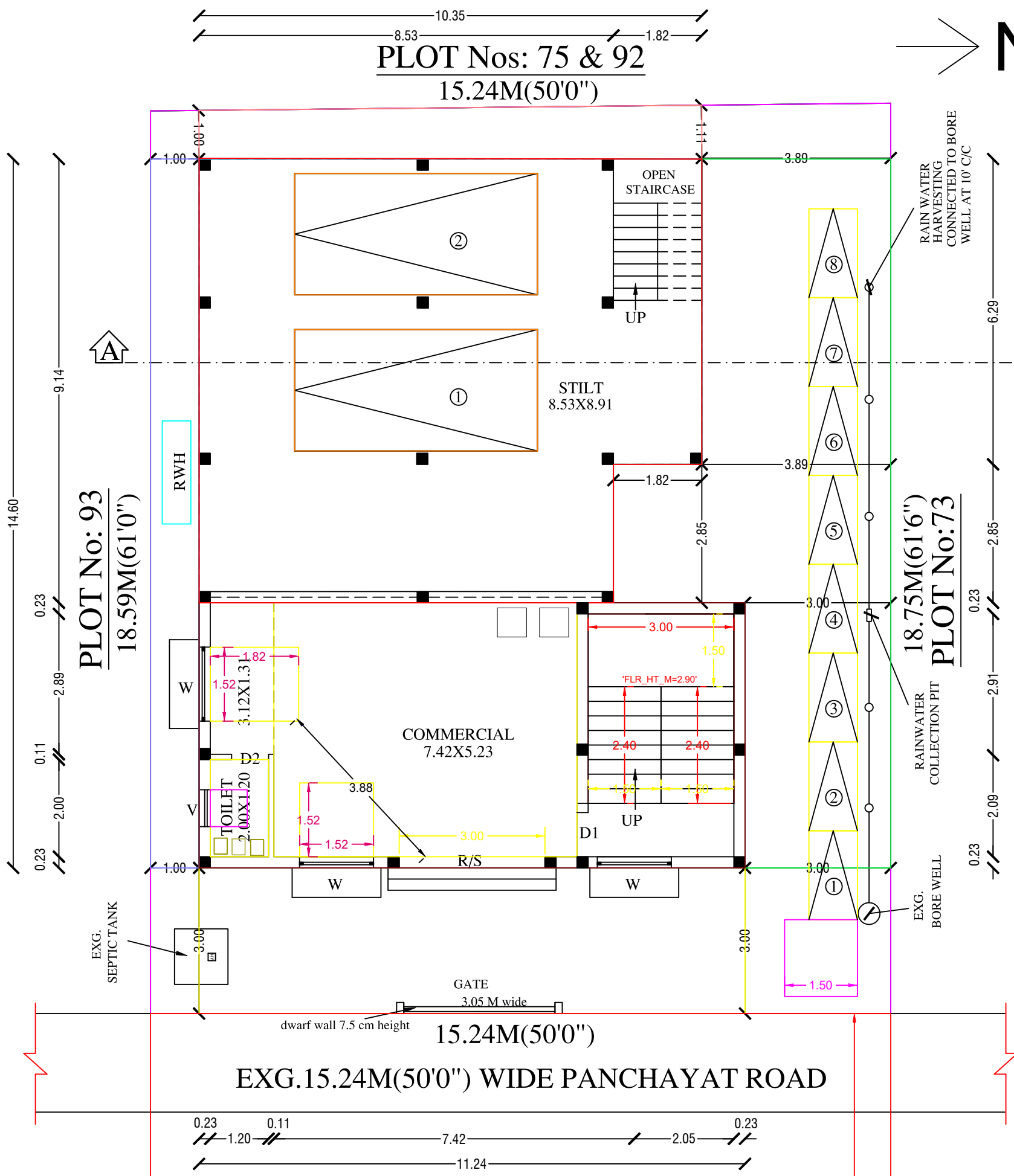
COMPOUND WALL PLAN



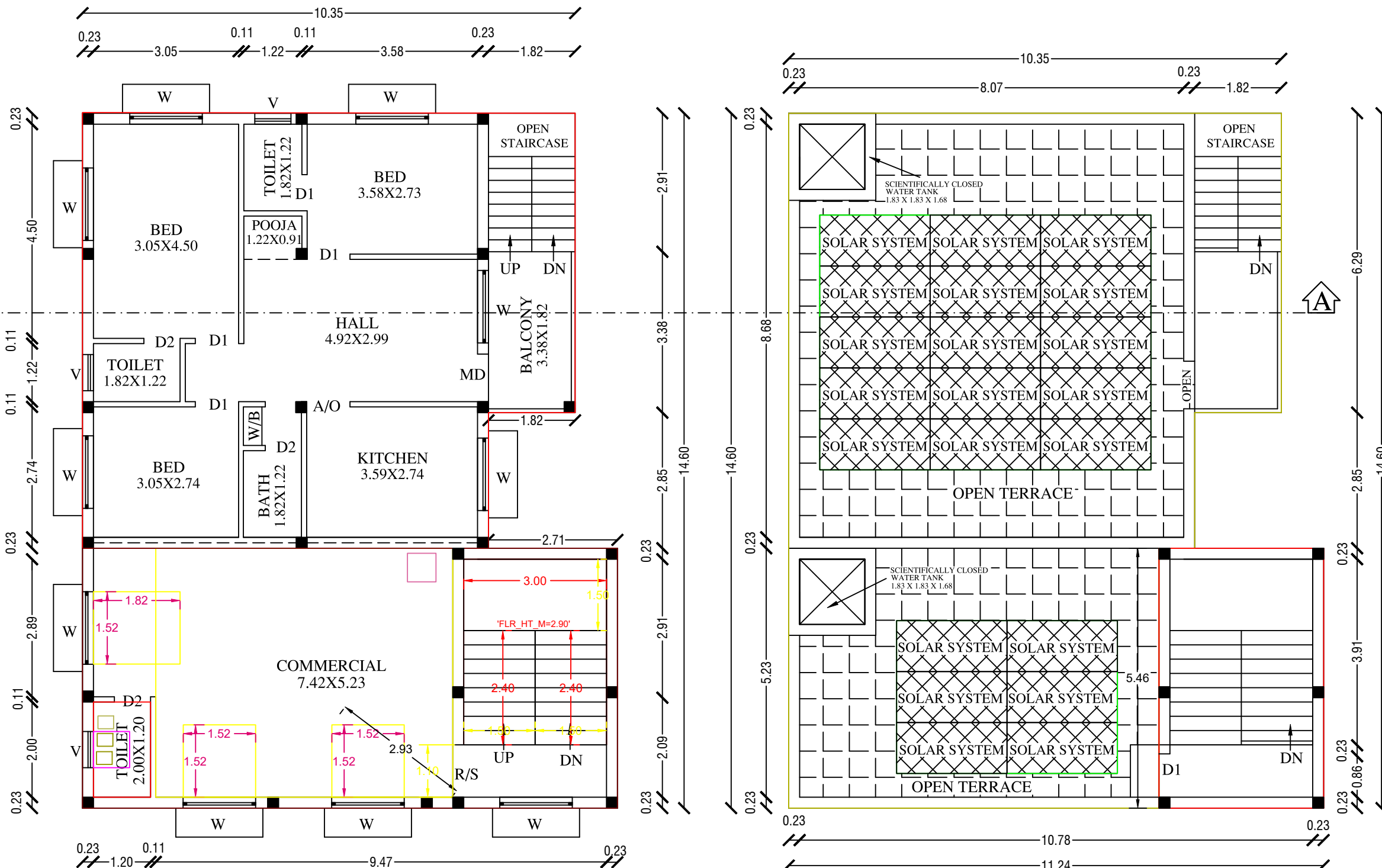
SOLAR WATER HEATING SYSTEM
SCALE:1:30



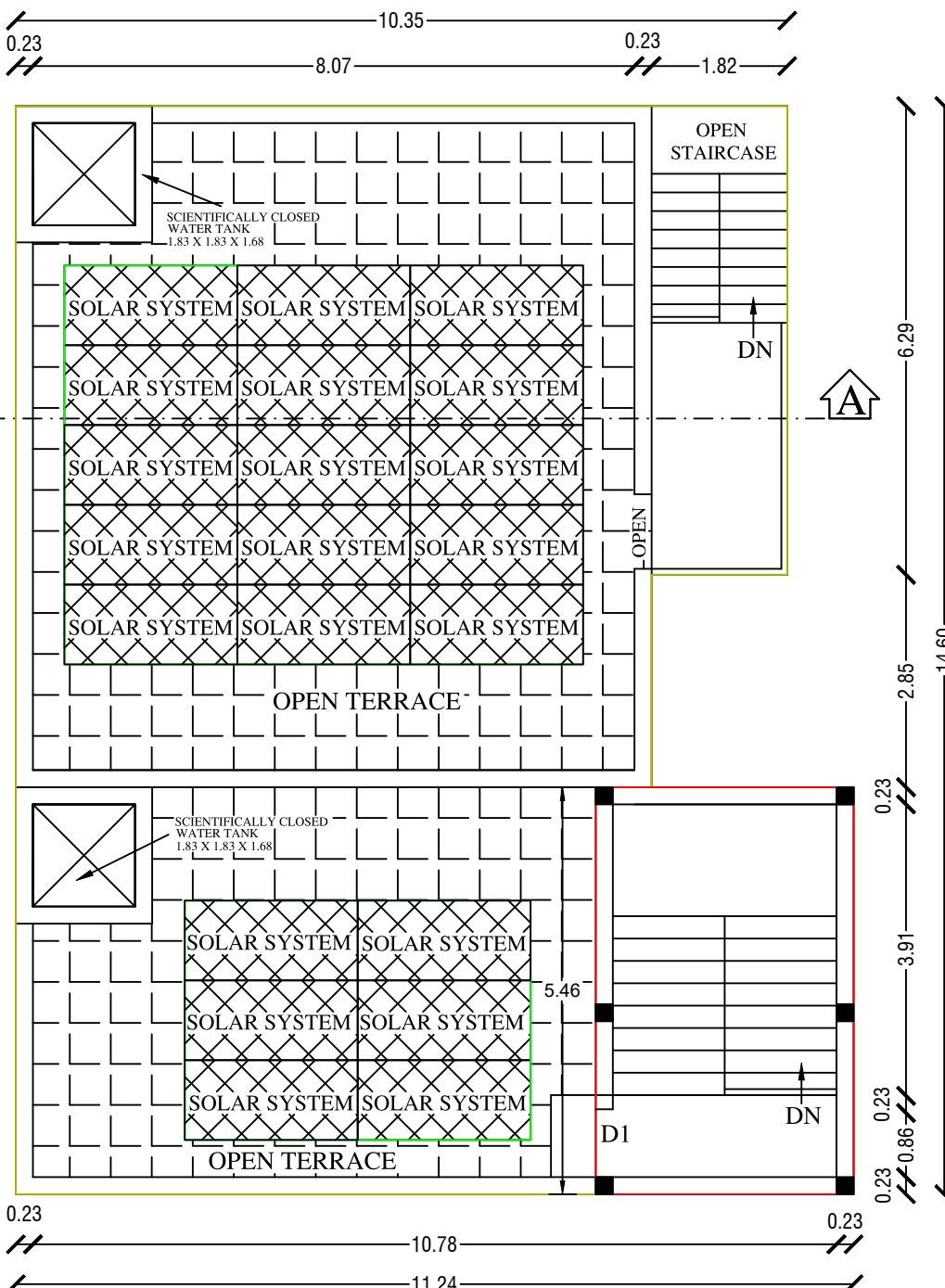
Dwarf Wall Details



SITE PLAN CUM STILT & GROUND FLOOR PLAN (EXG. & PRO)(COM.)



FIRST FLOOR PLAN(EXG. & PRO)(RES. & COM.)



TERRACE FLOOR PLAN

PLAN INFO
APPLICANT_NAME=Mr.S.PATTU MARJYAPPAN
PLOT_AREA_M2=284.53
AS_AT_SITE= 284.53
FMB_OR_PLR= 350.00
AS_PER_DOCUMENT=284.55
PLOT_NO=74
TALUK=KUNDRATHUR
DISTRICT=KANCHEEPURAM
MECHANICAL_PARKING=NO
AVG_PLOT_DEPTH=18.67
AVG_PLOT_WIDTH=15.24
AREA_TYPE=OTHERS
ROAD_WIDTH=15.24
ROAD_LENGTH=250
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=250
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE= PRIMARY RESIDENTIAL
LEASEHOLD_LAND=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=4
BLOCK_1_B-PCO_MEMBER_COUNT=4
BLOCK_1_B-PCO_NON_RESIDENTIAL_MEMBER_COUNT=0
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=YES
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO=49/2E & 50/11G
PATTa_NO=6272
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS THAN 1KM_RADIUS=NO

JOINERIES		SCALE: 1:100 & 1:200
MAIN DOOR	MD	1.00 X 2.13
ARCH OPEN	A/O	0.91 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.52 X 1.22
VENTILATOR	V	0.76 X 0.76
JOLLY	J	1.22 X 1.22

COLOUR INDEX	STAIRCASE
PROPOSED	
EXG.ROAD	
SITE BOUNDARY	

EXTENT	IN	SQFTS	SQMTS
PLOT AREA (AS PER PATTa.)		3767.40	350.00
PLOT AREA (AS PER DOC.)		3063.00	284.55
PLINTH AREA OF G.FLOOR (PRO)(COM)		671.24	62.36
PLINTH AREA OF F.FLOOR (PRO)(COM)		671.24	62.36
PLINTH AREA OF F.FLOOR (EXG.) (RES)		951.86	88.43
TOTAL AREA		2294.34	213.15
F.S.T		0.74	
COVERAGE		53.04%	

NON-FSI AREA	
PLINTH AREA OF STLT.FLOOR (EXG.)	951.86
HEAD ROOM	107.20
	9.96

S. R. Ganesan

OWNER

Cell No. 94442 50437
R. GANESAN, B.Tech.,
Registered Engineer
CMDA: RE/GR-II/19/03/007
Structural Engineer
Tambaram City Municipal Corporation
Maraimalai Nagar Municipality
Nandivaram - Guduvanchery Municipality
Kundrathur Municipality
Royal Planners
No. 29/6, Phoenix Towers, Venkatesan Street,
West Tambaram, Chennai - 600 045.
Phone: 044 - 2226 4757, 044 - 2226 4216

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.

