

PP

APPROVAL RECORD

Planning Permission

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

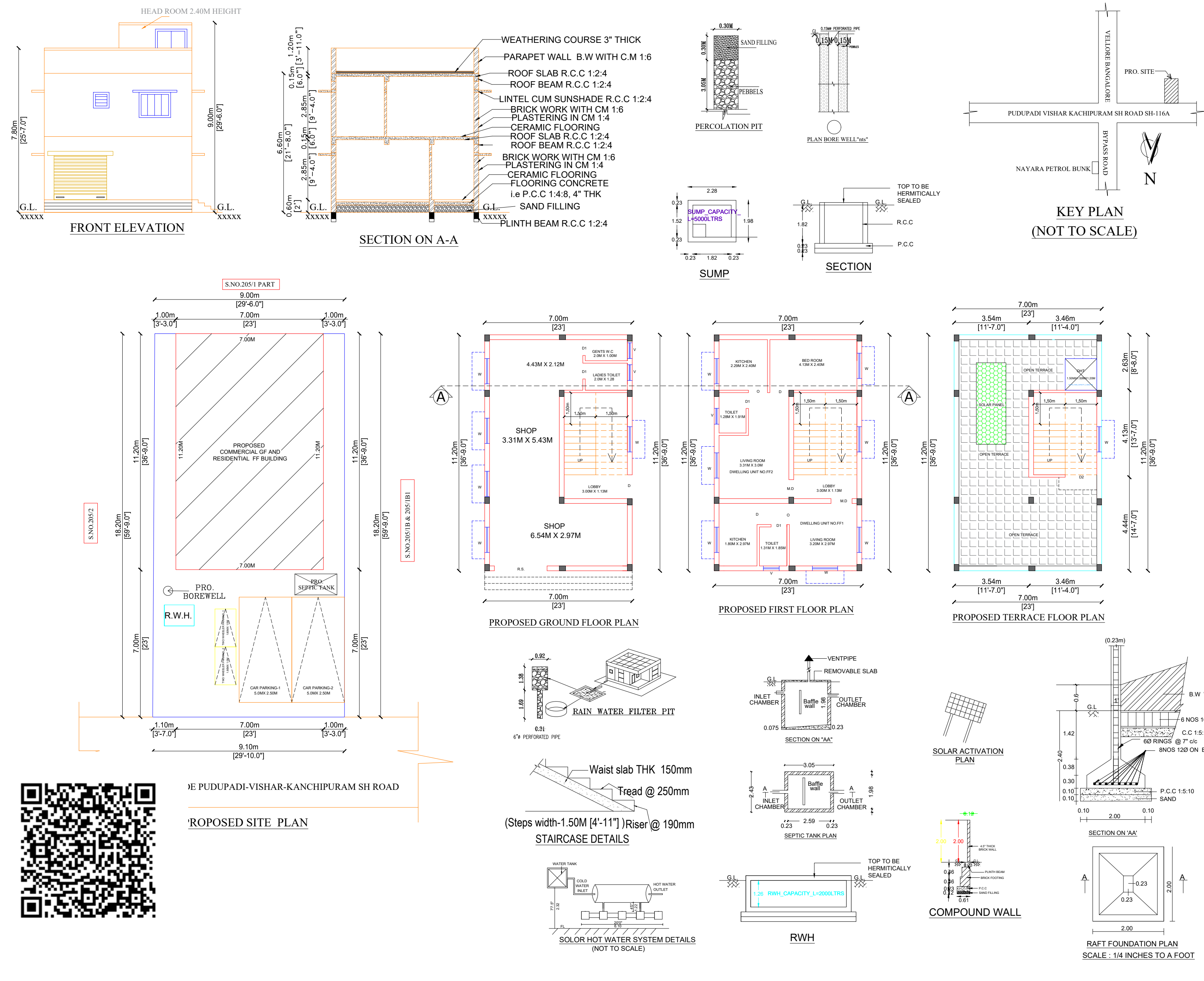
ISSUING AUTHORITY

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 GROUND FLOOR RCC COMMERCIAL SHOP AND FIRST FLOOR RCC RESIDENTIAL BUILDING IN NEW S.NO.205/37, AS PER PATTA NO.2252, OF KILKATHIRPUR MATHURA GUNDUKULAM VILLAGE, VIPPEDU PANCHAYAT, KANCHIPURAM PANCHAYAT UNION, KANCHIPURAM TALUK, KANCHIPURAM DISTRICT.



VIPPEDU PANCHAYAT KANCHIPURAM PANCHAYAT UNION LIMIT				
AREA STATEMENT DETAIL :-				
AS PER DOCUMENT		161.85 Sq.mt	1742.15 Sq.ft	
AS PER PATTA		165.10 Sq.mt	1777.00 Sq.ft	
SUPER IMPOSED PLOT AREA		161.85 Sq.mt	1742.15 Sq.ft	
AREA STATEMENT OF THE PROPOSED BUILDING DETAIL :-				
L.NO	DESCRIPTION	COMMERCIAL NET FSI AREA. SQ.M	NON FSI DEDUCTION AREA. SQ.M	TOTAL BUILD-UP AREA.SQ.M
1.	COMMERCIAL SHOP GROUND FLOOR (Pro)	62.16	16.24	78.40
2.	RESIDENTIAL FIRST FLOOR (Pro)	78.40	-	78.40
3.	TERRACE FLOOR (Pro)	-	14.29	14.29
4.	TOTAL	140.56	30.53	171.09
TOTAL FSI AREA - 140.56 Sq.mt / 1512.99 Sq.ft				
TOTAL NON FSI AREA - 30.53 Sq.mt / 328.62 Sq.ft				
TOTAL BUILT UP AREA - 171.09 Sq.mt / 1841.61 Sq.ft				
RO. COMPOUND WALL - [9.20+18.20+18.20+9.0] = 54.60 R.M				
FSI DETAILS		PARKING DETAILS		
F S I (Floor Space Index) :-		PARKING CATEGORY (COMMERCIAL):-		
F S I :- 140.56		FSI AREA : 62.16 Sqm		
161.85		PARKING Description		
FSI = 0.87		Required		
LOT COVERAGE = 78.40 X 100 = 48.43%		Provided		
161.85		Car Parking Stalls		
LOT COVERAGE =48.43%		62.16/75 = 0.82		
WELLING AREA DETAILS:		01 Nos		
WELLING UNIT NO FF1 -1=23.98		PARKING CATEGORY (RESIDENTIAL):-		
DWELLING UNIT NO FF2=37.81		Two Wheeler Parking		
SCHEDULE OF JOINERY		Required		
TYPE		Description		
R.S.		ROLLING SHUTTER		
M.D.		MAIN DOOR		
D		DOOR		
D1		DOOR		
D2		DOUBLE DOOR		
W		WINDOW		
V		VENTILATOR		
COLOUR REFERENCE :		S		
* EXISTING ROAD		E		
* SITE BOUNDARY		W		
* PROPOSED BUILDING		N		
FOUNDATION		COLUMN FOOTING OVER PCC AND SAND		
SUPER STRUCTURE :		RC FOOTING OVER 150 THK PCC OVER 150 THK SAND		
PLASTERING		BRICK WORKS IN CM 1:5 LINTELS, BEAMS AND SLABS IN RCC 1:2:4		
DRAWING BY :		Er.K.E.VIGNESHWARA, B.E., Msc.(Valuer)		
ALL DIMENSIONS ARE IN METER		SCALE 1:100		
APPLICANT SIGNATURE:-		Drawing by :		
OWNER NAME: Mrs.S.DURGA W/o Mr.SINGARAVEL		Er.K.E.VIGNESHWARA, B.E., Msc.(Valuer)		
REGISTERED ENGINEER		KMC CONSTRUCTIONS		
KANCHIPURAM CITY MUNICIPAL CORPORATION		CHARTERED CIVIL ENGINEER		
No: 96/55A, ANNAI INDIRA GANDHI SALAI, KANCHIPURAM - 631 502.		REGISTERED ENGINEER GRADE II		
CELL: 7200529511		REG NO: 008/L/S/2024/00015		
KANCHIPURAM - 631 502.		KANCHIPURAM CITY MUNICIPAL CORPORATION		
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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.

