

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 CONSTRUCTION OF RESIDENTIAL CUM SHOP BUILDING AT PLOT NO:1C,
IN OLD S.NO:144/1, SUB-DIVISION S.NO:144/1B, AS PER PATTA NEW S.No:144/1B2, PATTA NO:8188 OF ORATHUR VILLAGE & PANCHAYAT,
KUNDRATHUR PANCHAYAT UNION, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT.

OWNER'S NAME :Mr.G.MAGESWARAN

DTCP REF NO:

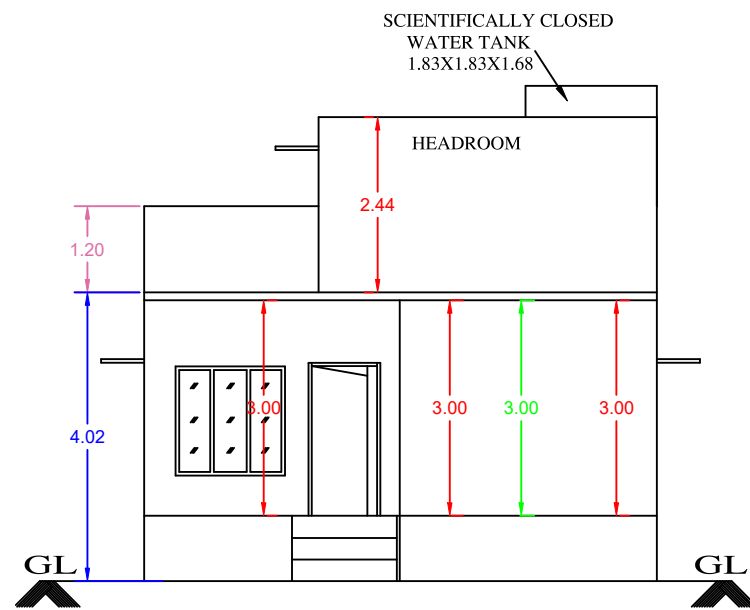
11014/2018/ செ.ம.ட.3

PLOT WAS REGULARISED:

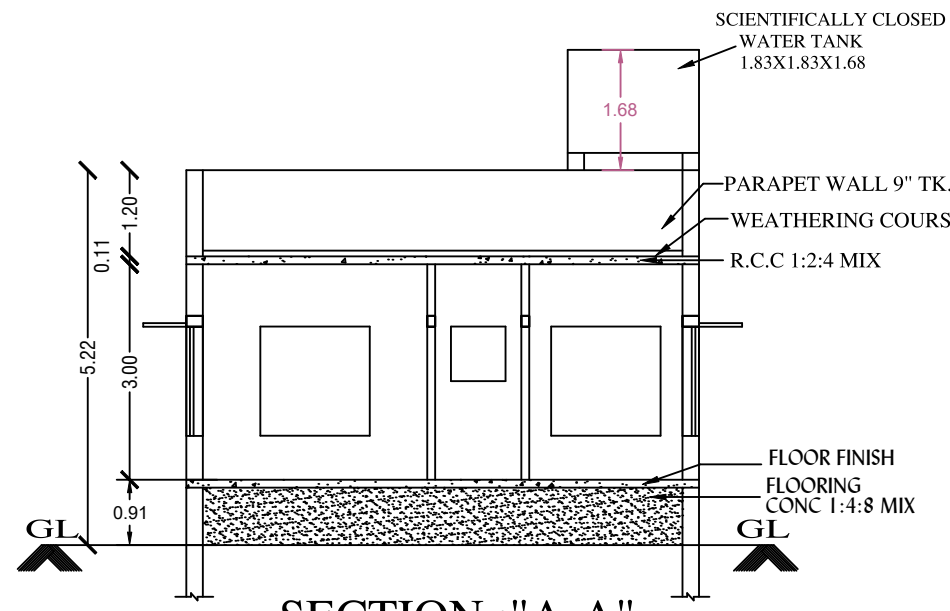
மு.மு.எண்:5617/2024/ஆ4
நாள்:23.09.2024

SUB-DIVISION WAS APPROVED:

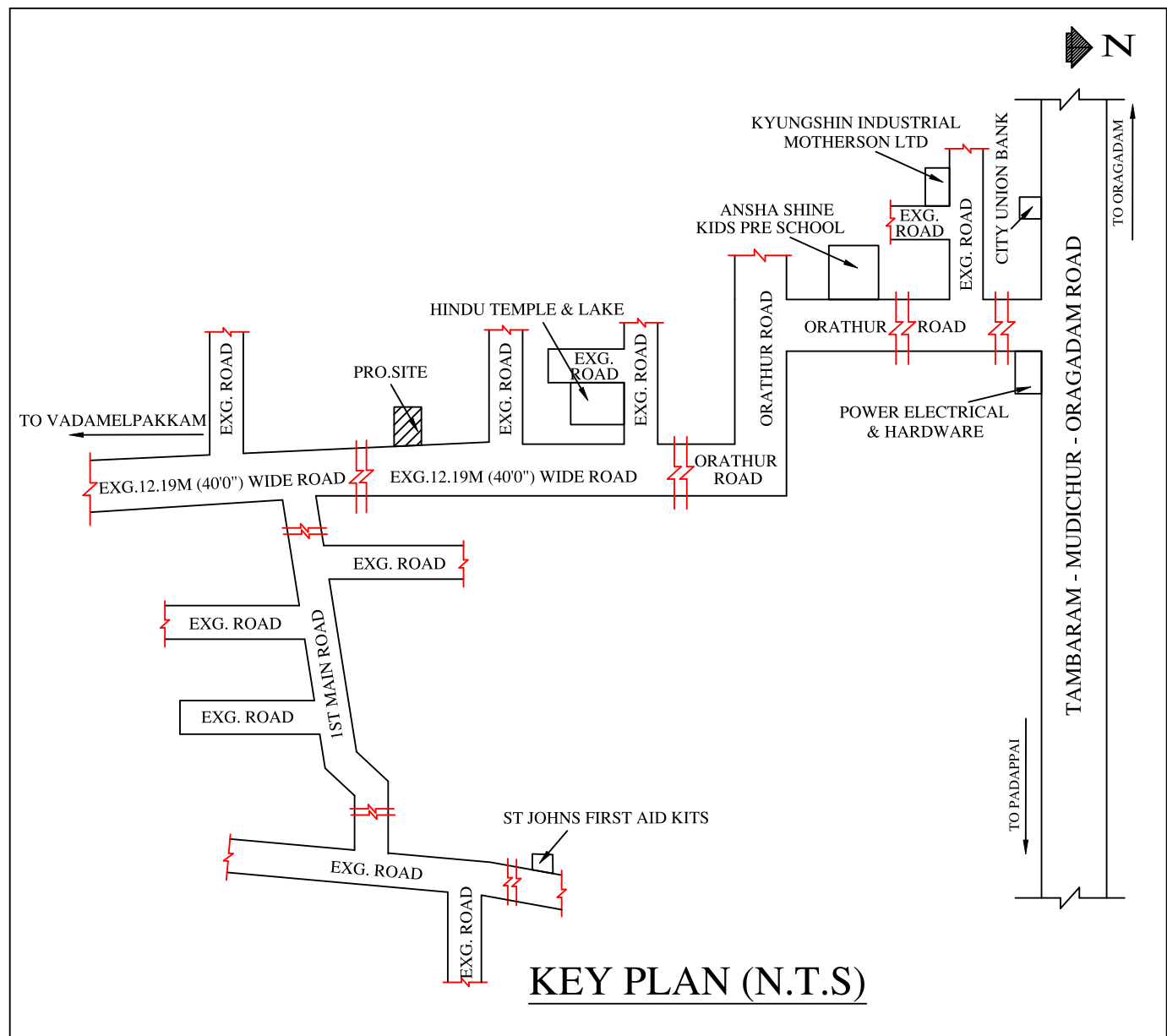
மு.மு.எண்:5872/2024/ஆ4
நாள்:25.09.2024



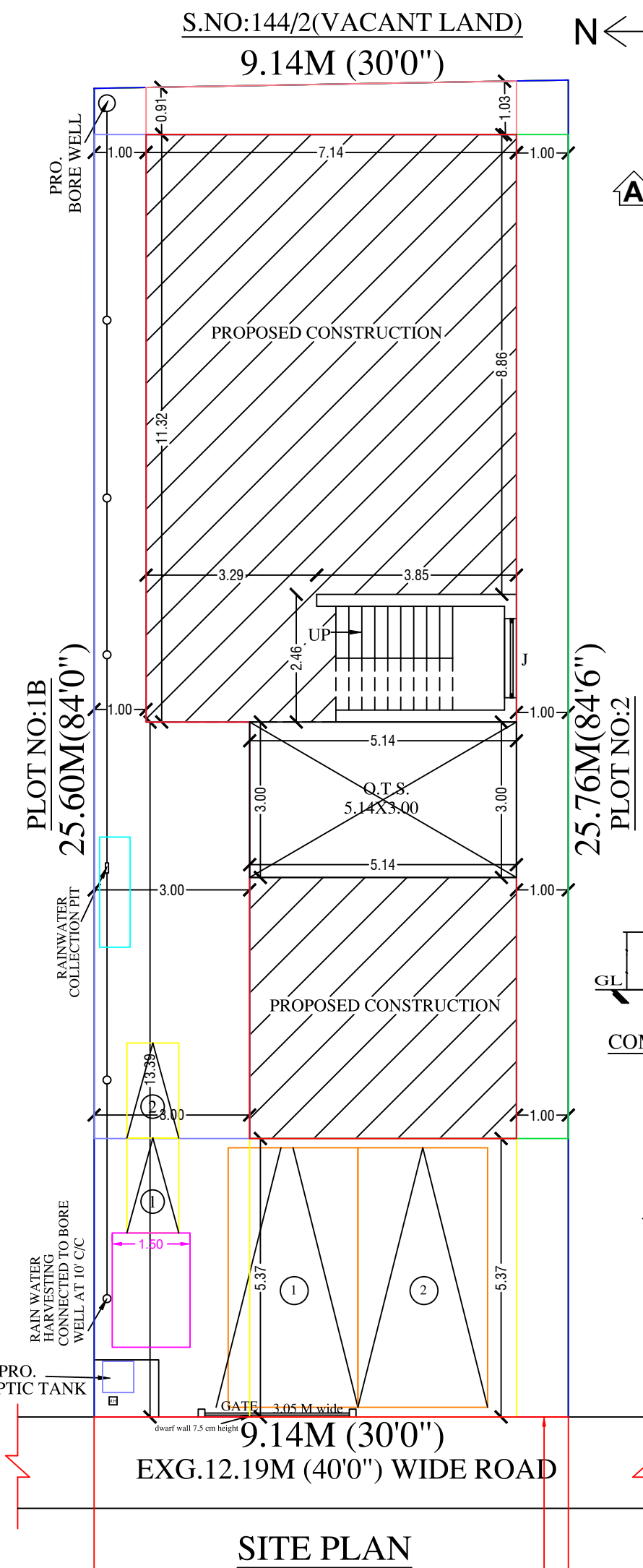
FRONT ELEVATION



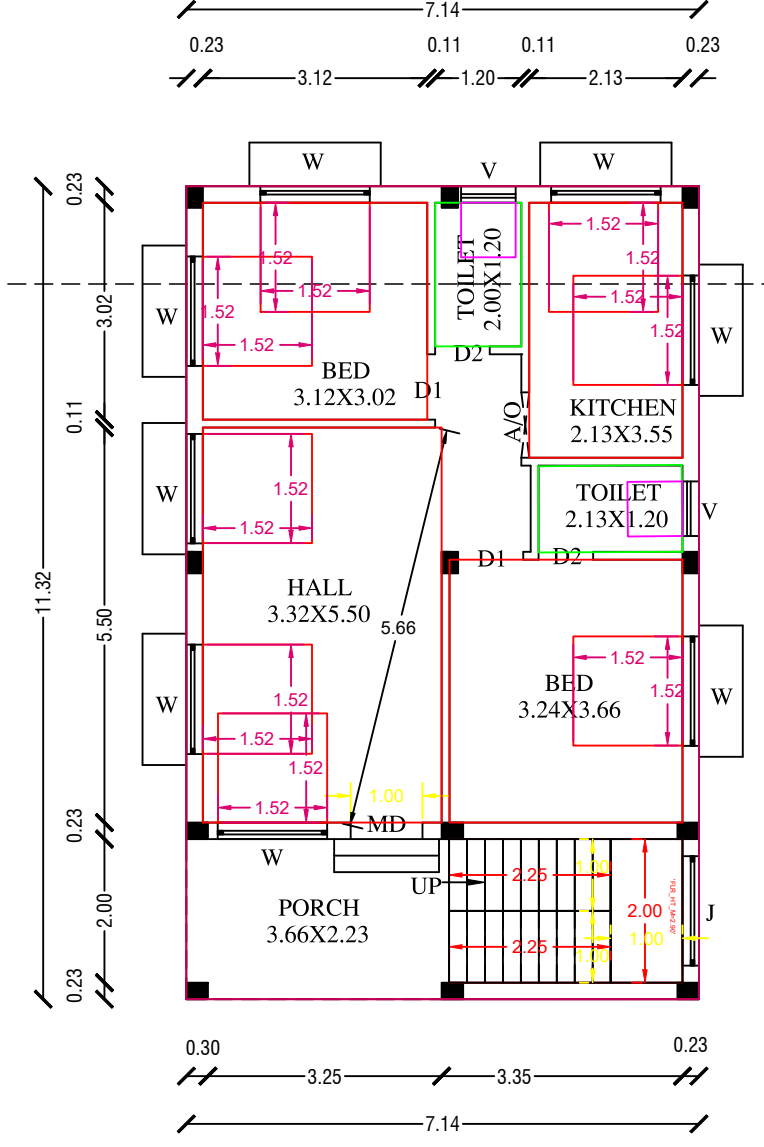
SECTION : "A-A"



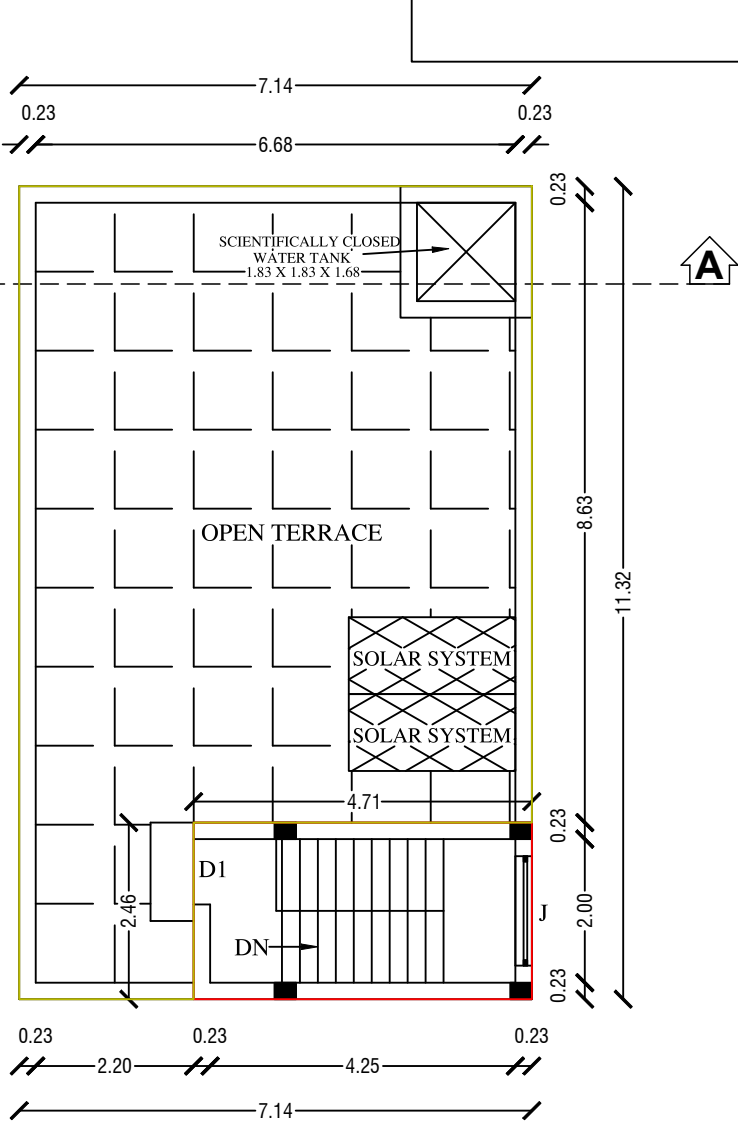
KEY PLAN (N.T.S)



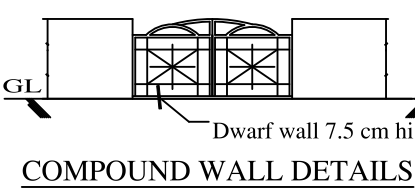
SITE PLAN



GROUND FLOOR PLAN
(RES.)

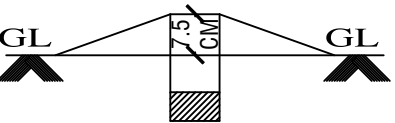


TERRACE FLOOR PLAN

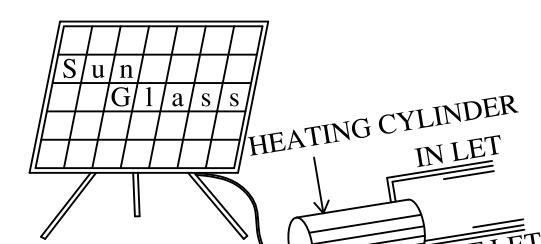


COMPOUND WALL DETAILS

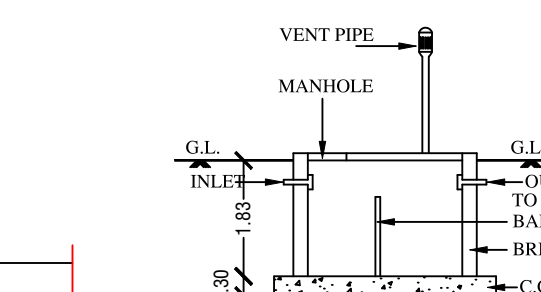
SECTION



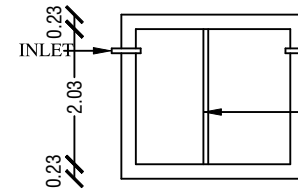
Dwarf Wall Details



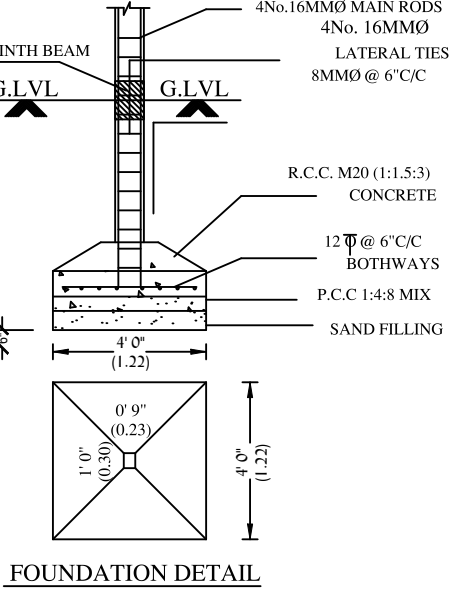
SOLAR WATER HEATING SYSTEM
SCALE:1:30



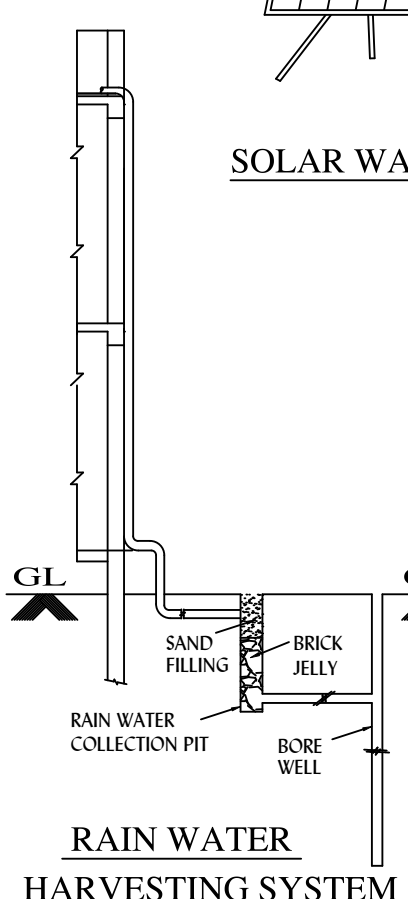
SECTION OF SEPT. TANK



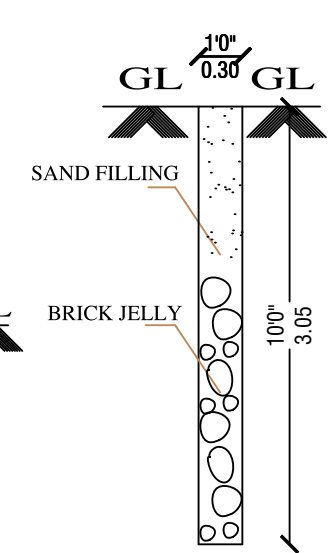
PLAN SEPTIC TANK



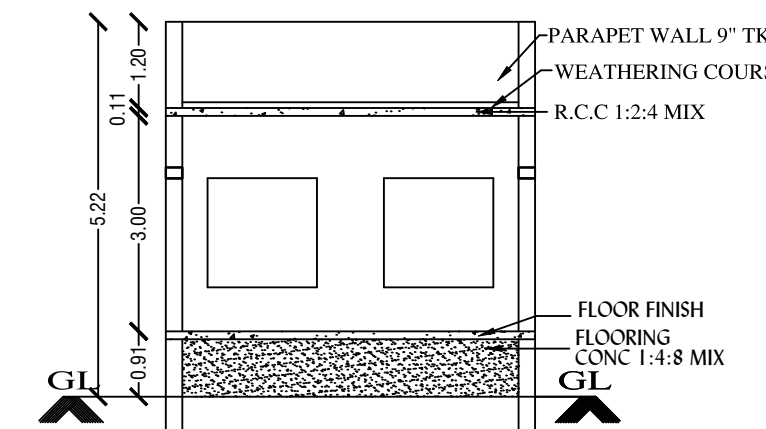
FOUNDATION DETAIL
(SCALE:1:30)



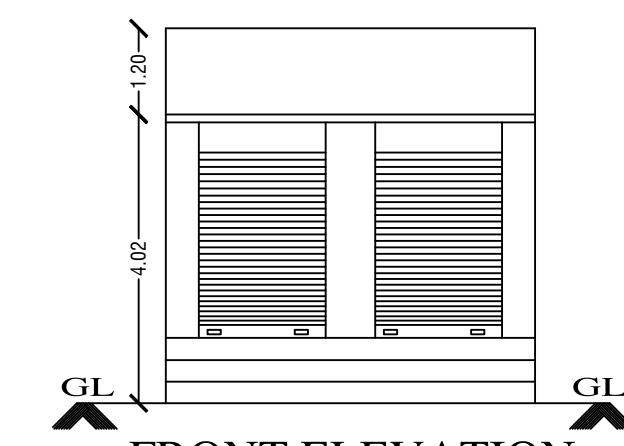
RAIN WATER
HARVESTING SYSTEM



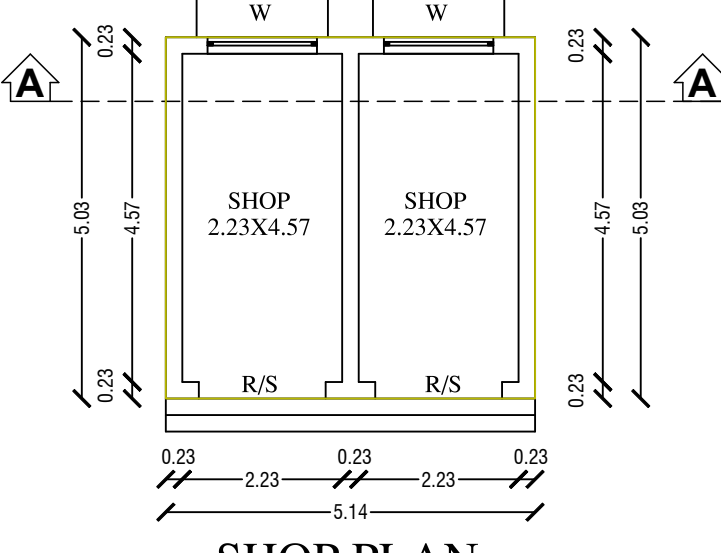
PERCOLATION PIT



SECTION : "A-A"



FRONT ELEVATION



SHOP PLAN
(SCALE:1:100)

PLAN INFO
APPLICANT_NAME=Mr.G.MAGESWARAN
PLOT_AREA_M2=234.70
AS_AT_SITE=234.70
FMB_OR_PLR=235.00
AS_PER_DOCUMENT=234.70
PLOT_NO=10
TALUK=KUNDRATHUR
DISTRICT=KANCHEEPURAM
AVG_PLOT_DEPTH=25.68
AVG_PLOT_WIDTH=9.14
AREA_TYPE=OTHERS
ROAD_WIDTH=12.19
ROAD_LENGTH=250
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.19
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=PRIMARY RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO=144/1B2
PATTA_NO=8188
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

JOINERIES SCALE: 1:100

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 1.52
VENTILATOR	V	0.76 X 0.76
JOLLY	J	1.22 X 1.22

COLOUR INDEX

STAIRCASE

PROPOSED

EXG.ROAD

SITE BOUNDARY

TREAD
0.25 M

HAND RAIL

WIDTH=0.91M

ALL DIMENSION ARE IN Mtr

DATE :28/02/2026

EXTENT IN SQFTS SQMTS

PLOT AREA (AS PER DOC. & PATTA)	2527.50	235.00
PLINTH AREA OF G.FLOOR (RES.)	869.73	80.80
PLINTH AREA OF G.FLOOR (SHOP)	278.35	25.86
TOTAL AREA	1148.08	106.66
F.S.I	0.45	
COVERAGE	45.42%	

NON-FSI AREA

HEADROOM AREA	124.64	11.58
---------------	--------	-------

Q. Mageswaran

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

REGISTERED ENGINEER:



25_02_2026_956_PLOT NO_1C_S.NO_144_1B2_ORATHUR_VILLAGE_R15

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.

