

PP

APPROVAL RECORD

Planning Permission

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

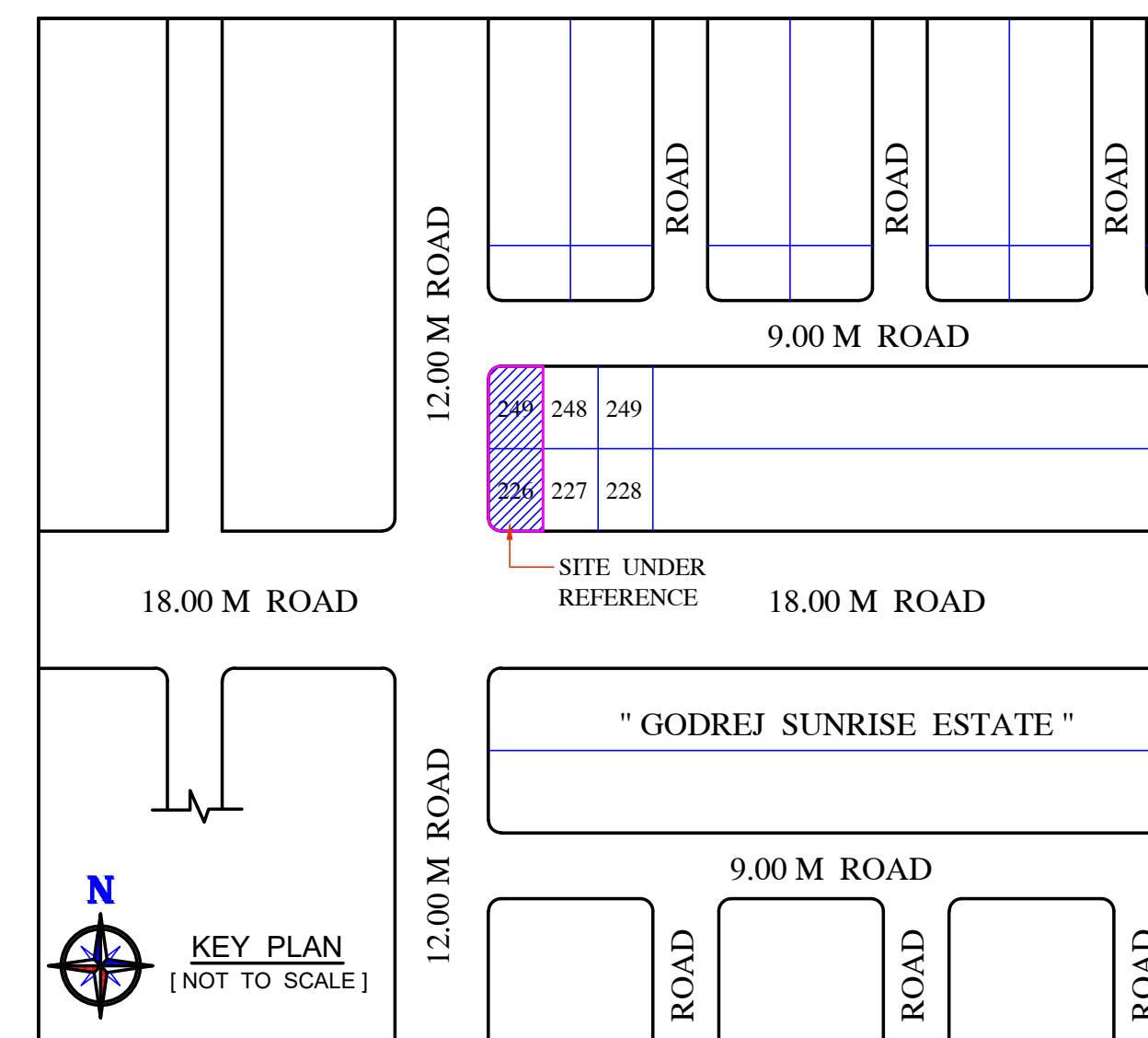
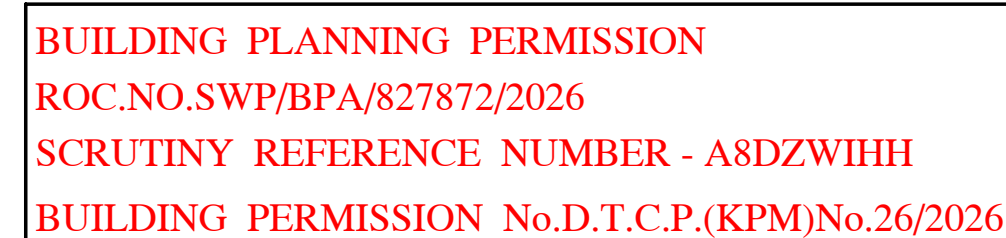
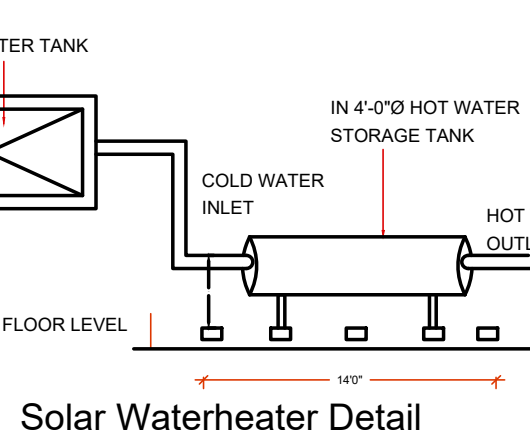
Building Plan

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.



(FIRST, SECOND, THIRD & FOURTH)



TYPE	L	B	D
F1	1740	1590	450
F2	2250	2030	530
F3	2490	2190	600
F4	3160	2790	750



JAYA PRAKASH N
CA/2015/72522
No:51/3, South Reddy Street,
Athipattu
Chennai-600058

REGISTERED CONSTRUCTION ENGINEER

S. ARUN KUMAR, ME., (Struct.)
Coimbatore LPA/SE/GR-1/066/2024
METIS STRUCTURES
9,9-1,Lakshmi Garden, Sankara Collage Road
Saravanampatti, Coimbatore - 35.
GSTIN : 33AAXFM9597P1ZT

REGISTERED STRUCTURAL ENGINEER

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF RESIDENTIAL BUILDING
(STILT + 4 FLOORS) AT PLOT No. 226 & 249,
THE LAYOUT APPROVED BY DTCP VIDE :
APPROVAL No. 11/2019, DATED: 10.09.2019,
"GODREJ SUNRISE ESTATE ", EZHICHUR,
ORAGADAM, COMPRISED IN S.No. 460 / 5,
460 / 2A1C1 & 460 / 2A2C1A1 (AS PER PATTA)
PATTA No. 1927 & 1931 OF
EZHICHUR VILLAGE,
EZHICHUR PANCHAYAT UNION,
KUNDRATHUR TALUK,
KANCHEEPURAM DISTRICT.

AREA DETAILS			Sq. Mt.
PLOT AREA	AS PER PATTA		529.00
	AS PER DOCUMNET		529.45
	AS PER SITE		529.44
BLOCK No.1	FSI	Non - FSI	TOTAL BUILTUP AREA
STILT FLOOR	-	244.17	244.17
FIRST FLOOR	244.17	-	244.17
SECOND FLOOR	244.17	-	244.17
THIRD FLOOR	244.17	-	244.17
FOURTH FLOOR	244.17	-	244.17
HEADROOM	-	28.14	28.14
TOTAL	976.68	272.31	1248.99

Floor Space Index - $976.68 / 529 = 1.846$

Plot Coverage - $244.17 / 529 \times 100 = 46.16 \%$

KITCHEN UNIT DETAILS:

4 UNITS - FLAT - F1, S1, T1 & FF1	109.70
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4 UNITS - FLAT - F2, S2, T2 & FF2	109.74
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PARKING DETAILS :

CAR	9	9
TWO WHEELER	0	0

SCHEDULE OF JOINERY:-

TYPE	DETAIL	SIZE
MD	DOOR	1.00 x 2.40 M
D	DOOR	0.90 x 2.40 M
D1	DOOR	0.75 x 2.40 M
W1	WINDOW	1.50 x 2.10 M
W1	WINDOW	0.75 x 2.10 M
KW	KITCHEN WINDOW	1.20 x 1.20 M
V	VENTILATOR	0.60 x 1.30 M

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 RO SLAB ONE LAYER OF COUNTRY

COLOUR INDEX:-

AS PER SITE	
AS PER FMB	

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

OWNERS SIGNATURE

JAYA PRAKASH N
CA/2015/72522
No:51/3, South Reddy Street
Aithipattu
Chennai-600058

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.

