

PP

APPROVAL RECORD

Planning Permission

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

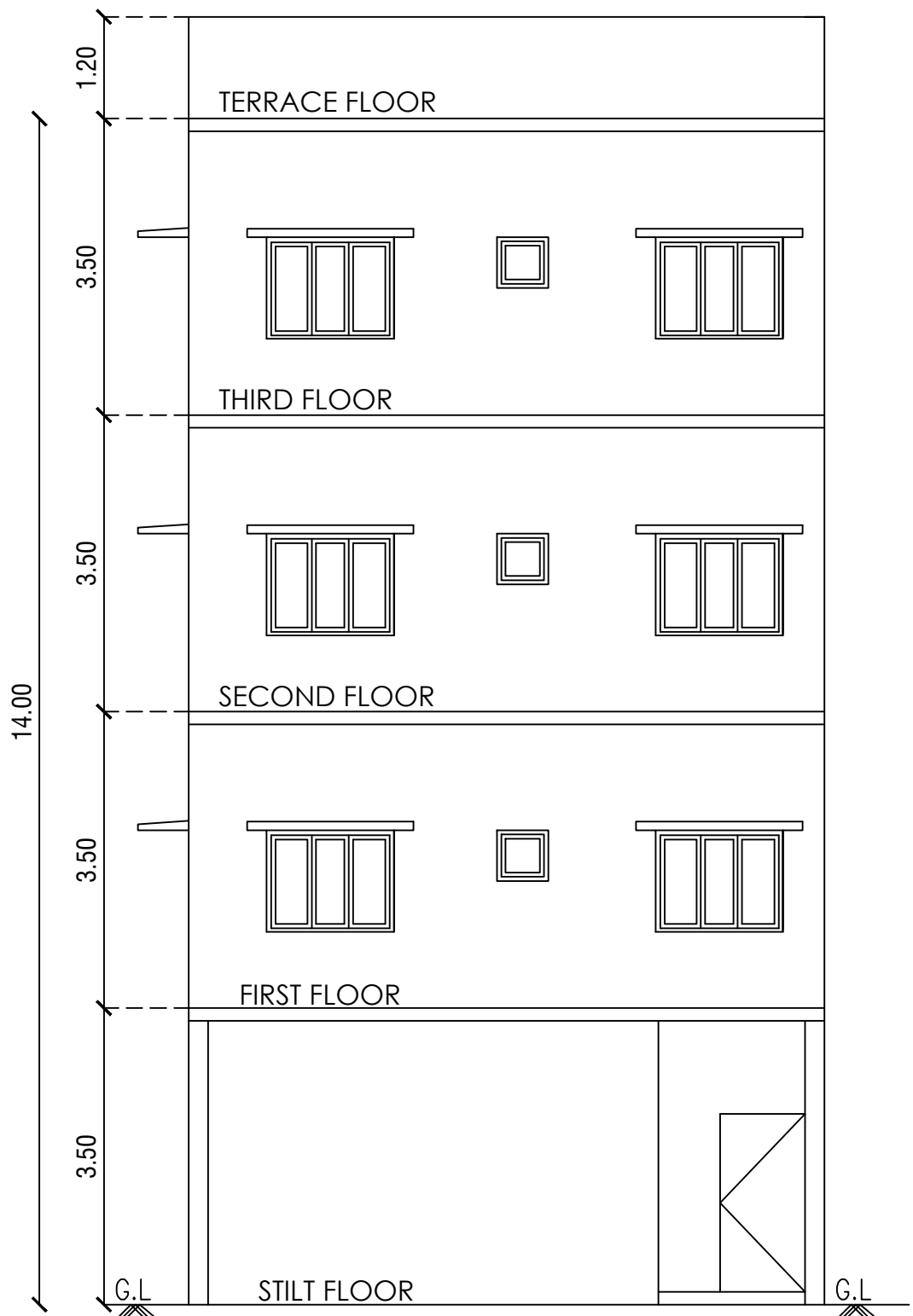
The approval as the planning authority issued it, reproduced in full behind this page.

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

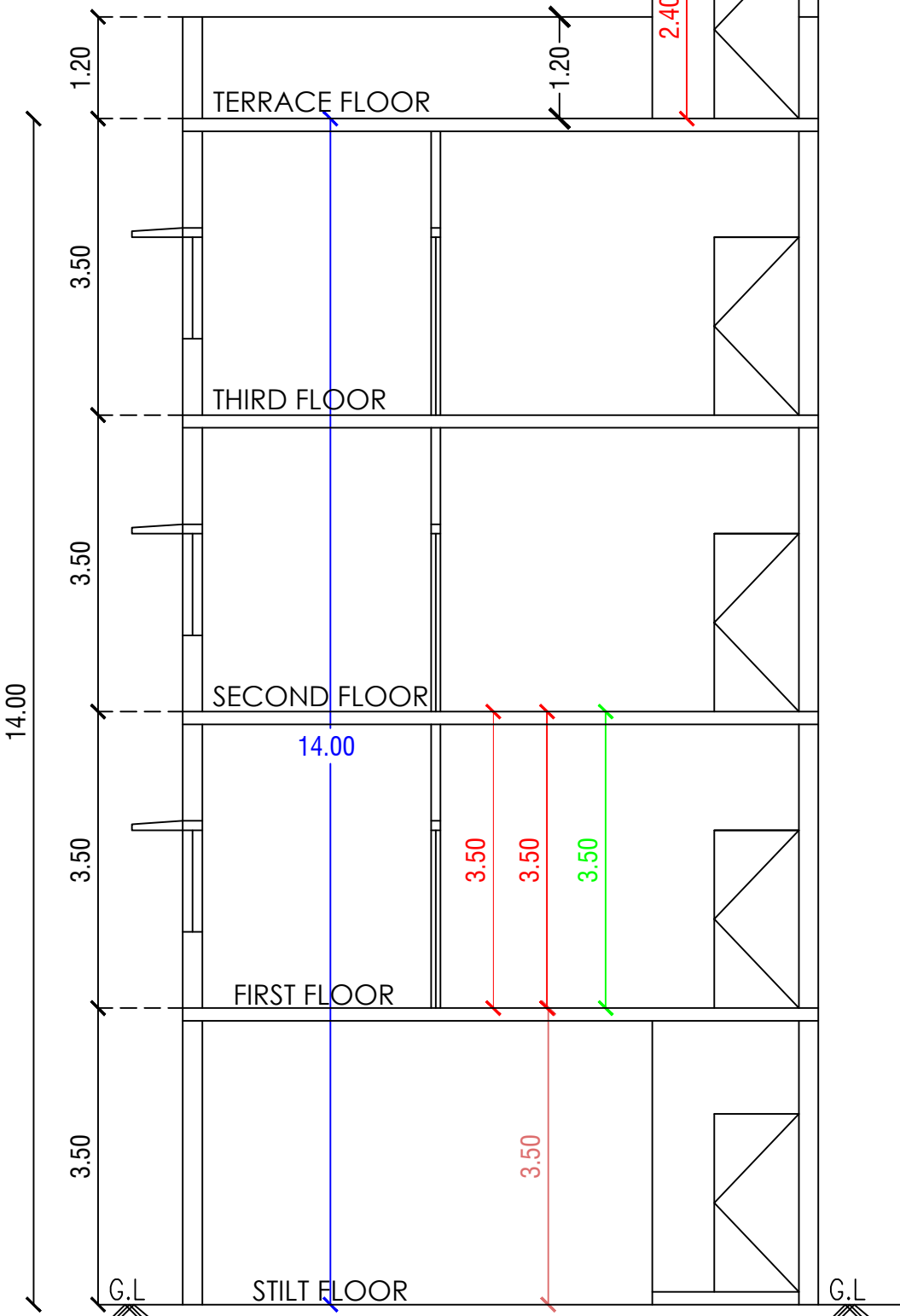
NOTE:-
THE LAYOUT APPROVED LAYOUT PERMIT NO.85/2022-23, DATED
17.10.2022 ISSUED BY PRESIDENT OF VARADHARAJAPURAM PANCHAYAT,
VARADHARAJAPURAM VILLAGE AND TNRERA REGISTRATION NO.
TN/01/LAYOUT/9045/2022 DATED 18-11-2022 ISSUED BY TAMIL NADU
REAL ESTATE REGULATORY AUTHORITY. CHENNAI.

SPECIFICATIONS:

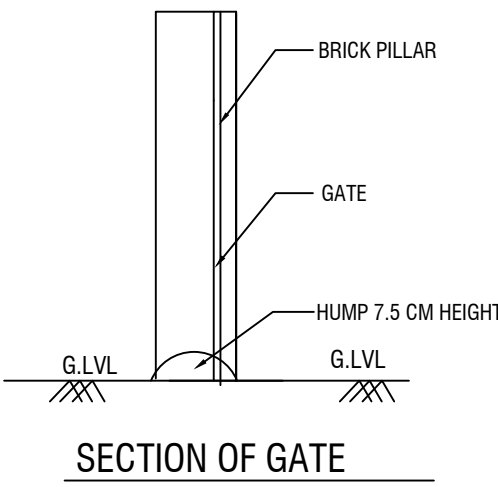
- * R.C.C FOUNDATION IN C.M 1:5 OVER 6" THICK P.C.C 1:5:10 OVER 6" THICK SAND FILLING.
- * BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 6" THICK R.C.C 6" THICK SAND FILLING.
- * TILES FLOORING OVER 4" THICK P.C.C 1:5:10 6" THICK SAND FILLING.
- * 9" THICK BRICK WALL IN C.M 1:3.
- * R.C.C ROOF SLAB 1:2:4 MIX 4 1/2" THICK.



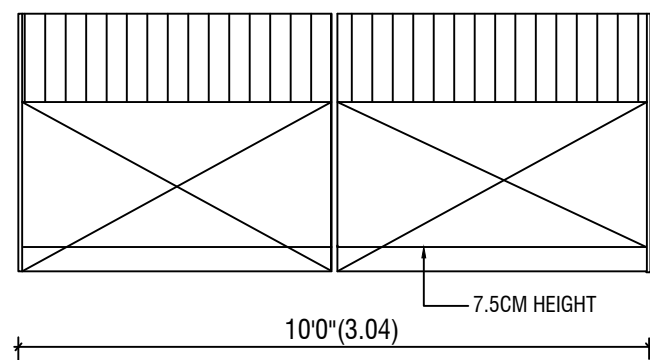
ELEVATION



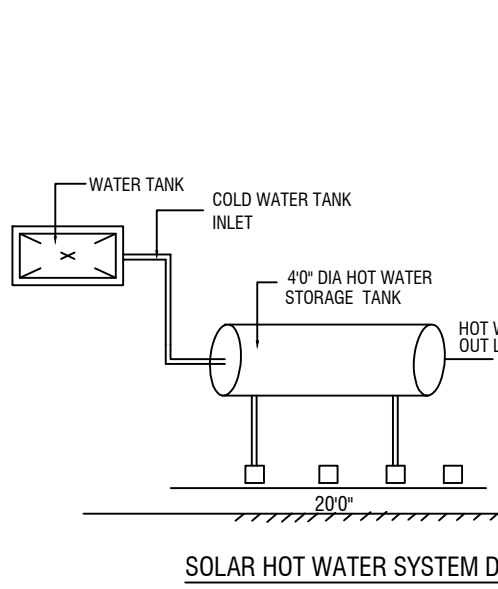
SECTION



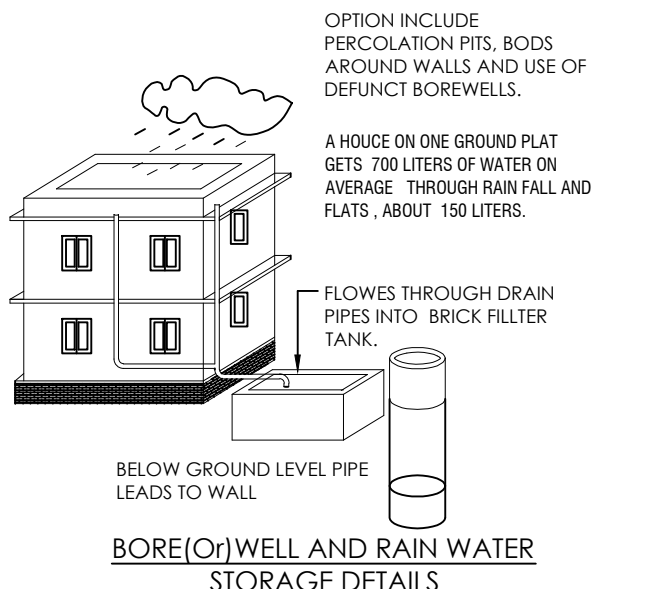
SECTION OF GATE



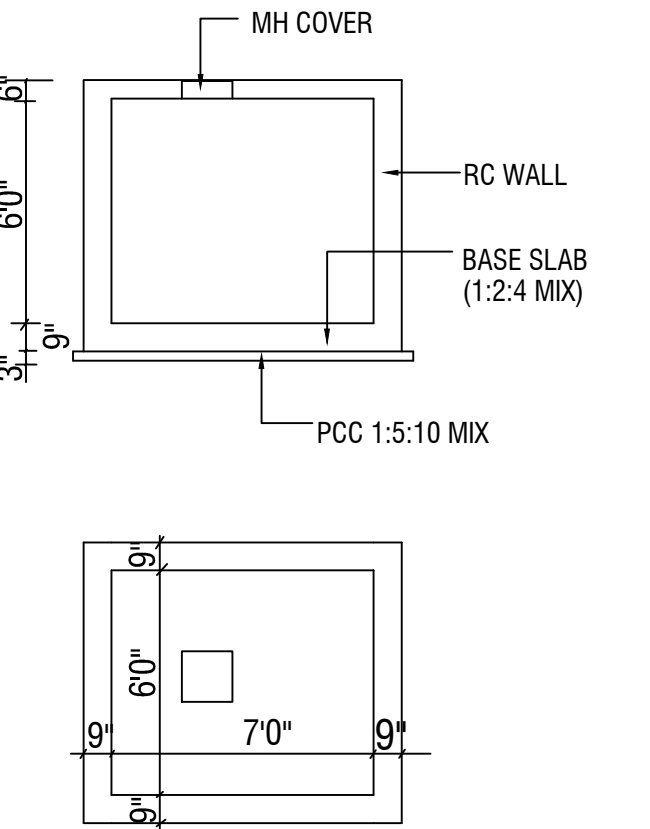
ELEVATION OF GATE



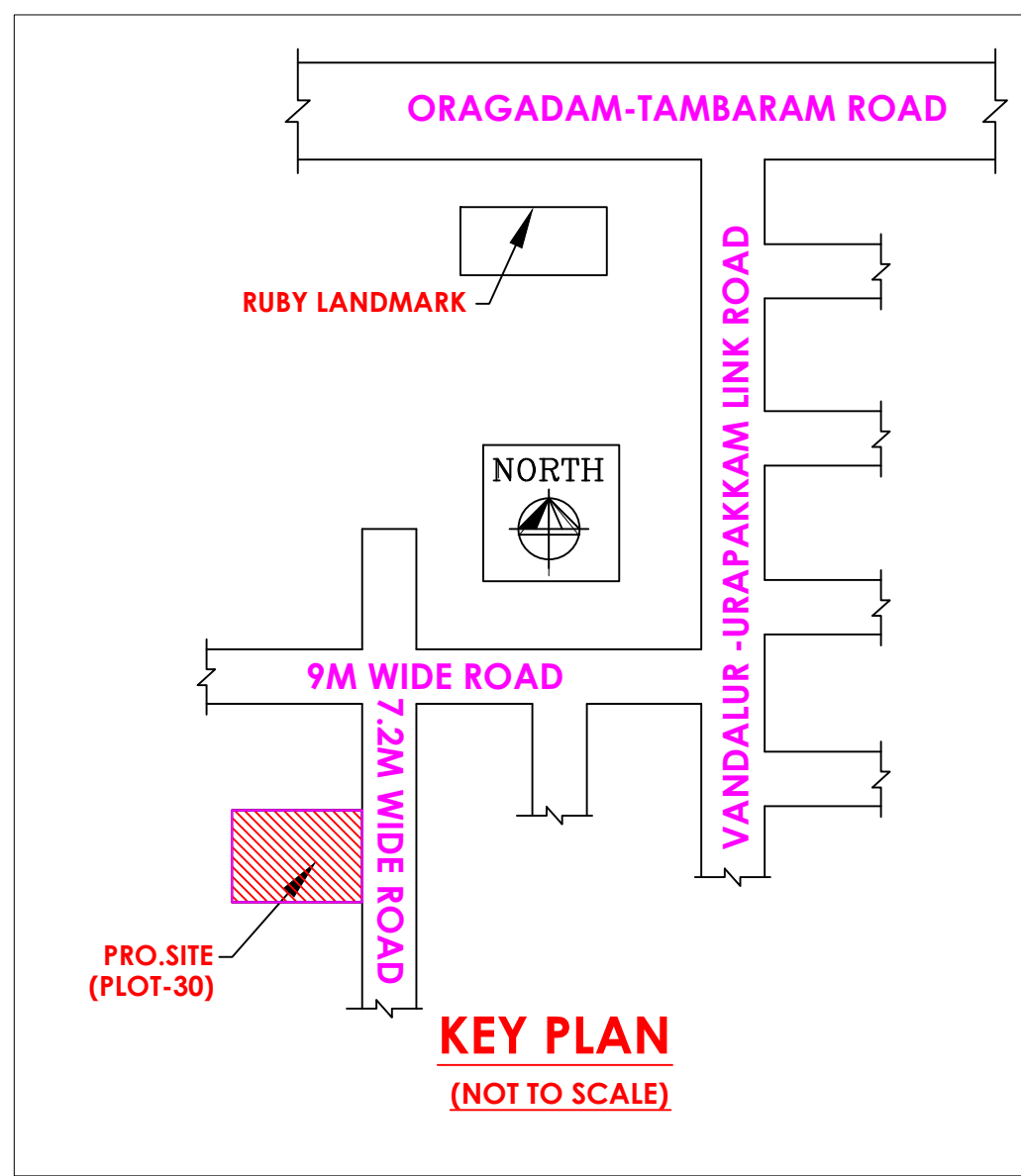
SOLAR HOT WATER SYSTEM DETAIL



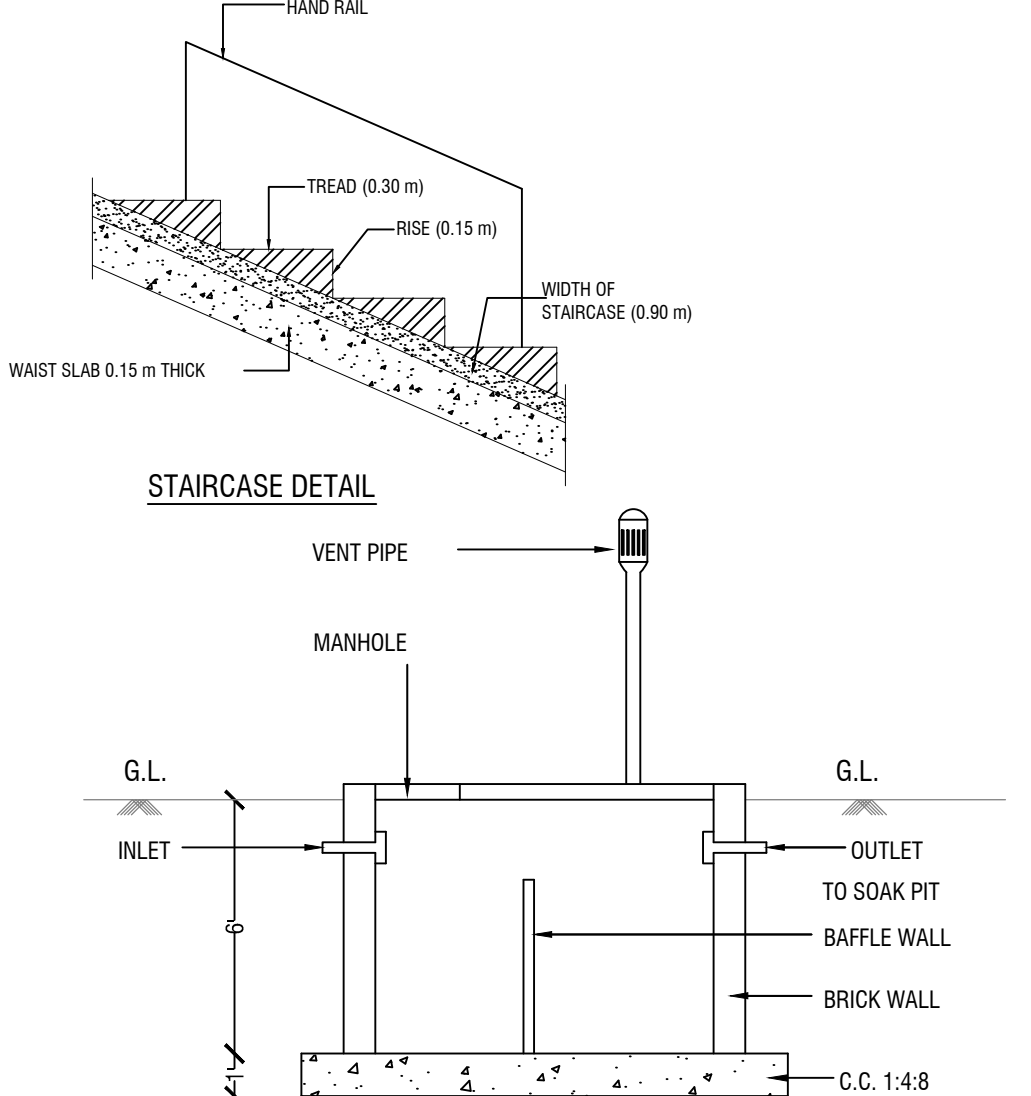
BORE (OR) WELL AND RAIN WATER STORAGE DETAILS



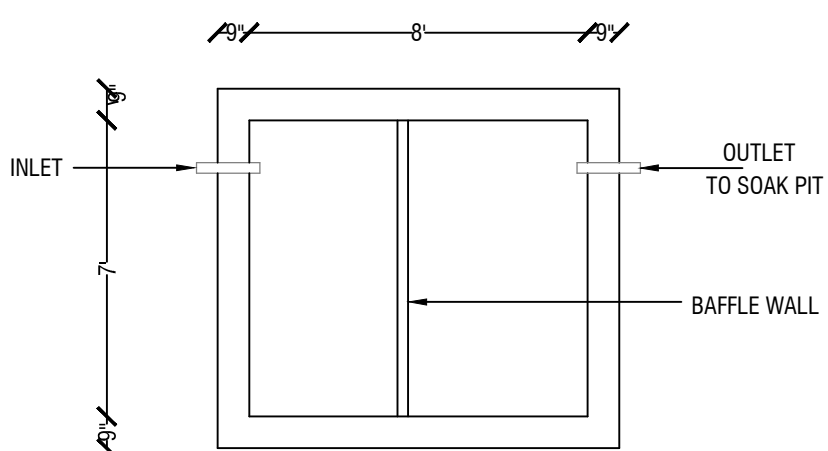
**SUMP PLAN
(SCIENTIFICALLY CLOSED)**



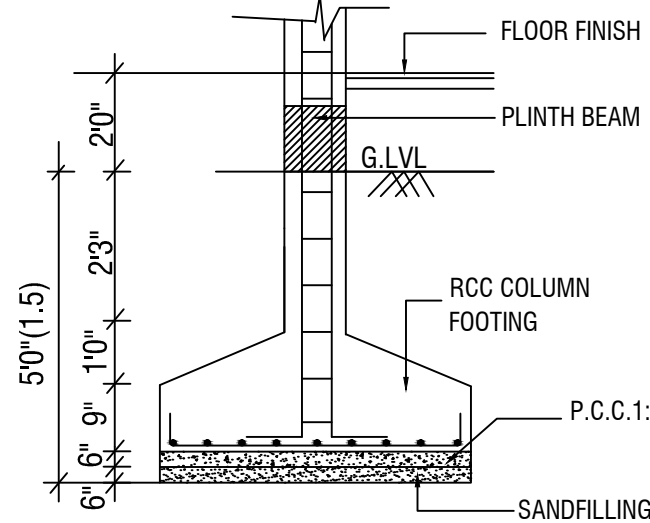
**KEY PLAN
(NOT TO SCALE)**



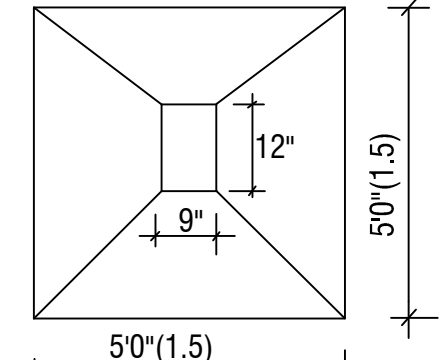
SECTION OF SEP. TANK



**PLAN
SEPTIC. TANK**



SECTION



**PLAN
FOUNDATION DETAIL**

**PLAN SHOWING THE PROPOSED
CONSTRUCTION OF A RESIDENTIAL
BUILDING (S+3 FLOORS) AT PLOT
NO.30, OLD COMPRISED
S.NO-39/2C2A1, AS PER PATT
S.NO:-39/32, PATT NO: 20225,
LAYOUT NAMED "KALPATARU'S
GURU GANESH AVENUE (PHASE-1)",
VARATHARAJAPURAM VILLAGE,
KUNDRATHUR TALUK & PANCHAYAT
UNION, KANCHEEPURAM DISTRICT.**

JOINERY DETAILS

M D	- DOOR	- 3' 3" X 7' 0" (1.0X2.3)
D	- DOOR	- 3' 0" X 7' 0" (0.9X2.10)
D1	- DOOR	- 2' 6" X 7' 0" (0.76X2.10)
W	- WINDOW	- 4' 0" X 4' 0" (1.2 X1.2)
KW	- WINDOW	- 4' 0" X 3' 0" (1.2 X0.9)
FG	- FIXED WINDOW	- 4' 0" X 7' 0" (1.2 X2.1)
V	- VENTILATOR	- 2' 6" X 2' 0" (0.76 X0.6)

ALL DIMENSION ARE IN Feet & Mtr

COLOUR INDEX

PROPOSED	
ROAD	
BOUNDARY	

AREA DETAILS (AS PER FSI)

EXTENT		Sq.m	Sq.ft
PLOT AREA	PATTA	111.00	1195
	DOCUMENT	111.48	1200
FIRST FLOOR		69.00	743
SECOND FLOOR		69.00	743
THIRD FLOOR		69.00	743
TOTAL F.S.I AREA		207.00	2229
FSI		1.86	
COVERAGE		62.16%	
STILT FLOOR (NON-FSI)		69.00	743
HEADROOM (NON-FSI)		9.94	107
TOTAL BUILT UP AREA		285.94	3079

OWNER :-

REGISTERED ENGINEER:-

M. KARTIK BABU P.E., B.E.A.,
Registered Engineer (Civil) (Authorised)
CMDA - (RE/JV/2024/0272)
GCC - (RE/204062024)
DTCP - (RE/GR-III/SEP/2021/006)
BALLAST ENGINEERS & CONSULTANT
No.5/169, 19th Street, 5th Block, MMDA Colony,
Madhavayal, Chennai, Tamil Nadu - 600 095
+91-9092619106, +91-7550104594

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.

