

PP

APPROVAL RECORD

Planning Permission

Salamangalam
Kancheepuram district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Residential

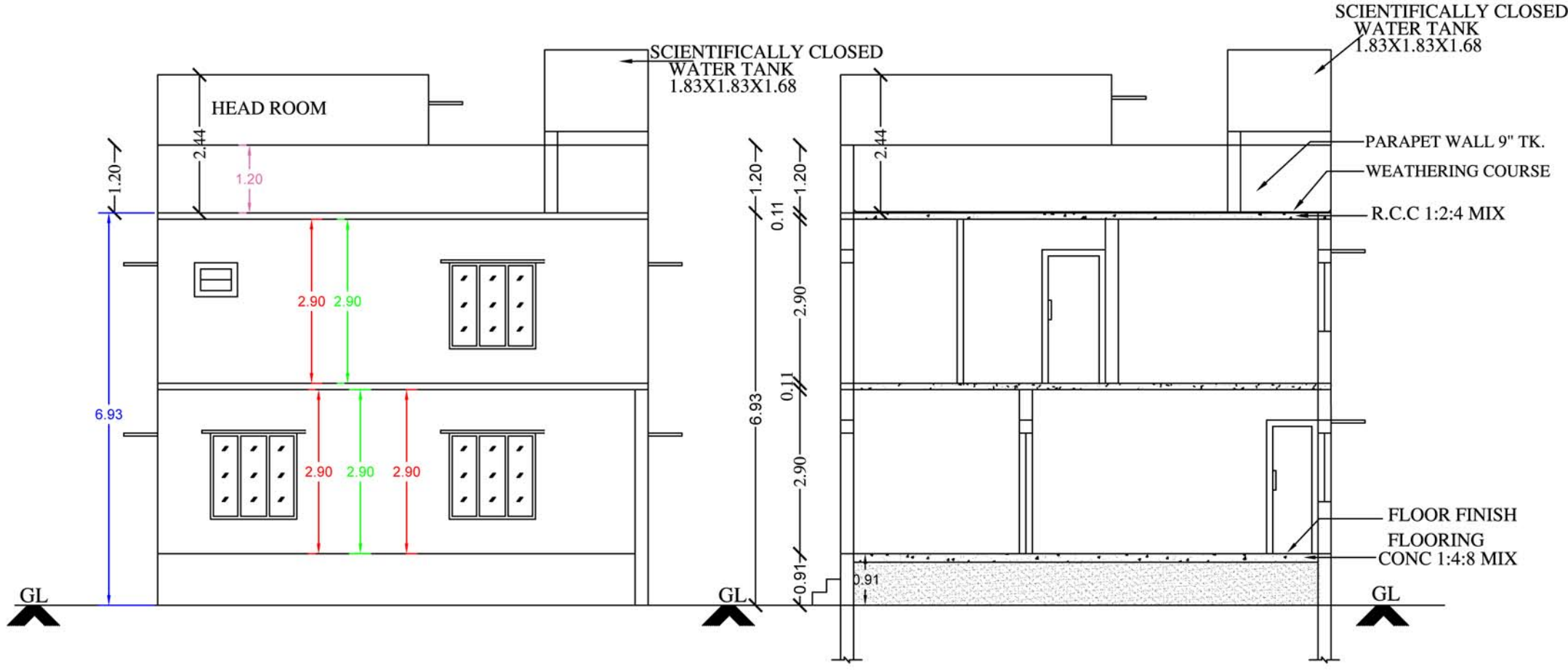
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED GROUND FLOOR AND FIRST FLOOR (PART) CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:53, BHARATHIAR STREET, "KANNAMMAL GARDEN", IN OLD S.NO.44/1, AS PER PATTA S.NO.44/49 & 44/75, PATTA NO.4767, OF SALAMANGALAM VILLAGE & PANCHAYAT, KUNDRATHUR PANCHAYAT UNION, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT.

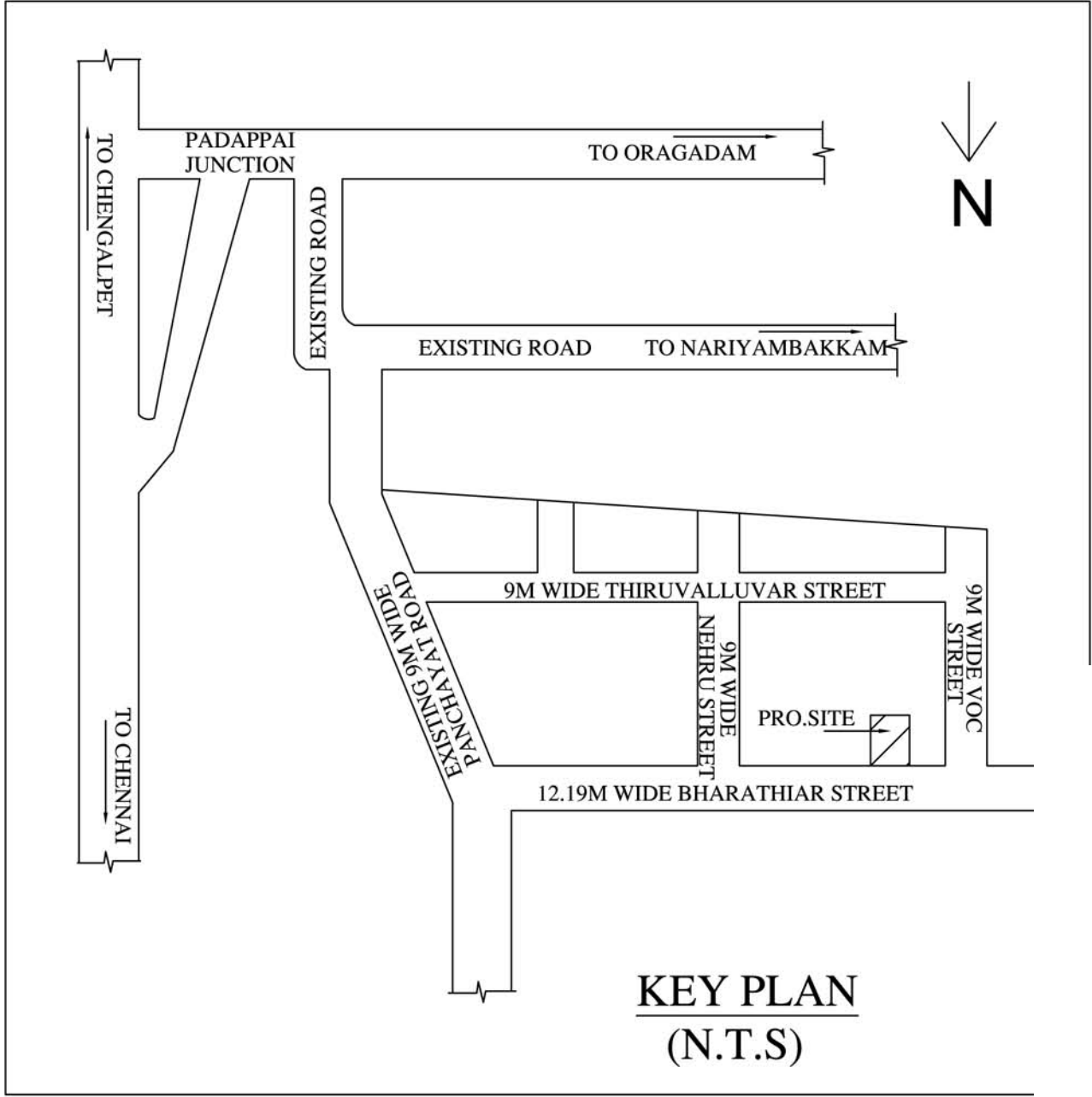
OWNER NAME: Mrs.P.UNIES PRISCILLA

LAYOUT WAS APPROVED BY DTCP
DTCP NO.326/2008

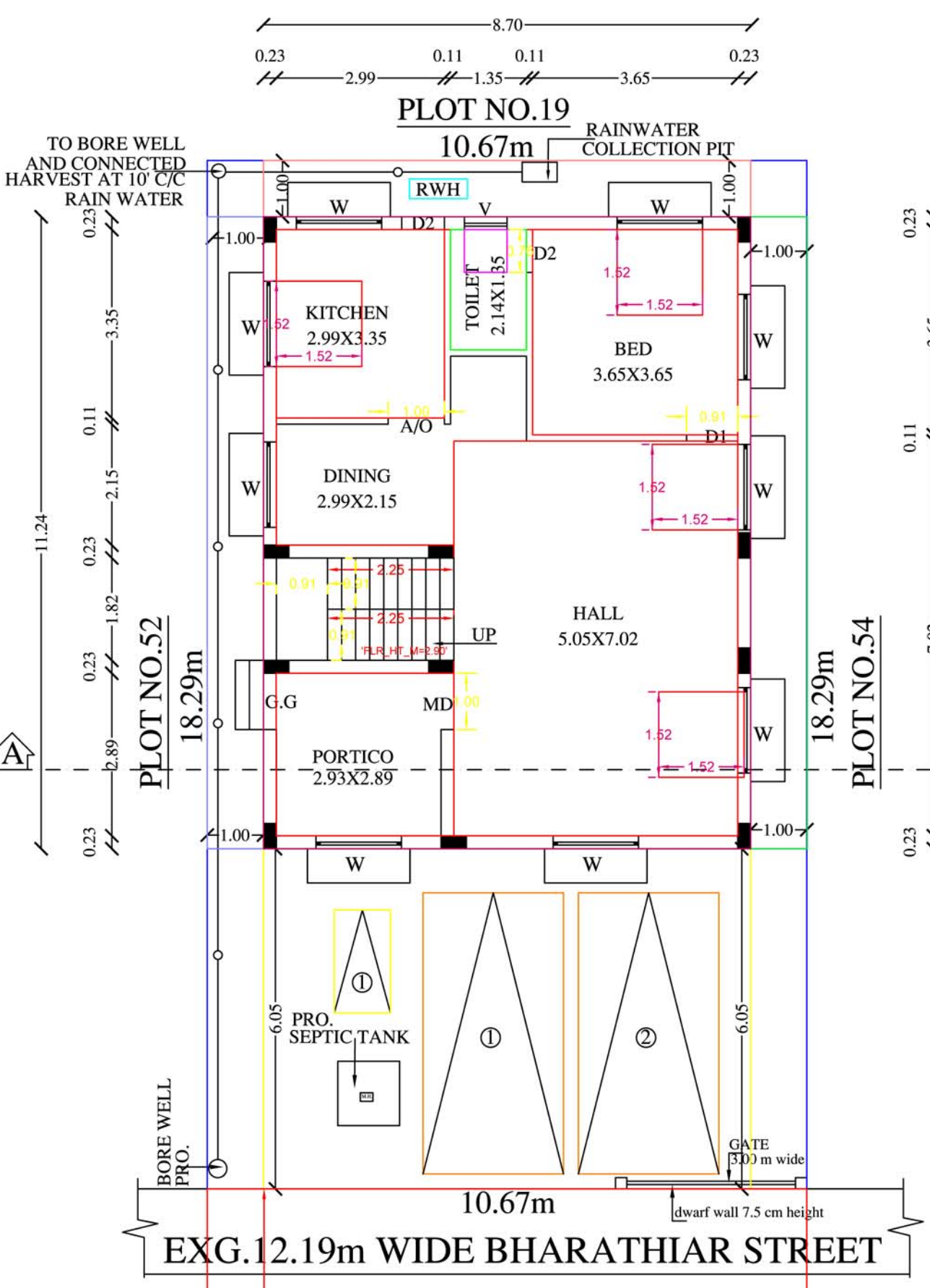
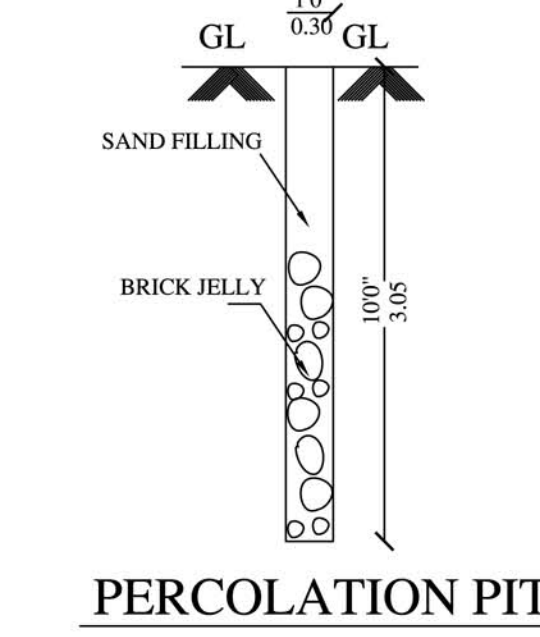
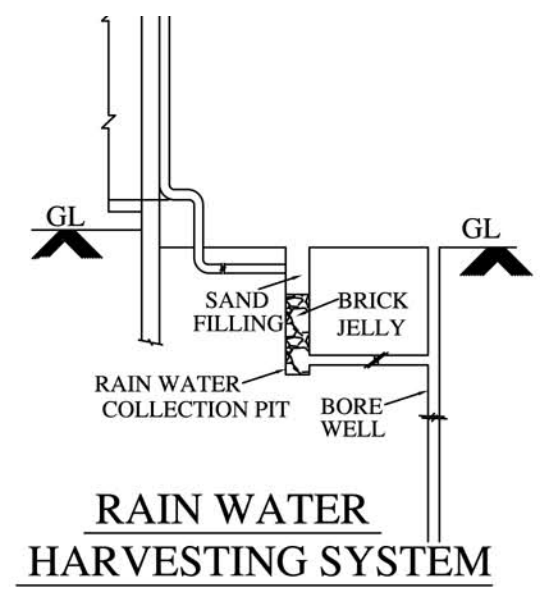
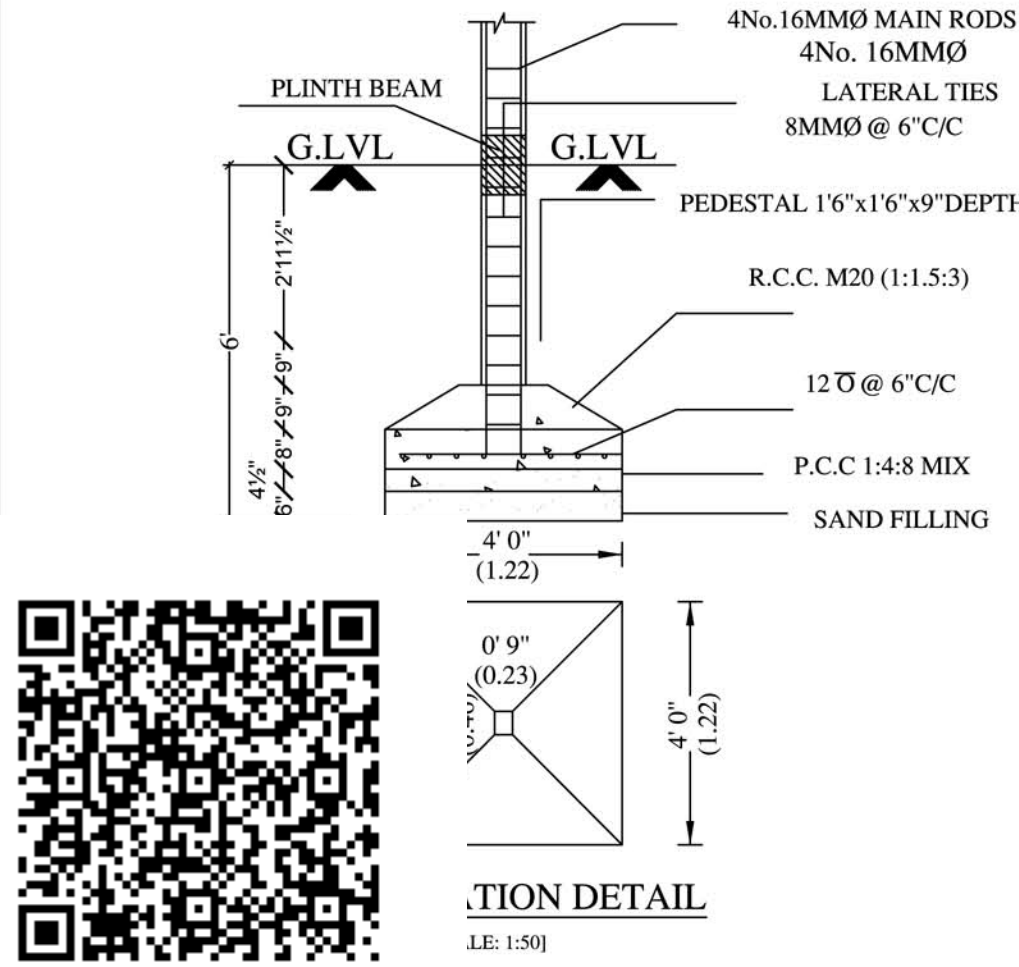


FRONT ELEVATION

SECTION : "A-A"

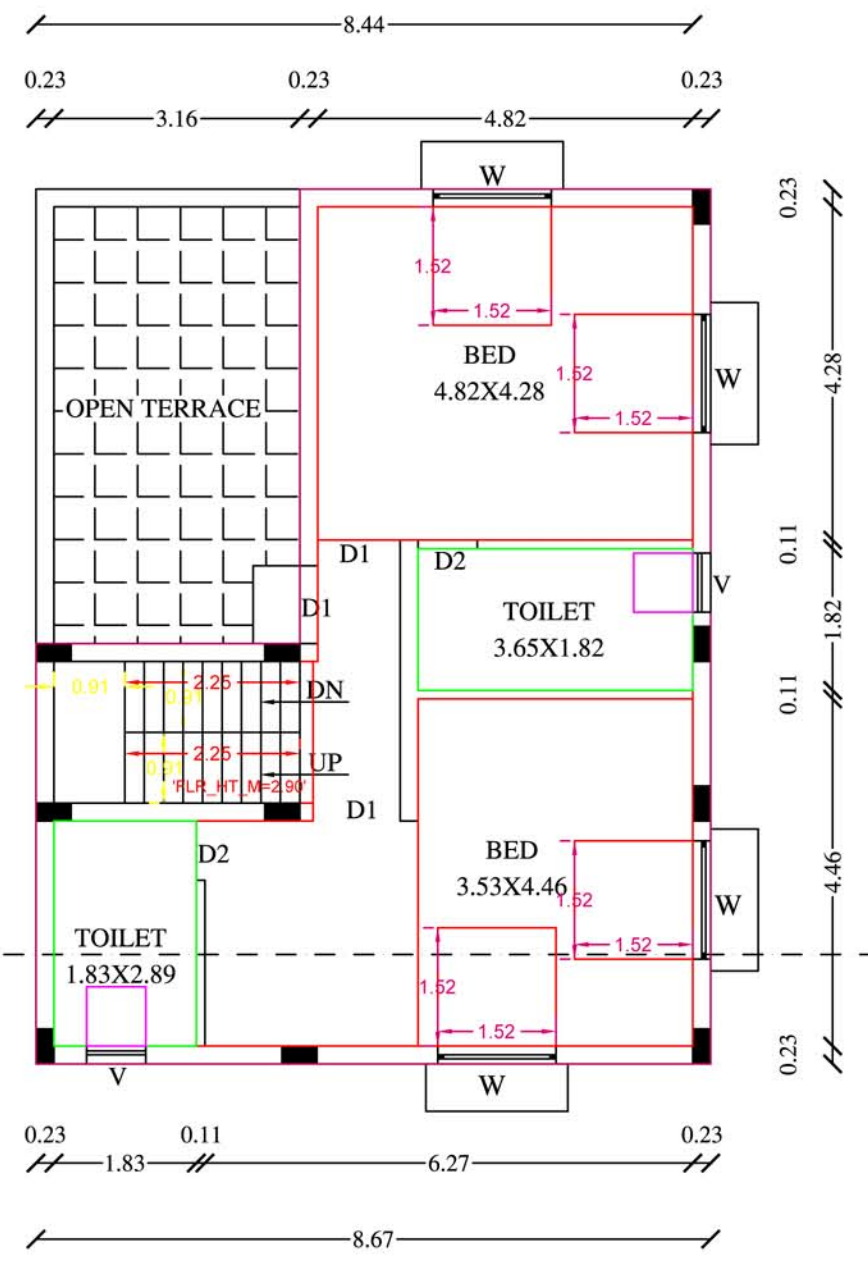


KEY PLAN
(N.T.S)

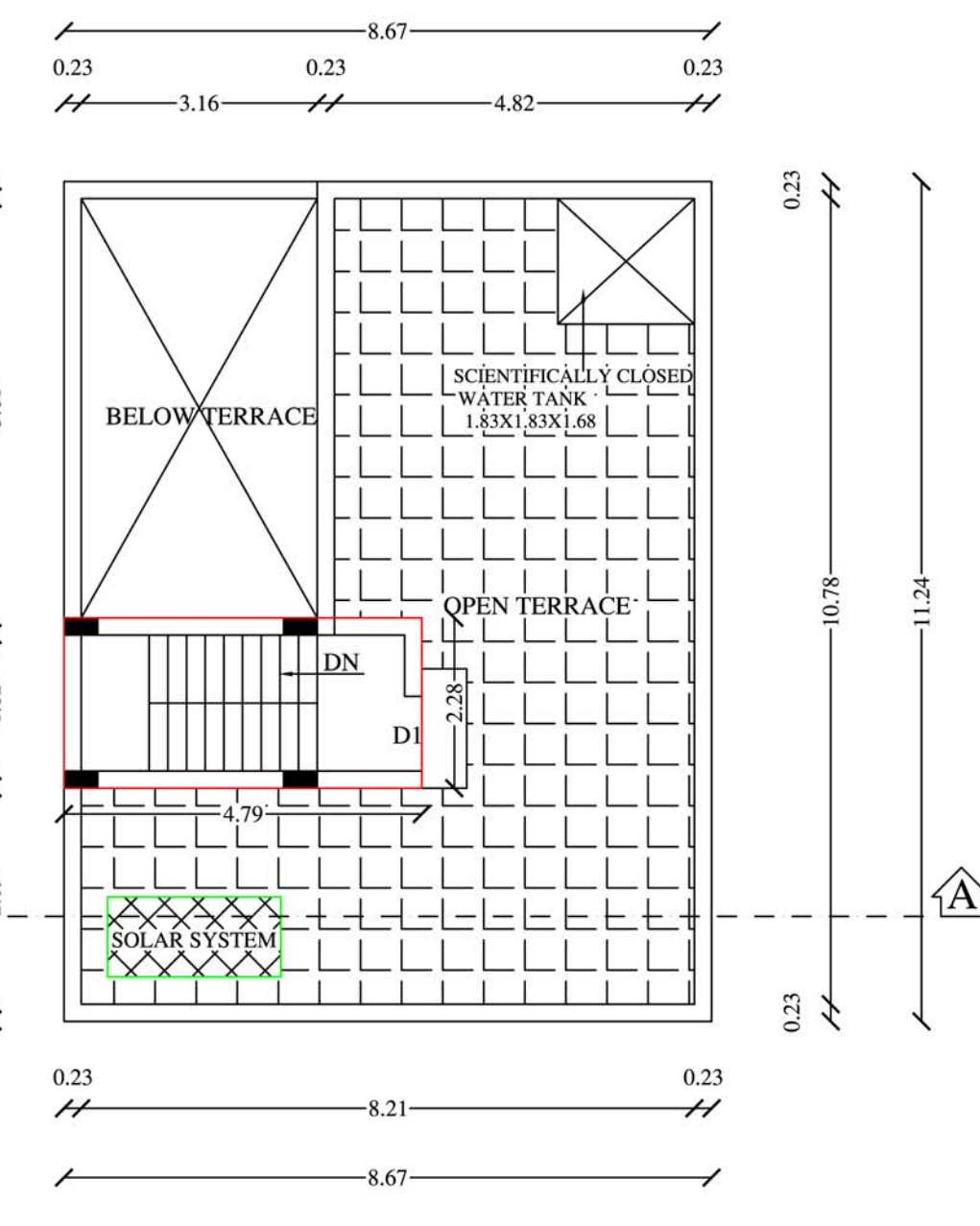


GROUND FLOOR PLAN

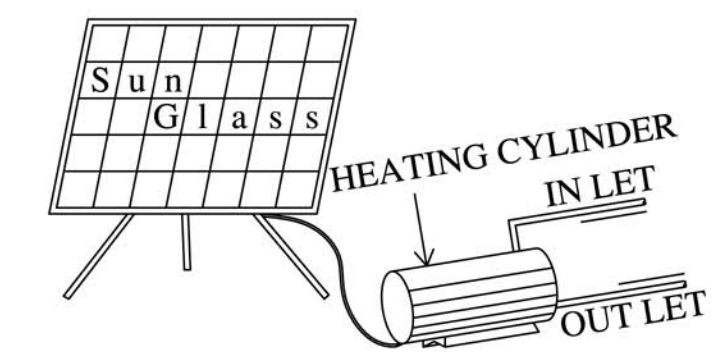
Dwarf Wall Details



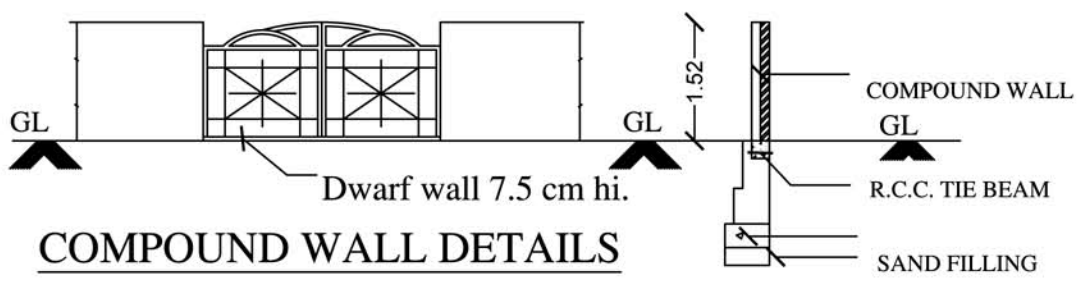
FIRST FLOOR PLAN(PART)



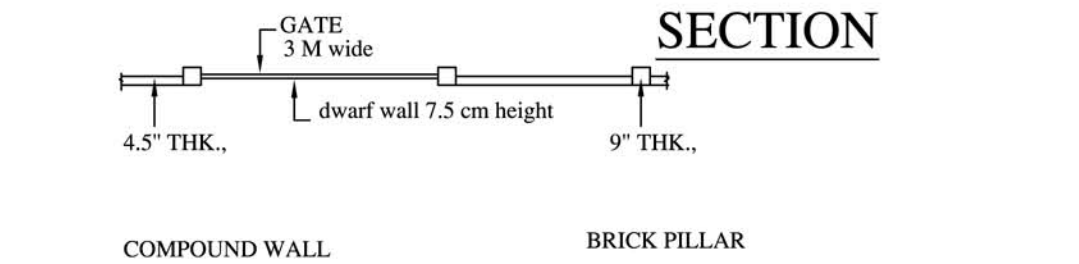
TERRACE FLOOR PLAN



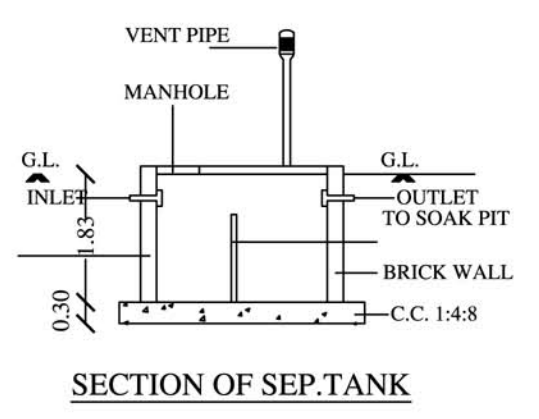
SOLAR WATER HEATING SYSTEM
SCALE-1:30



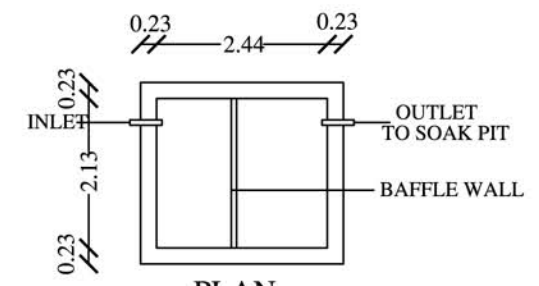
COMPOUND WALL DETAILS



COMPOUND WALL PLAN



SECTION OF SEP.TANK



PLAN SEPTIC. TANK

PLAN_INFO
APPLICANT_NAME=Mrs.P.UNIES PRISCILLA
PLOT_AREA_M2= 195.09
AS_AT_SITE= 195.15
FMB_OR_PLR= 190
AS_PER_DOCUMENT= 195.09
PLOT_NO=53
TALUK= KUNDRATHUR
DISTRICT= KANCHEEPURAM
AVG_PLOT_DEPTH=18.29
AVG_PLOT_WIDTH=10.67
AREA_TYPE=OTHERS
ROAD_WIDTH=12.19
ROAD_LENGTH=10.67
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.19
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=PRIMARYRESIDENTIAL
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 UNION
SURVEY_NO=44/49,44/75,
PATTA_NO=4767
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS THAN_1KM_RADIUS=NO

JOINERIES

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
JOLLY	J	1.52 X 1.52
VENTILATOR	V	0.76 X 0.76

COLOUR INDEX

PROPOSED	EXG.ROAD	SITE BOUNDARY	EXG.BUILDING TO BE DEMOLISHED
ALL DIMENSION ARE IN Mtr	DATE :16/04/2024	STAIRCASE	

STAIRCASE

EXTENT	IN	SQFTS	SQMTS
PLOT AREA (AS PER DOC)		2100.00	195.09
PLOT AREA (AS PER PATTA)		2045.16	190.00
SUPER IMPOSED AREA		2100.59	195.15
PLINTH AREA OF G.FLOOR		1048.95	97.45
PLINTH AREA OF F.FLOOR(PART)		835.82	77.65
TOTAL AREA		1884.77	175.10
F.S.I		0.92	
COVERAGE		51.28%	

PRO. COMPOUND WALL RUNNING IN Mtrs -57.92m

NON FSI AREA

HEAD ROOM AREA	117.54	10.92
----------------	--------	-------

OWNER/POWERAGENT.

R. GANESAN, B. Tech.,
Registered Engineer
CMDA: RE/GR-II/19/03/007
Structural Engineer
Tambaram City Municipal Corporation
Maraimalai Nagar Municipality
Nandhivaram - 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:

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.

