

PP

APPROVAL RECORD

Planning Permission

Somangalam
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 CONSTRUCTION OF G + 1 RESIDENTIAL BUILDING AT PLOT No - 174, COMPRISED IN S.No - 22/2 ,
NEW PATTA No - 6768, AS PER PATTA NEW S.No - 22/37, "AADHIRA", SOMANGALAM 'A' VILLAGE, KUNDRATHUR TALUK ,
KANCHEEPURAM DISTRICT, SOMANGALAM PANCHAYAT & KUNDRATHUR PANCHAYAT UNION LIMITS.

APPLICANT NAME : Mr.J.BALASUBRAMANIYAN [OWNER]

LAYOUT PLAN WAS APPROVED BY DTCP
No - 15/2023
DATE - 03/03/2023

PLAN INFO
PLOT_NO=174
SURVEY_NO=22/37
PATTA_NO= 6768
TALUK=KUNDRATHUR
DISTRICT=KANCHEEPURAM
AS_PER_DOCUMENT=59.00
AS_AT_SITE=58.95
FMB_OR_PLR=58.95
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.40
WHETHER_GOVTL_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=58.95
AVG_PLOT_DEPTH=9.14
AVG_PLOT_WIDTH=6.40
AREA_TYPE=OTHERS
ROAD_WIDTH=7.32
ROAD_LENGTH=6.40
BLK_1_NON_FSI_AREA=7.85
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
LEASEHOLD_LAND=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



ER

AREA STATEMENT	SFI	SQM
PLOT EXTENT:		
AS PER DOC	635.00	59.00
AS PER PATTA		59.00
GROUND FLOOR AREA	445.25	41.38
FIRST FLOOR AREA	310.00	28.81
TOTAL FLOOR AREA	755.25	70.19
PLOT COVERAGE	70%	
F.S.I	1.19	
NON - FSI AREA		
HEAD ROOM AREA	84.47	7.85

SPECIFICATIONS

- Foundation with R.C.C. footing and columns
- Plinth beam with R.C.C.1:2:4, 230 x 300 mm
- Mat concrete for foundation with P.C.C.1:5:10
- Super structure with brick masonry in c.m.1:6
- Lintel cum sunshade with R.C.C.1:2:4
- Roof slab/roof beams with R.C.C.1:2:4
- Weathering course with brick jelly lime concrete
- Ceramic flooring over a basecourse of c.c.1:5:10

SCHEDULE OF THE JOINERY

MD DOOR	3'3"x7'0"	1.00x2.13
D DOOR	3'0"x7'0"	0.91x2.13
D1 DOOR	2'6"x7'0"	0.76x2.13
W WINDOW	5'0"x4'0"	1.52x1.22
W1 WINDOW	4'0"x5'0"	1.22x1.52
V VENTILATOR	2'6"x2'6"	0.75x0.75
J JALLY	4'0"x4'0"	1.22x1.22

PROPOSED

ROAD

BOUNDRY

DEMOLITION

SCALE

(1:100)

APPLICANT:

J. Balasubramaniyan

Mr.J.BALASUBRAMANIYAN [OWNER]

LICENSED SURVEYOR:

B . FAZIL HUSSAIN B.E.,

Registered Engineer

Tamparam City Municipal Corporation

Reg. No. 009/ LS/ 2019 / 00021

22/ 68, Venkatesan Street

Tamparam , Chennai - 600 045.

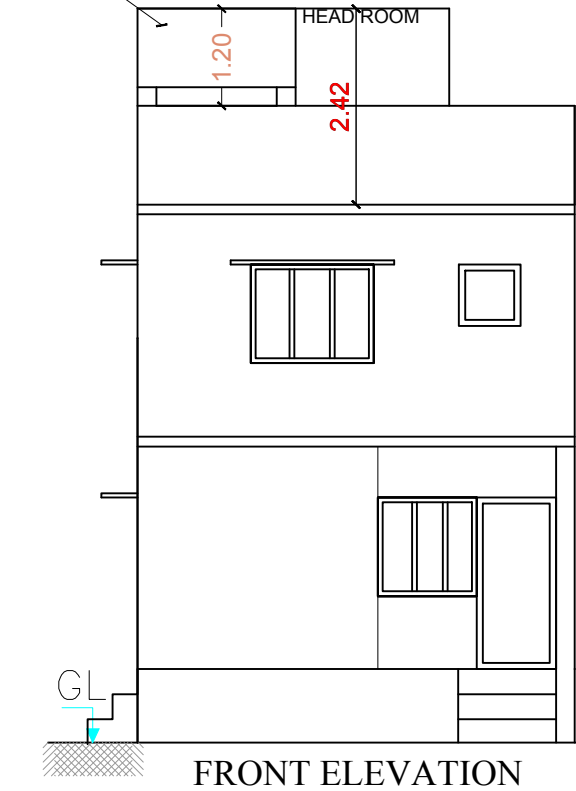
Mobile : 9790874661

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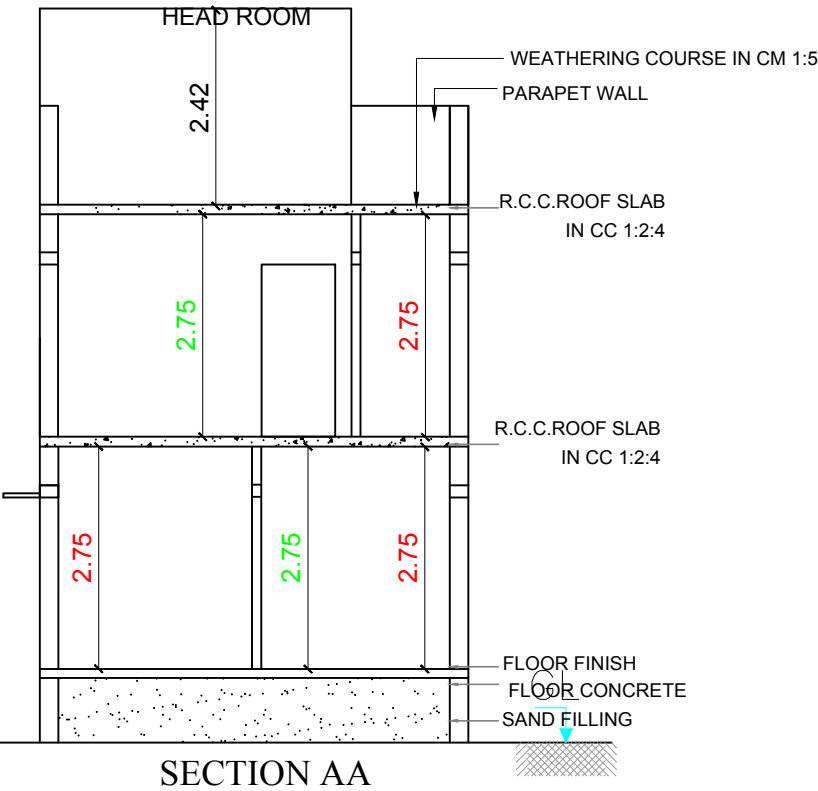
DESIGN ENGINEERS,TAMBARAM

PH: 044 - 42 03 42 19

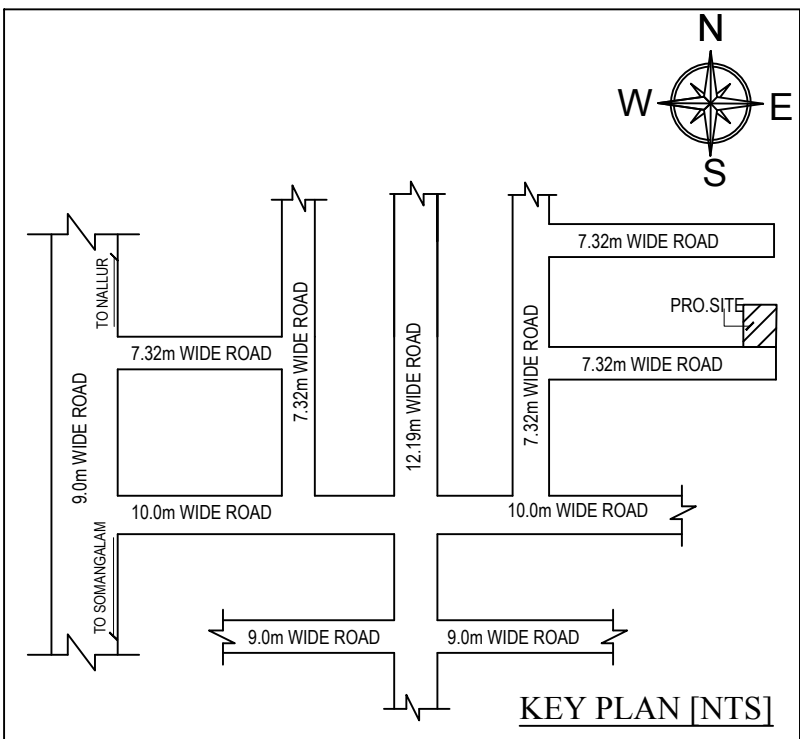
SCIENTIFICALLY CLOSED
WATER TANK
1.5 x 2.1 x 1.2M



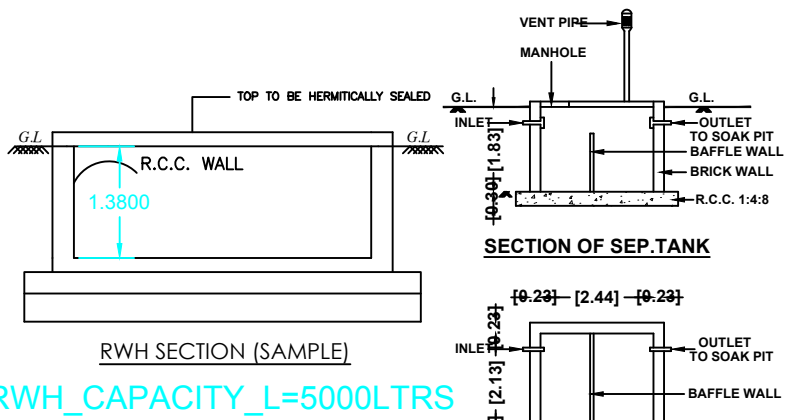
FRONT ELEVATION



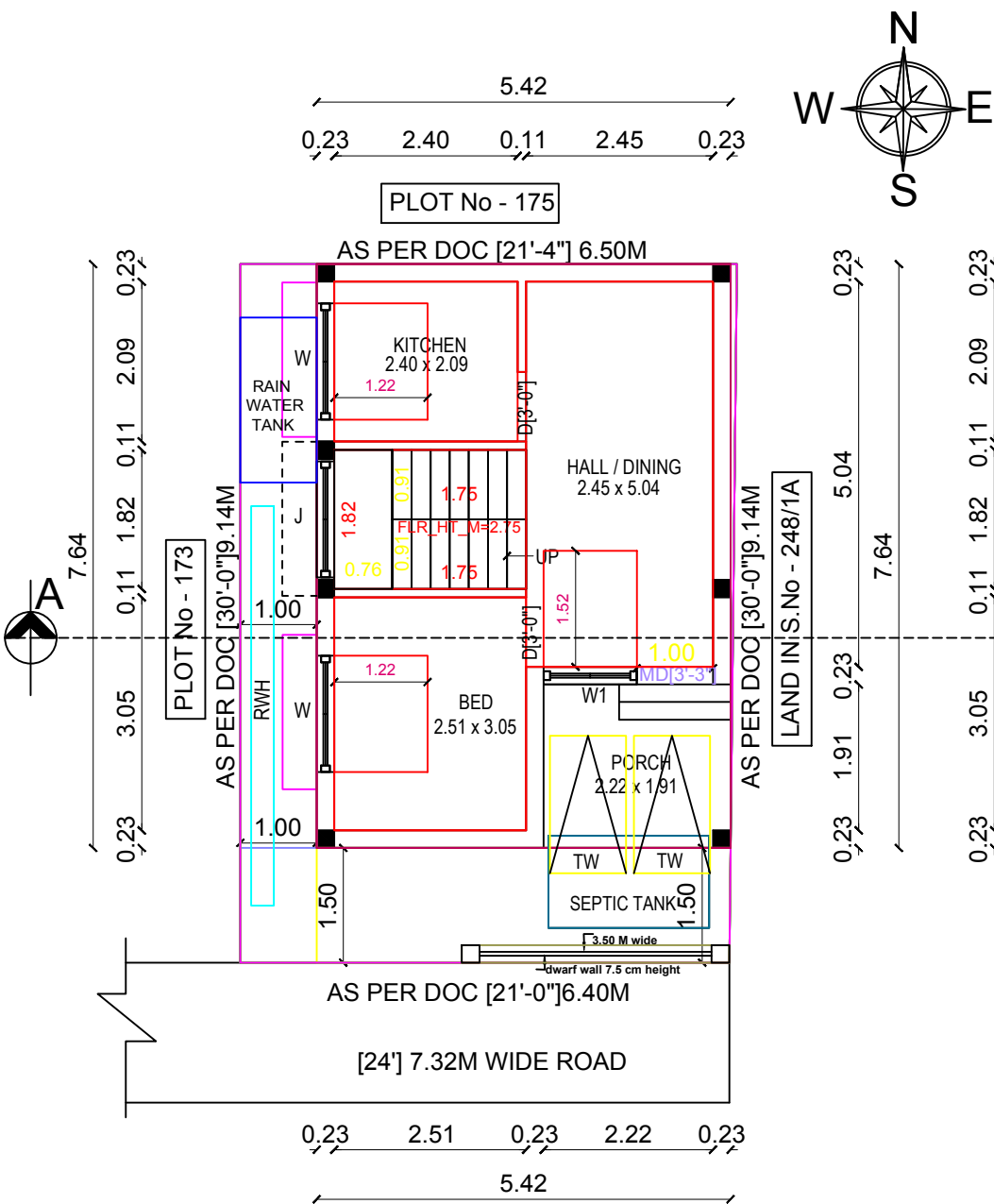
SECTION AA



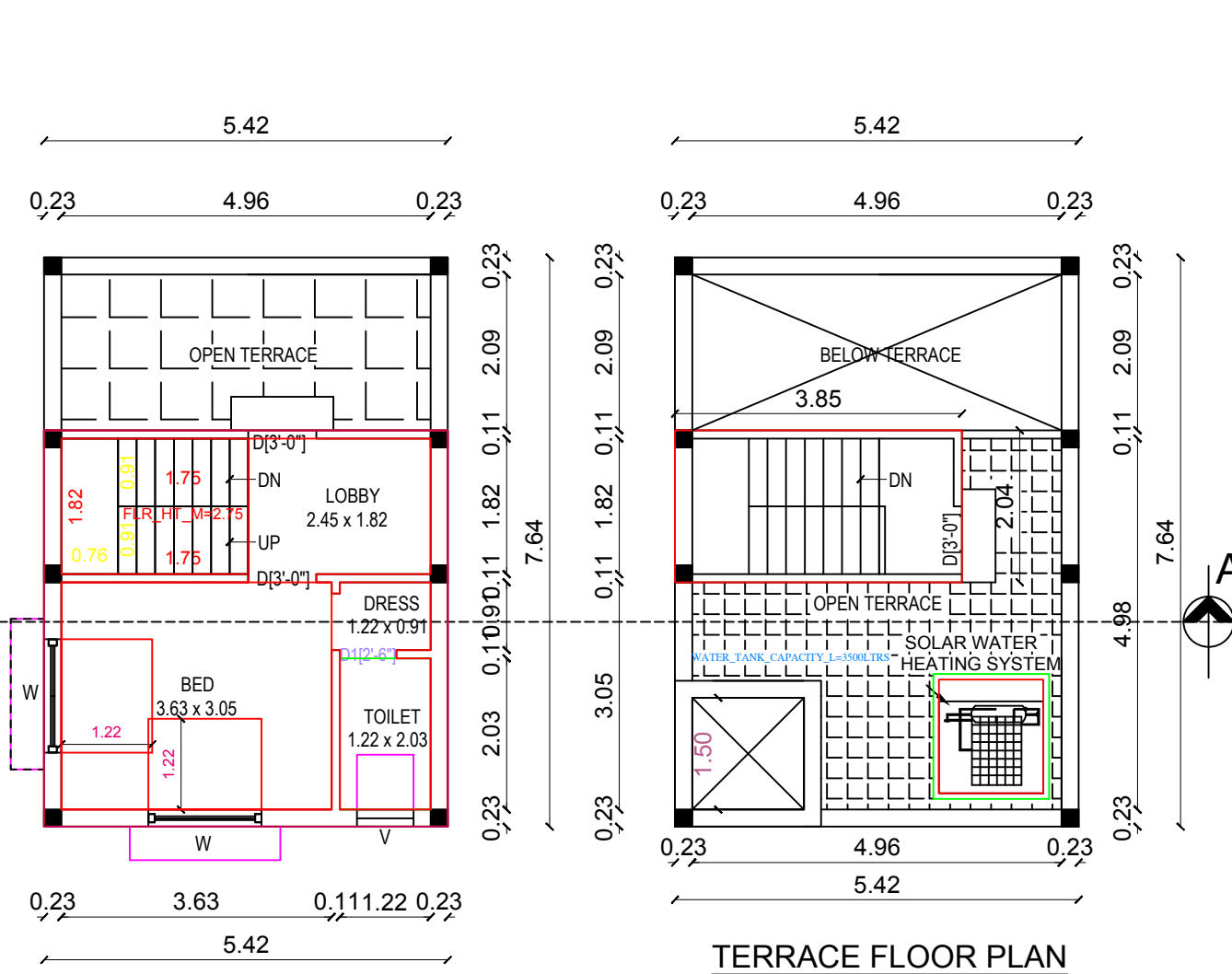
KEY PLAN [NTS]



RWH_SECTION [SAMPLE]
RWH_CAPACITY_L=5000LTRS

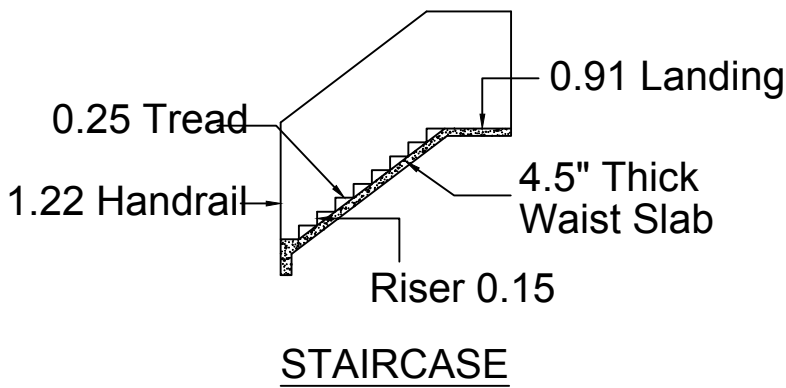


SITE / GROUND FLOOR PLAN

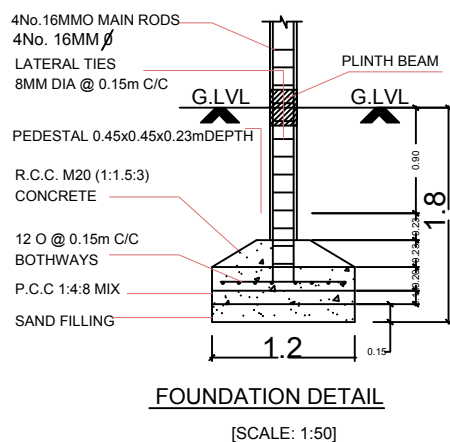


FIRST FLOOR PLAN

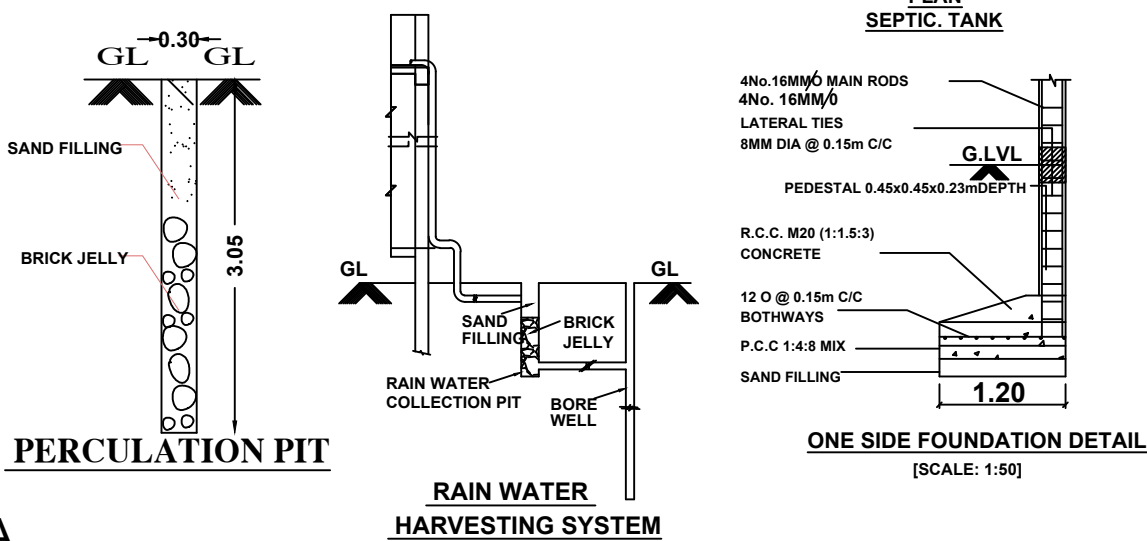
TERRACE FLOOR PLAN



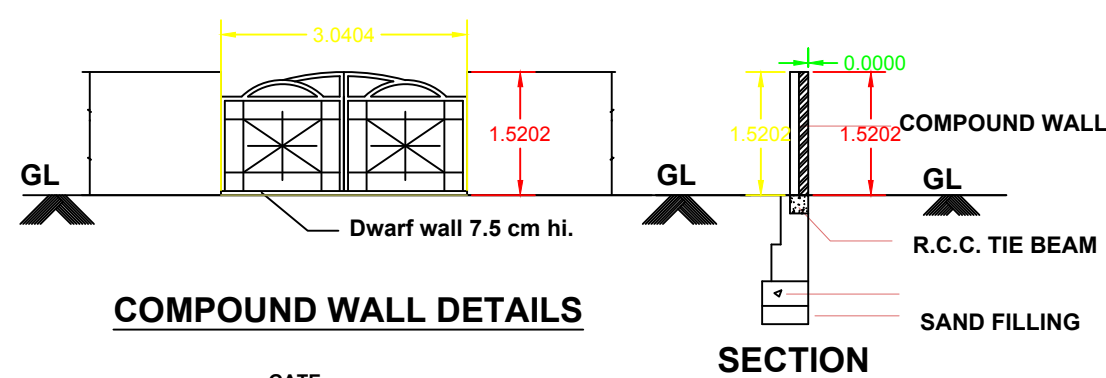
STAIRCASE



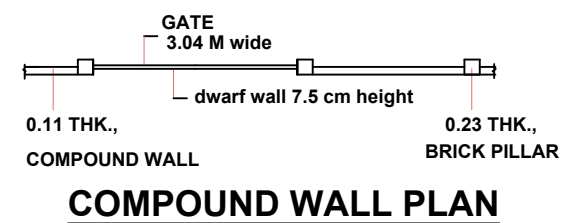
FOUNDATION DETAIL
[SCALE: 1:50]



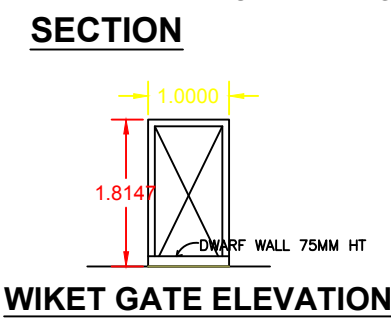
RAIN WATER
HARVESTING SYSTEM



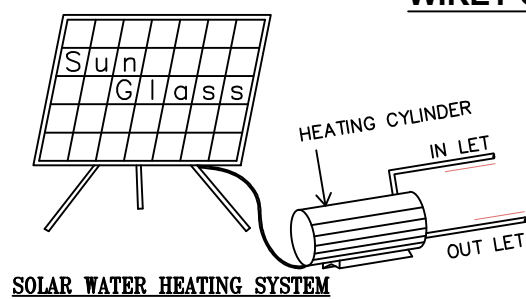
COMPOUND WALL DETAILS



COMPOUND WALL PLAN



WIKET GATE ELEVATION



SOLAR WATER HEATING SYSTEM
SCALE = 1:30

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.

