

PP

APPROVAL RECORD

Planning Permission

Manimangalam, KUNDRATHUR taluk
Kancheepuram district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Commercial

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.

S.No: 282/4A2A(REMAINING LAND)

66.40M

S.No: 282/4A2A(REMAINING LAND)

30.40 M

66.36M

S.No: 284

30.40 M
VIDE MANIMANGALAM ROAD

SITE CUM GROUND FLOOR PLAN

FRONT ELEVATION

SECTION : "A-A"

KEY PLAN
(N.T.S)

FOUNDATION DETAIL
(SCALE: 1:50)

PERCUSSION PIT

TERRACE FLOOR PLAN

COMPOUND WALL DETAILS

COMPOUND WALL PLAN

SOLAR WATER HEATING SYSTEM
SCALE: 1:30

Dwarf Wall Details

SECTION OF SEP. TANK

PLAN SEPTIC TANK

PLAN INFO
APPLICANT_NAME=Dr.R.PREETHI
PLOT_AREA_M2=2024.00
AS_AT_SITE=2017.38
FMB_OR_PLR=2018.66
AS_PER_DOCUMENT=2024.00
PLOT_NO=-
TALUK=KUNDRATHUR
DISTRICT=KANCHEEPURAM
AVG_PLOT_DEPTH=66.36
AVG_PLOT_WIDTH=30.40
AREA_TYPE=OTHERS
ROAD_WIDTH=10.00
ROAD_LENGTH=30.40
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=10.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=PRIMARY RESIDENTIAL
RWTH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_GOVTH_BLDG=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=4
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=NO
SURVEY_NO=282/4A2B
PATTI_NO=6233
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-PCO_MEMBER_COUNT=4
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=612.40

PLAN SHOWING THE PROPOSED GROUND FLOOR
CONSTRUCTION OF SHOP BUILDING IN (WESTERN SIDE)
OLD S.NO:282/4A2, AS PER PATTI NEW S.NO:282/4A2B,
PATTI NO:6233,
OF MANIMANGALAM A VILLAGE AND PANCHAYAT,
(KUNDRATHUR PANCHAYAT UNION)
KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT.

OWNER NAME: Dr.R.PREETHI

SCALE: 1:100 & 1:400

JOINERIES

MAIN DOOR	D	1.00X2.13
DOOR	D1	0.91X2.13
DOOR	D2	0.76X2.13
WINDOW	W	1.22X1.22
JOLLY	J	1.22X1.22
VENTILATOR	V	0.61X0.61

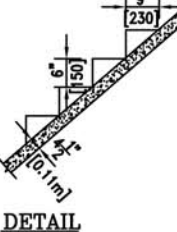
COLOUR INDEX

STAIRCASE

PRO.BUILDING

EXG.ROAD

SITE BOUNDARY



ALL DIMENSION ARE IN Mtr

DATE :22/07/2024

EXTENT	IN	SQFTS	SQMTS
PLOT AREA (AS PER PATTI & DOC.)	(50 CENT)	21786.34	2024.00
PLOT AREA (AS PER FMB)		21727.78	2018.56
PLINTH AREA OF G.FLOOR		1994.89	185.33
F.S.I		0.09	
COVERAGE		9.18%	

NON-FSI AREA

OPEN STAIRCASE	61.89	5.75
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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:

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.

