

PP

APPROVAL RECORD

Planning Permission

Salamangalam
Kancheepuram district, Tamil Nadu

APPROVAL TYPE
Building Plan

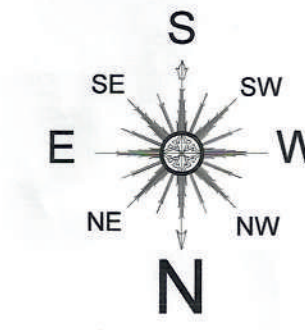
ISSUING AUTHORITY
Rural Panchayat

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 AFTER DEMOLITION OF EXISTING BUILDING AND PROPOSED CONSTRUCTION OF A GROUND FLOOR SHOP BUILDING AND FIRST FLOOR RESIDENTIAL BUILDING WITH SINGLE DWELLING UNIT
AT PLOT NO.20, "VENKETESWARA NAGAR" IN OLD S.NOs.222/1A & 221/1B, PATTA NOs.1555 & 1540 AS PER PATTA NEW S.NOs.222/1A3 & 221/1B2
OF SALAMANGALAM VILLAGE AND PANCHAYAT, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT, KUNDRATHUR PANCHAYAT UNION LIMIT.
[LAYOUT APPROVED BY MA.VA/NA.U.O.E.ENN.201/90]



SCALE 1:100

JOINERY DETAILS		IN FT.	IN M.
R/S	- ROLLING SHUTTER	120" X 70"	1.11 X 2.13
A.O.	- ARCH OPENING	50" X 70"	1.52 X 2.13
M.D.	- MAIN DOOR	36" X 70"	1.07 X 2.13
D	- DOOR	40" X 70"	1.22 X 2.13
D1	- DOOR	30" X 70"	0.91 X 2.13
D2	- DOOR	26" X 70"	0.78 X 2.13
F.W.	- FRENCH WINDOW	40" X 60"	1.22 X 1.83
O	- OPEN	40" X 70"	1.22 X 2.13
W	- WINDOW	40" X 40"	1.22 X 1.22
W1	- WINDOW	83" X 40"	2.51 X 1.22
K.W.	- KITCHEN WINDOW	40" X 30"	1.22 X 0.91
V	- VENTILATOR	30" X 20"	0.91 X 0.61

AREA DETAILS		SQ. FT.	SQ. M.
PLOT EXTENT			
AS PER DOCUMENT		3825.00	355.34
AS PER PATTA		3877.00	360.17
AS PER FMB		3659.00	339.92
PRO. G.F. SHOP PLINTH AREA		787.00	71.25
PRO. G.F. PLINTH AREA		416.00	38.64
PRO. F.F. PLINTH AREA		1183.00	110.00
TOTAL AREA		2366.00	148.64
PRO. HEADROOM AREA		182.00	16.90
PLOT COVERAGE		36.6%	
F.S.I.		0.73	

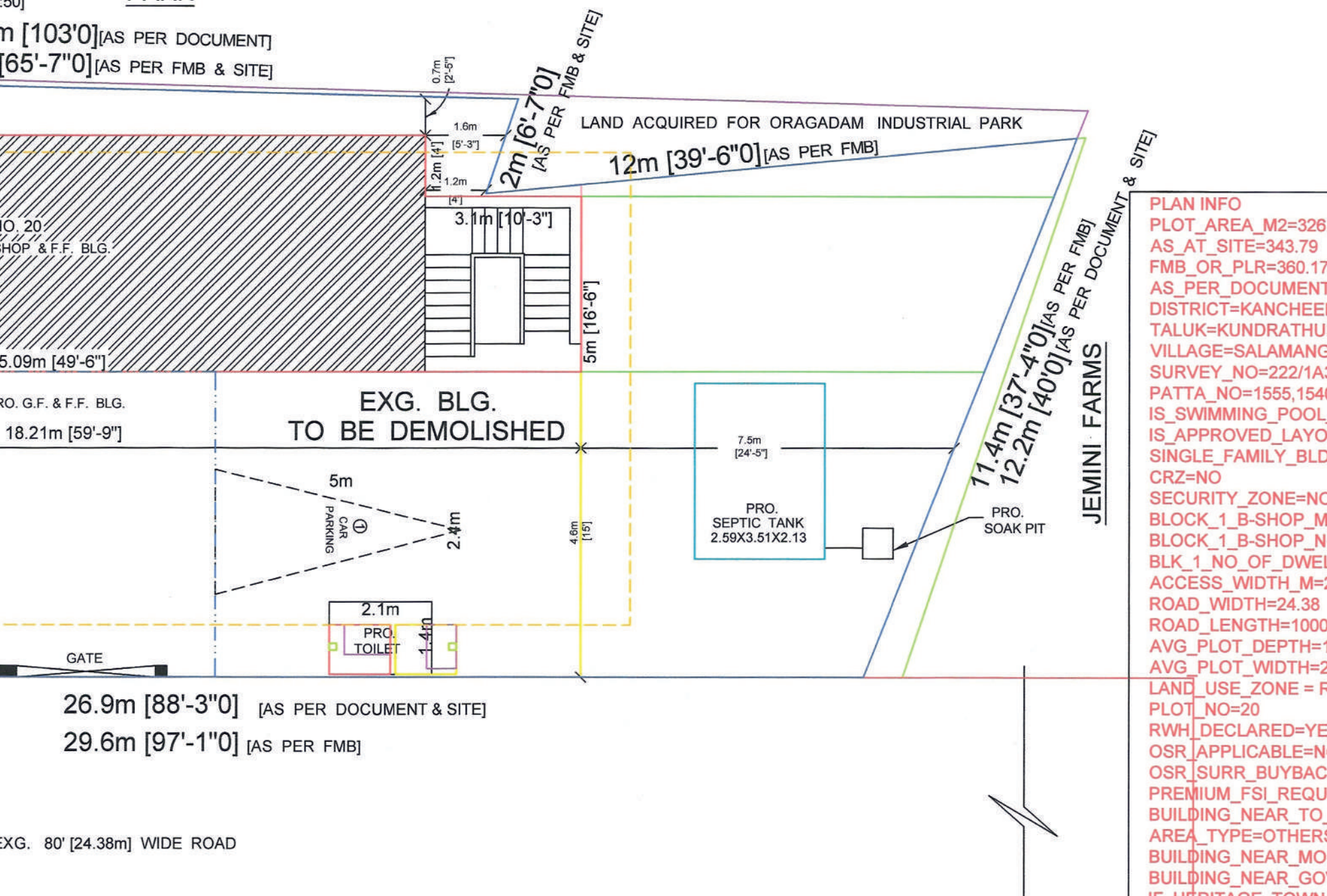
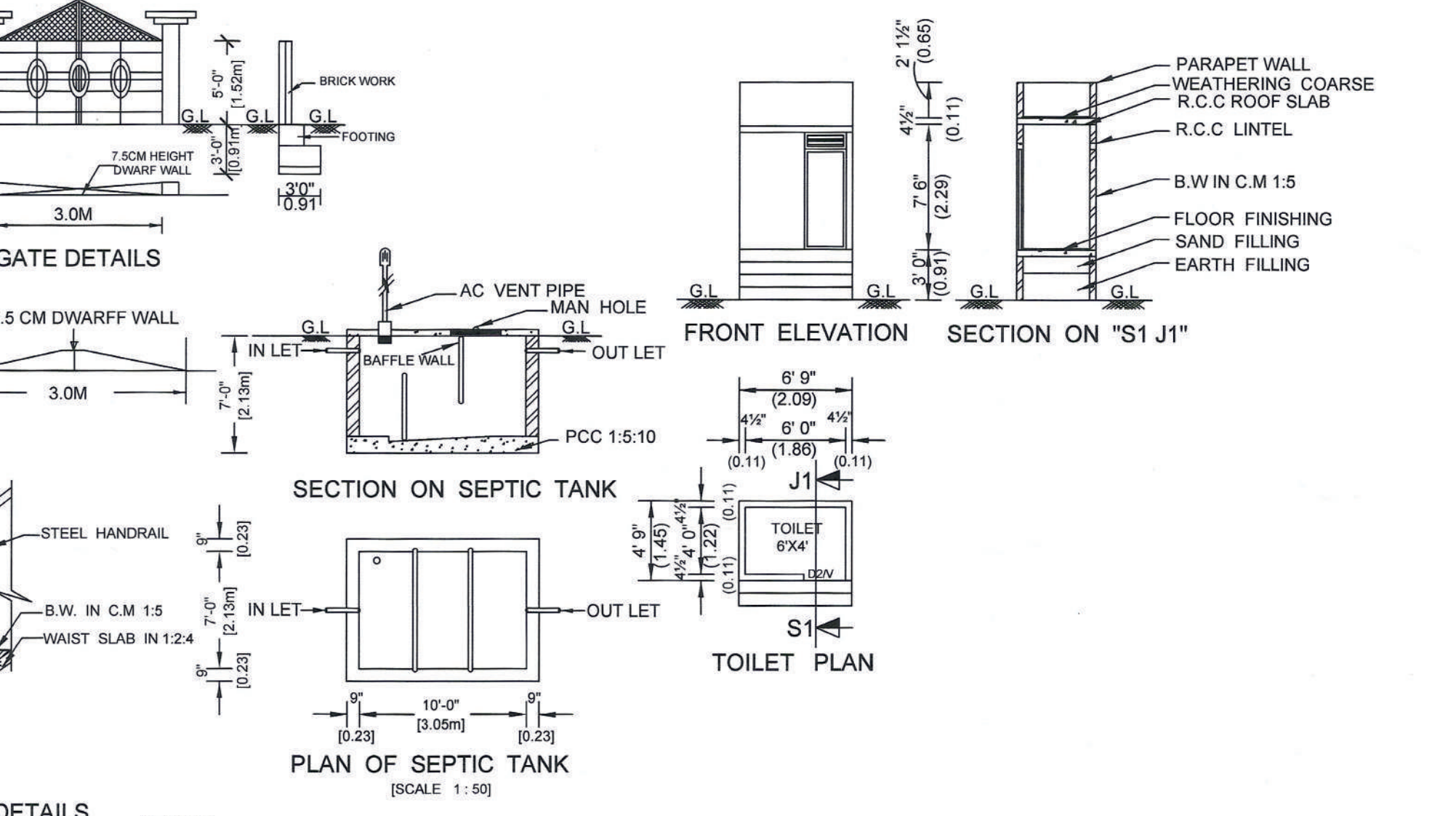
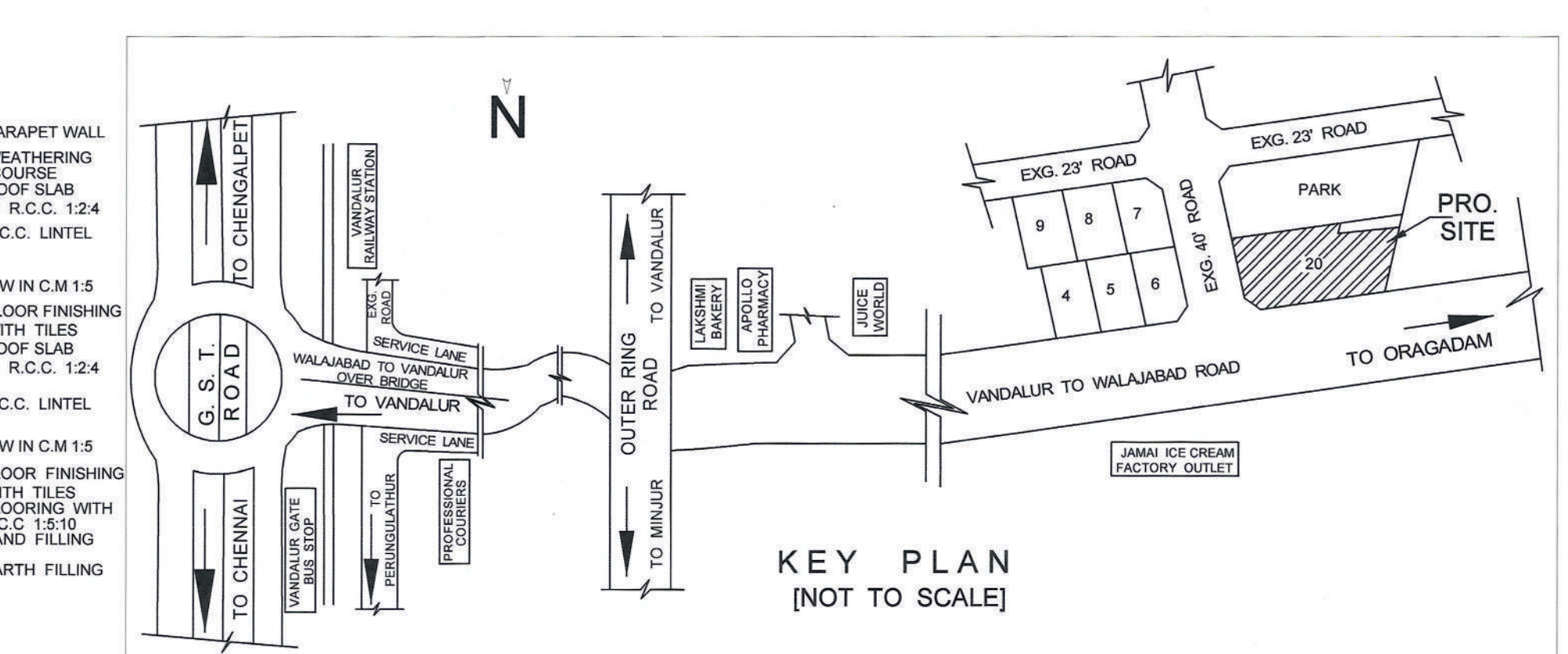
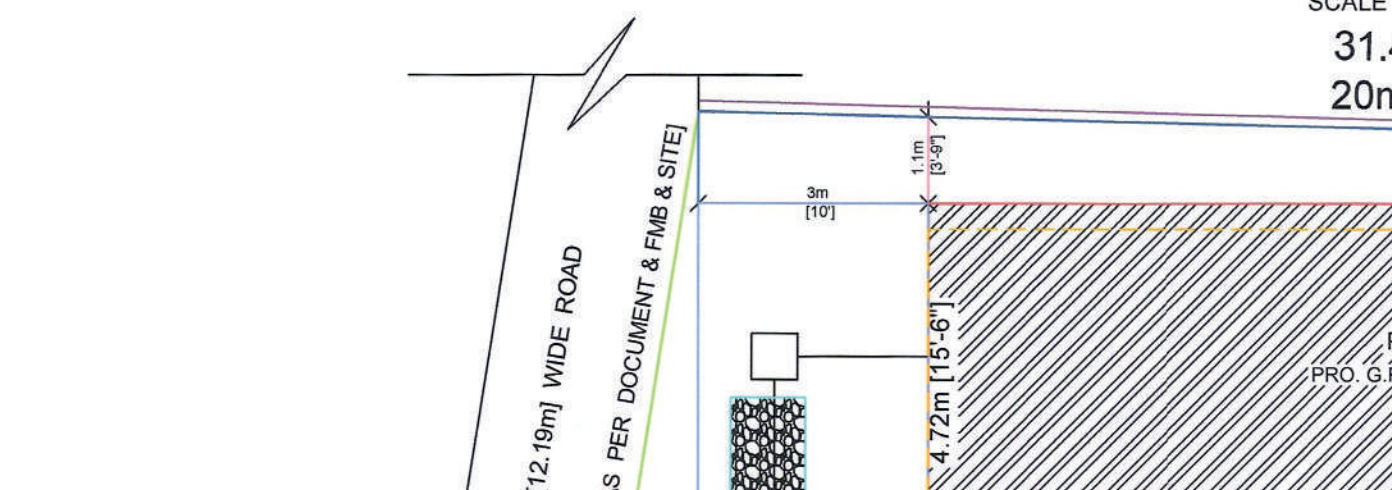
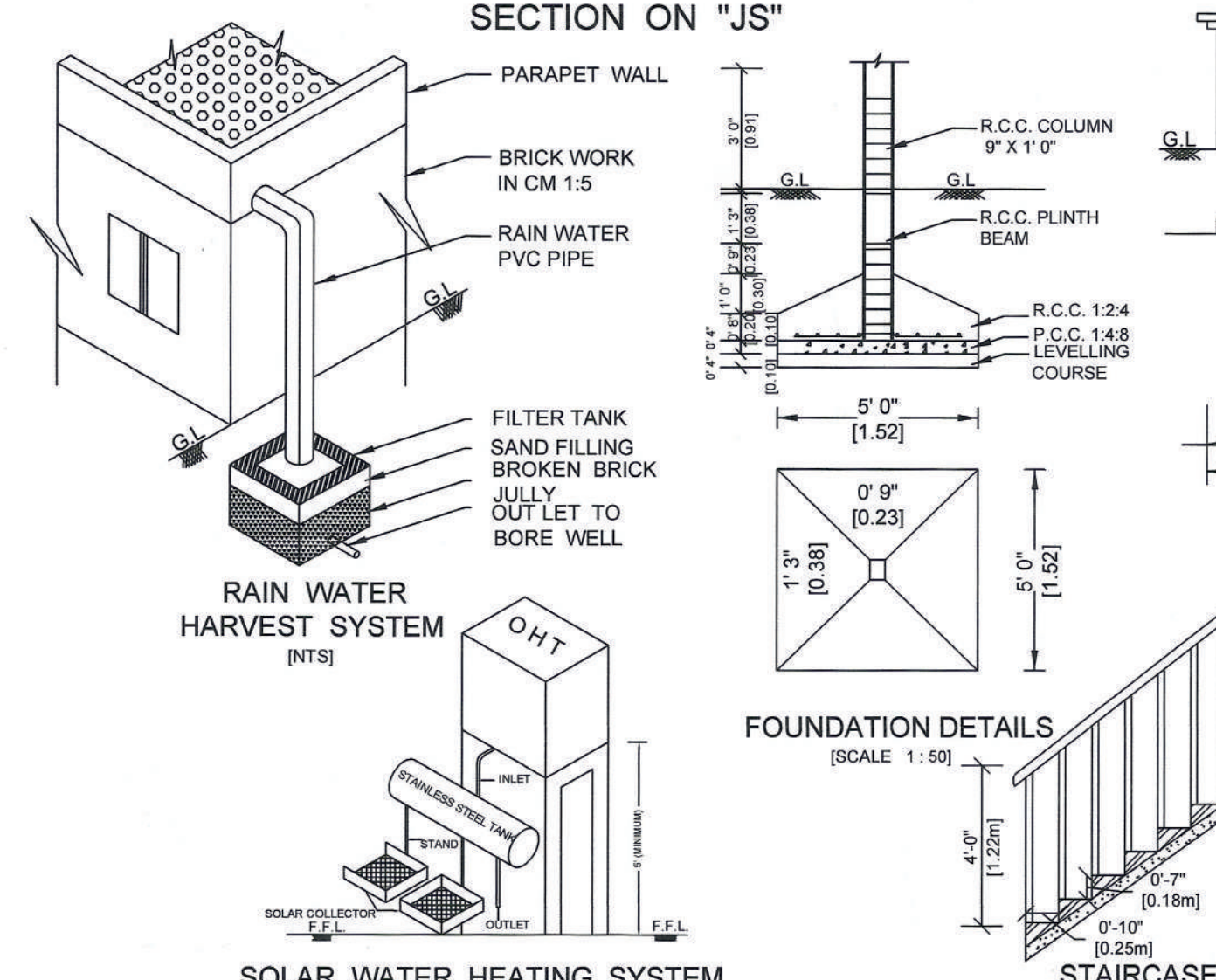
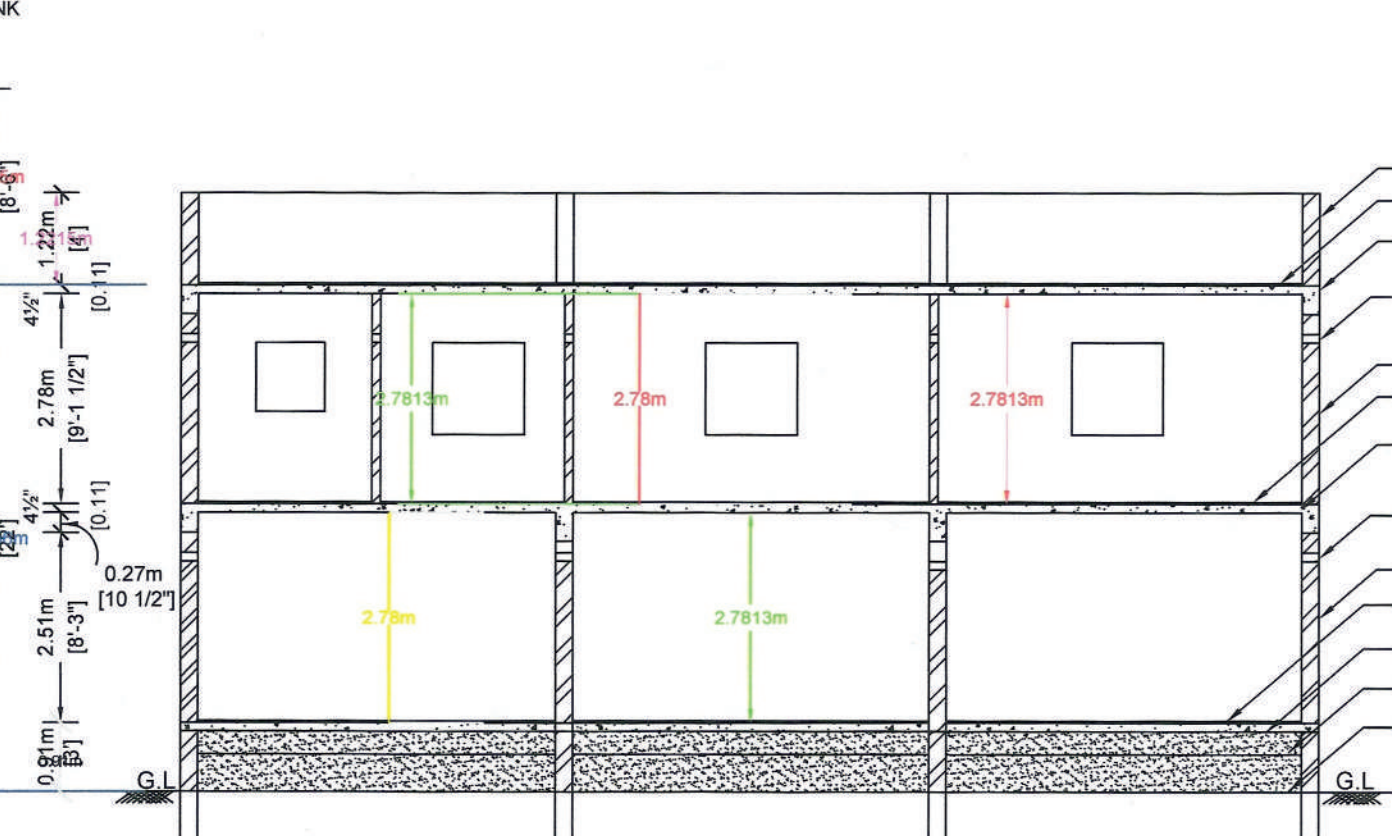
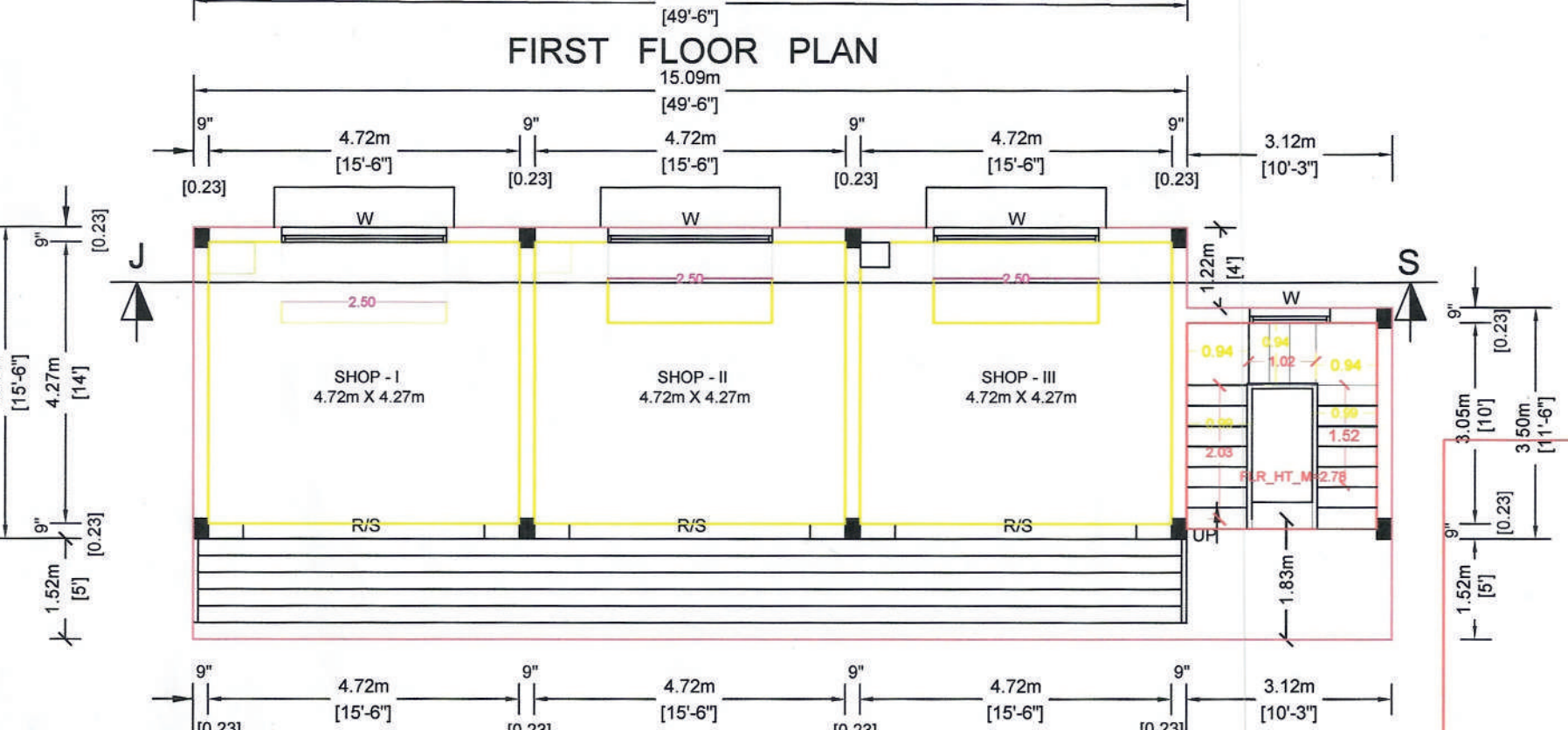
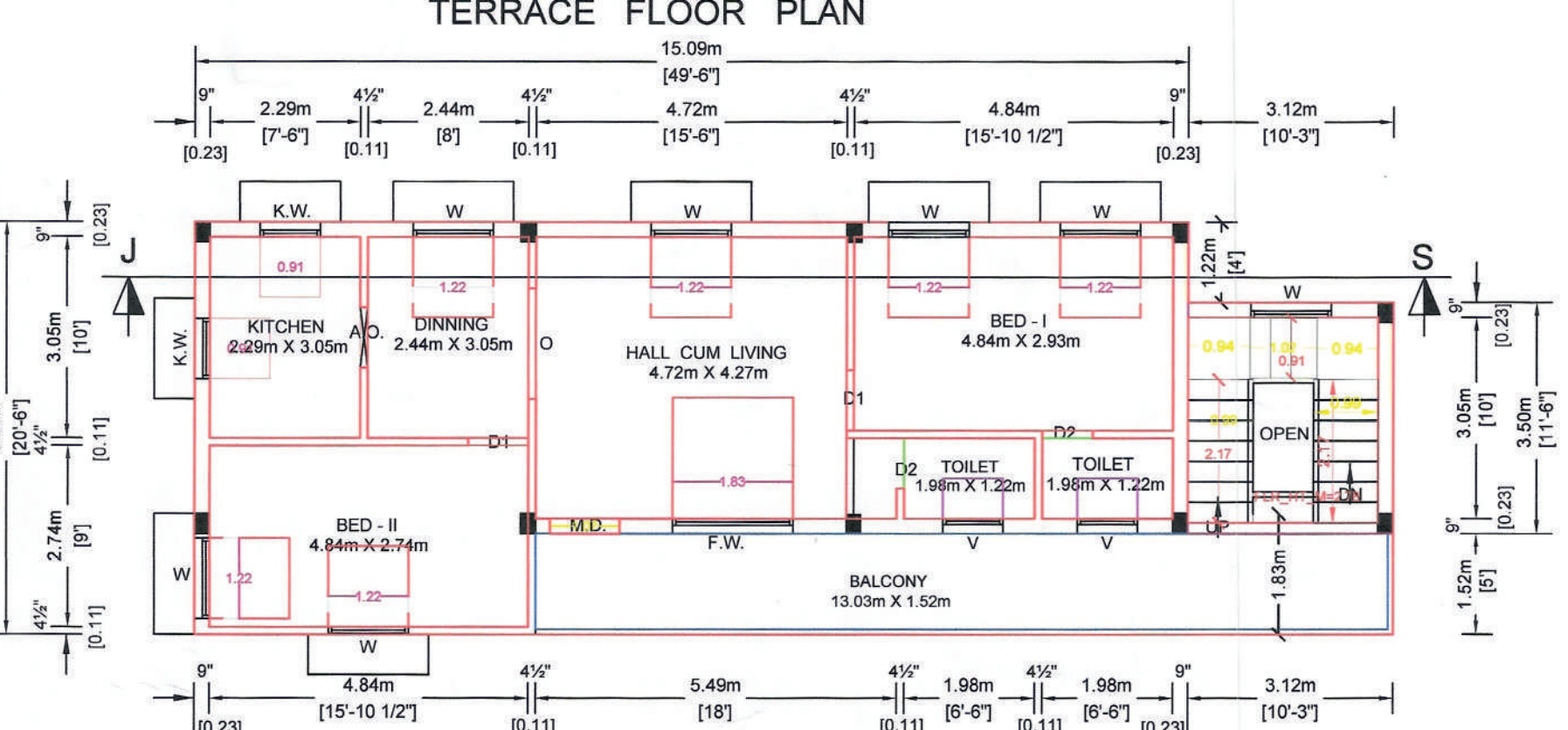
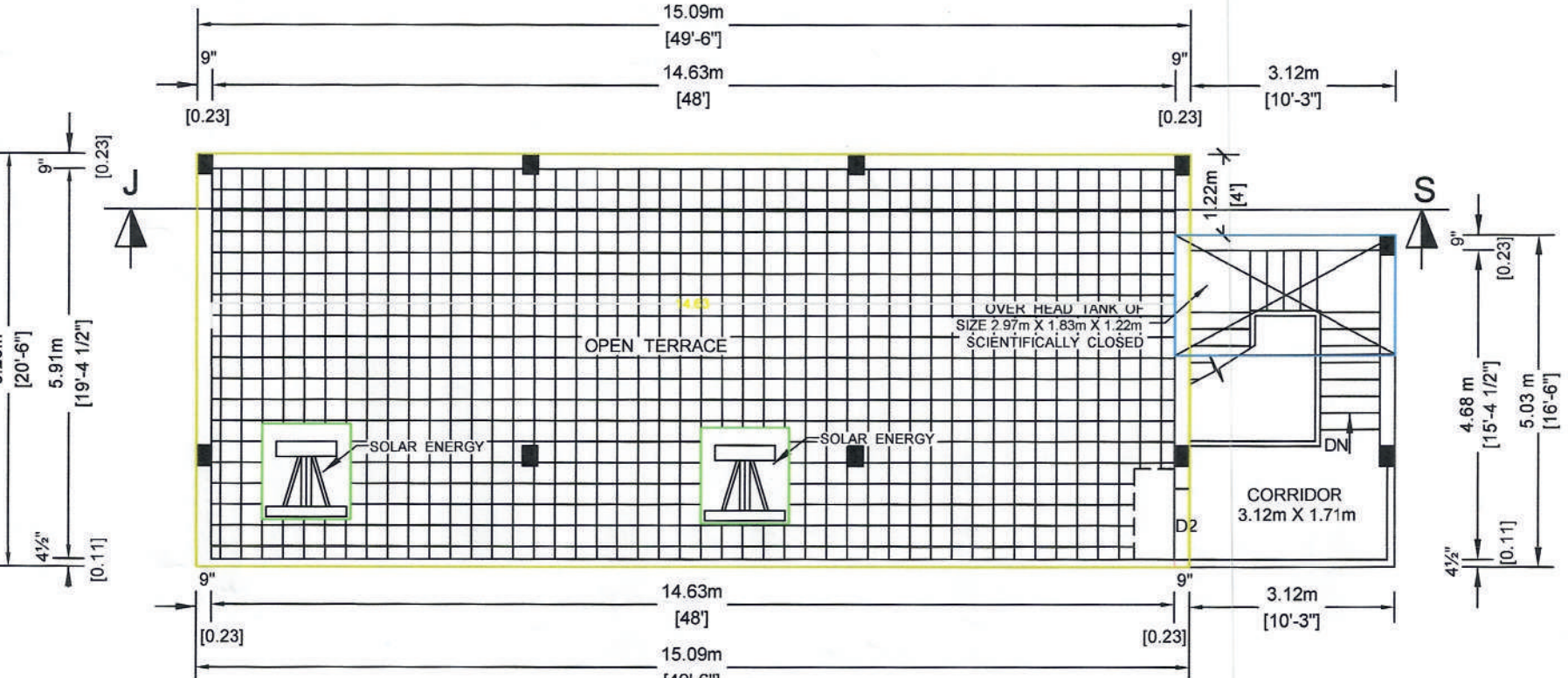
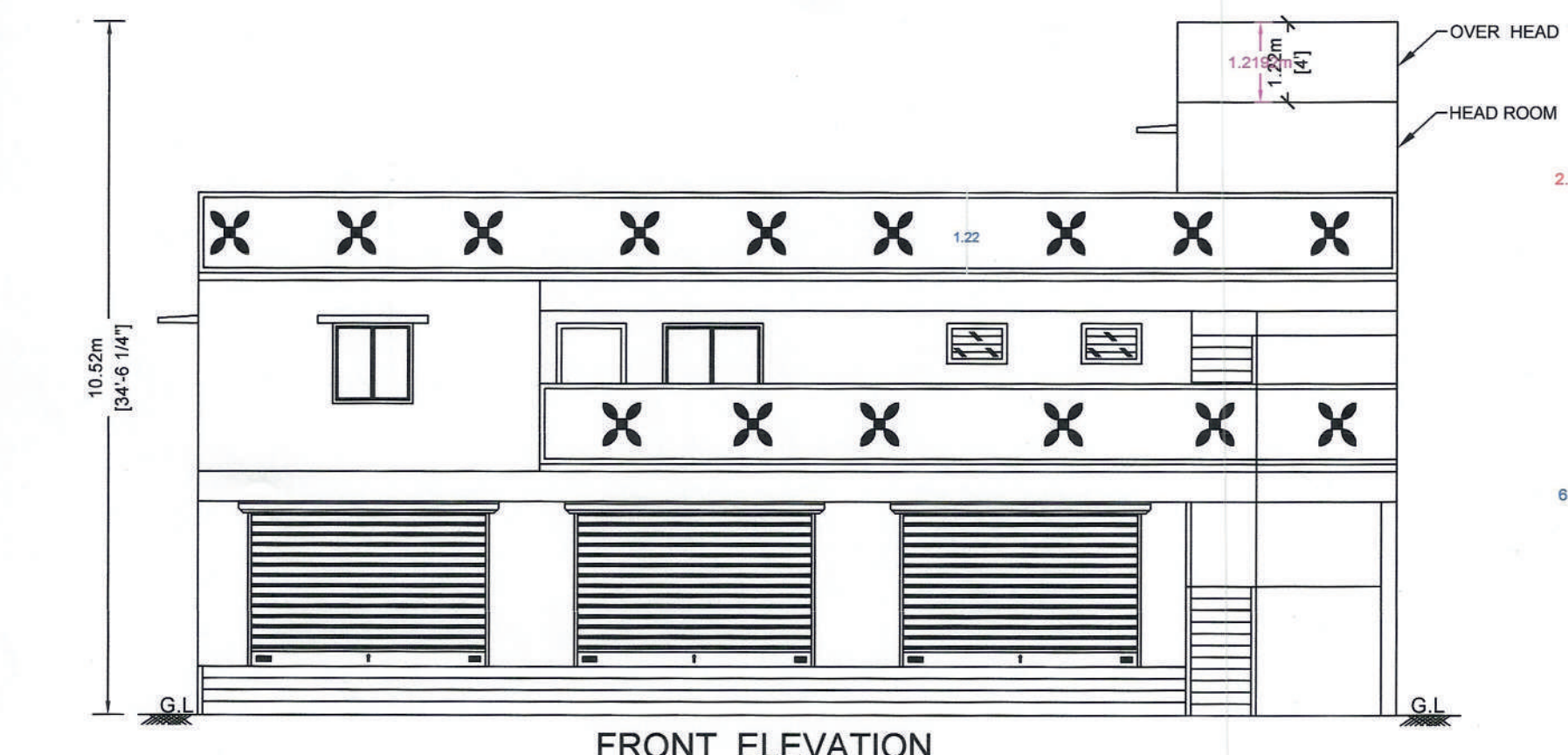
COLOUR INDEX	
PLOT BOUNDARY	☐
EXG. BLDG. TO BE DEMOLISHED	☐
PRO. BLDG.	☐
ROAD	☐
STAIRCASE DETAILS	
WIDTH	3' 03" 0.99
TREAD	0' 10" 0.25
RISE	0' 07" 0.18

OWNER NAME : Mr. N. MUNINATHAN

OWNER SIGNATURE

S. JEYALAKSHMI, D.C.E.,
Registered Engineer
Registration No. REGR-18/19/05/186
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Registration No. COLDISTREGR-18/20/19/07/015
Valid upto 25/05/2025
DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING,
CHENGELPET DISTRICT
MARAMALAINAGAR MUNICIPALITY
GREATER CHENNAI CORPORATION
TAMBARAM CITY MUNICIPAL CORPORATION
JEYSUN ENGINEERS
NO.59 & 60, G.S.T. ROAD, (FIRST FLOOR)
URAPAKKAM, CHENNAI 600 210.
MOB:9444 219 778, 99624 59890, PH: 044 - 4743 1074
jeysun2018@gmail.com, www.jeysunengineers.com

REGISTERED ENGINEER
DWG. NO. : 123 / 24 - 25



PLAN INFO
PLOT AREA_M2=326.91
AS_AT_SITE=343.75
FMB_OR_PLR=380.17
AS_PER_DOCUMENT=355.34
DISTRICT=KANCHEEPURAM
TALUK=KUNDRATHUR
VILLAGE=SALAMANGALAM
SURVEY_NO=222/1A3,221/1B2
PATTA_NO=1555,1540
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=2
BLOCK_1_B-SHOP_NON_RESIDENTIAL_MEMBER_COUNT=8
BLK_1_NO_OF_DWELLING_UNITS=1
ACCESS_WIDTH_M=28.90
ROAD_WIDTH=24.38
ROAD_LENGTH=1000
AVG_PLOT_DEPTH=11.40
AVG_PLOT_WIDTH=28.90
LAND_USE_ZONE=RESIDENTIAL
PLOT_NO=20
RWI/DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
JURISDICTION_TYPE=PANCHAYAT



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.

