

PP

APPROVAL RECORD

# Planning Permission

Chengalpattu 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.

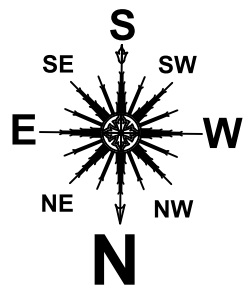
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR RESIDENTIAL BUILDING AT PLOT NO.100A & 99B, "RAJAJI NAGAR"

WITH THREE DWELLING UNIT IN OLD S.NO.95/1E, PATT A NO.4505 AS PER PATT A NEW S.NO.95/285 OF PERUMATTUNALLUR VILLAGE & PANCHAYAT, VANDALUR TALUK,

CHENGALPET DISTRICT, KATTANKULATHUR PANCHAYAT UNION LIMIT.

[LAYOUT APPROVED BY LP/DTCP NO.532/95 AND SUB DIVISION PLAN APPD. BY THE BDO, KATTANKULATHUR PANCHAYAT UNION VIDE IN NA.KA.ENN.2675/2024/5, DATED 08.10.2024]



SCALE 1:100

| JOINERY DETAILS |                  | IN FT.      | IN M.       |
|-----------------|------------------|-------------|-------------|
| A.O.            | - ARCH OPENING   | 3'0" X 7'0" | 0.91 X 2.13 |
| O               | - OPENING        | 5'3" X 7'0" | 1.60 X 2.13 |
| O1              | - OPENING        | 7'3" X 7'0" | 2.21 X 2.13 |
| M.D.            | - MAIN DOOR      | 3'6" X 7'0" | 1.07 X 2.13 |
| D               | - DOOR           | 3'0" X 7'0" | 0.91 X 2.13 |
| D1              | - DOOR           | 3'0" X 7'0" | 0.91 X 2.13 |
| D2              | - DOOR           | 2'6" X 7'0" | 0.76 X 2.13 |
| W               | - WINDOW         | 4'0" X 4'0" | 1.22 X 1.22 |
| F.W.            | - FRENCH WINDOW  | 4'0" X 6'0" | 1.22 X 0.91 |
| K.W.            | - KITCHEN WINDOW | 3'0" X 3'0" | 0.91 X 0.91 |
| V               | - VENTILATOR     | 3'0" X 2'0" | 0.91 X 0.61 |
| V1              | - VENTILATOR     | 2'0" X 3'0" | 0.61 X 0.91 |

| AREA DETAILS          |  | SQ. FT. | SQ. M. |
|-----------------------|--|---------|--------|
| PLOT EXTENT           |  | 1800.00 | 167.22 |
| PRO. G.F. PLINTH AREA |  | 603.00  | 56.00  |
| PRO. F.F. PLINTH AREA |  | 897.00  | 83.30  |
| PRO. S.F. PLINTH AREA |  | 897.00  | 83.30  |
| TOTAL AREA            |  | 2397.00 | 222.60 |
| PRO. PORCH AREA       |  | 294.00  | 27.30  |
| PRO. HEADROOM AREA    |  | 91.00   | 8.45   |
| PLOT COVERAGE         |  | 49.8%   |        |
| F.S.I.                |  | 1.33    |        |

COLOUR INDEX

PLOT BOUNDARY

PRO. BLDG.

ROAD

| STAIRCASE DETAILS |  | IN FT. | IN M. |
|-------------------|--|--------|-------|
| WIDTH             |  | 2' 06" | 0.76  |
| TREAD             |  | 0' 10" | 0.25  |
| RISE              |  | 0' 07" | 0.18  |

POWER AGENT NAME: Mr.K.KANNIAPPAN

OWNER / POWER AGENT SIGNATURE

S. JEYALAKSHMI, D.C.E.,

Registered Engineer

Registration No.RE/GR-III/19/05/186

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Registration No.CGLDIST/RE/GR-III/2019/07/015

Valid upto 29/09/2029

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING,

MARAIMALAINAGAR MUNICIPALITY

GREATER CHENNAI CORPORATION

TAMBARAM CITY MUNICIPAL CORPORATION

JEYSUN ENGINEERS

NO.59 & 60, G.S.T. ROAD, [FIRST FLOOR]

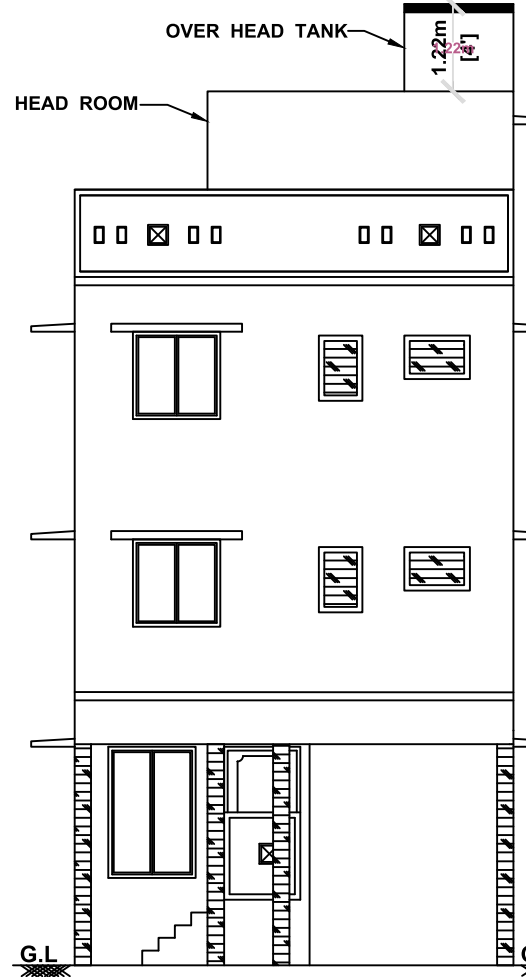
URAPAKKAM, CHENNAI 605 210.

MOB:9444 219 776, 98624 59660, PH: 044- 4743 1074

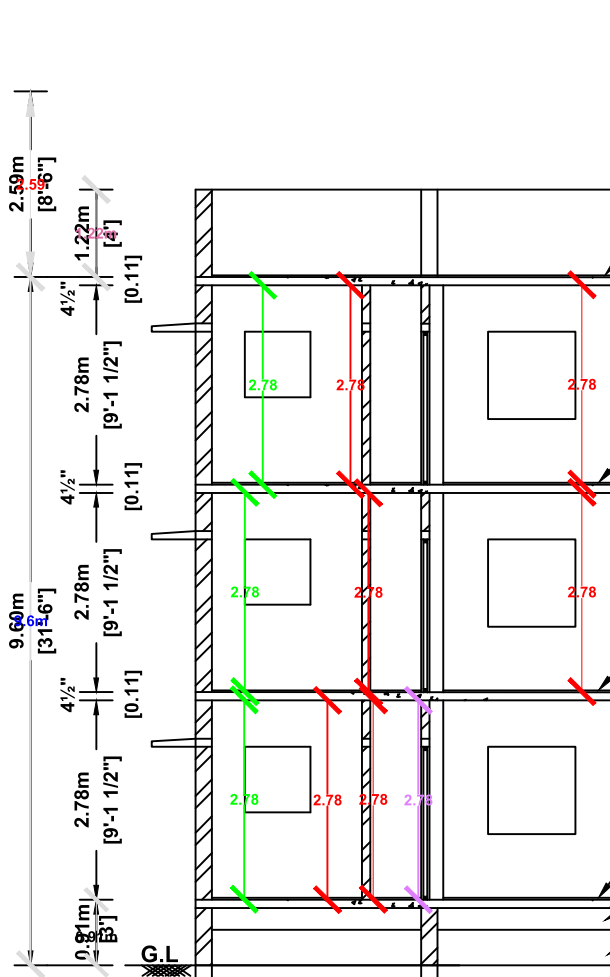
jeysun2010@gmail.com, www.jeysunengineers.com

REGISTERED ENGINEER

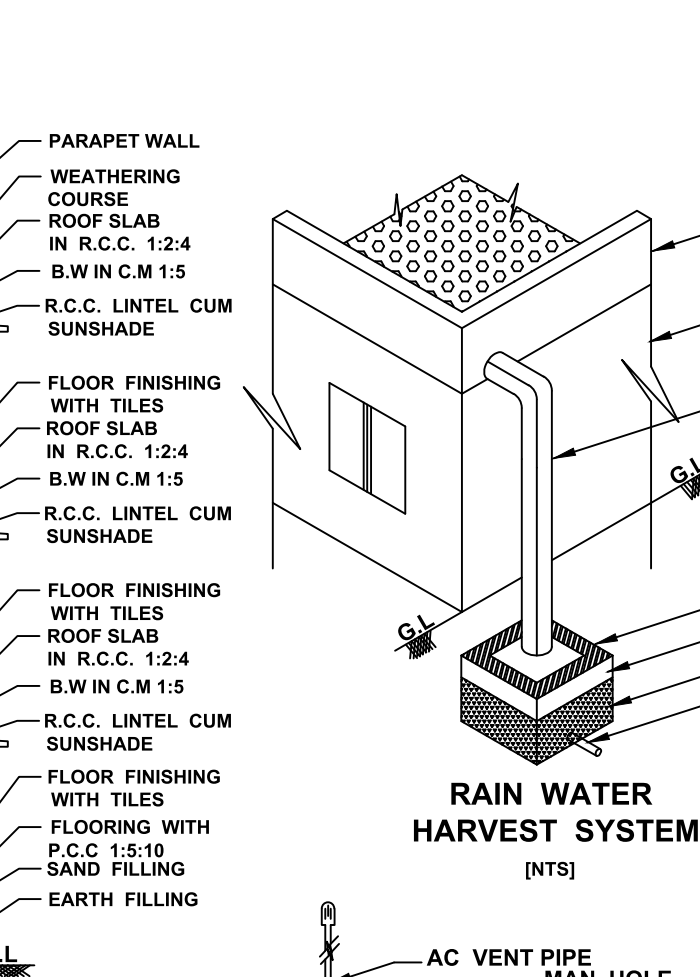
DWG. NO. : 118 / 24 - 25



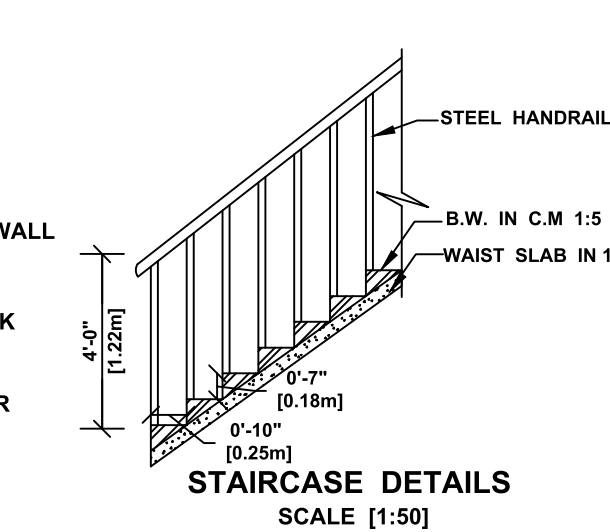
FRONT ELEVATION



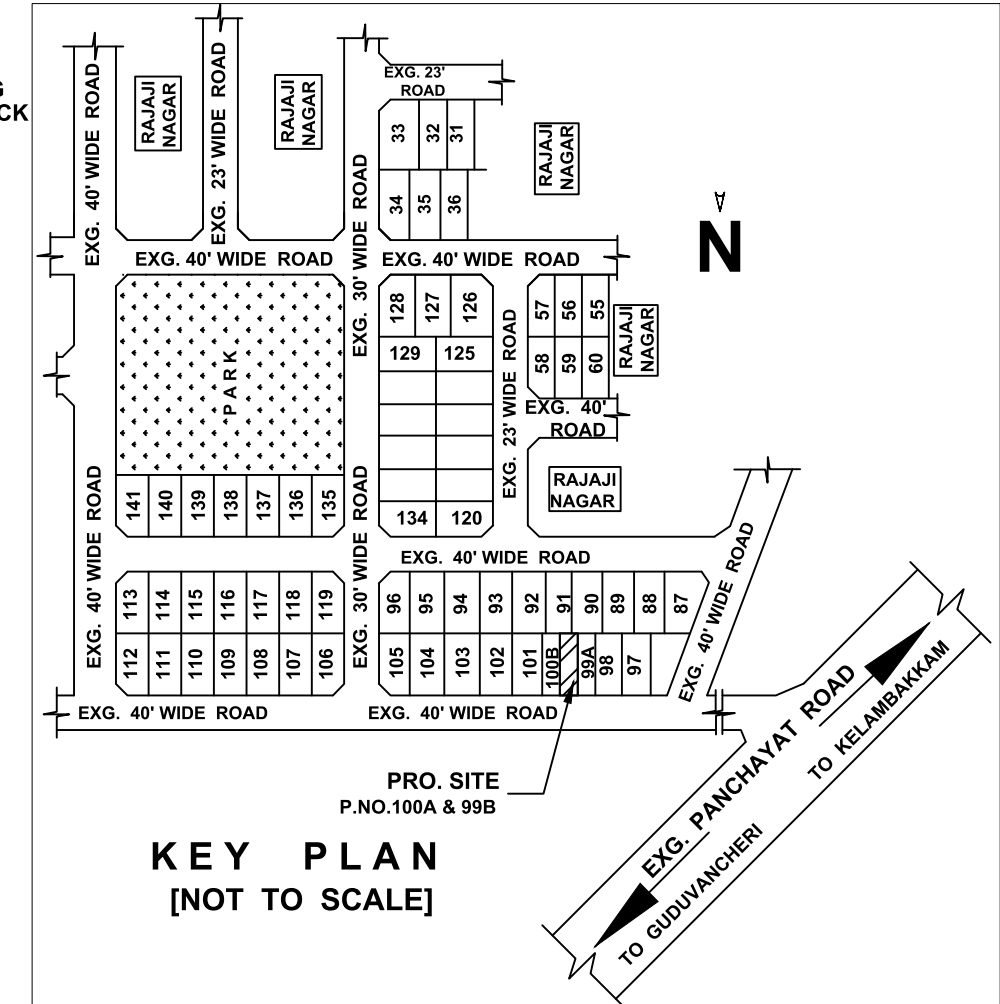
SECTION ON "JS"



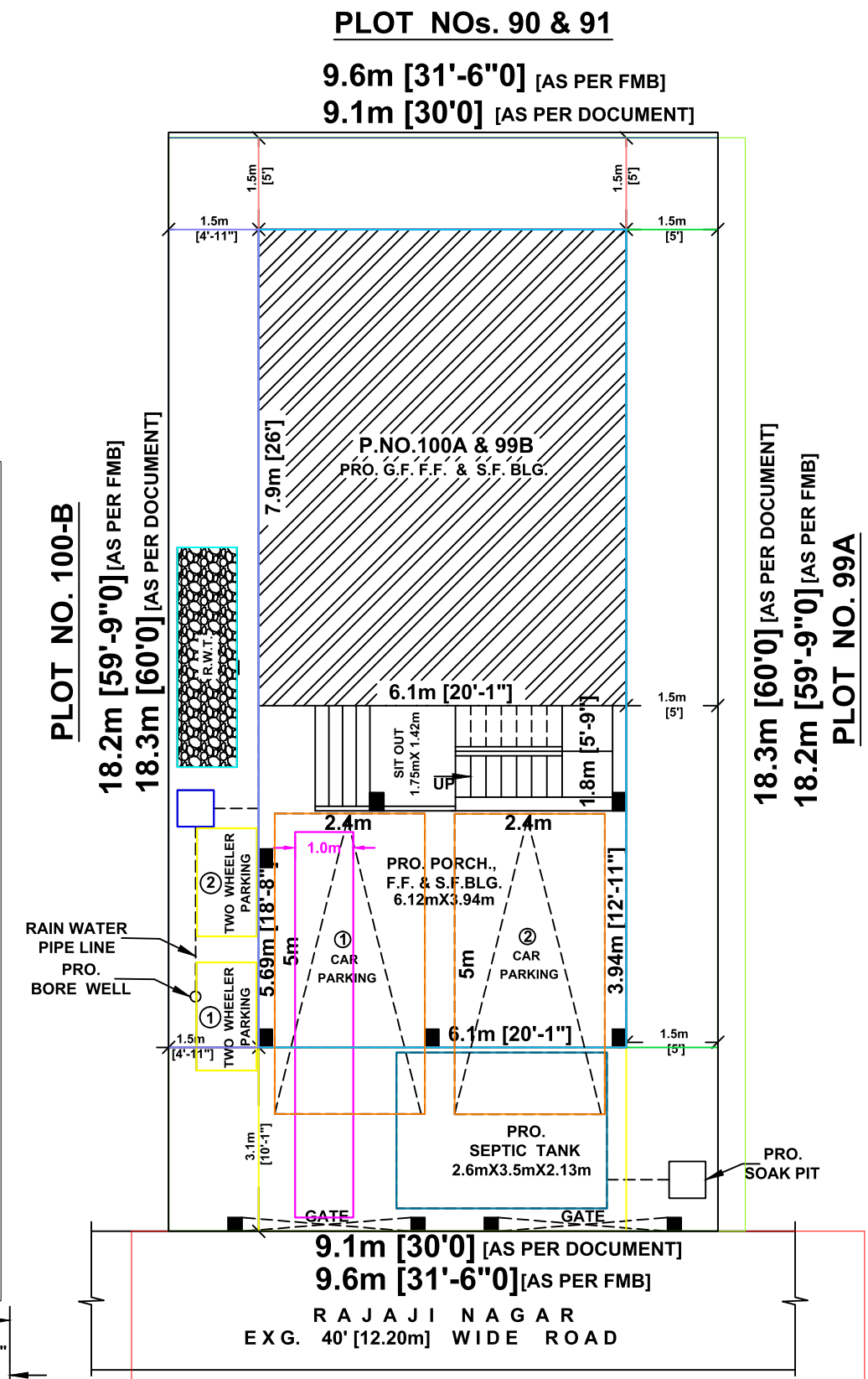
RAIN WATER HARVEST SYSTEM (NTS)



STAIRCASE DETAILS SCALE [1:50]

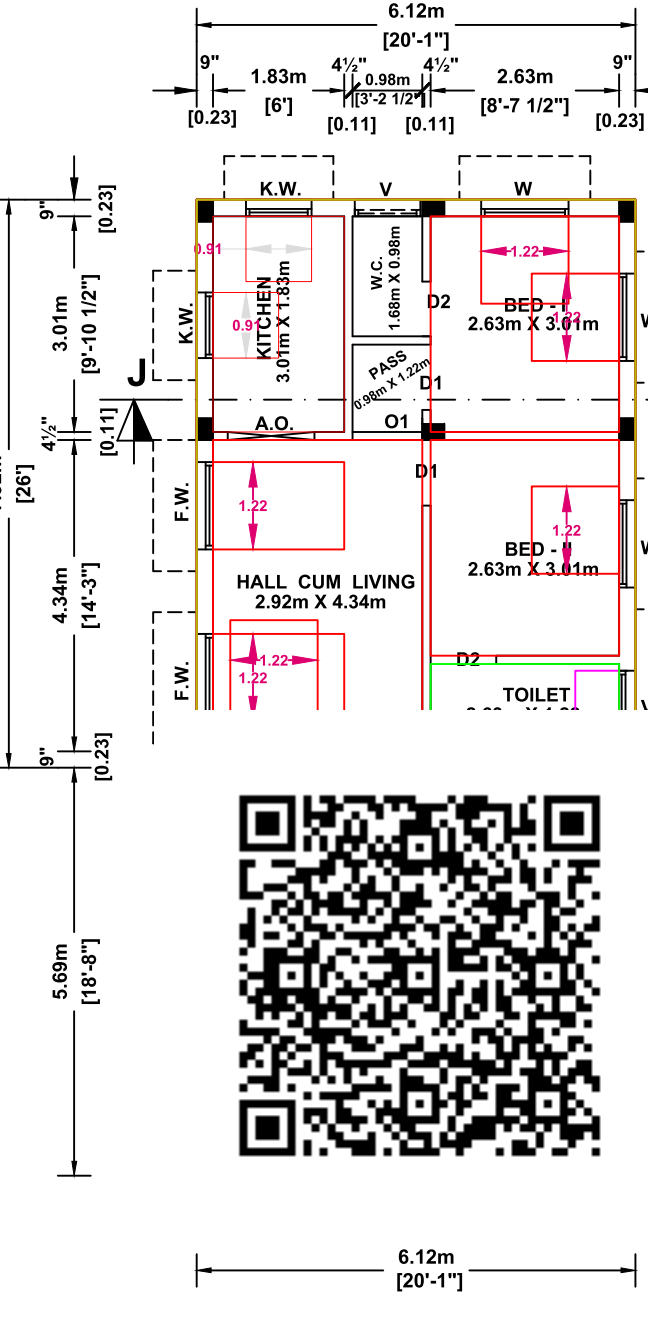


KEY PLAN [NOT TO SCALE]

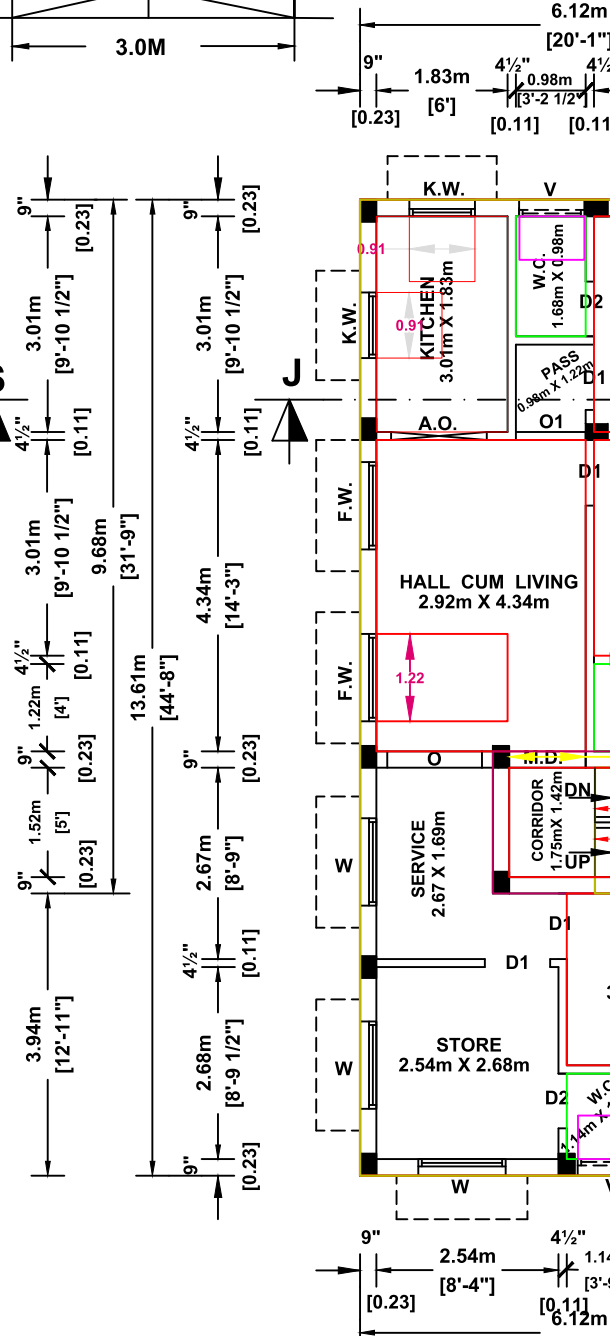


SITE PLAN

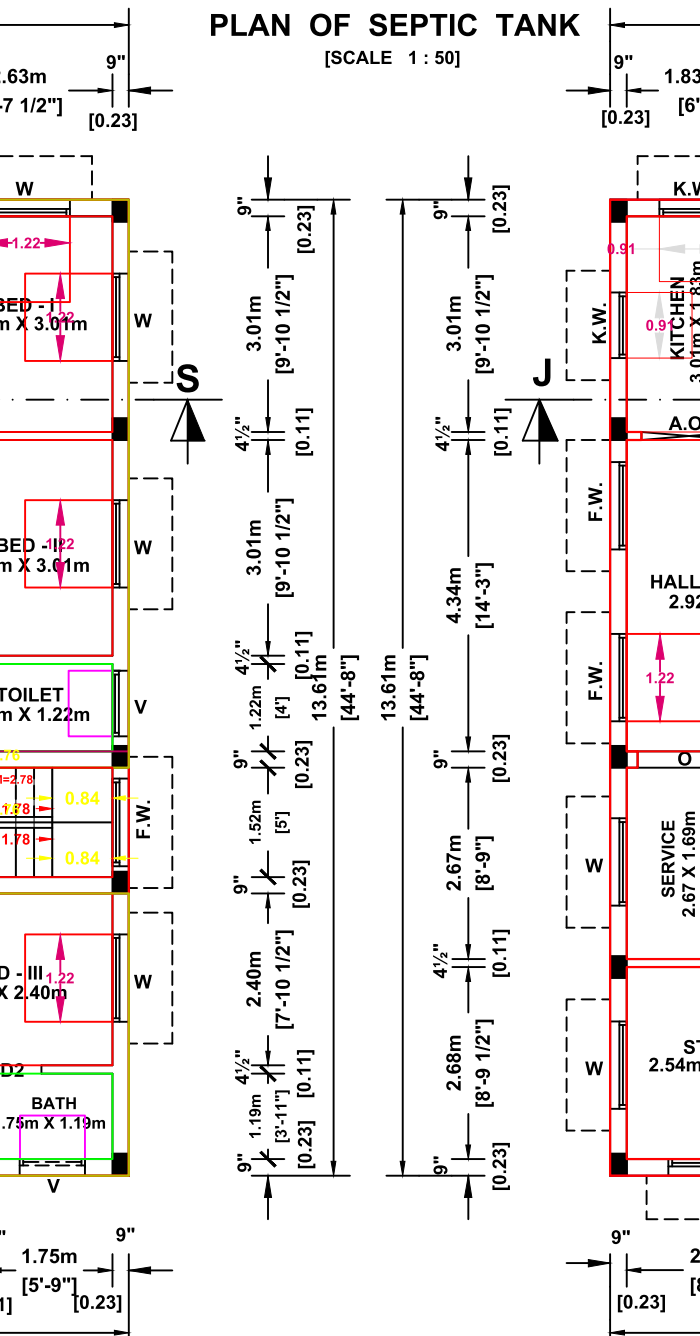
PLAN INFO  
PLOT\_AREA\_M2=167.23  
AS\_AT\_SITE=167.23  
FMB\_OR\_PLR=174.72  
AS\_PER\_DOCUMENT=167.22  
DISTRICT=CHENGALPET  
TALUK=VANDALUR  
VILLAGE=PERUMATTUNALLUR  
SURVEY\_NO=95/285  
PATT A NO=4505  
IS\_SWIMMING\_POOL\_EXISTS=NO  
IS\_APPROVED\_LAYOUT=YES  
SINGLE\_FAMILY\_BLDG=NO  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M=18.2  
ROAD\_WIDTH=12.20  
ROAD\_LENGTH=358.44  
AVG\_PLOT\_DEPTH= 9.1  
AVG\_PLOT\_WIDTH= 18.2  
LAND\_USE\_ZONE = OTHERS  
PLOT\_NO=100A & 99B  
RWH\_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



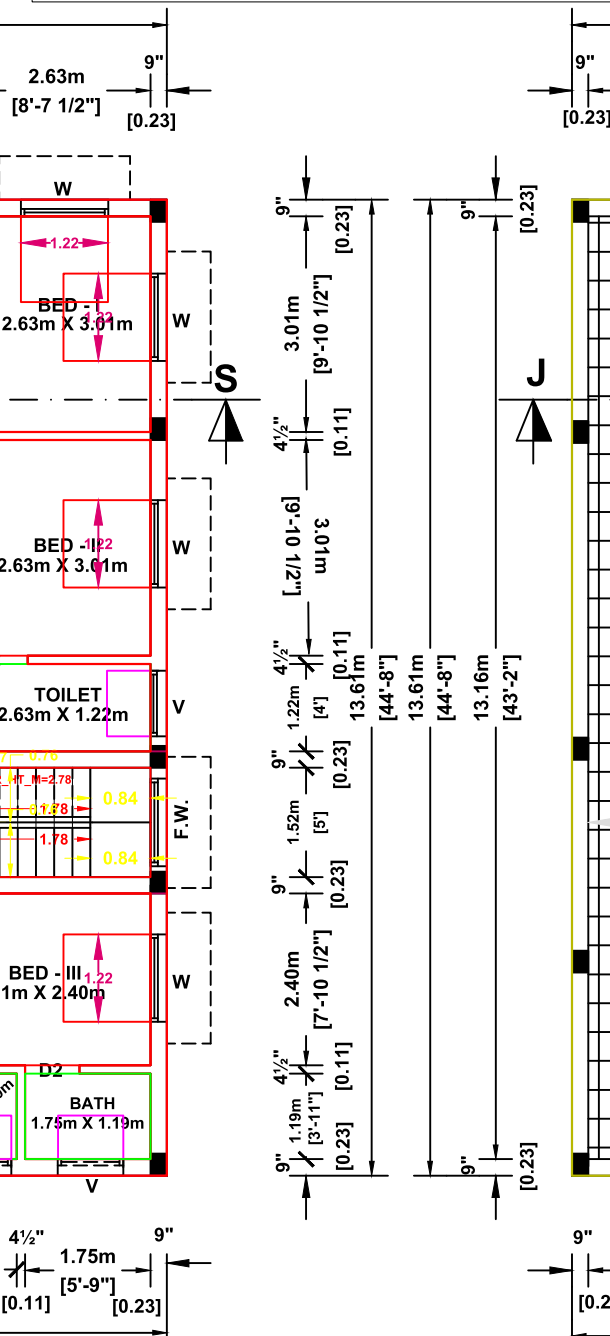
GROUND FLOOR PLAN



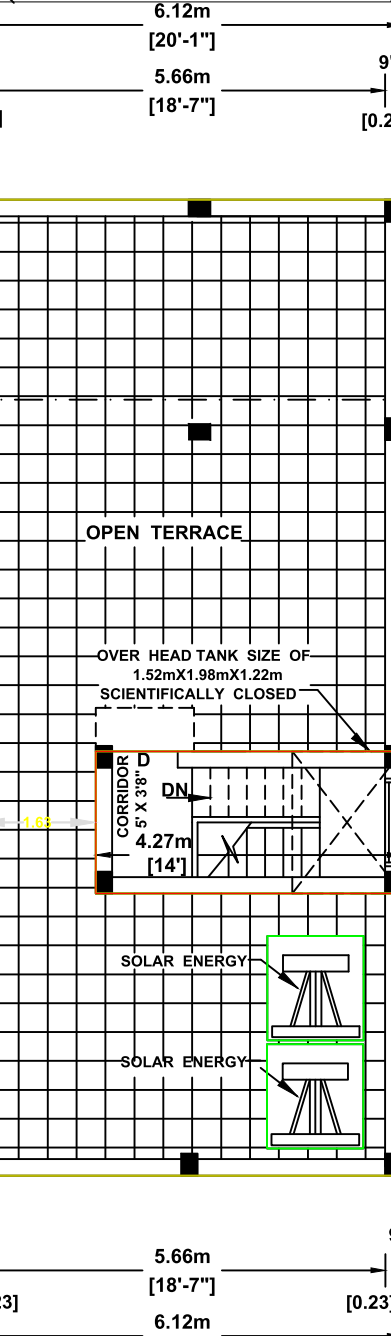
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



FOUNDATION DETAILS SCALE [1:50]

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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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.

