

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

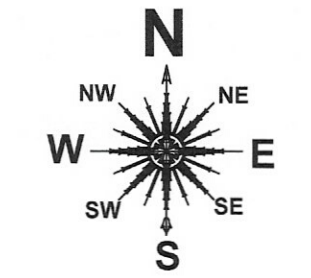
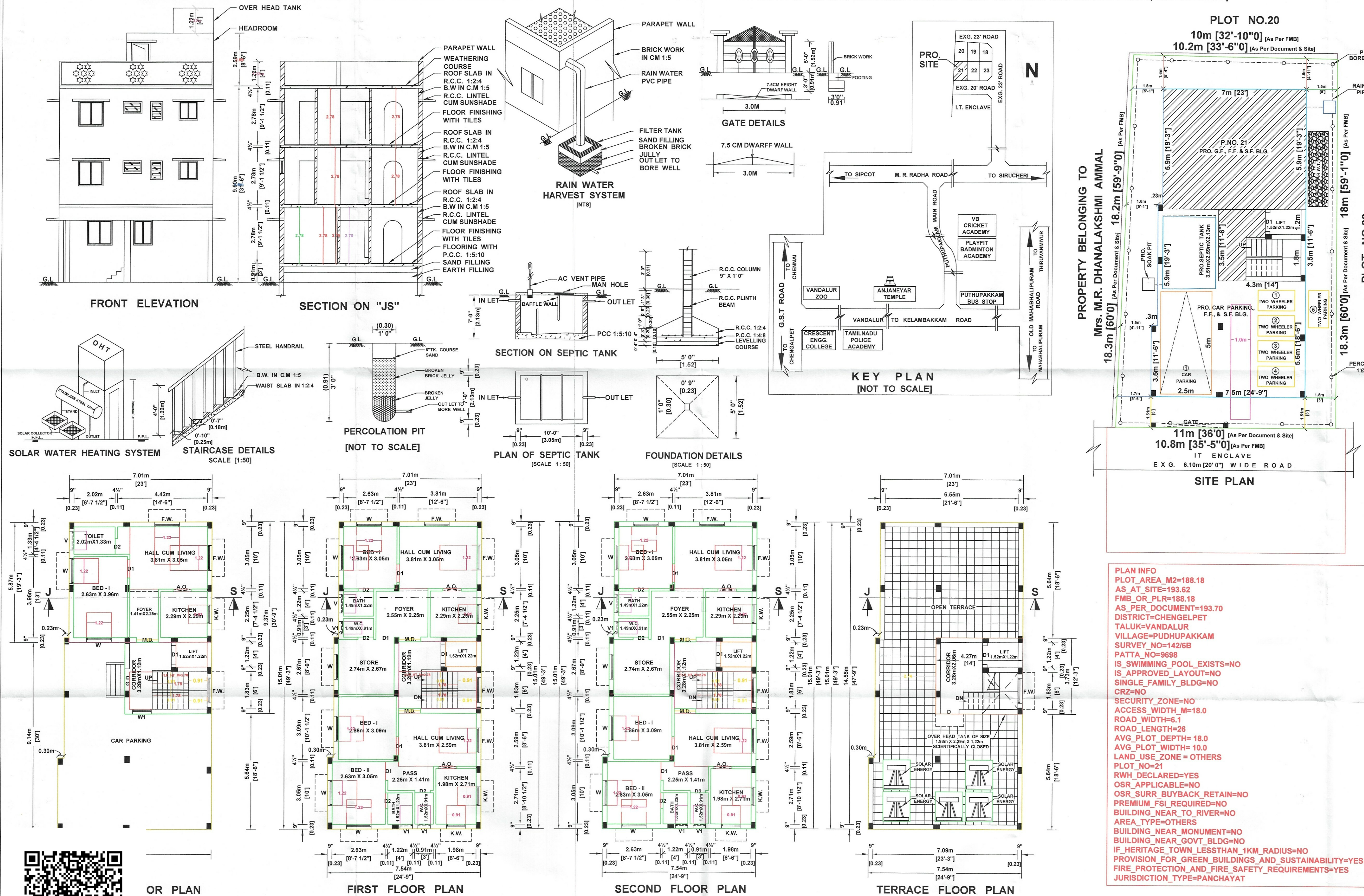
Rural Panchayat

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 WITH FIVE DWELLING UNIT AT PLOT NO.21, "I. T. ENCLAVE" IN OLD S.NO.142/6, PATT A NO.9698 AS PER PATT A NEW S.NO.142/6B OF PUDUPAKKAM VILLAGE & PANCHAYAT, VANDALUR TALUK, CHENGALPET DISTRICT, THIRUPORUR PANCHAYAT UNION LIMIT.

[INDIVIDUAL PLOT REGULARISATION [REG - 2017] APPD. BY THE MEMBER - SECRETARY, MLPA VIDE IN NA.KA.NO.1072/2017/MLPA, DATED 19.03.2018 & APPD. BY THE BDO, THIRUPORUR PANCHAYAT UNION VIDE LETTER NO.NA.KA.NO.151/2018/A1, DATED 06.04.2018]



SCALE 1:100

JOINERY DETAILS			IN FT.	IN M.
G.D.	- GRILL DOOR	3'6" X 7'0"	1.07 X 2.13	
A.O.	- ARCH OPENING	2'6" X 7'0"	0.76 X 2.13	
O	- OPENING	3' 9" X 7'0"	1.14 X 2.13	
M.D.	- MAIN DOOR	3'6" X 7'0"	1.07 X 2.13	
D	- DOOR	3'6" X 7'0"	1.07 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	
F.W.	- FRENCH WINDOW	4'0" X 6'0"	1.22 X 1.83	
W	- WINDOW	4'0" X 4'0"	1.22 X 1.22	
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	

AREA DETAILS			SQ. FT.	SQ. M.
PLOT EXTENT				
AS PER DOCUMENT			2085.00	193.70
AS PER PATT A			1615.40	150.10
PRO. G.F. PLINTH AREA			604.00	56.10
PRO. F.F. PLINTH AREA			1167.00	108.40
PRO. S.F. PLINTH AREA			1167.00	108.40
TOTAL AREA			2938.00	272.90
PRO. CAR PARKING AREA			563.00	52.30
PRO. HEAD ROOM AREA			172.00	16.00
PLOT COVERAGE			72.2%	
F.S.I.			1.82	

COLOUR INDEX		
PLOT BOUNDARY		
PRO. BLDG.		
ROAD		
STAIRCASE DETAILS		
WIDTH	3' 00"	0.91
TREAD	0' 10"	0.25
RISE	0' 07"	0.18

PLAN INFO
PLOT AREA M2=188.18
AS AT SITE=193.62
FMB OR PLR=188.18
AS PER DOCUMENT=193.70
DISTRICT=CHENGALPET
TALUK=VANDALUR
VILLAGE=PUDUPAKKAM
SURVEY NO=142/6B
PATT A NO=9698
IS SWIMMING POOL EXISTS=NO
IS APPROVED LAYOUT=NO
SINGLE FAMILY BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH=M=18.0
ROAD_WIDTH=6.1
ROAD_LENGTH=26
AVG_PLOT_DEPTH=18.0
AVG_PLOT_WIDTH=10.0
LAND_USE_ZONE=OTHERS
PLOT_NO=21
RW 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

OFFICE USE
OWNER NAME: Mr. T. SIVAKUMAR
OWNER SIGNATURE
S. JEYALAKSHMI, D.C.E.,
Registered Engineer
Registration No. RE/GR-III/19/05/198
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Registration No. CO/CLD/REG/GR-III/2019/07/015
Valid upto 29/09/2026
DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING,
CHENGALPET DISTRICT
NANDHIVARAM - GUDUVANCHERY MUNICIPALITY
MARAIMALAINAGAR MUNICIPALITY
GREATER CHENNAI CORPORATION
TAMBARAM CITY MUNICIPAL CORPORATION
JEYSUN ENGINEERS
NO.89 & 90, G.S.T. ROAD, FIRST FLOOR
URAPAKKAM, CHENNAI 603 210.
MOB:9444 219 776, 98624 59860, PH: 044 - 4743 1074
jeysun2010@gmail.com, www.jeysunengineers.com
REGISTERED ENGINEER
DWG. NO. : 126 / 24 - 25

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.

