

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.

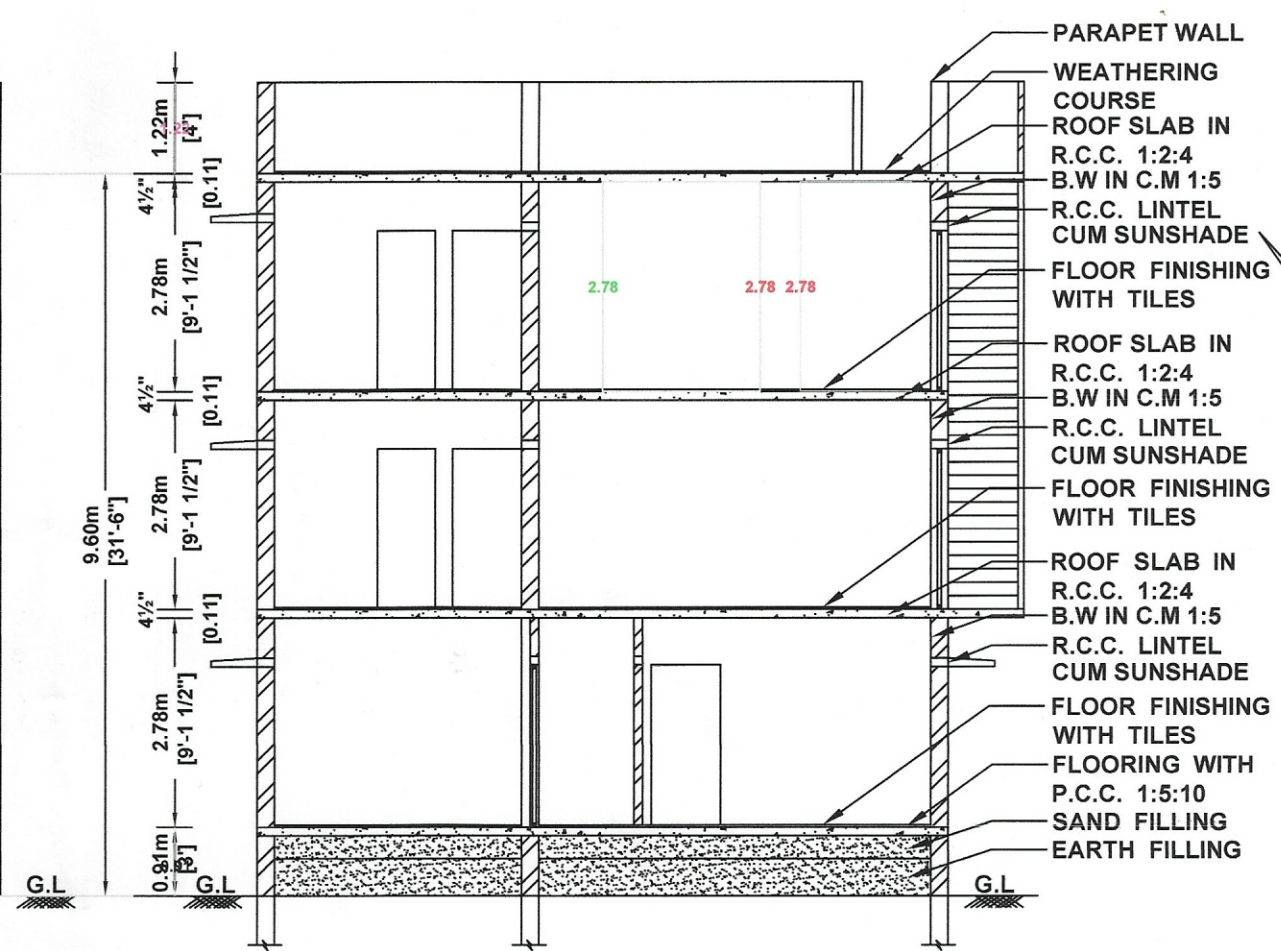
PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF A SECOND FLOOR RESIDENTIAL BUILDING WITH TWO DWELLING UNIT AT PLOT NO.183, IN OLD S.Nos.12/A & 13, PATTI NO.382 AS PER PATTI NEW S.Nos.12/2 & 13/34 OF AYYENCHERY VILLAGE, URAPAKKAM PANCHAYAT, VANDALUR TALUK, CHENGALPET DISTRICT, KATTANKULATHUR PANCHAYAT UNION LIMIT.

[EXG. BUILDING PLAN APPD. BY THE SPECIAL OFFICER, URAPAKKAM PANCHAYAT VIDE IN MU.MU.ENN.109, DATED 12.11.2019]

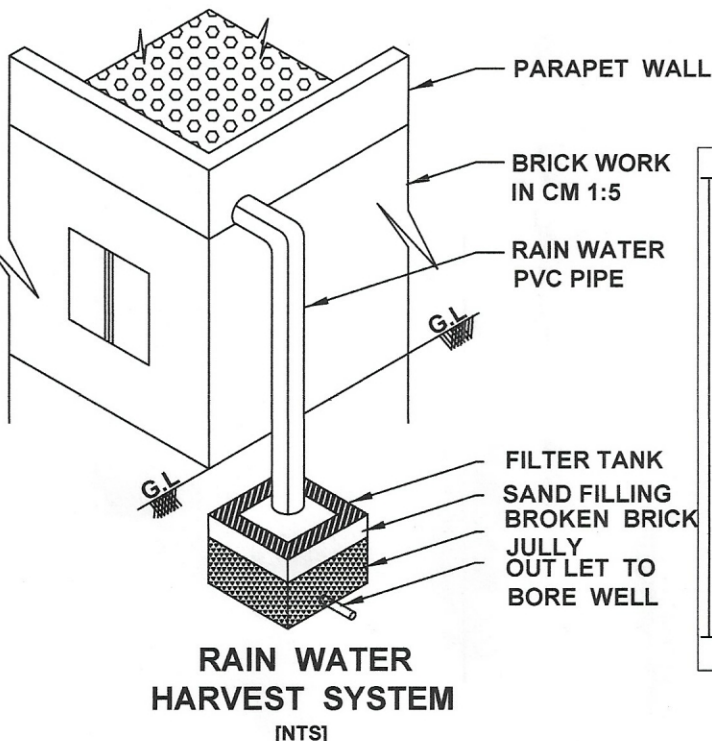
[LAYOUT APPROVED IN L.P.D.M./D.T.P.NO.21/71]



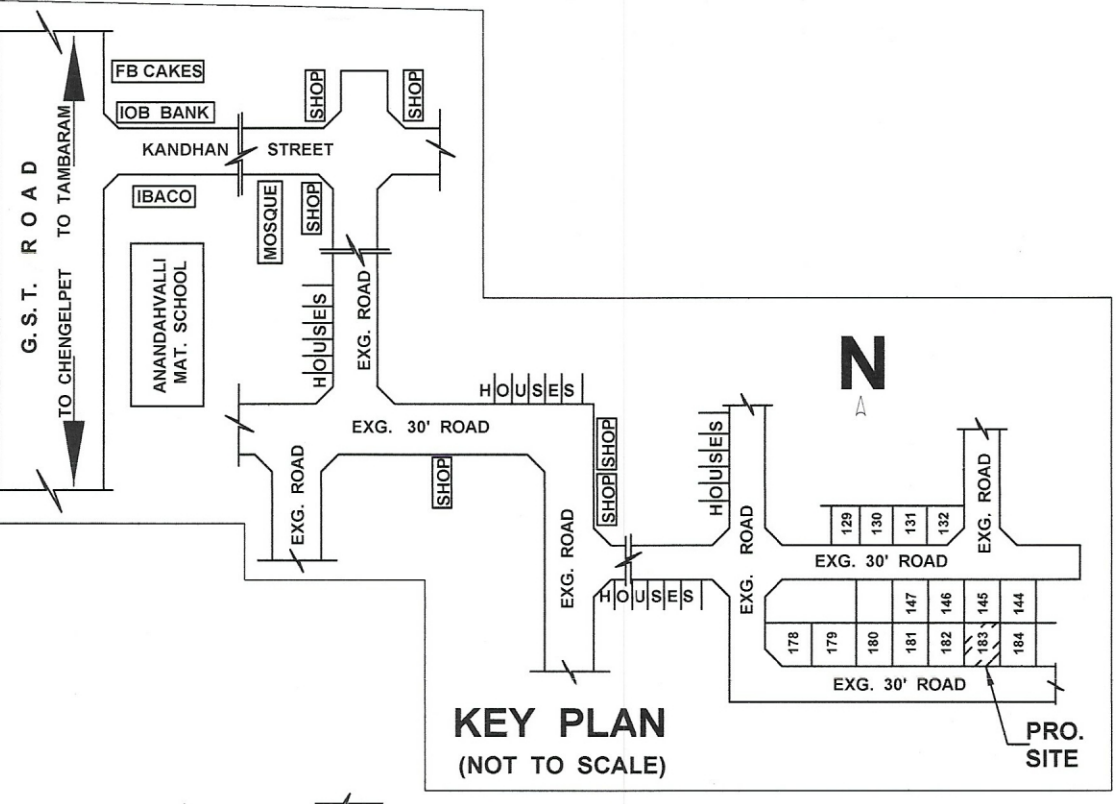
FRONT ELEVATION



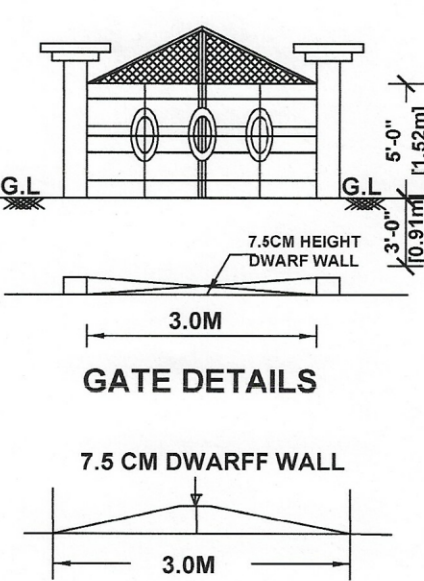
SECTION ON "SJ"



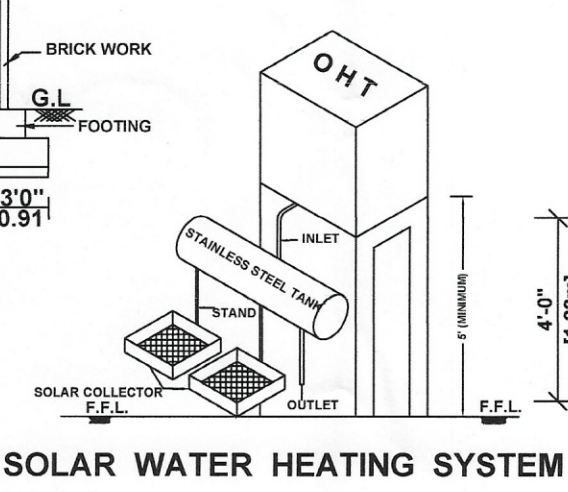
RAIN WATER HARVEST SYSTEM [NTS]



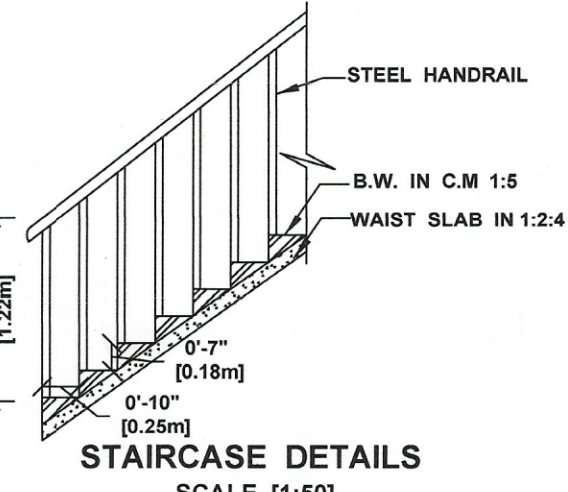
KEY PLAN (NOT TO SCALE)



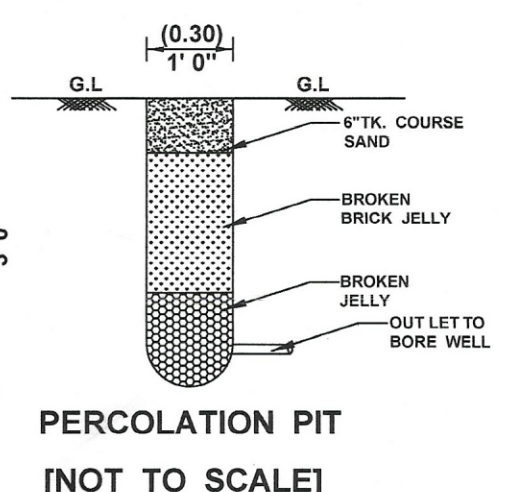
GATE DETAILS



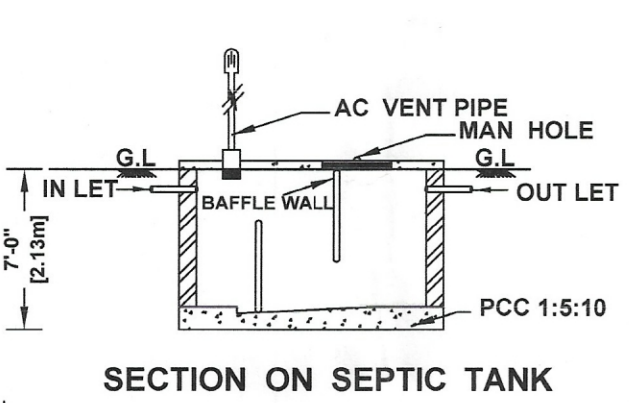
SOLAR WATER HEATING SYSTEM



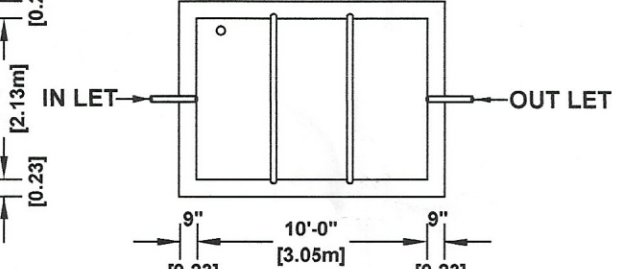
STAIRCASE DETAILS SCALE 1:50



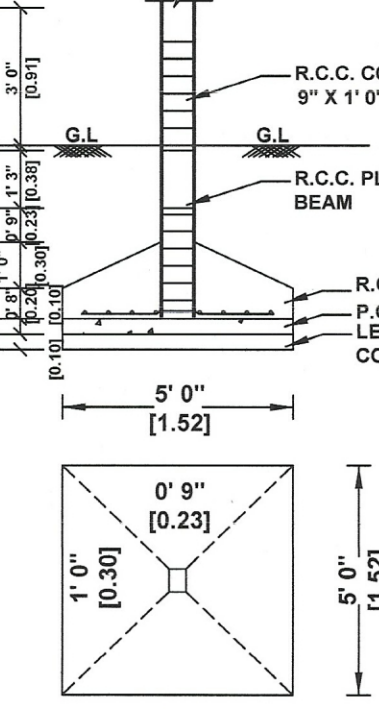
PERCOLATION PIT [NOT TO SCALE]



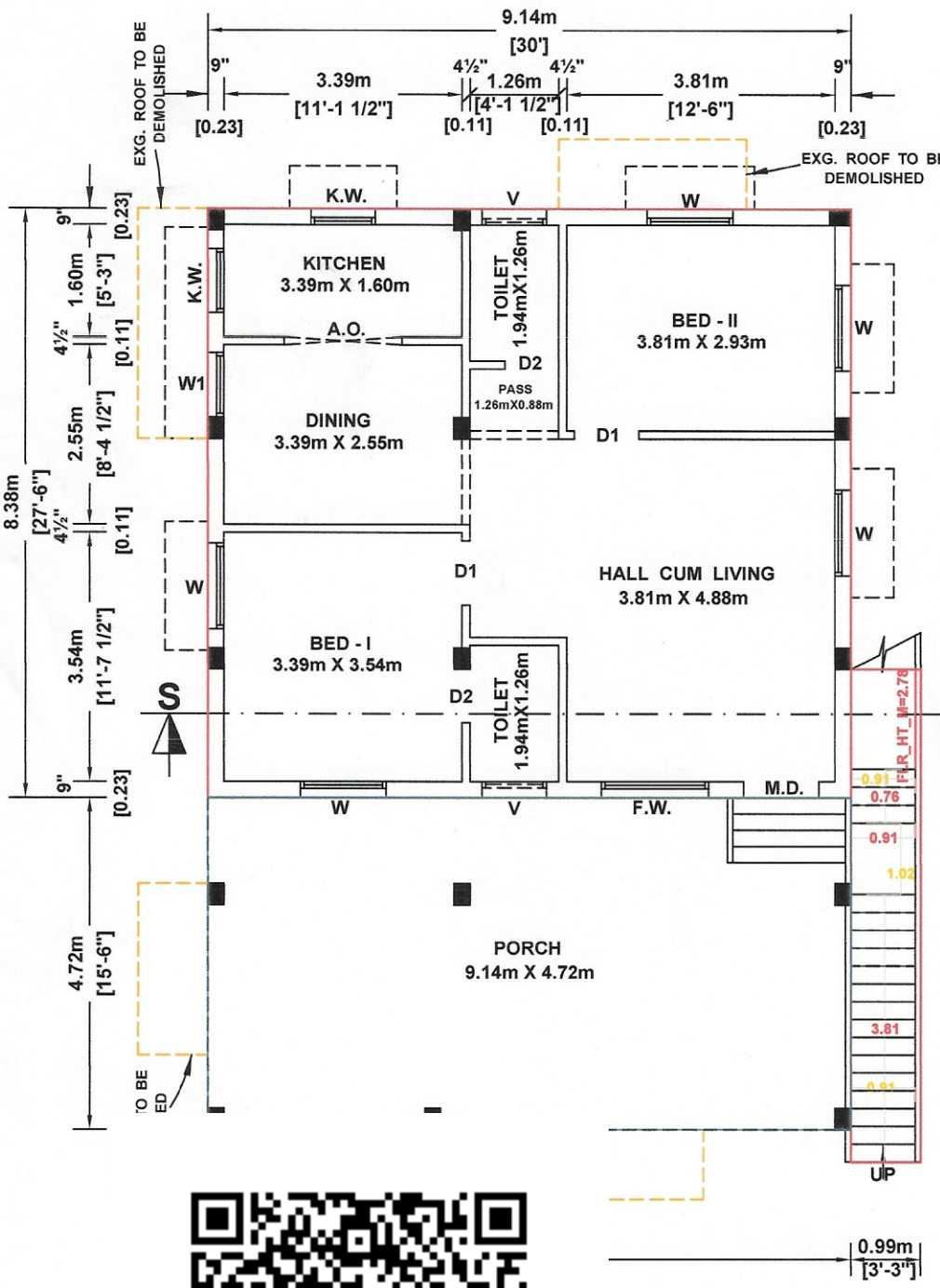
SECTION ON SEPTIC TANK



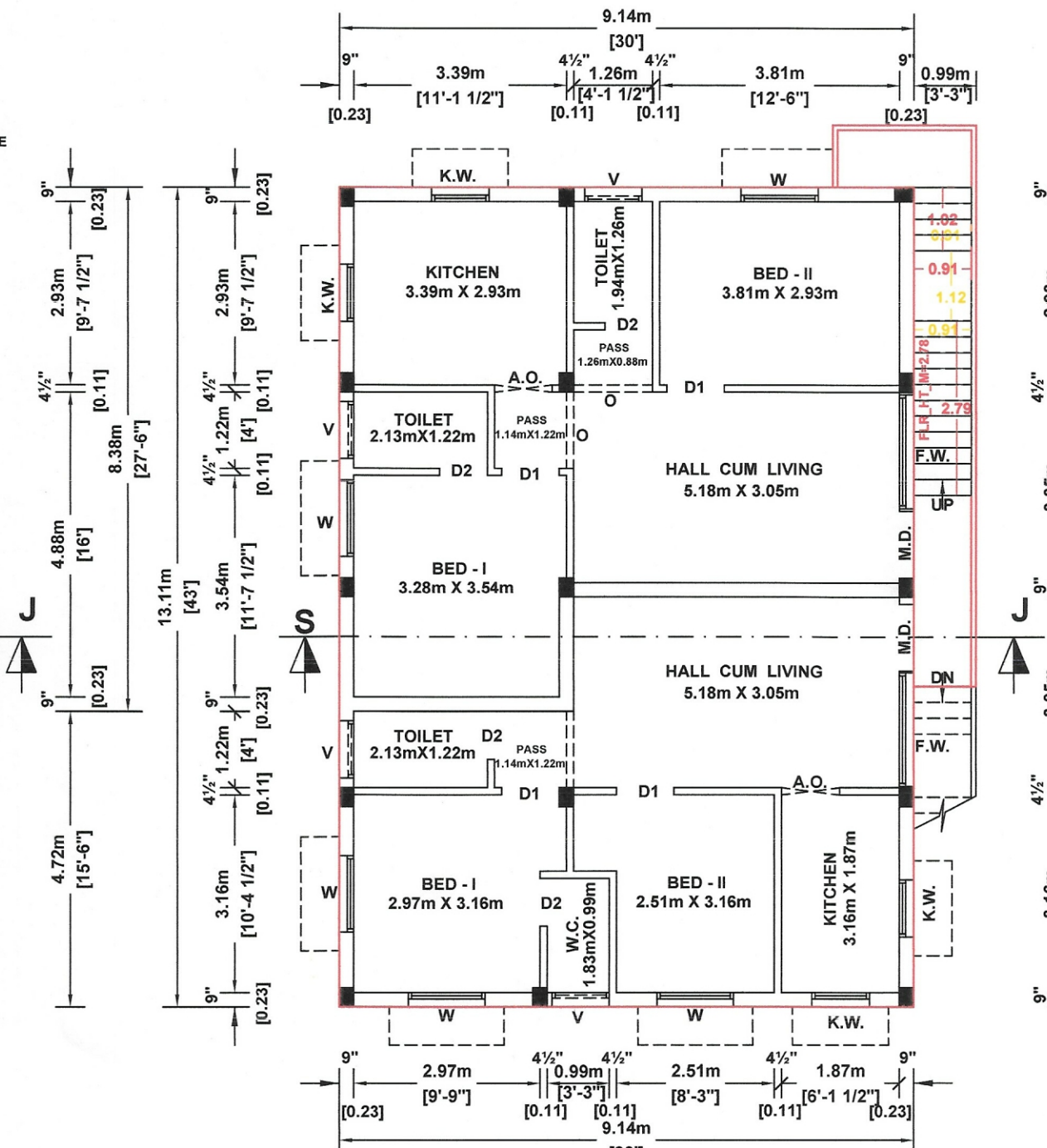
PLAN OF SEPTIC TANK [SCALE 1:50]



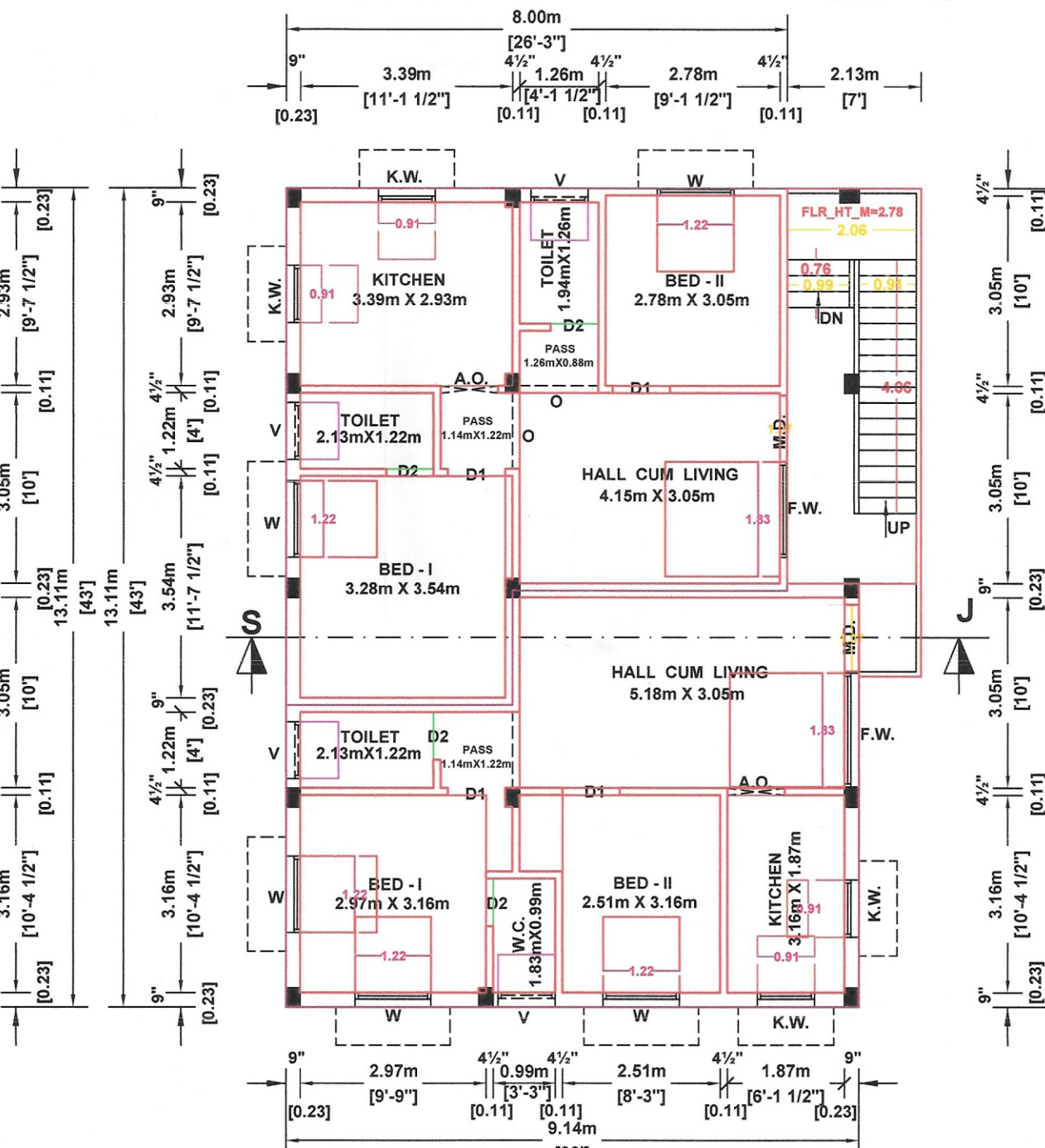
FOUNDATION DETAILS [SCALE 1:50]



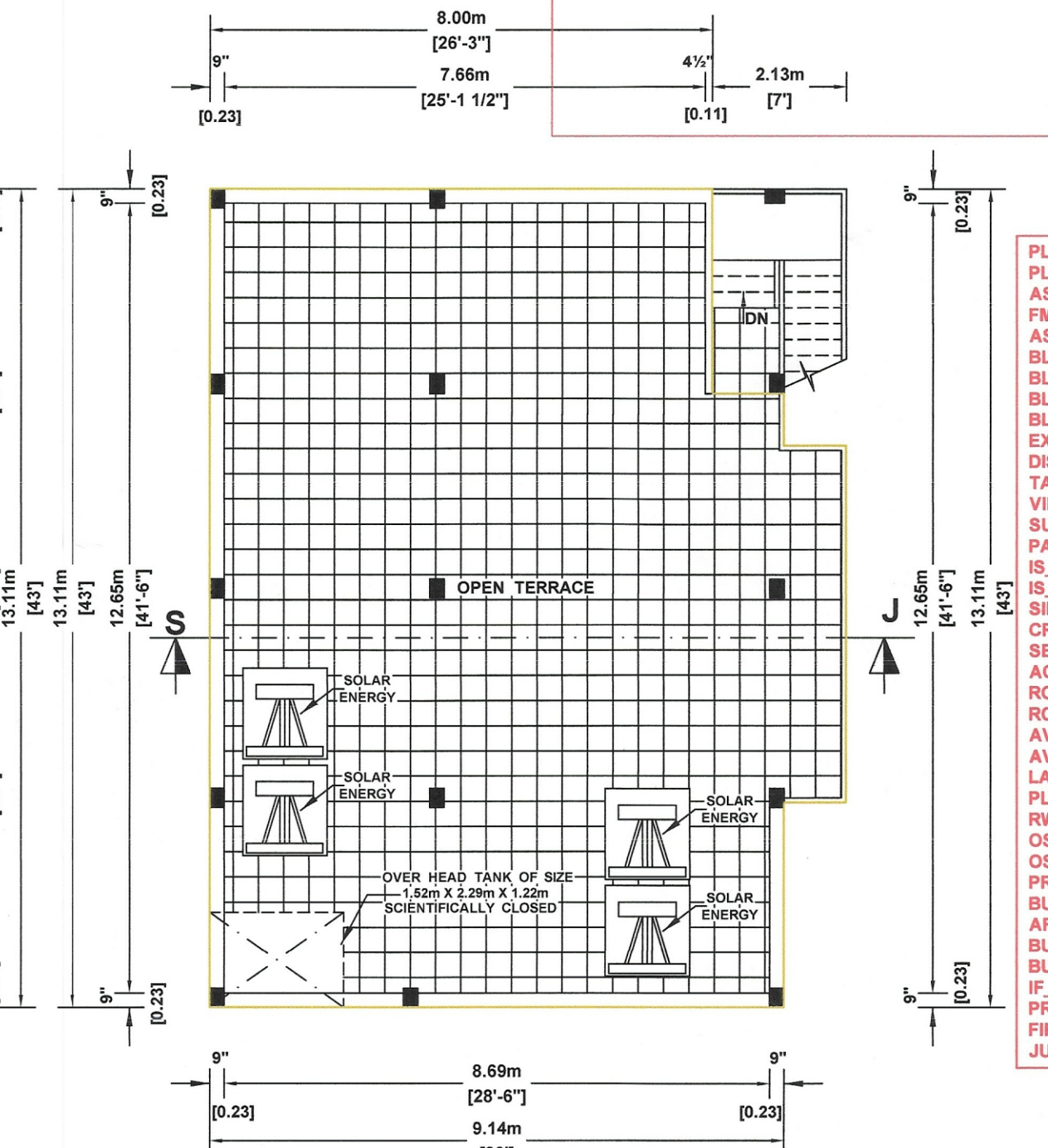
FLOOR PLAN



EXG. FIRST FLOOR PLAN



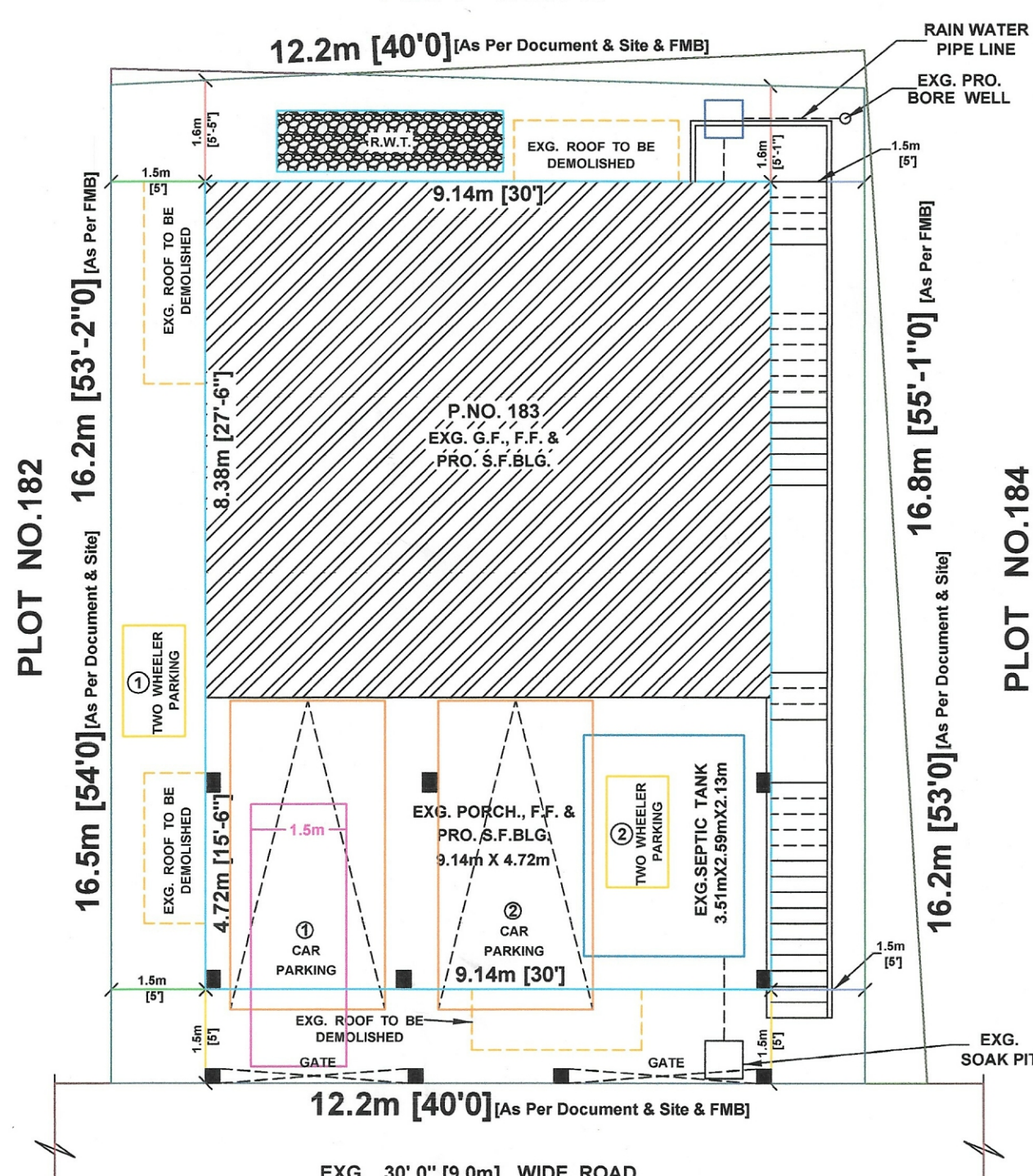
PRO. ADDL. SECOND FLOOR PLAN



TERRACE FLOOR PLAN

PLAN INFO
PLOT AREA=198.31
AS AT SITE=198.78
FMB OR PLR=205.40
AS PER DOCUMENT=198.80
BLK_1_NON_FSI AREA=43.2
BLK_1_FLR_0_BLT_UP_AREA=78.60
BLK_1_FLR_1_BLT_UP_AREA=119.80
BLK_1_EXISTING_NO_OF_DWELLING_UNITS=3
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=11.00
DISTRICT=CHENGALPET
VILLAGE=AYYENCHERY
SURVEY_NO=1222 & 13/34
PATTI_NO=382
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=16.20
ROAD_WIDTH=6.00
ROAD_LENGTH=117.75
AVG_PLOT_DEPTH=16.20
AVG_PLOT_WIDTH=12.2
LAND_USE_ZONE=RESIDENTIAL
PLOT_NO=183
RWTH_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_GOV_BLDG=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
JURISDICTION_TYPE=PANCHAYAT

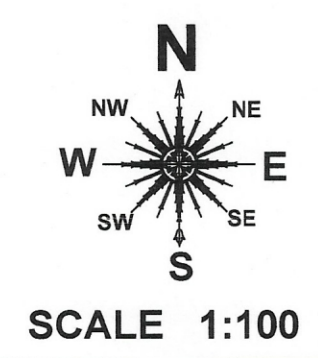
PLOT NO.145



SITE PLAN

PLOT NO.182

PLOT NO.184



JOINERY DETAILS			IN FT.	IN M.
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
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			2140.00	198.80
AS PER PATTI			2153.80	200.00
EXG. G.F. PLINTH AREA			825.00	76.60
EXG. F.F. PLINTH AREA			1290.00	119.80
PRO. S.F. PLINTH AREA			1212.00	112.60
TOTAL AREA			3327.00	309.00
EXG. PORCH AREA			465.00	43.20
PLOT COVERAGE			60.3%	
F.S.I.			1.55	
DEMOLITION AREA			119.00	11.00

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

OWNER NAME: Mr. M. BALASUBRAMANIAN

OWNER SIGNATURE

S. JEYALAKSHMI, D.C.E.,
Registered Engineer
Registration No. RE/GR-III/19/05/186
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Registration No. COLDIST/REG-III/2019/07/015
Valid upto 28/09/2028
DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING,
CHENGALPET DISTRICT
NANDHARAM - GUDUVANCHERY MUNICIPALITY
MARAIMALANAGAR 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 219 778, 98624 99660, PH: 044 - 4743 1074
jeyasun2010@gmail.com, www.jeyasunengineers.com

REGISTERED ENGINEER
DWG. NO. : 030 / 25 - 26

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.

