

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

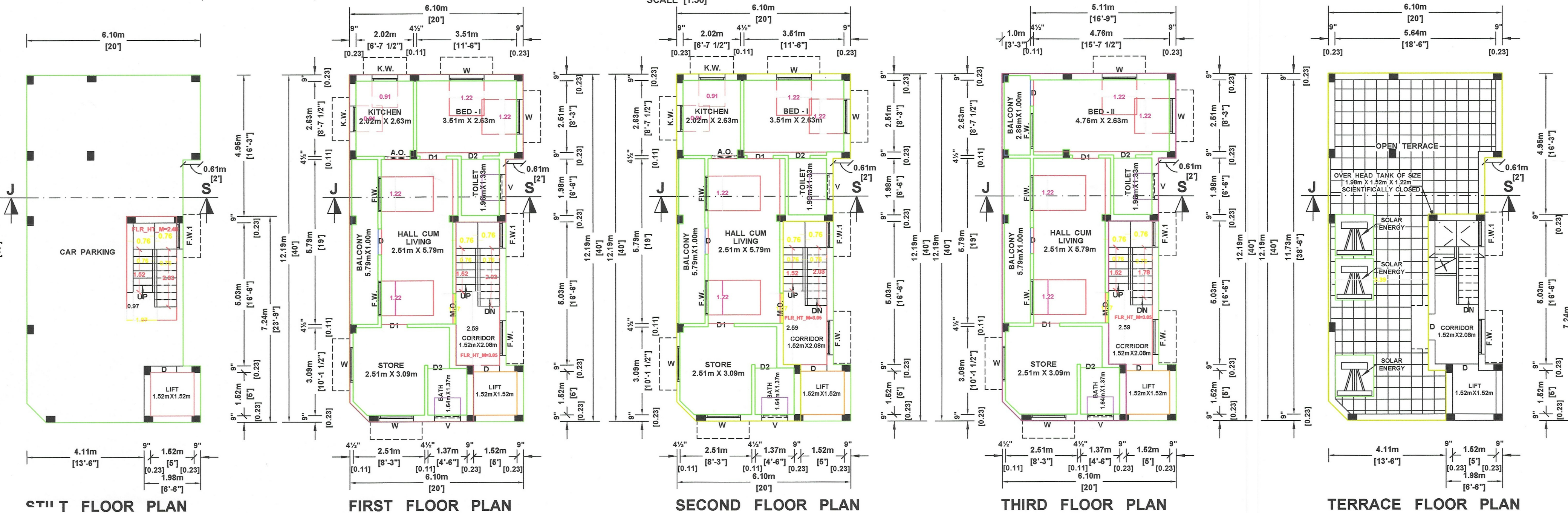
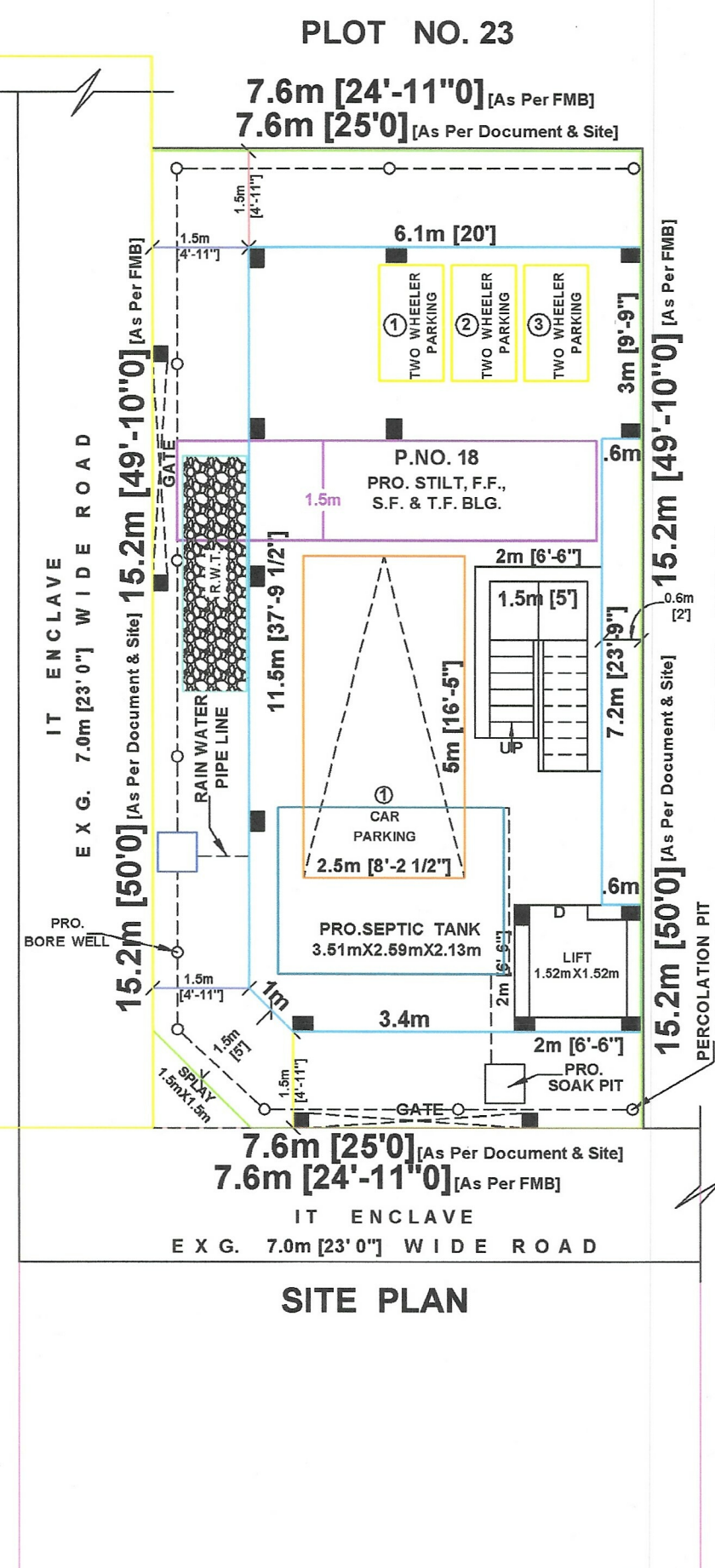
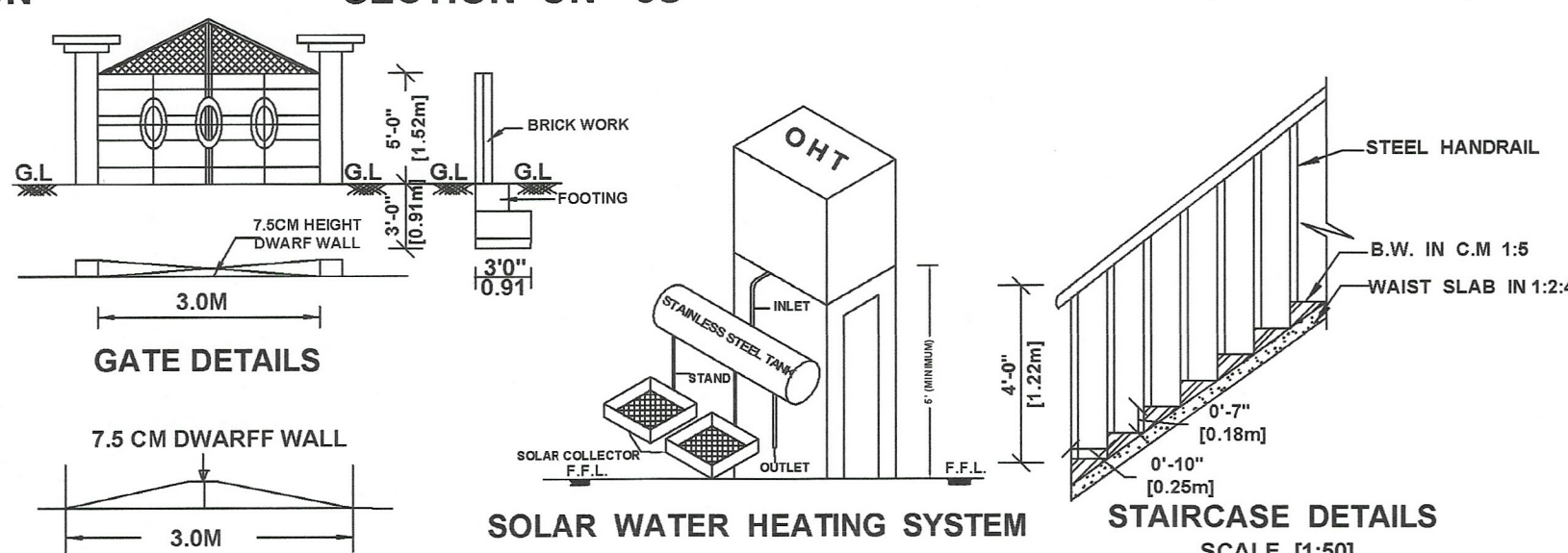
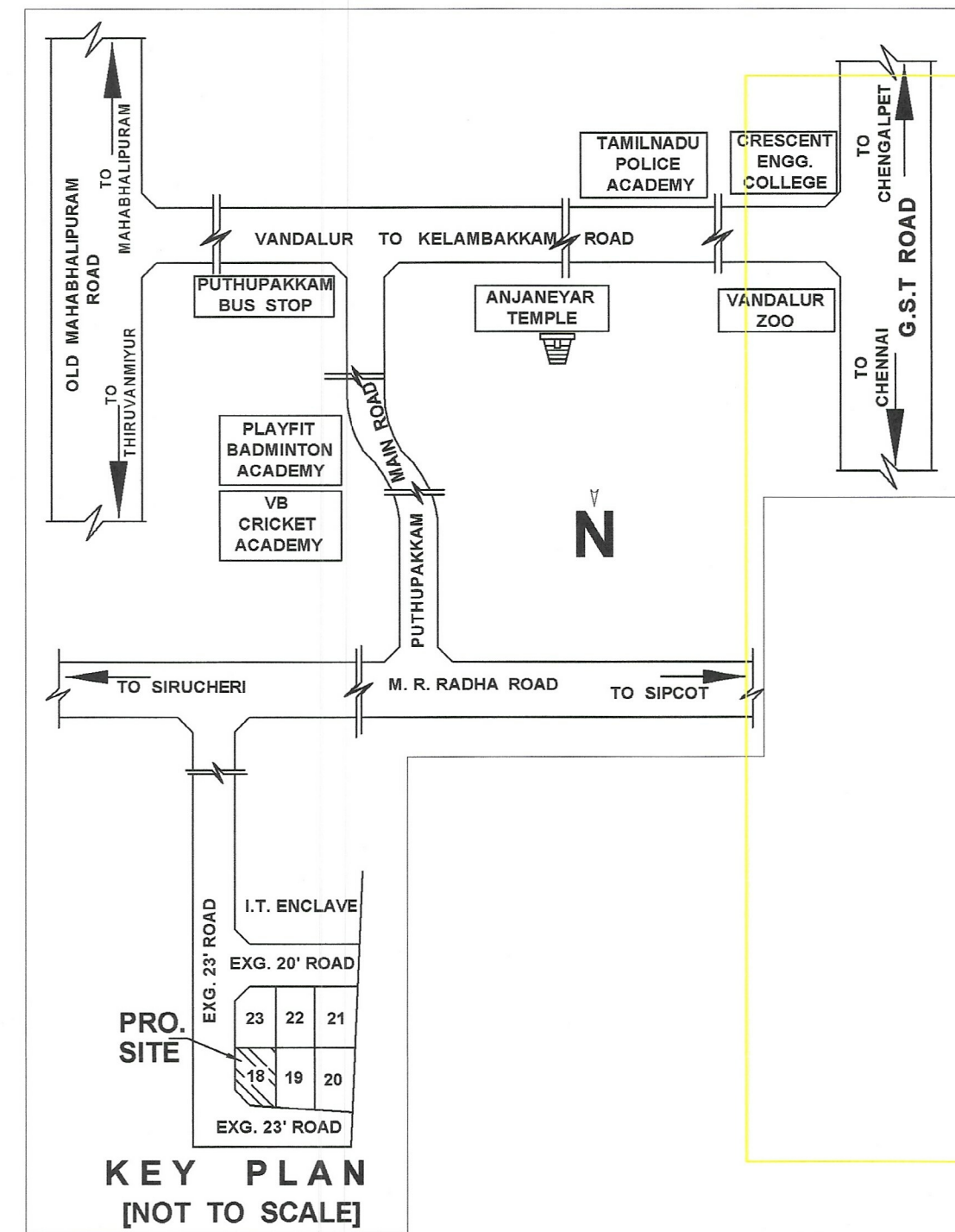
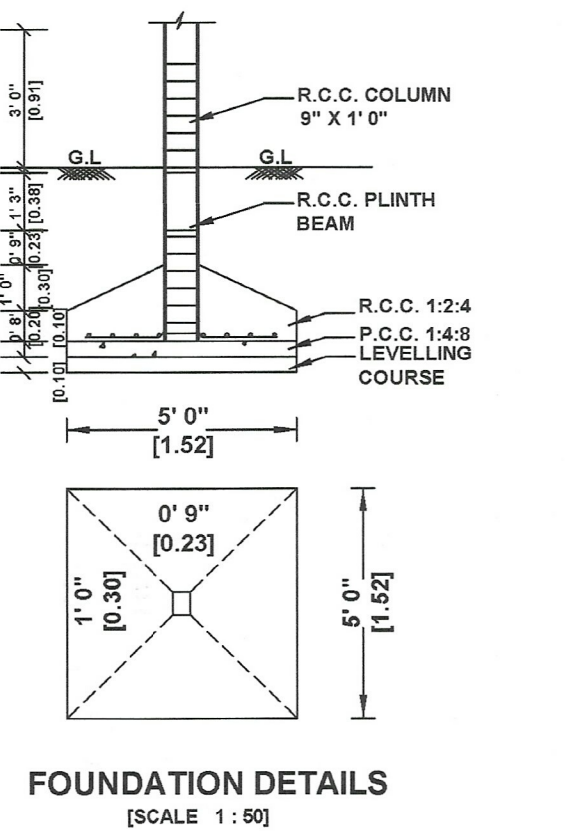
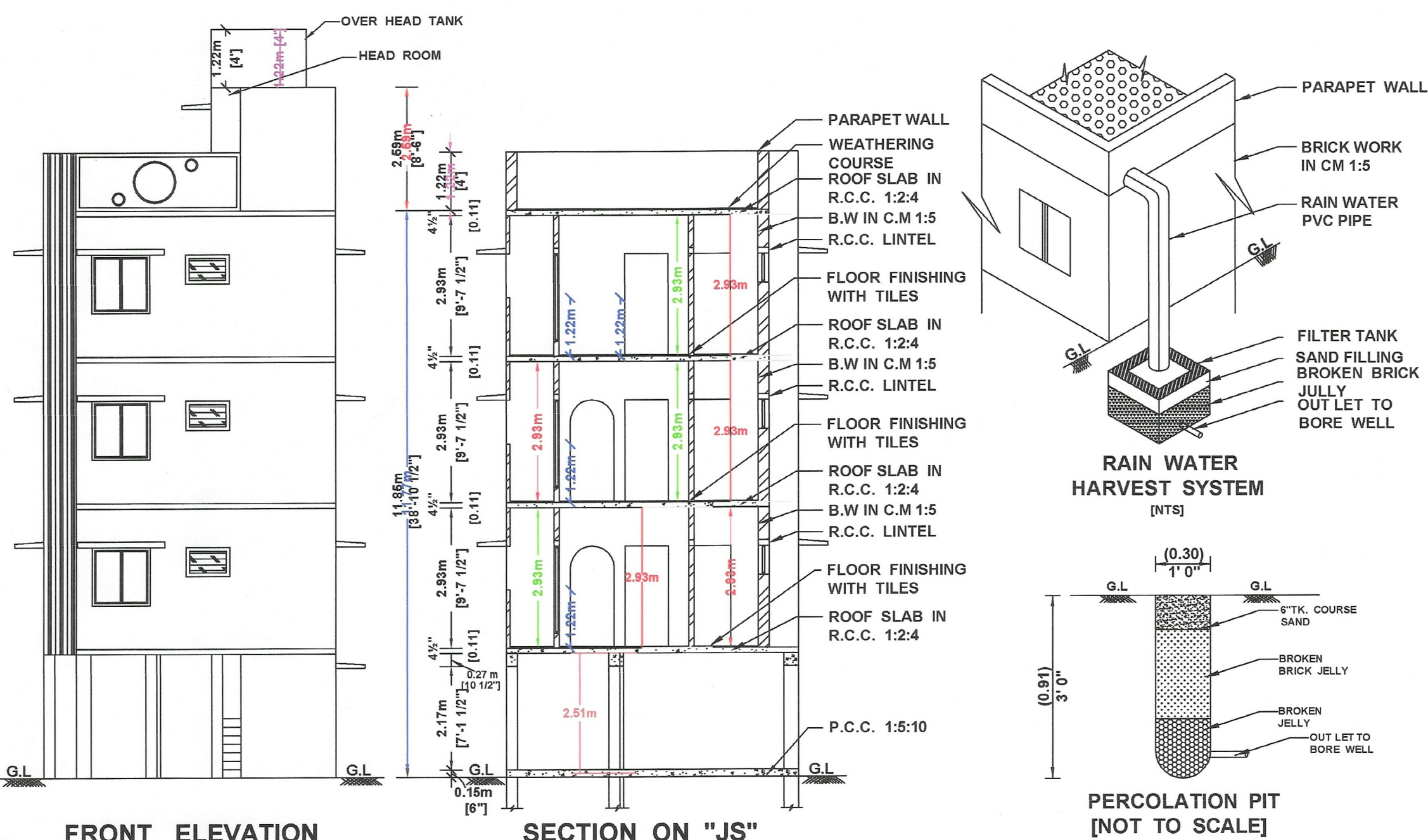
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

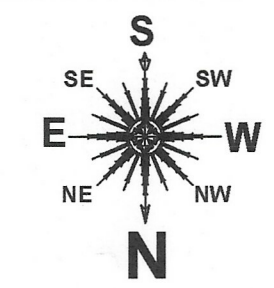
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A STILT FLOOR, FIRST FLOOR, SECOND FLOOR AND THIRD FLOOR RESIDENTIAL BUILDING WITH TWO DWELLING UNIT AT PLOT NO.18, "I. T. ENCLAVE" IN OLD PATTI NO.1812 AS PER PATTI OLD S.NO.142/60, NEW PATTI NO.9477 AS PER PATTI NEW S.NO.142/602 OF PUDUPAKKAM VILLAGE & PANCHAYAT, VANDALUR TALUK, CHENGALPET DISTRICT, THIRUPURUR PANCHAYAT UNION LIMIT.

[INDIVIDUAL PLOT REGULARISATION [REG - 2017] APPD. BY THE MEMBER - SECRETARY, MLPA VIDE IN N.A.KA.NO.3394/2018/MLPA, DATED 11.10.2018 & APPD. BY THE BDO, THIRUPURUR PANCHAYAT UNION VIDE LETTER NO.NA.KA.NO.580/2022/A1, DATED 17.03.2022]



PLAN INFO
PLOT AREA M2=114.36
AS AT SITE=116.13
FMB OR PLR=116.52
AS PER DOCUMENT=116.13
DISTRICT=CHENGALPET
TALUK=VANDALUR
VILLAGE=PUDUPAKKAM
SURVEY NO=142/602
PATTI NO=9477
IS SWIMMING POOL EXISTS=NO
IS APPROVED LAYOUT=NO
SINGLE FAMILY BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH=15.2
ROAD_WIDTH=7.0
ROAD_LENGTH=25
AVG PLOT DEPTH=15.2
AVG PLOT WIDTH=7.6
LAND USE_ZONE=OTHERS
PLOT_NO=18
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



SCALE 1:100

JOINERY DETAILS	IN FT.	IN M.
A.O. - ARCH OPENING	3'0" X 7'0"	0.91 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
F.W. - FRENCH WINDOW	4'0" X 6'0"	1.22 X 1.83
F.W.1 - FRENCH WINDOW	3'0" X 6'0"	0.91 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	1250.00	116.10
AS PER PATTI	1185.00	110.10
PRO. F.F. PLINTH AREA	750.00	69.70
PRO. S.F. PLINTH AREA	750.00	69.70
PRO. T.F. PLINTH AREA	750.00	69.70
TOTAL AREA	2250.00	209.10
PRO. STILT FLOOR AREA	750.00	69.70
PRO. HEAD ROOM AREA	156.00	14.50
PLOT COVERAGE	63.3%	
F.S.I.	1.90	

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

OFFICE USE
OWNER NAME: Mr. T. SIVAKUMAR

OWNER SIGNATURE

S. JEYALAKSHMI, D.C.E.,
Registered Engineer
Registration No. REG/GR-III/1905/186
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Registration No. CGLDIST/REG-III/2019/07015
Valid upto 28/09/2025
DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING,
CHENGALPET DISTRICT
NANDHIVARAM - GUDUVANCHERY MUNICIPALITY
MARAIMALANAGAR MUNICIPALITY
GREATER CHENNAI CORPORATION
TAMBARAM CITY MUNICIPAL CORPORATION
JEYSUN ENGINEERS
NO. 89 & 90, G.S.T. ROAD, FIRST FLOOR
USAPAKKAM, CHENNAI 600 210.
MOB: 9444 219 776, 99624 59660, PH: 044 - 4743 1074
jaysun2010@gmail.com, www.jaysunengineers.com

REGISTERED ENGINEER
DWG. NO. : 128 / 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

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.

