

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

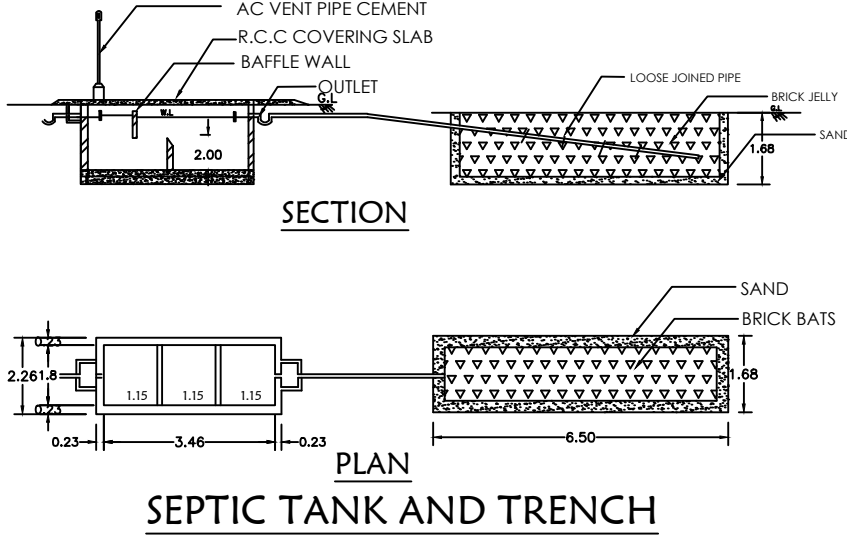
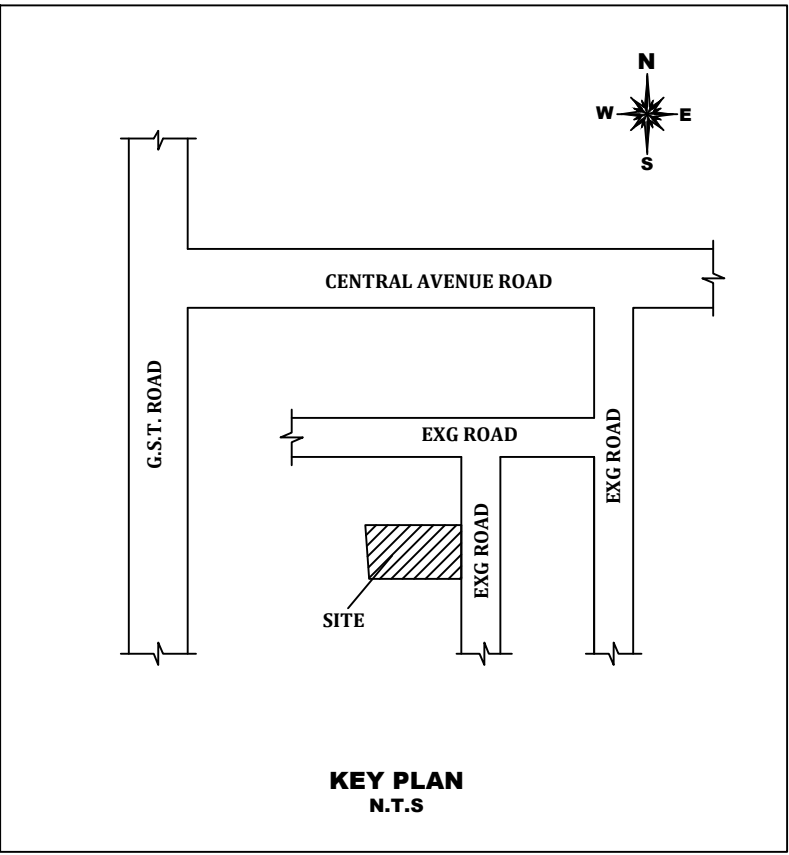
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE ADDITIONAL CONSTRUCTION OF RESIDENTIAL IN SECOND FLOOR
OVER EXISTING GROUND & FIRST FLOOR COMMERCIAL BUILDING IN OLD S.NOS.159/2, 159/3 & 159/4,
NEW S.NOS.159/2B, 159/3B & 159/4B AS PER NEW PATT A NO.171, VEERAPURAM VILLAGE & PANCHAYAT,
CHENGALPATTU TALUK, CHENGALPATTU DISTRICT, KATTANKOLATHUR PANCHAYAT UNION LIMIT.

OWNER NAME - R.VIGNESHWAR

EXISTING BUILDING APPROVAL ROC NO.13/2024-2025,
SWP/BPA/438618/2025, DATED 29/01/2025.
EXISTING BUILDING APPROVAL ROC NO.07/2024-2025,
SWP/BPA/365601/2024, DATED 28/11/2024.
EXISTING BUILDING APPROVAL ROC NO.15/2024-2025,
SWP/BPA/459472/2025, DATED 14/03/2025.



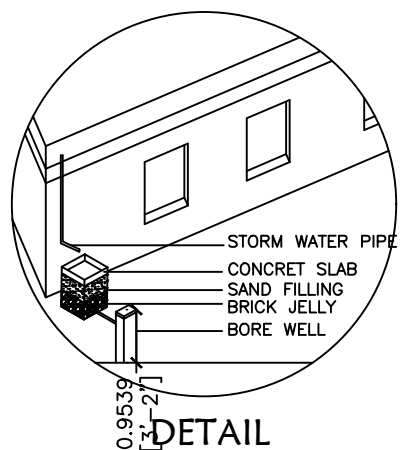
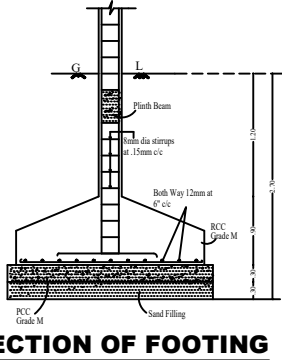
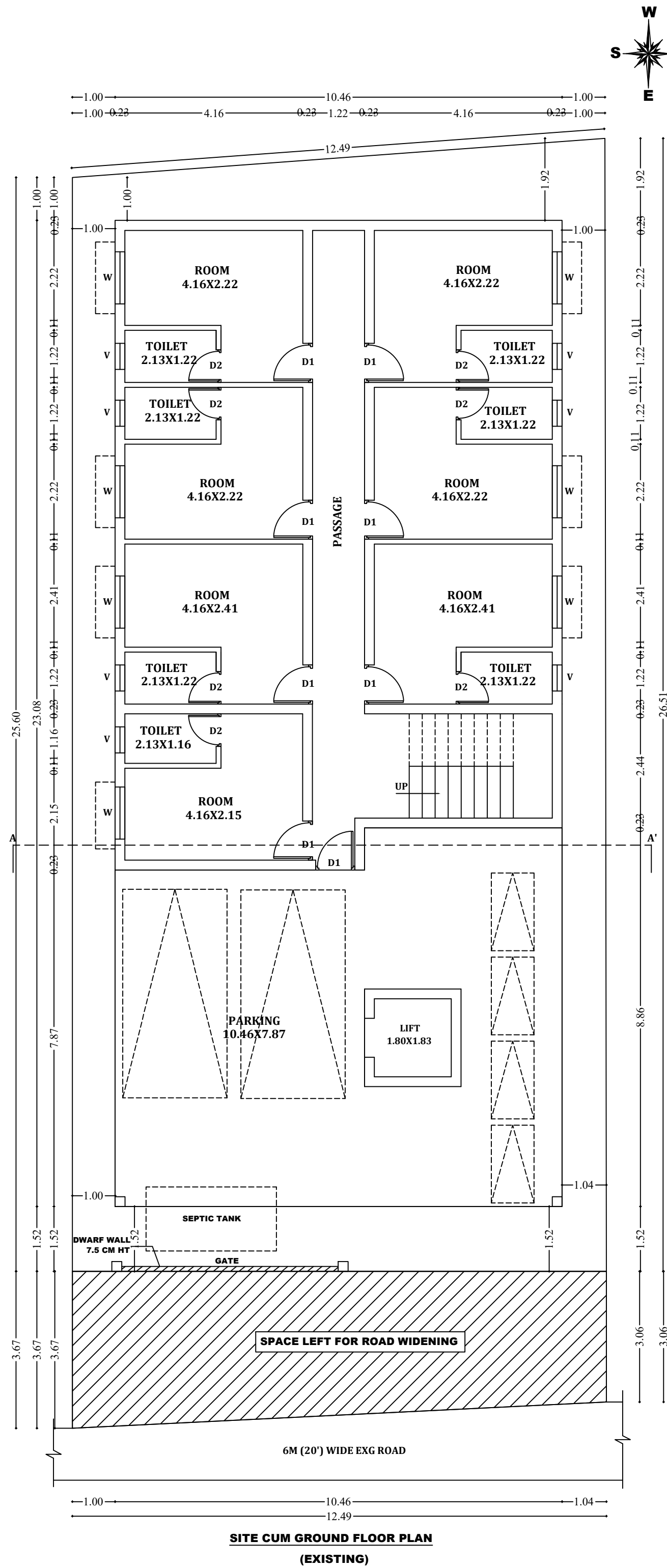
AREA STATEMENT	SQ.M	SQ.FT
PLOT AREA (AS PER DOCUMENT)	367.61	3957.00
LEFT FOR ROAD WIDENING	42.02	452.00
REMAINING PLOT AREA	325.59	3505.00
PLOT AREA (AS PER PATT A)	324.00	3487.54
OLD FSI		
GROUND FLOOR (EXISTING)	154.43	1662.28
FIRST FLOOR (EXISTING)	241.35	2597.87
NEW FSI		
SECOND FLOOR (ADDITIONAL)	241.35	2597.87
TOTAL AREA	241.35	2597.87
F.S.I :- 1.96		
		NON FSI
PARKING AREA	86.92	935.59
SCHEDULE OF JOINERY		
M.D MAIN DOOR	—	1.07 X 2.10
D1 BEDROOM DOOR	—	0.91 X 2.10
D2 TOILET DOOR	—	0.76 X 2.10
W WINDOW	—	1.22 X 1.22
KW KITCHEN WINDOW	—	1.22 X 0.91
V VENTILATOR	—	0.61 X 0.61

SIGNATURE OF OWNER

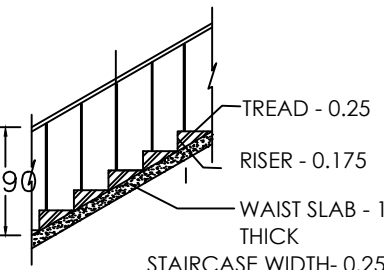
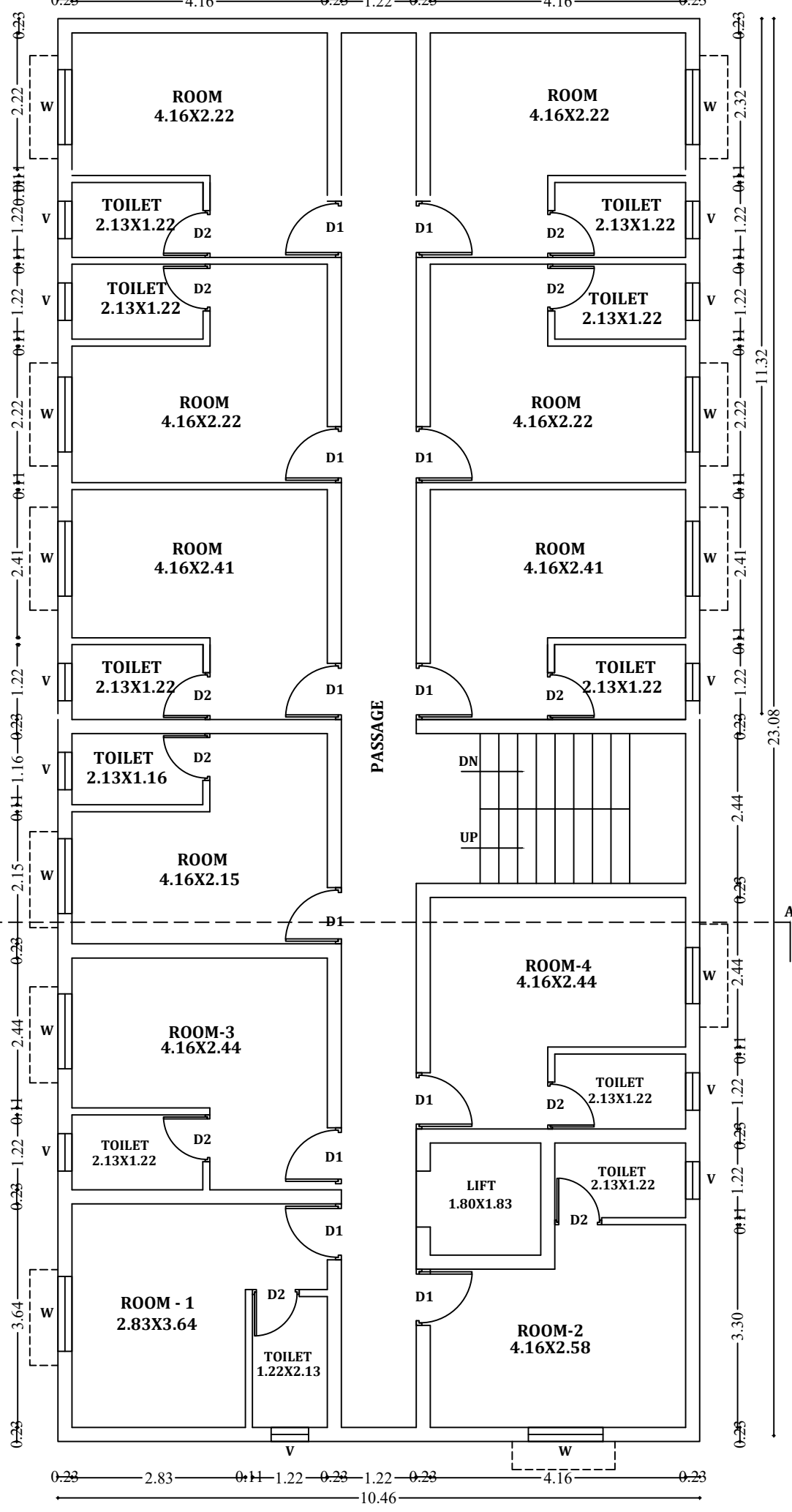
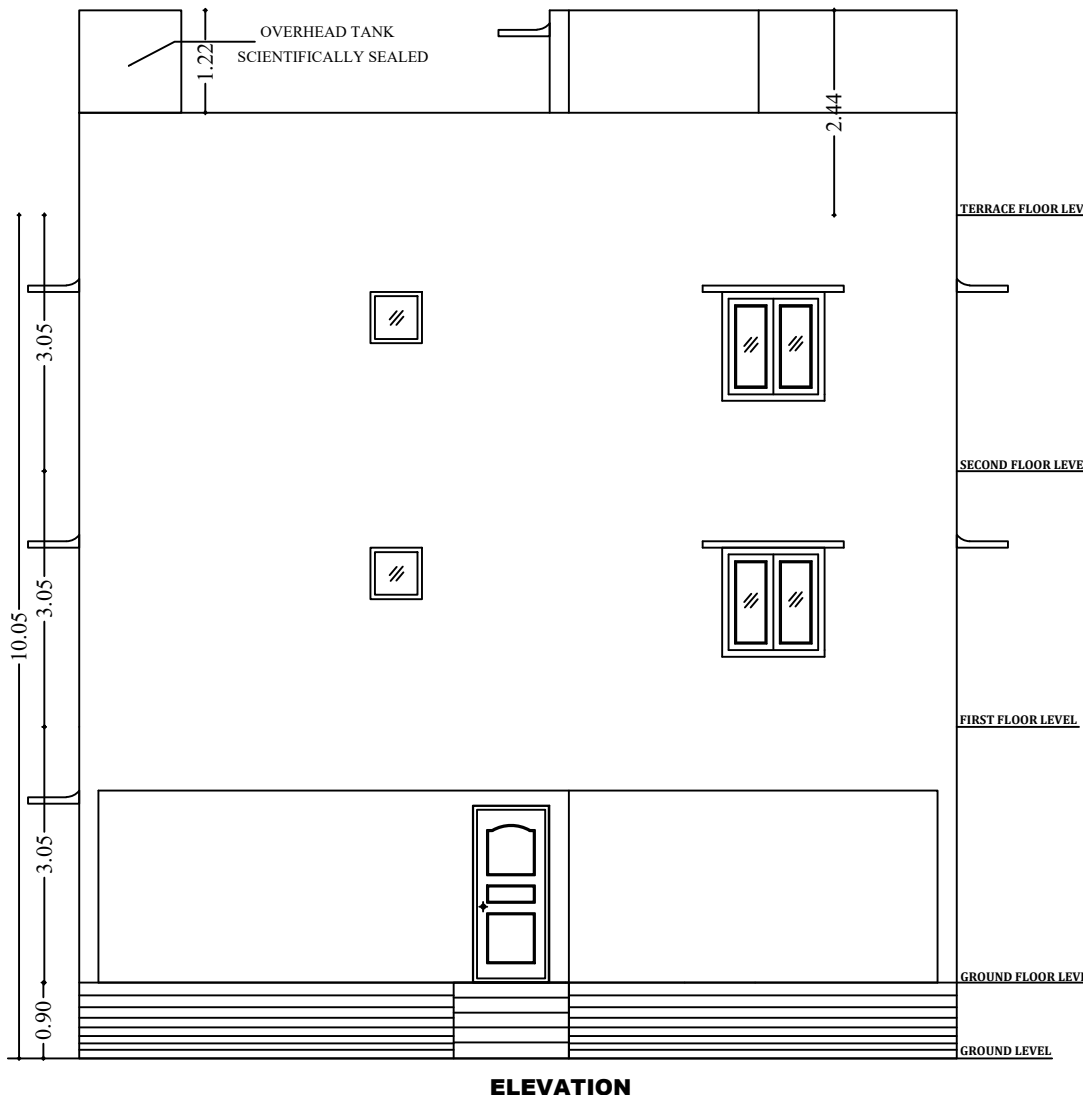
R. Vigneshwar

REGISTERED ENGINEER

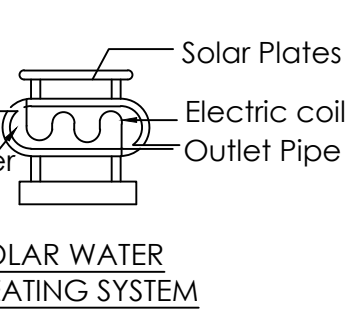
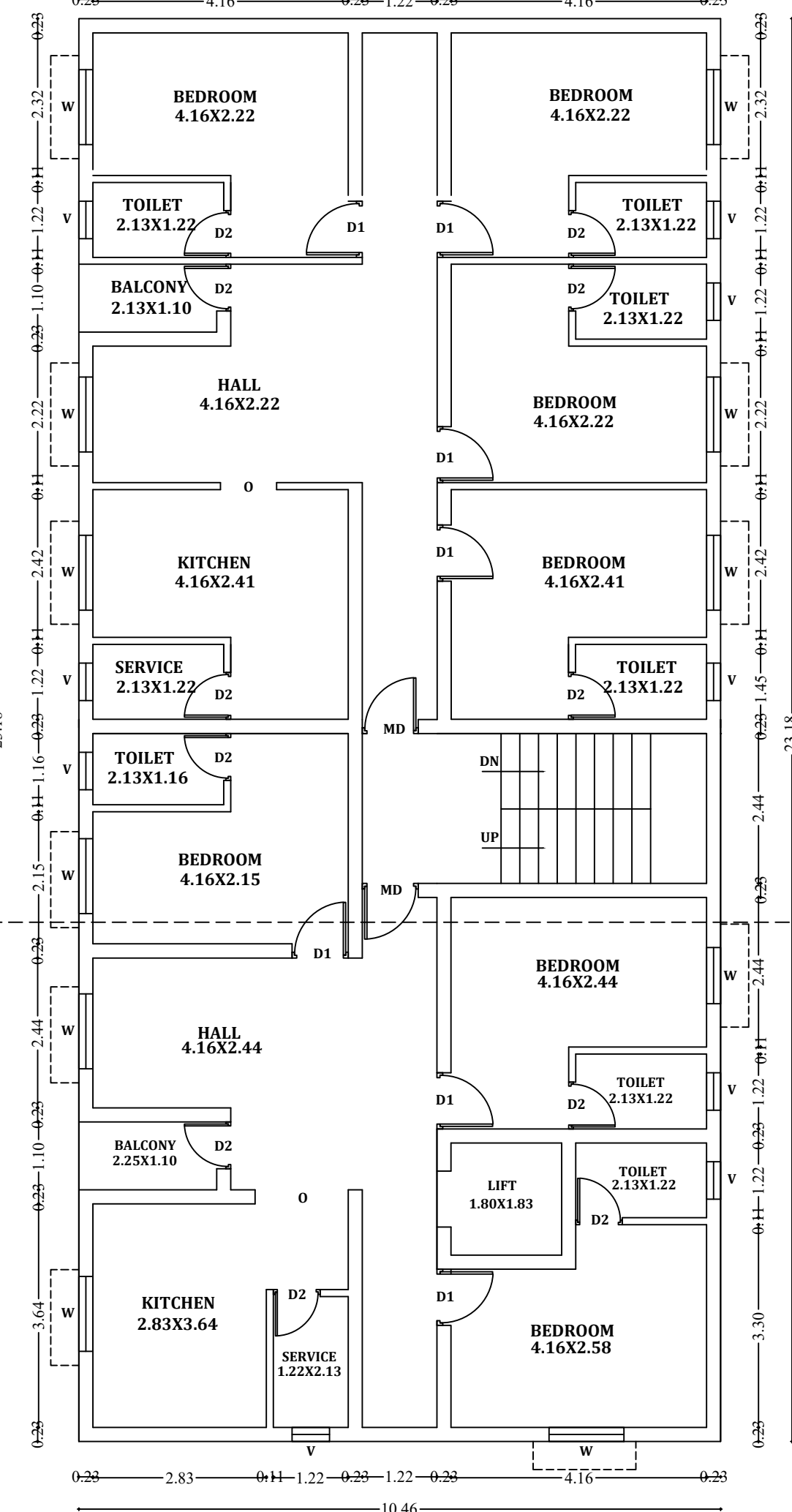
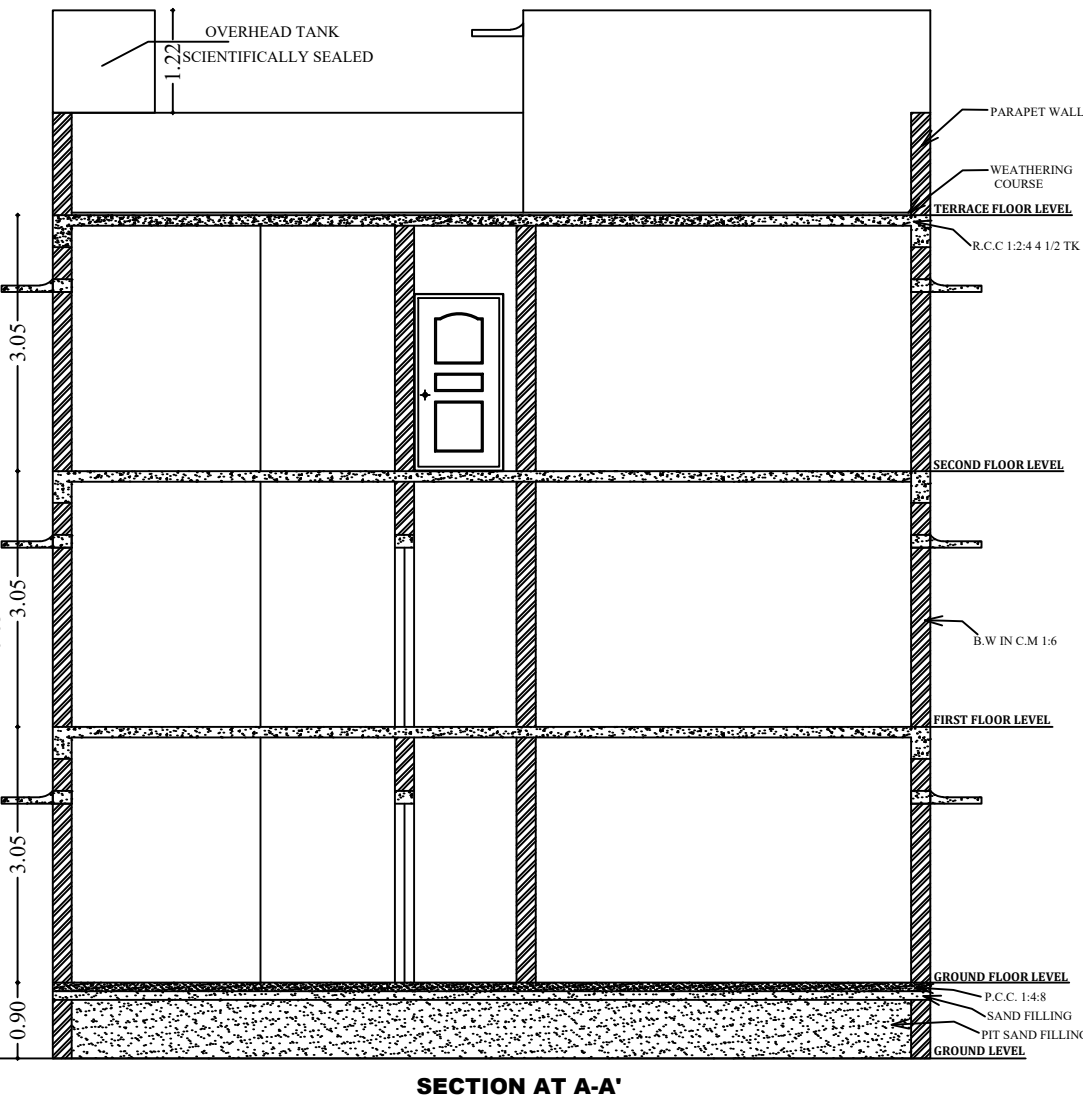
Er. U. SELVARATHINAM D.C.E., B. Tech.,
Registered Engineer / Licensed Surveyor
DTCP Reg. No : CGLRGN/RE/Gr-III/2019/06/012
MM Nagar Municipality Reg. No : 020/LS/2021/00011
SJ PLANNERS
No.100, 1st Floor, AGK Complex,
GST Road, Guduvanchery - 603 202.
Ph : 86809 08310, 86809 08309



RAINWATER HARVESTING



STAIR CASE DETAIL



SOLAR WATER HEATING SYSTEM

NO.OF CAR PARKING : 2 NOS.
NO.OF TWO WHEELER PARKING : 4 NOS.
NO.OF FLOORS : GROUND + 2
COLOUR CODE REFERENCE
PROPOSED
EXISTING ROAD
BOUNDARY

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.

