

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

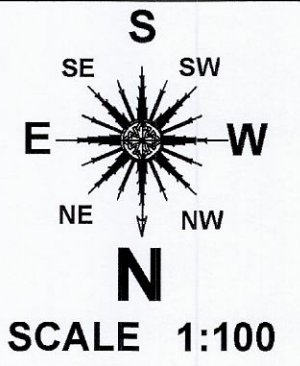
The approval as the planning authority issued it, reproduced in full behind this page.

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 SINGLE DWELLING UNIT AT PLOT NO.2, "SELVARAJ NAGAR EXTENSION PART-IV" IN OLD S.Nos.6/1PART & 7/2PART, PATTa NO.6169 AS PER PATTa NEW S.Nos.6/15 & 7/8 OF URAPAKKAM VILLAGE & PANCHAYAT, VANDALUR TALUK, CHENGALPET DISTRICT, KATTANKULATHUR PANCHAYAT UNION LIMIT.

LAYOUT APPROVED BY CSAR/DTPM-87-490/LP 343 AND EXISTING BUILDING PERMIT/LICENSE NO. SWP / SCM / DTCP / RP / 0210780 / 2025

PLAN INFO
PLOT AREA M2=164.92
AS AT SITE=167.23
FMB OR PLR=164.92
AS PER DOCUMENT=167.23
BLK 1 NON FSI AREA=43.2
BLK 1 FLR 0 BLT UP AREA=75.60
BLK 1 FLR 1 BLT UP AREA=88.40
BLK 1 EXISTING NO OF DWELLING UNITS=2
EXISTING FLOOR AREA TO BE DEMOLISHED M2=18.30
DISTRICT=CHENGALPET
TALUK=VANDALUR
VILLAGE=URAPAKKAM
SURVEY NO=6/15 & 7/8
PATTa NO=6169
IS SWIMMING POOL EXISTS=NO
IS APPROVED LAYOUT=YES
APPROVED LAYOUT NO=CSAR/DTPM-87-490/LP 343
SINGLE FAMILY BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS WIDTH M=8.10
ROAD WIDTH=7.0
ROAD LENGTH=58.80
MIN PLOT DEPTH=15.0
MIN PLOT WIDTH=6.1
LAND USE_ZONE=RESIDENTIAL
PLOT NO=2
RWI_DECLARED=YES
OSR_APPLICABLE=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



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.1 - FRENCH WINDOW	4'0" X 6'0"	1.22 X 1.83
F.W.2 - 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	1800.00	167.22
AS PER PATTa	1615.40	150.10
EXG. G.F. PLINTH AREA	813.00	75.50
EXG. F.F. PLINTH AREA	930.00	86.40
PRO. S.F. PLINTH AREA	930.00	86.40
TOTAL AREA	2673.00	248.30
EXG. PORCH AREA	117.00	10.90
PRO. HEAD ROOM AREA	87.00	8.10
PLOT COVERAGE	57.6%	
F.S.I.	1.65	
DEMOLITION AREA	197.00	18.30

COLOUR INDEX		
PLOT BOUNDARY		
PRO. BLDG.		
EXG. BLDG. TO BE REMOVED		
ROAD		
STAIRCASE DETAILS		
	IN FT.	IN M.
WIDTH	2' 06"	0.76
TREAD	0' 10"	0.25
RISE	0' 07"	0.18

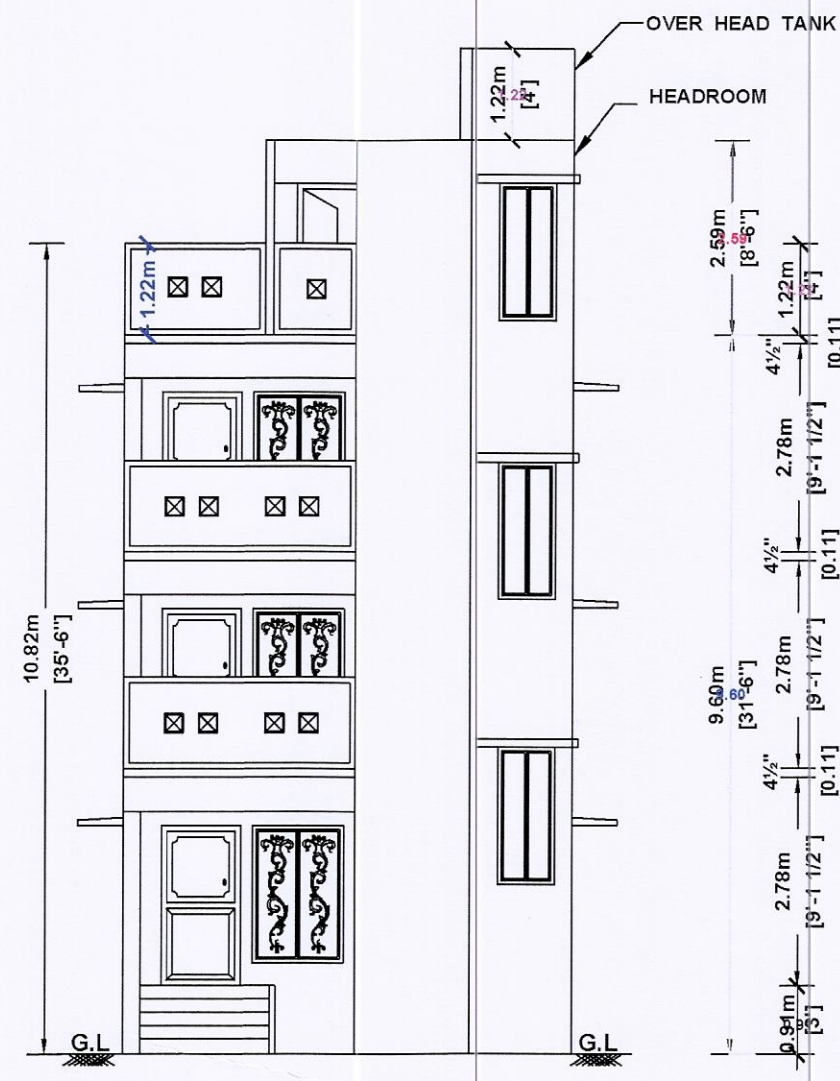
OWNER NAME:
Mr. JAMES AMBROSE MARIA CAJETAN

OWNER SIGNATURE

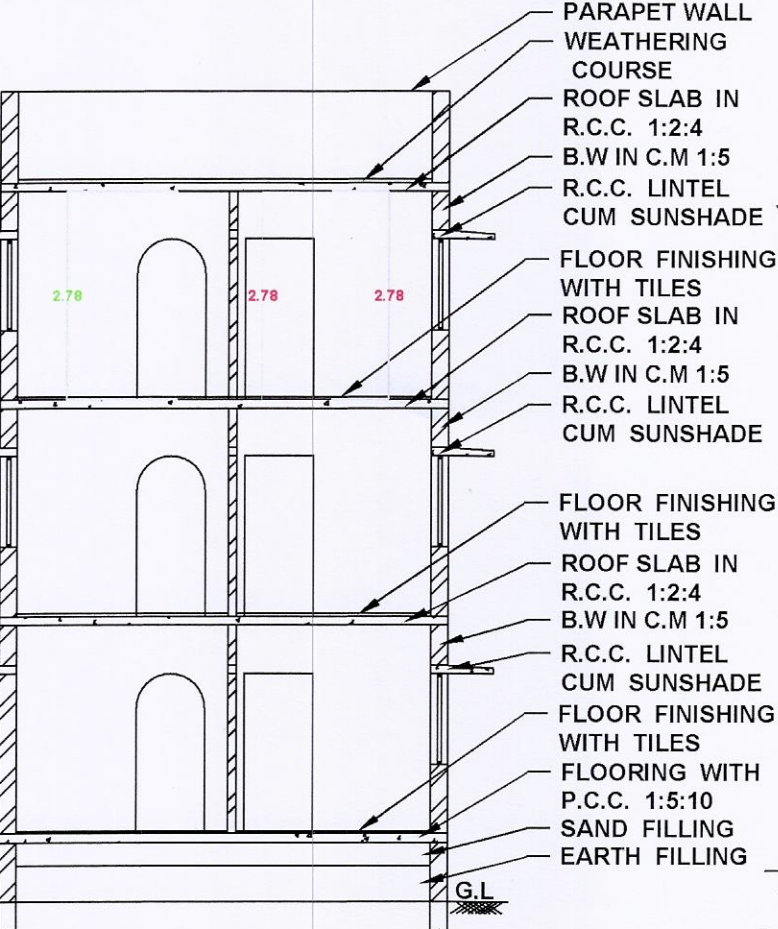
S. JEYALAKSHMI, D.C.E.,
Registered Engineer
Registration No. RE/GR-III/19/05/186
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Registration No. CGDIST/RE/GR-III/20/19/07/015
Valid upto 29 / 09 / 2029
DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING,
CHENGALPET DISTRICT
NANDHIVARAM - GUDUVANCHERY MUNICIPALITY
MARAIMALAINAGAR MUNICIPALITY
GREATER CHENNAI CORPORATION
TAMBARAM CITY MUNICIPAL CORPORATION
JEYSUN ENGINEERS
NO. 59 & 60, G.S.T. ROAD, (FIRST FLOOR)
URAPAKKAM, CHENNAI 600 210.
MOB: 9444 219 776, 99624 59660, PH: 044-4743 1074
jaysun2010@gmail.com, www.jaysunengineers.com

REGISTERED ENGINEER

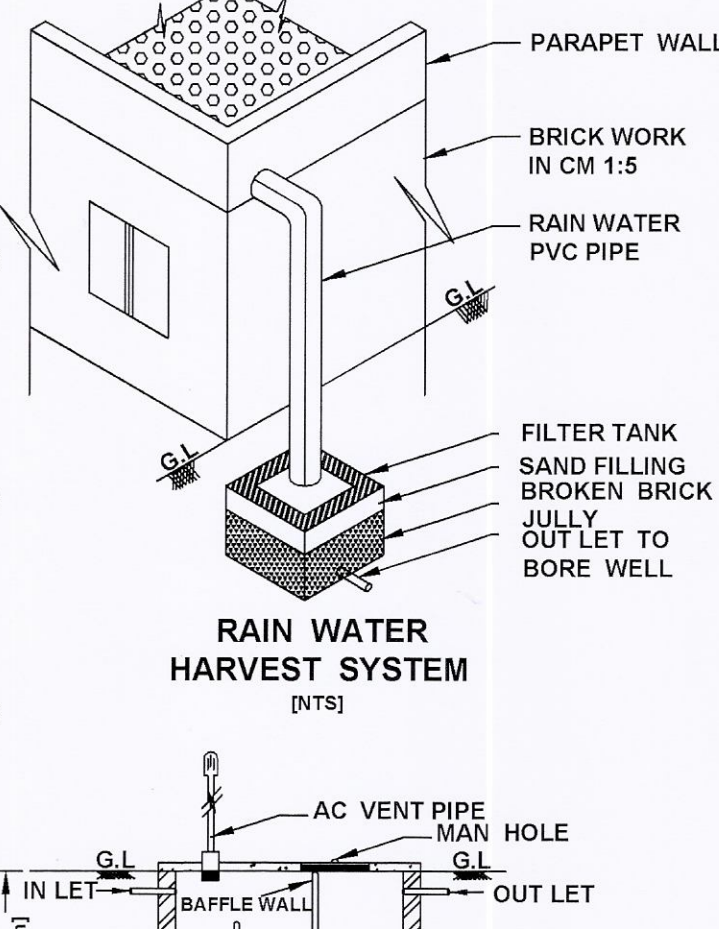
DWG. NO. : 016 / 26 - 27



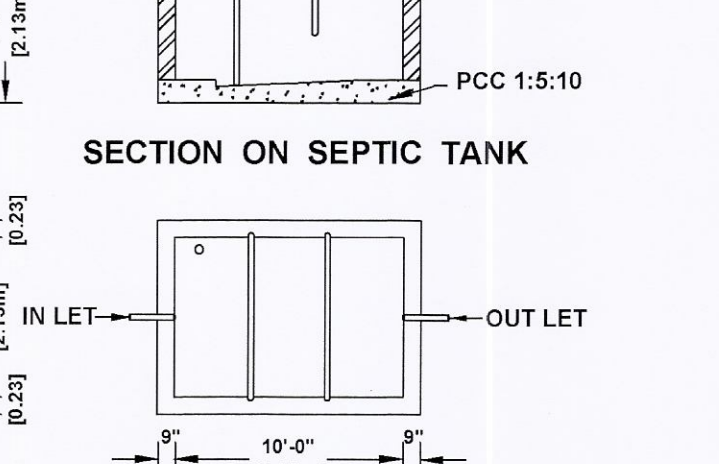
FRONT ELEVATION



SECTION ON "JS"

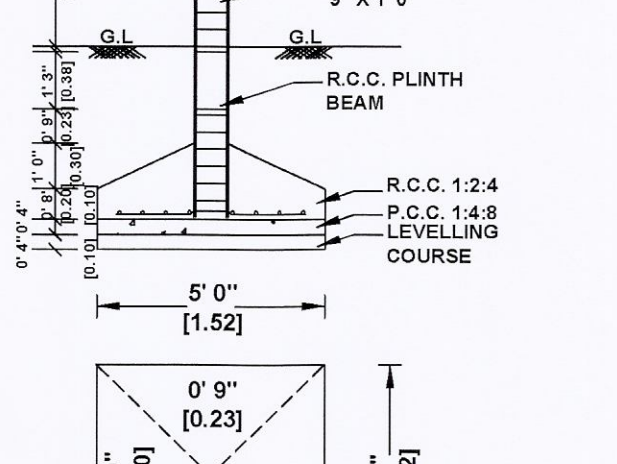


RAIN WATER HARVEST SYSTEM (NTS)



SECTION ON SEPTIC TANK

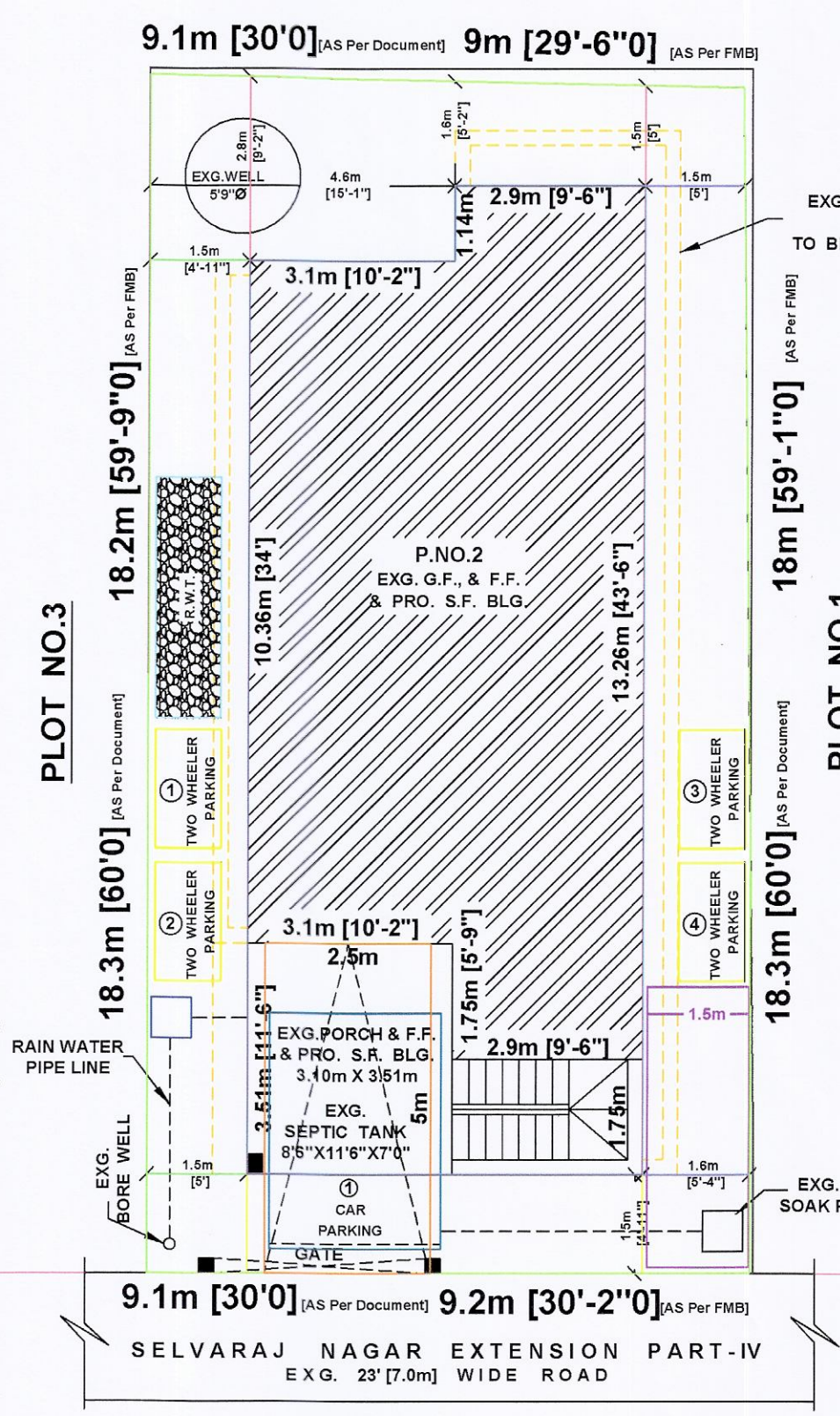
PLAN OF SEPTIC TANK (SCALE 1:50)



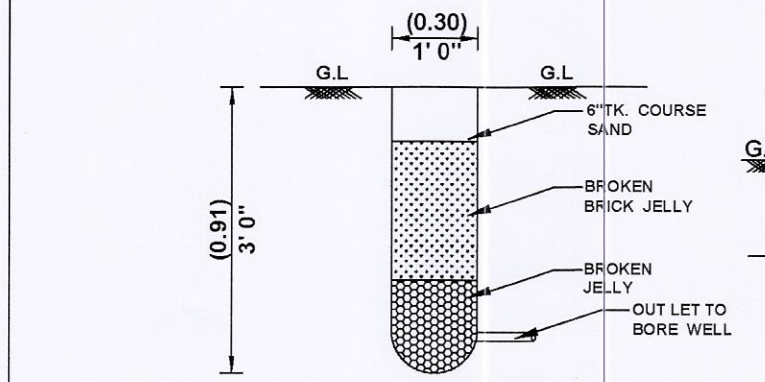
FOUNDATION DETAILS (SCALE 1:50)



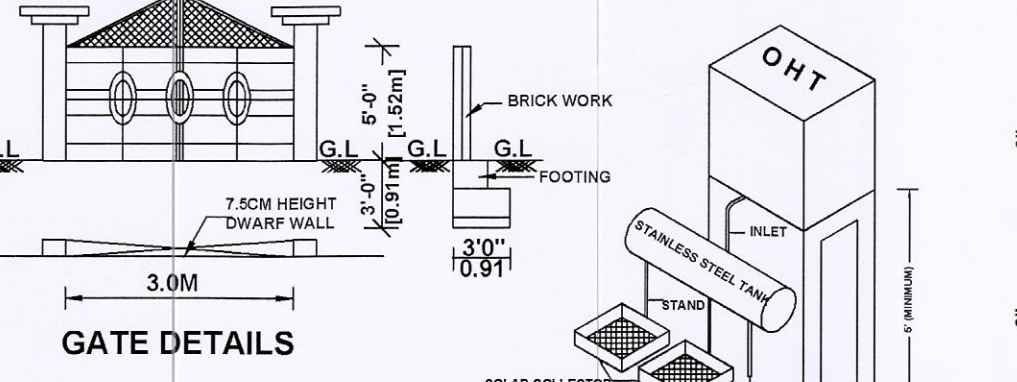
PLOT NO.8 PART



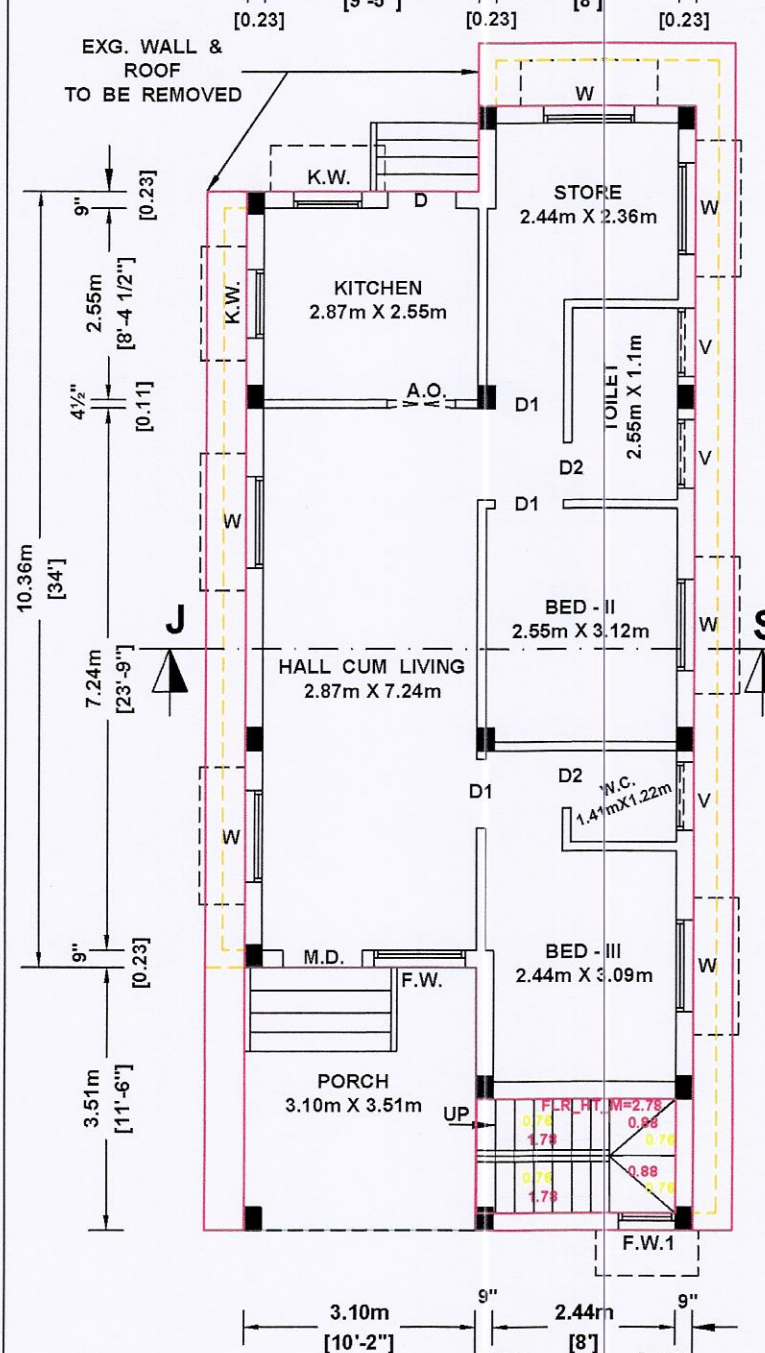
SITE PLAN



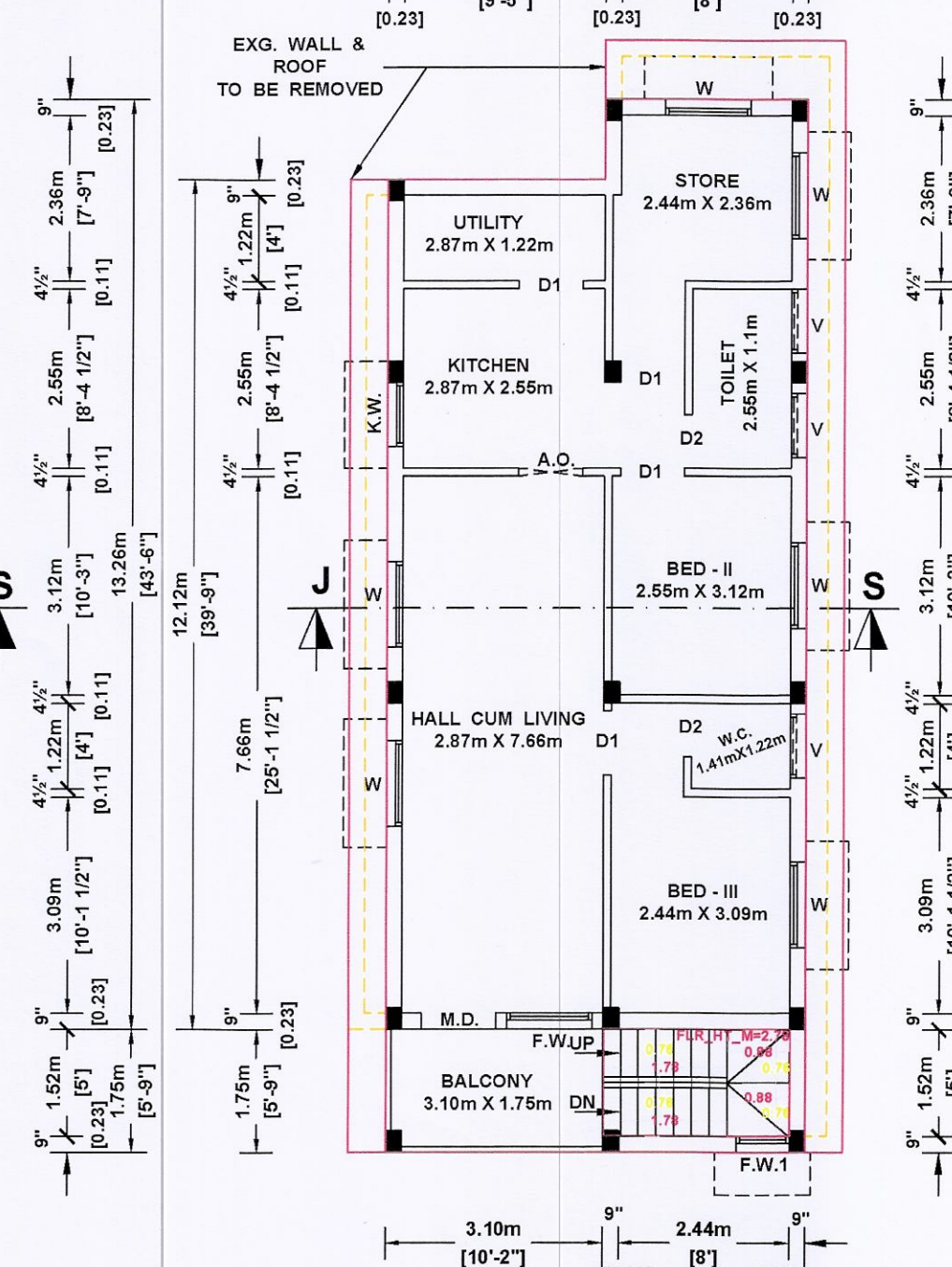
PERCOLATION PIT (NOT TO SCALE)



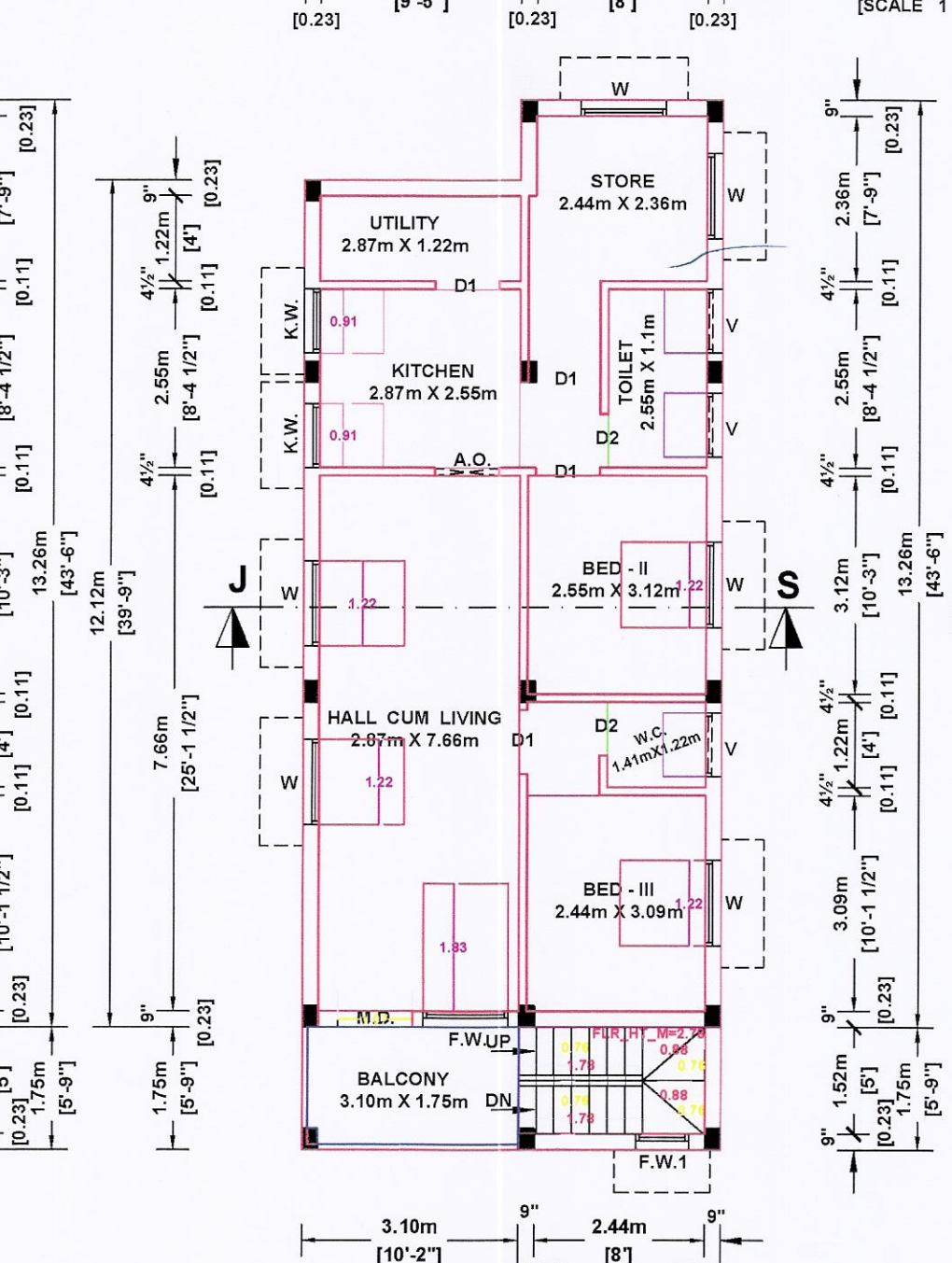
SOLAR WATER HEATING SYSTEM



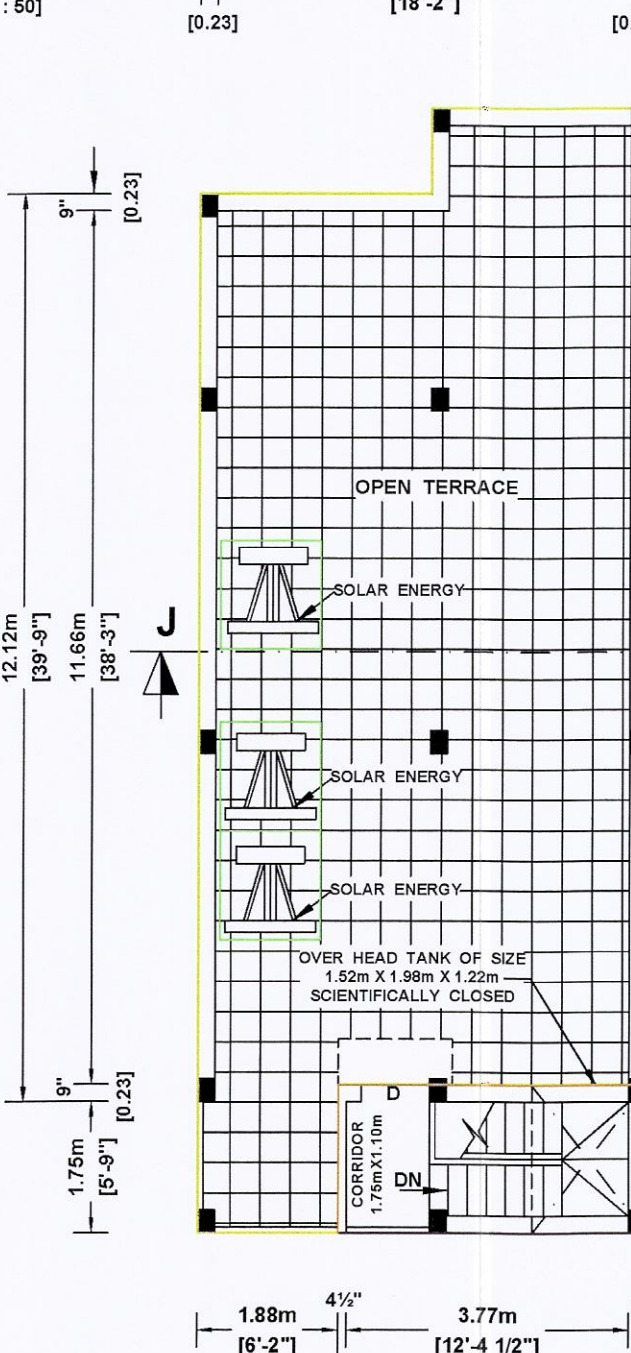
EXG. GROUND FLOOR PLAN



EXG. FIRST FLOOR PLAN



PRO. ADDL. SECOND FLOOR PLAN



TERRACE FLOOR PLAN

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.

