

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.

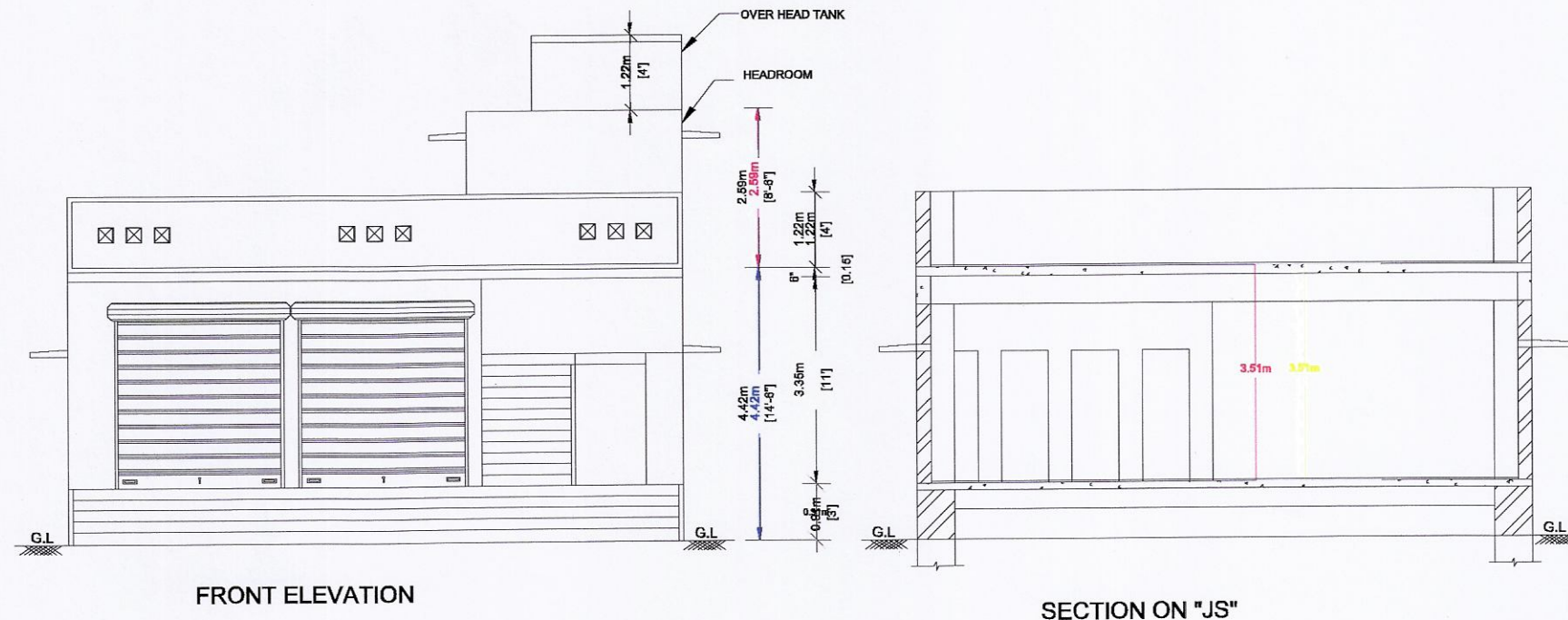
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A GROUND FLOOR SHOP BUILDING AT PLOT NO.A IN OLD S.NO.314/1(PART), PATTAN NO.2639

AS PER PATTAN NEW S.NO.314/1B OF NEDUNGUNDAM VILLAGE & PANCHAYAT, VANDALUR TALUK,

CHENGALPET DISTRICT, KATTANKULATHUR PANCHAYAT UNION LIMIT.

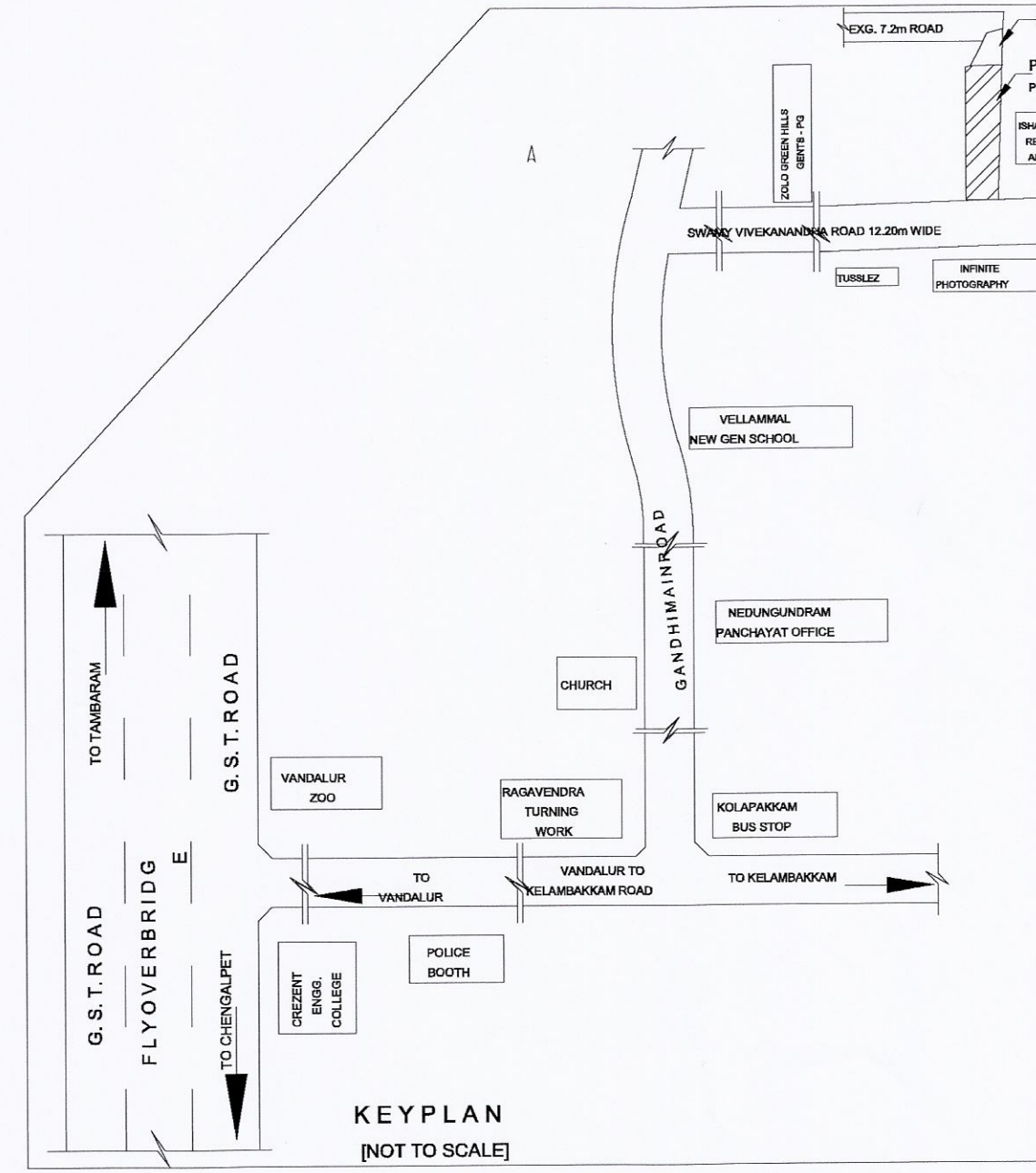
[SUB DIVISION PLAN APPROVED BY THE COMMISSIONER, KATTANKULATHUR PANCHAYAT UNION LIMIT VIDE IN D.DIS. NO. 0495/2026/A4, DATED 07.04.2026

AND APPROVED BY THE PRESIDENT, NEDUNGUNDAM PANCHAYAT VIDE IN PA. MU. ENN. 10/2026-27, DATED 05.06.2026]

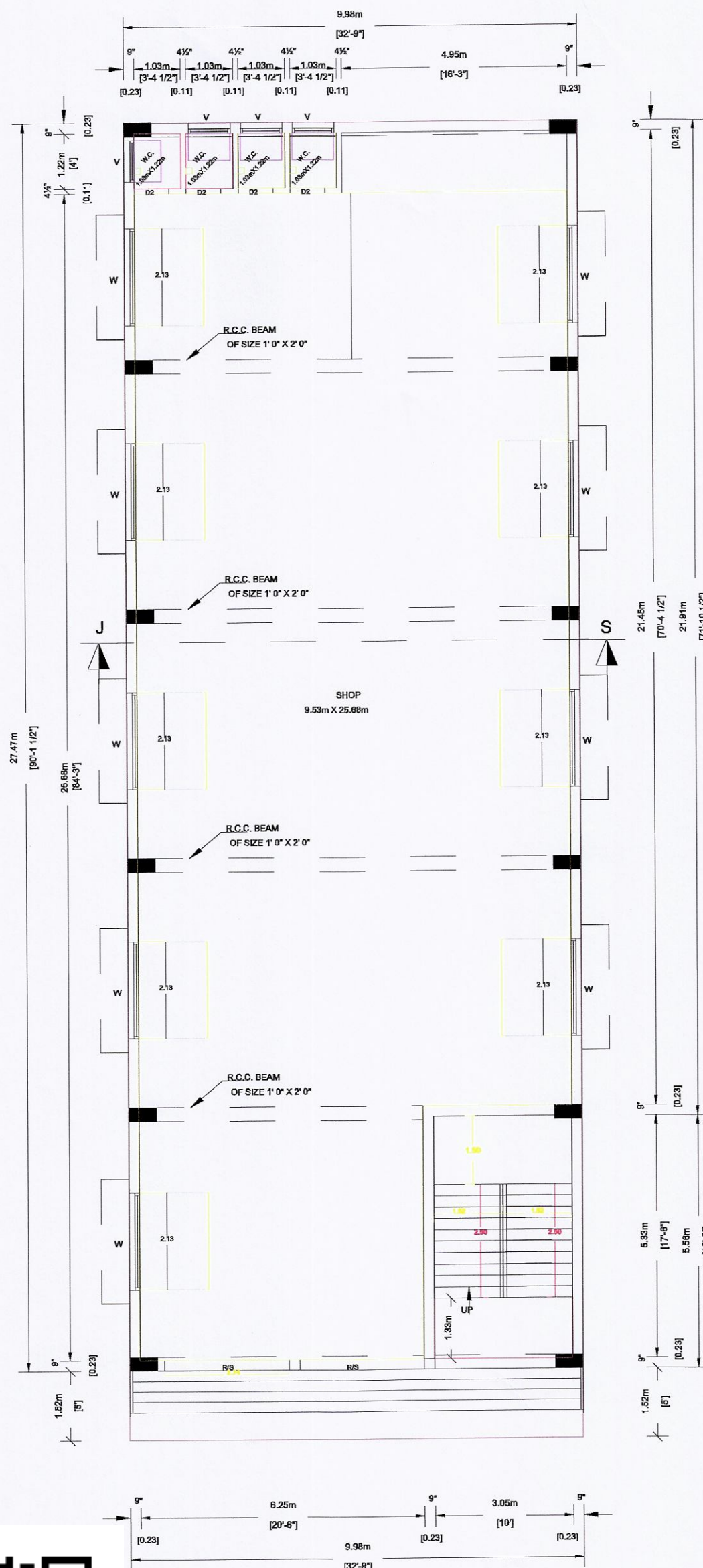


FRONT ELEVATION

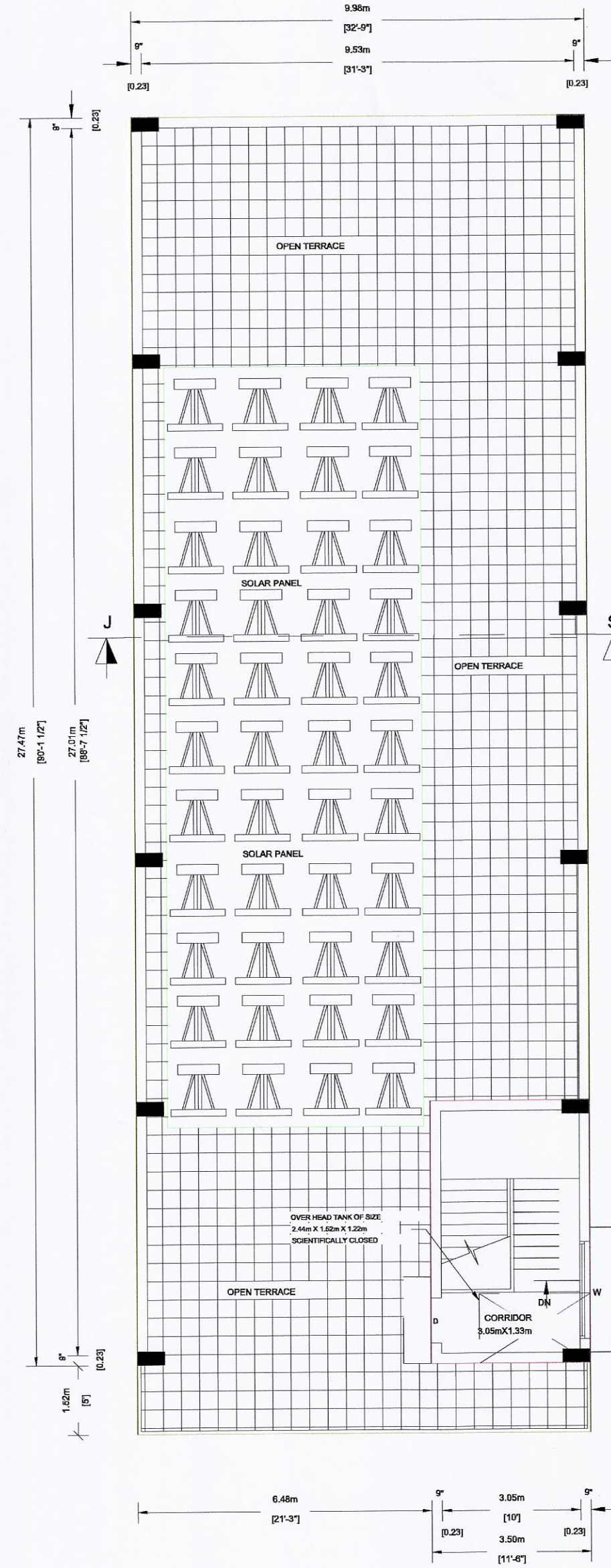
SECTION ON 'JS'



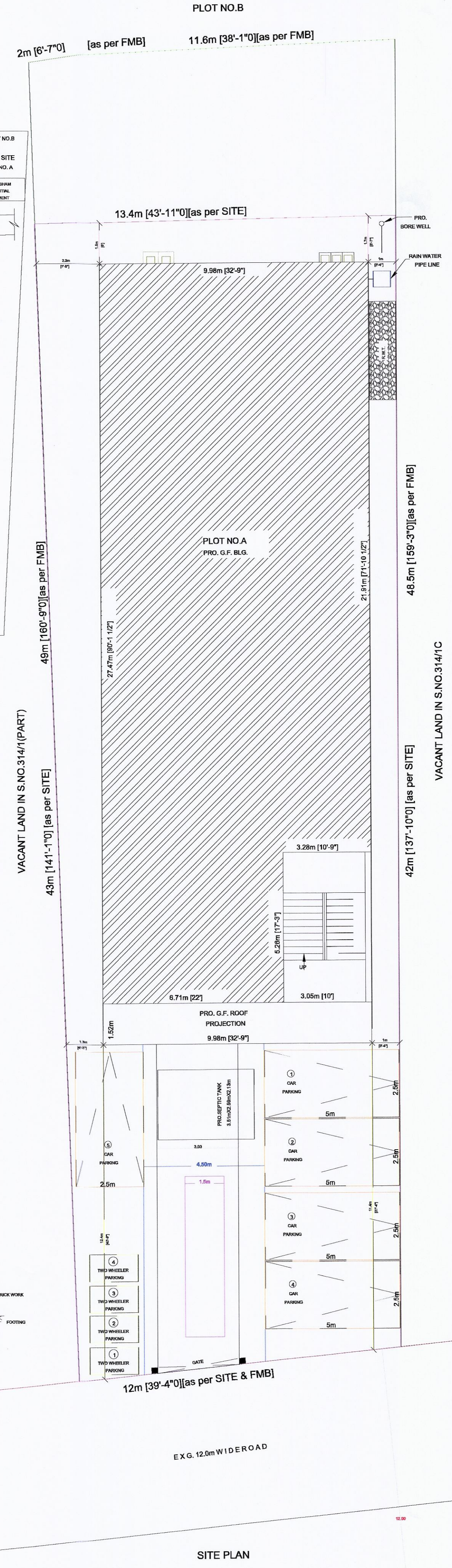
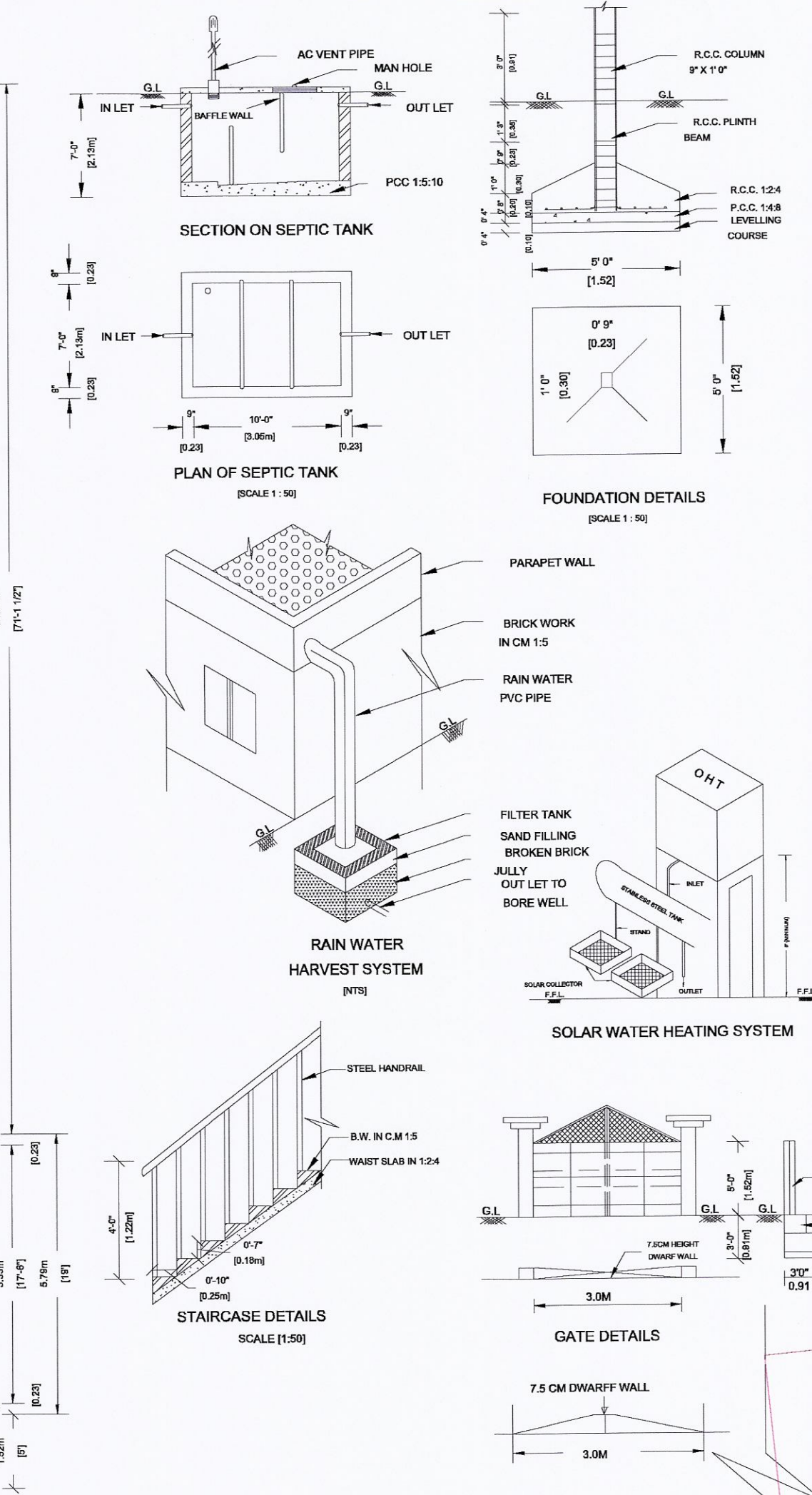
KEY PLAN  
[NOT TO SCALE]



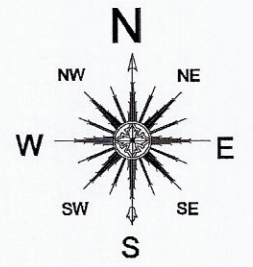
GROUND FLOOR PLAN



TERRACE FLOOR PLAN



SITE PLAN



SCALE 1:100

| JOINERY DETAILS |                 | IN FT.       | IN M.       |
|-----------------|-----------------|--------------|-------------|
| R/S -           | ROLLING SHUTTER | 9'0" X 10'0" | 2.74 X 3.05 |
| D -             | DOOR            | 3'3" X 7'0"  | 0.99 X 2.13 |
| D2 -            | DOOR            | 2'6" X 7'0"  | 0.76 X 2.13 |
| W -             | WINDOW          | 7'0" X 5'0"  | 2.13 X 1.52 |
| V -             | VENTILATOR      | 3'0" X 2'0"  | 0.91 X 0.61 |

| AREA DETAILS              |  | SQ. FT. | SQ. M. |
|---------------------------|--|---------|--------|
| PLOT EXTENT               |  | 5794.00 | 538.30 |
| PRO. G.F. PLINTH AREA     |  | 2992.30 | 274.29 |
| PRO. G.F. ROOF PROJ. AREA |  | 164.30  | 15.29  |
| TOTAL F.S.I. AREA         |  | 3118.00 | 289.49 |
| PRO. HEAD ROOM AREA       |  | 219.00  | 20.39  |
| PLOT COVERAGE             |  | 53.8%   |        |
| F.S.I.                    |  | 0.53    |        |

| COLOUR INDEX      |  | IN FT. | IN M. |
|-------------------|--|--------|-------|
| PLOT BOUNDARY     |  |        |       |
| PRO. BLDG.        |  |        |       |
| ROAD              |  |        |       |
| STAIRCASE DETAILS |  | IN FT. | IN M. |
| WIDTH             |  | 5' 00" | 1.52  |
| THREAD            |  | 8' 10" | 0.25  |
| RISE              |  | 8' 07" | 0.19  |

OFFICE USE

OWNER NAME: Mr. ANBUMANI. N

OWNER SIGNATURE

S. JEYAKSHMI, D.C.E.,  
Registered Engineer

Registration No. REG-381505/198  
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY  
Registration No. COLDIST/REG-16291807015  
Vandavasi, Chennai - 600 048  
DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING,  
CHENGALPET DISTRICT  
NANDIVARAM - CHENGALPET MUNICIPALITY  
MAHARAJANAGAR MUNICIPALITY  
GRANITE CHENNAI CORPORATION  
TAMBARAM CITY MUNICIPAL CORPORATION  
JEYSUN ENGINEERS  
NO. 19 & 18, G.S.T. ROAD, FIRST FLOOR,  
CHENGALPET, CHENNAI - 600 048  
MOB: 9444 210 776, 98624 98624, P: 044 - 4743 1074  
jeyasun@yahoo.com, www.jeyasunengineers.com

REGISTERED ENGINEER

DWG. NO.: 022 / 26 - 27

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
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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.

