Verified RealEstate™

REFERENCE
41/2026-2027

ISSUED
17 September 2026

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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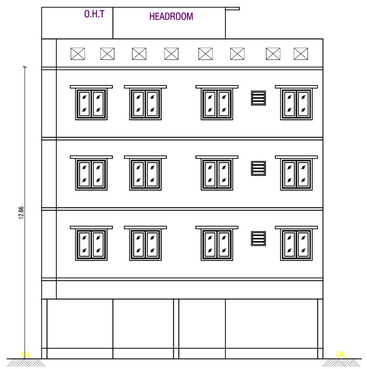
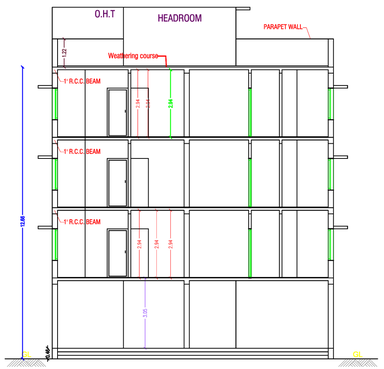
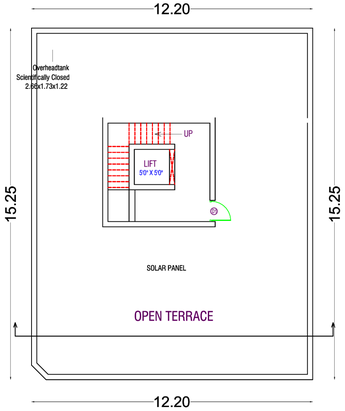
DIGITALLY VERIFIED RECORD



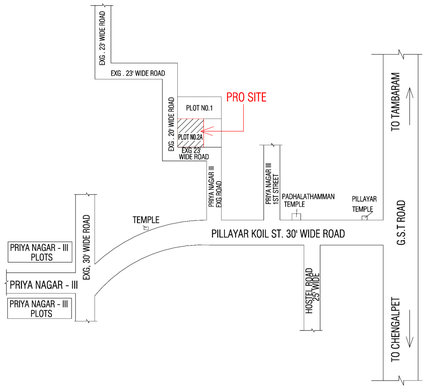
FRONT ELEVATION



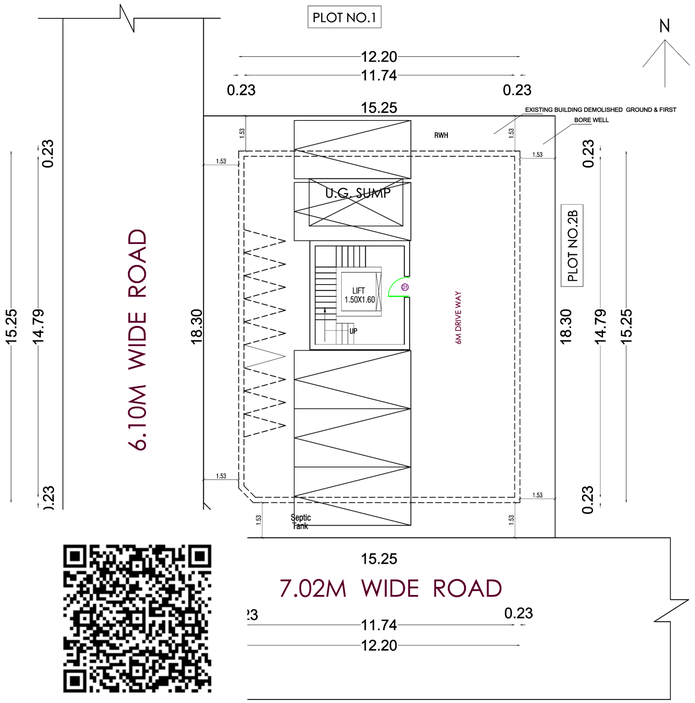
SECTION ON 'A A '



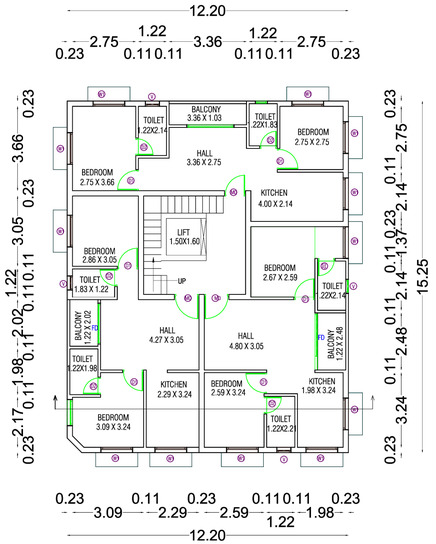
TERRACE FLOOR PLAN



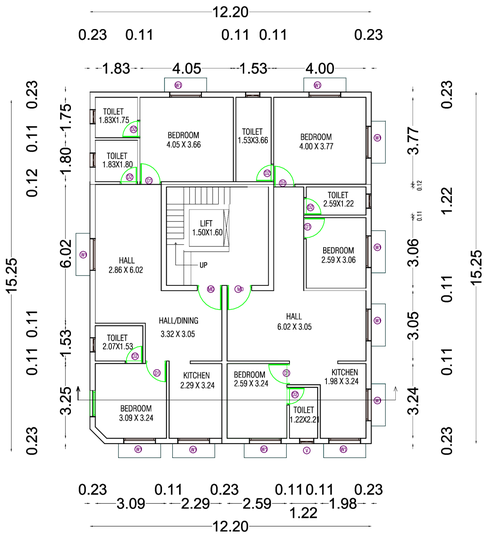
KEY PLAN (N.T.S)



EXISTING SITE CUM STILT FLOOR PLAN



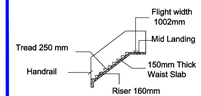
EXISTIG (FIRST & SECOND FLOOR PLAN)



EXISTING AND PROPOSED (THIRD FLOOR PLAN)

PLOT REGULARAISATION
APPROVED NA.KA.NO.10021/201

SUB DIV APPROVED NO.1207/2025/B5 DATED. 30.05.2025

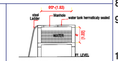


STAIRCASE DETAIL

STAIRCASE DETAIL

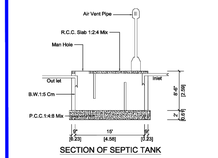


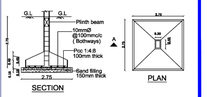
DWARF WALL DETAILS

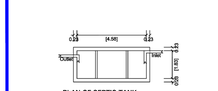


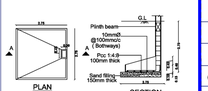
OVER HEAD WATER TANK SECTION

DWARF WALL DETAILS | OVER HEAD WATER TANK DETAILS



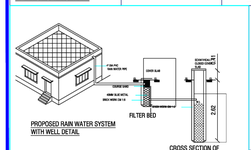


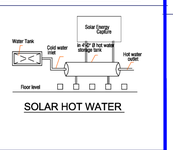




PLAN OF SEPTIC TANK

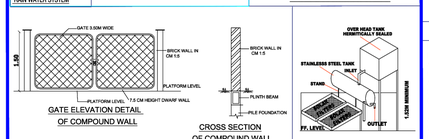
DETAIL OF COLUMN FOOTING





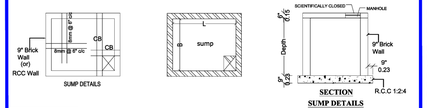
RAIN WATER SYSTEM

SOLAR HOT WATER



COMPOUND WALL PLAN

SOLAR WATER HEATING SYSTEM



SUMP DETAILS

JOINERY DETAILS:

NAME	DESCRIPTION	SIZE (m)	NAME	DESCRIPTION	SIZE (m)
MD	MAIN DOOR	1.00X2.13	KW	WINDOW	1.37X1.37
D	DOOR	0.91X2.13	FW	WINDOW	1.87X1.84
D1	TOILET DOOR	0.76X2.13	V	VENTILATOR	1.00X1.00
W1	WINDOW	1.37X1.37	FW/D	WINDOW	1.37X2.13

SPECIFICATIONS:

1. R.C.C Footings for foundation in M20 mix
2. R.C.C. Columns in M20 mix
3. R.C.C. Roof slab and beams in M20 mix
4. 9" Brick work in C.M 1:5 in super structure
5. Country wood doors with flush shutters
6. Country wood glazed windows
7. Internal plastering in C.M 1:4
8. External plastering in CM 1:5
9. Weathering course in brick jelly lime concrete 1:3 mix
10. Weathering tiles in 9"x9" burnt clay tiles in 1:3 mix

PROJECT DETAIL — SHEET NO. ONE OF ONE

PLAN SHOWING THE PROPOSED ADDITINAL CONSTRUCTION IN EXTISTING STILT , FIRST,SECOND,& THIRD FLOOR RESIDENTIAL BUILDING WITH 8 DWELLING UNITS IN S.NO.129, PATTA NO.1675, AS PER PATTA S.NO: 129/2, PLOT NO.2A, "PRIYA NAGAR-III" , URAPAKKAM VILLAGE & PANCHAYAT, VANDALUR TALUK, CHENGALPATTU DISTRICT,

Urapakkam Village Panchayat , 224066 LGD Code, to grant permission to construct Residential building SWP/BPA/566593/2025,Dt: 23/06/2025 B.A.No. (23)

OWNER :- Mr.C.NANDAKUMAR

AREA DETAIL	SQ.FT.	SQ.MT.
Plot extent as per Document	3000.00	278.70
Plot extent as per Patta	3000.00	278.70
Plot extent as per Site	3000.00	278.70
Plot extent as per Drawing	3000.00	278.70

FLOOR NAME	TOTAL BUILDUP AREA SQ.FT	TOTAL BUILDUP AREA SQ.MT	NON FSI AREA SQ.MT	NET F.S.I AREA SQ.MT
EXG.,STILT FLOOR	2000.47	185.85	185.85	
EXG.,FIRST FLOOR	2000.47	185.85	----	185.85
EXG.,SECOND FLOOR	2000.47	185.85	----	185.85
EXG.,THIRD FLOOR	1489.83	138.41	----	138.41
PRO.,THIRD FLOOR	510.64	47.44	----	47.44
FLOOR - TERRACE	248.32	23.07	23.07	
TOTAL AREA	8250.20	766.47	185.85	557.55

Total Proposed Coverage Area	66.00%
Total Proposed (FSI) Area	557.55
Consumed FSI	1.98
Total Prop.Built Up Area	766.47

COLOUR INDEX:

PROPOSED BUILDING — DEMOLITION

EXISTING ROAD — BOUNDARY LINE

Mr.C.NANDAKUMAR

SIGNATURE OF OWNER:

SUBRAMANI
CAT-III, REGISTERED ENGINEER
REGISTRATION No: RE Gr.-III/12022/81328
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY CMDA
Email:nka877@gmail.com

SIGNATURE OF REGISTERED ENGINEER

PLAN INFO:-

PLAN INFO
PLOT_AREA_M2=278.70
AS_AT_SITE=279.07
RMB_OR_RJR=278.70
AS_PER_DOCUMENT=278.70
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.02
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.02
ROAD_LENGTH=350
AVG_PLOT_DEPTH=18.30
AVG_PLOT_WIDTH=15.25
LAND_USE_ZONE =RESIDENTIAL
SURVEY_NO=129/2
PLOT_NO=2A
PATTA_NO=1675
DISTRICT=CHENGALPATTU
TALUK= VANDALUR
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHER
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=RETAIN
JURISDICTION_TYPE=CORPORATION
IS_APPROVED_LAYOUT=YES
PREMIUM_FSI_REQUIRED=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
EXISTING BUILDING DEMOLISHED=AREA 185.85 SQ.MT.
IS_EXISTINGBUILDING_EXCEPTION=YES
BLK_1_NON_FSI_AREA=185.85 SQ.MT.
BLK_1_EXISTING_NO_OF_DWELLING_UNITS=8

N K DESIGNS, SELAIYUR CHENNAI 73. PH.9092575999

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.