

PP

APPROVAL RECORD

Planning Permission

Reddykuppam
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

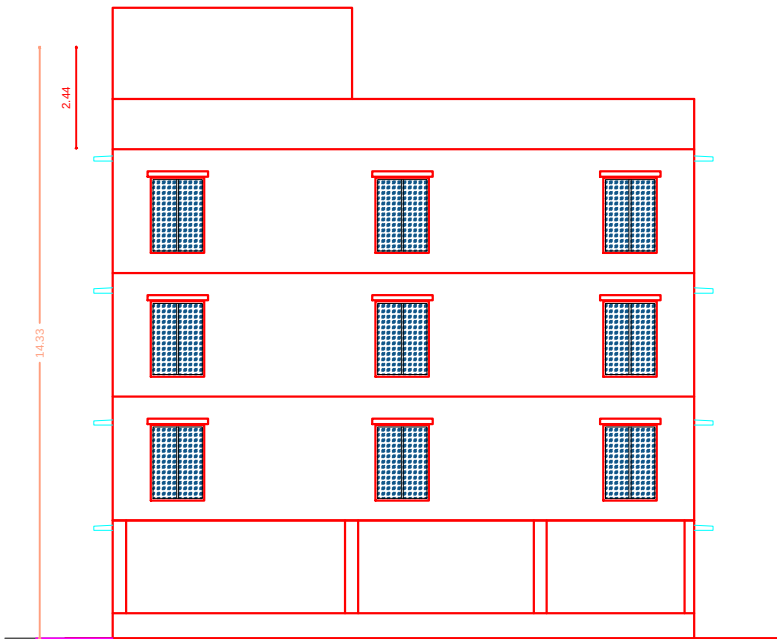
PURPOSE
Residential

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

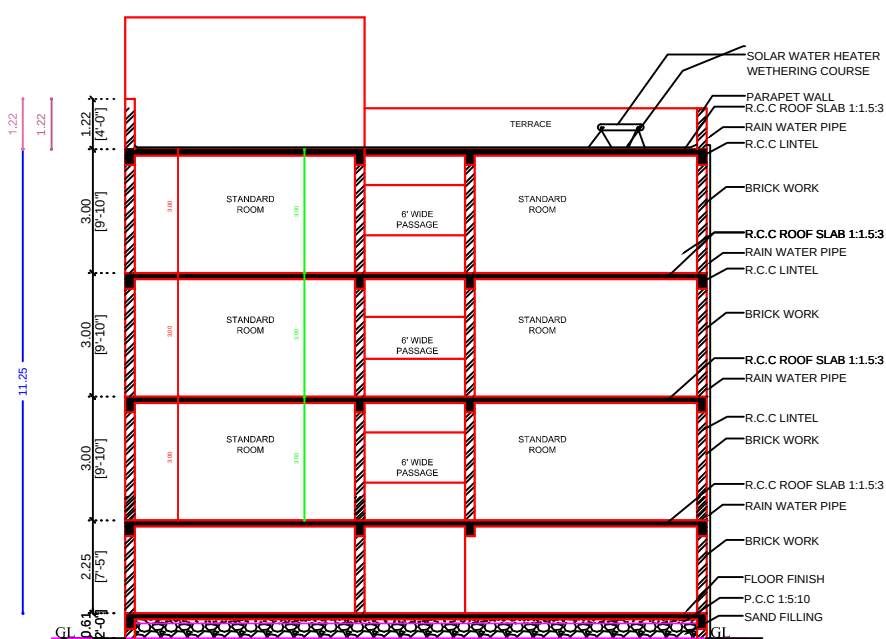
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF RESIDENTIAL STILT , TYPICAL I, II FLOOR AND THIRD FLOOR BUILDING IN PLOT NO: 3, SURVEY NO:33/2B2B, 33/2B2C, 33/7 & 33/8, PATTa NO:5726, AT "SUN VIEW", KANATHUR REDDYKUPPAM VILLAGE & PANCHAYAT , THIRUPORUR PANCHAYAT UNION AND TALUK, CHENGALPATTU DISTRICT.

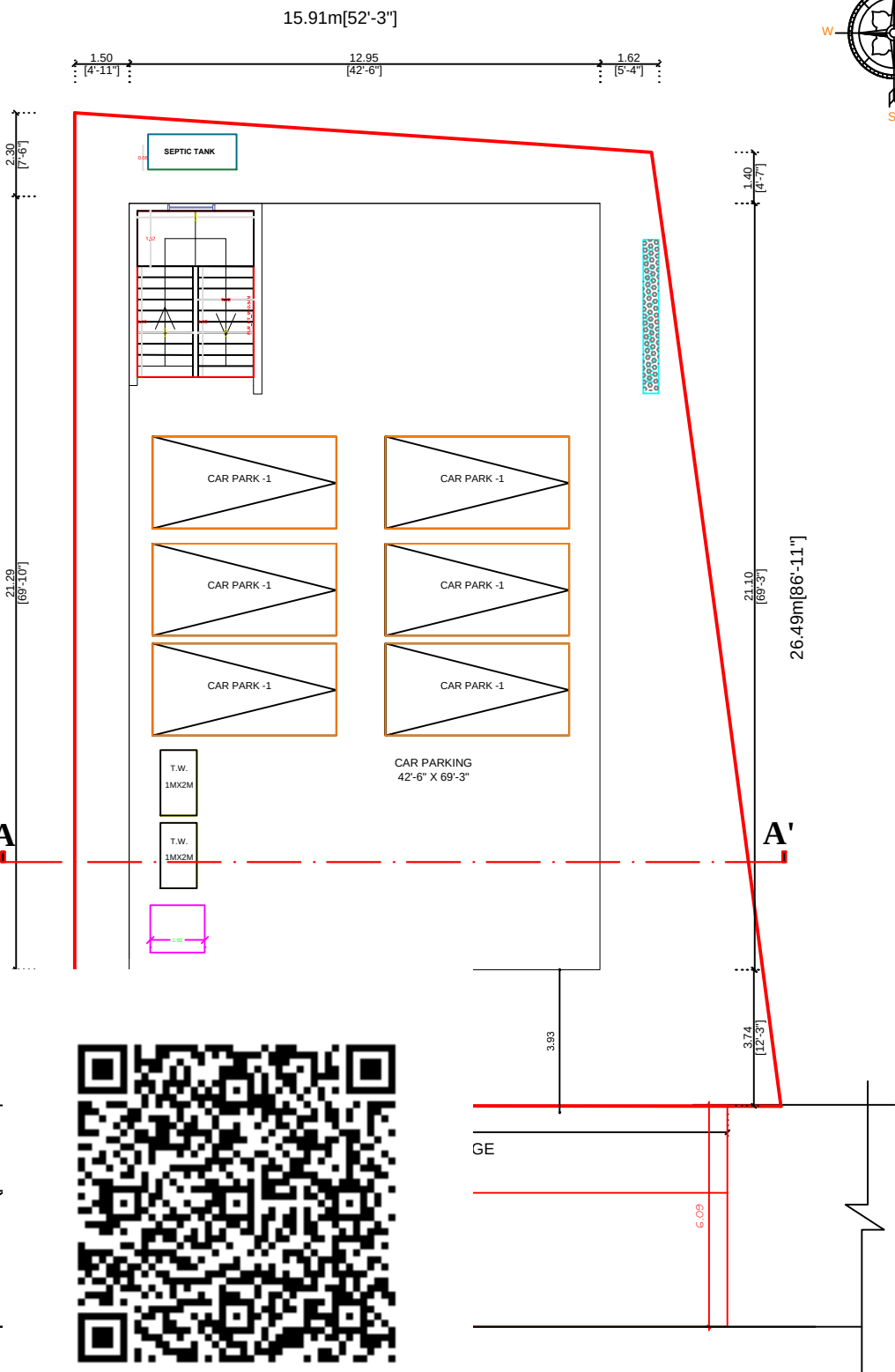
OWNER NAME:-M/s.CATALYST DEVELOPERS PRIVATE LIMITED



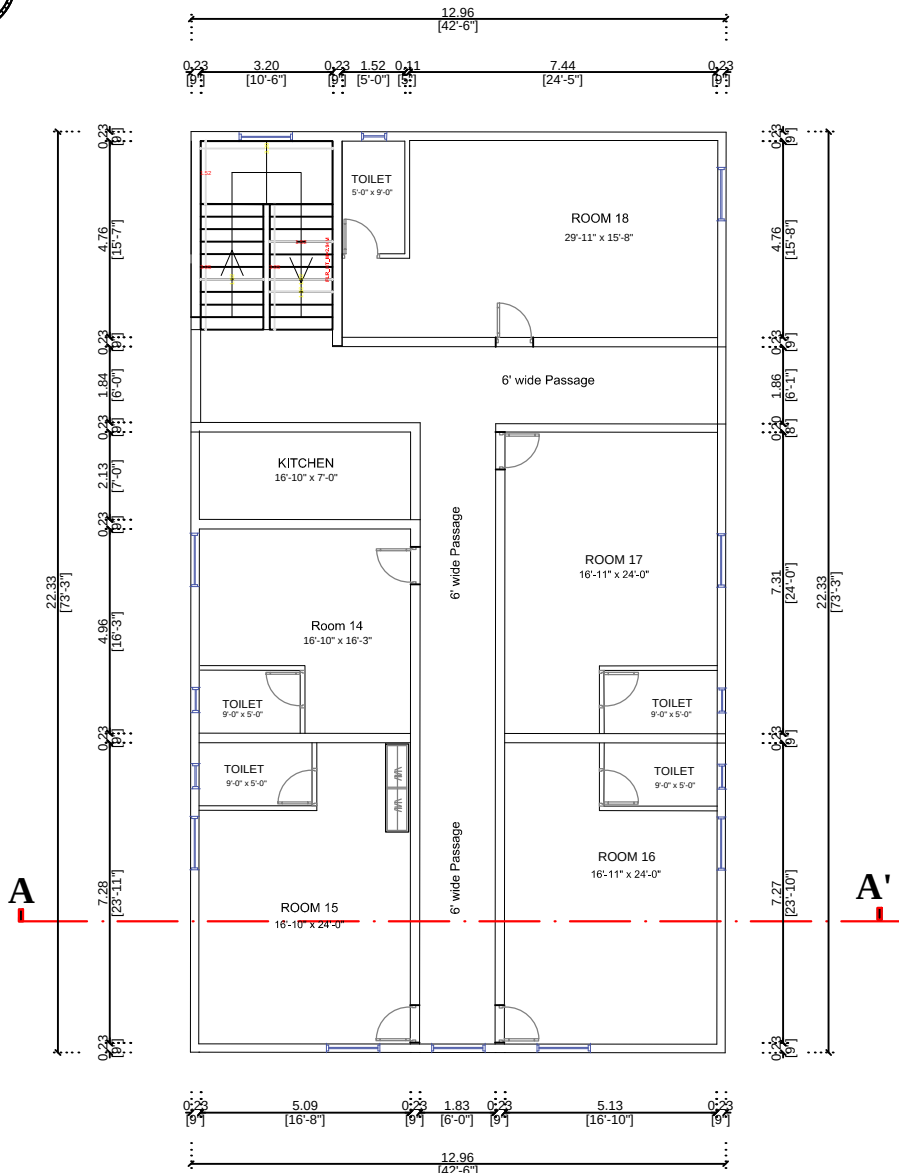
ELEVATION A



SECTION A



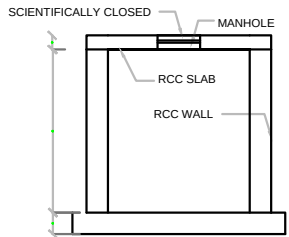
SITE CUM STILT FLOOR PLAN



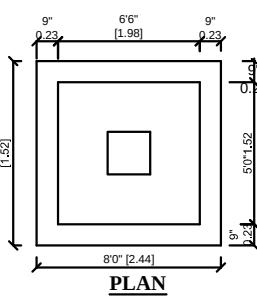
PRO.TYPICAL THREE FLOOR PLAN

PLOT APPROVED No: ந.க.என்:0083/2025/ஆ1
நாள்:27.01.2025

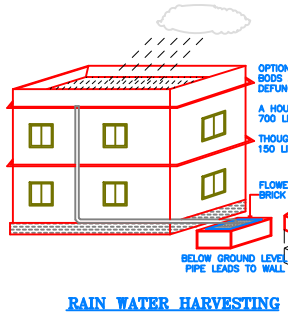
PLOT SUB DIVISION No: ந.க.என்:0109/2025/ஆ1
நாள்:31.01.2025



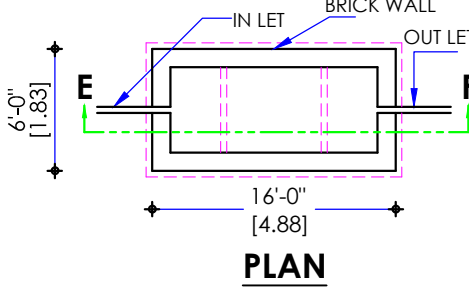
SECTION



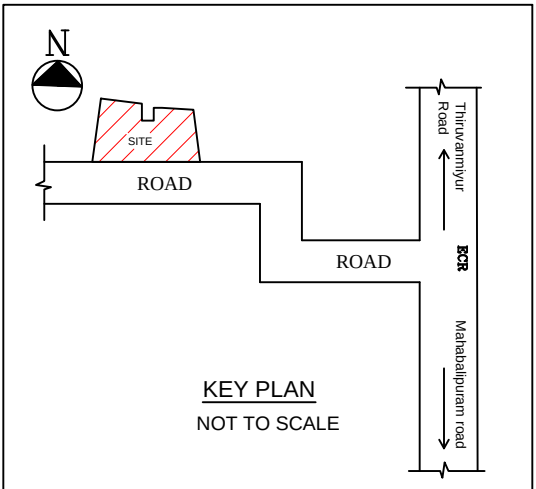
PLAN



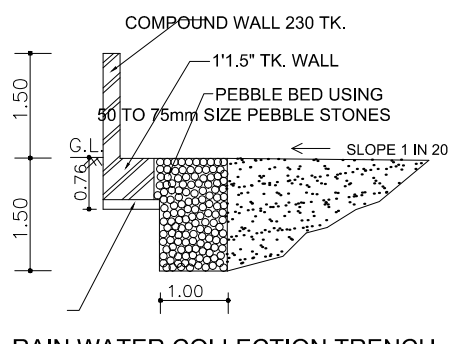
RAIN WATER HARVESTING



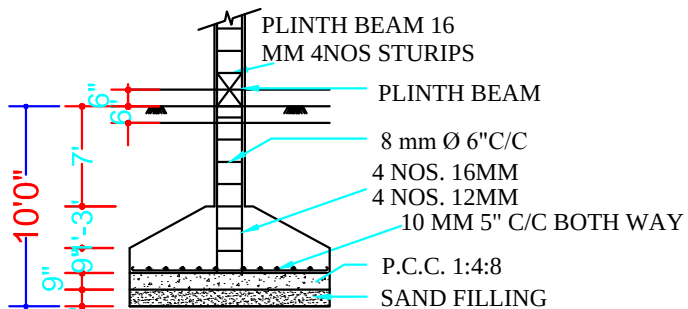
PLAN OF SEPTIC TANK



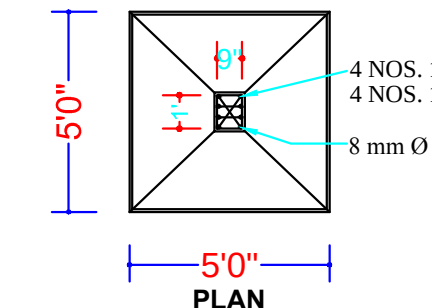
KEY PLAN
NOT TO SCALE



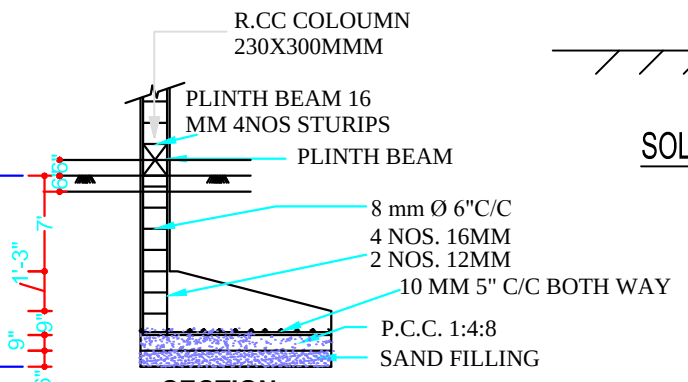
RAIN WATER COLLECTION TRENCH



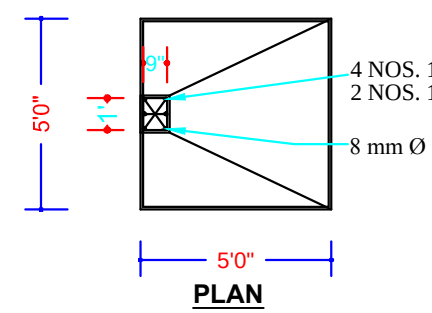
SECTION



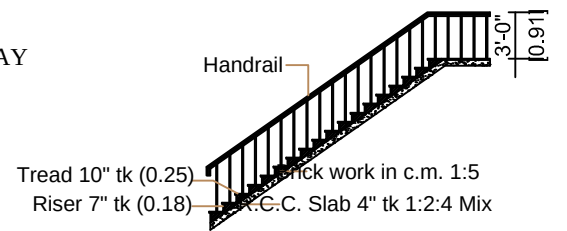
PLAN
DETAIL OF COLUMN C1,C2



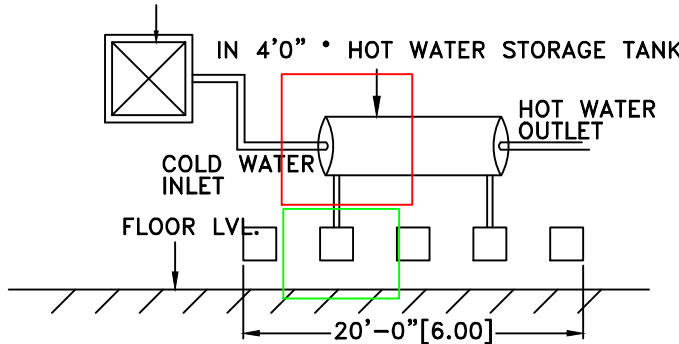
SECTION



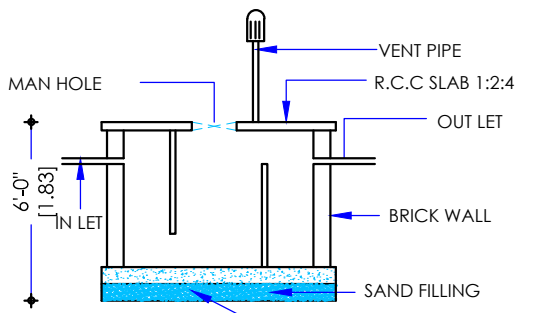
PLAN
END WALL FOUNDATION



Staircase Details



SOLAR HOT WATER SYSTEM DETAIL



SECTION E,F
SEPTIC TANK DETAIL

SPECIFICATION		COLOUR INDEX
• FOUNDATION IN R.C.C 1:2:4, MIX WITH NECESSARY REINFORCEMENTS	OVER P.C.C SAND FILLING BRICK IN CM 1:5, MIX USING STOCK BRICK	PROPOSED ☐
• ALL RCC WORKS ARE 1:2:4, MIX WITH NECESSARY REINFORCEMENTS	FLOORING CONCRETE 1:4:8, MIX, FINISHED CERAMIC TILES, JOINERY ITEMS	BOUNDARY ☐
• TEAK WOOD	FINISHED PLASTERING IN CM 1:5, 12MM THICK & WHITE WASHING ONE OVER TWO COAT OF CEMENT PAINT.	EXG. ROAD ☐

SCHEDULE OF JOINERY		
MD	MAIN DOOR	3'3" X 7'0"
D	DOOR	3'0" X 7'0"
D1	DOOR	2'6" X 7'0"
W	WINDOW	6'0" X 4'0"
W1	WINDOW	4'0" X 4'0"
W2	WINDOW	3'0" X 4'0"
V	VENTILATOR	2'0" X 2'0"

AREA DETAILS		
S.NO.	SQ.M	SQ.FT
1	AS PER SITE	472.62
2	AS PER DOC	472.62
3	AS PER PATTa	472.62

FSI AREA DETAILS IN SQ.M & SFT			
S.NO.	FLOOR	F.S.I AREA SQ.M	F.S.I AREA SFT
1	FIRST FLOOR	289.53	3116.50
2	SECOND FLOOR	289.53	3116.50
3	THIRD FLOOR	289.53	3116.50
4	TOTAL F.S.I	868.59	9349.50
5	F.S.I. ACHIEVED	1.83	
6	PLOT COVERAGE	61.26%	

NON FSI AREA DETAILS IN SQ.M & SFT			
S.NO.	FLOOR	F.S.I AREA SQ.M	F.S.I AREA SFT
1	STILT FLOOR	273.31	2941.90
2	HEAD ROOM	18.98	204.30
3	TOTAL NON F.S.I	1160.88	12495.70

OWNER

For CATALYST DEVELOPERS PRIVATE LIMITED

Authorised Signatory

Er. S. RAJKUMAR
Licensed Surveyor
Corporation of Chennai
LIC No. RE302972019
CIT Colony, Mylapore, Chennai-600 004.
Ph : 9994032503, 8667531378

REGISTERED ARCHITECT/ REGISTERED ENGINEER

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.

