Verified RealEstate™

REFERENCE
12/2024-2025

ISSUED
08 April 2025

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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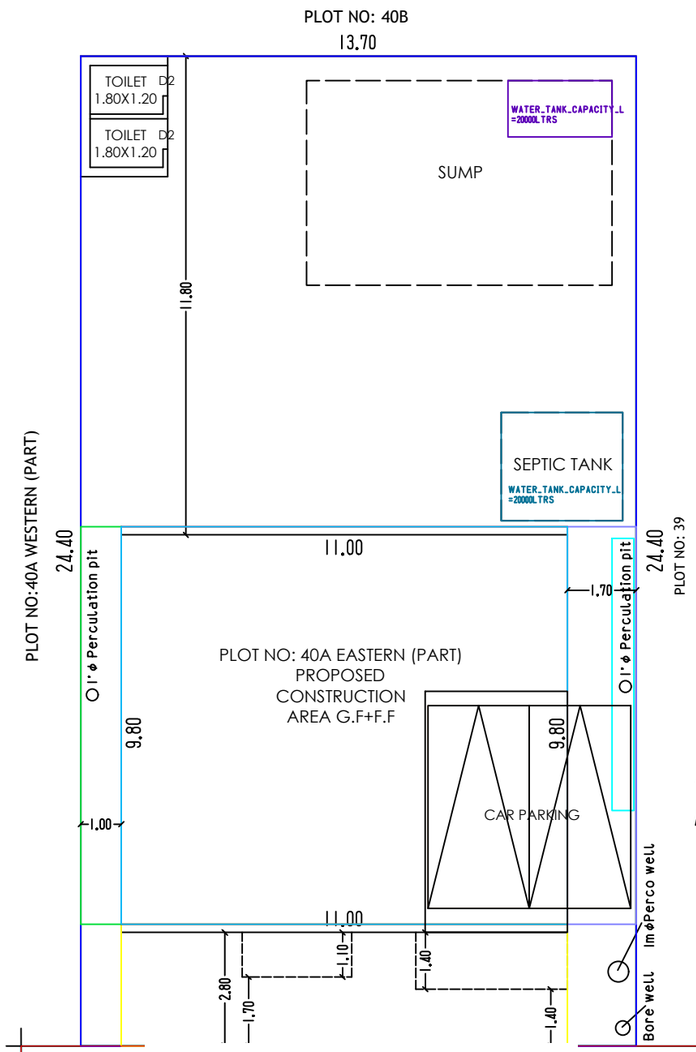
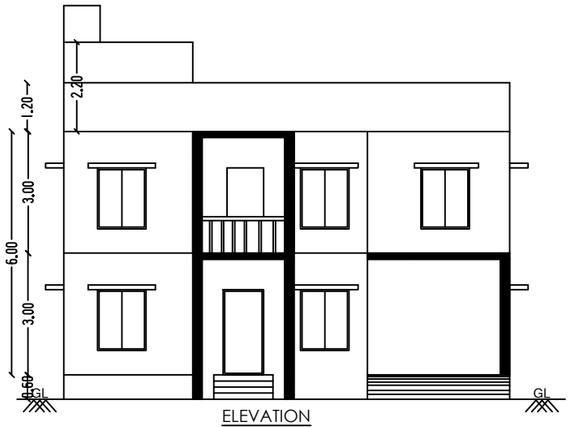
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN GROUND & FIRST FLOOR PLAN IN PLOT NO: 40A(EASTERN PART),"THE SAND BEACH LAYOUT", OLD S.F.NO:269/1(PART), NEW S.F.NO:269/37B, PATTA NO:3412, IN SULERIKKADU VILLAGE , NEMMELI REVENUE VILLAGE AND PANCHAYAT, THIRUPORUR PANCHAYAT UNION & TALUK, CHENGALPATTU DISTRICT

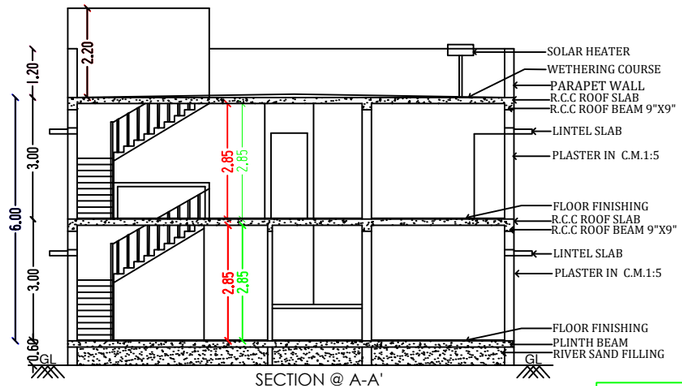
OWNER Mr. M.YUVARAJ S/O A.MUNUSAMY

DTCP/MLPA MA.A.TH NA.KA.NO: 526/2021/A3 UE DT: 08.03.2022
VA.VA.ALU NA.KA.NO: 0096/2025/A1 DT: 29.01.2025

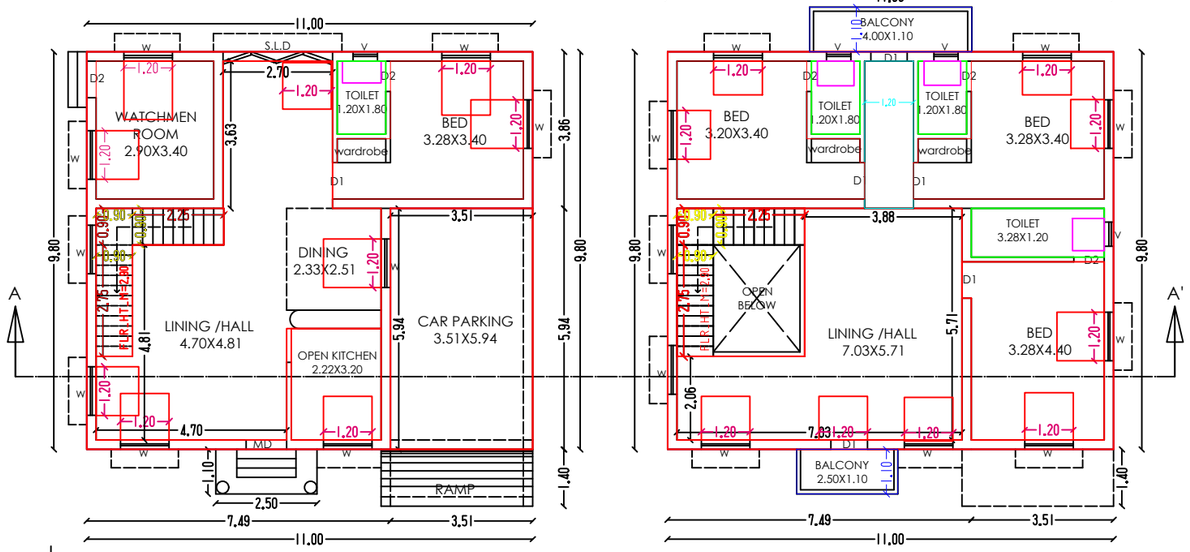



ELEVATION




SECTION @ A-A'

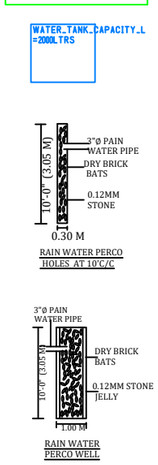


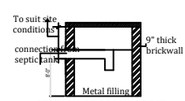

GROUND FLOOR PLAN

SCALE 1:100

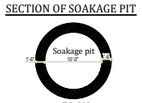
FIRST FLOOR PLAN

SCALE 1:100

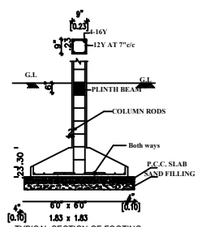


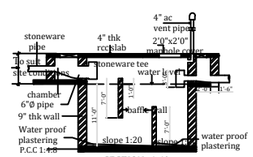

SECTION OF SOAKAGE PIT



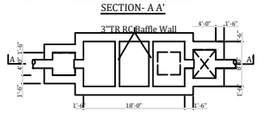

PLAN



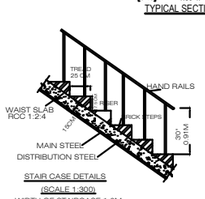

TYPICAL SECTION OF FOOTING.



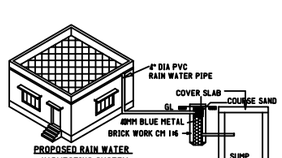

SECTION- A A'




PLAN OF SEPTIC TANK



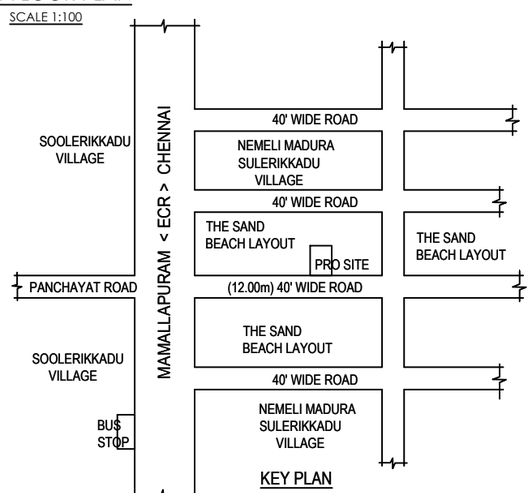

STAIR CASE DETAILS
(SCALE 1:300)
WIDTH OF STAIRCASE 1.0M




PROPOSED RAIN WATER HARVESTING SYSTEM
NOT TO SCALE

SITE PLAN

SCALE 1:100




KEY PLAN

NOT TO SCALE

## JOINERY DETAILS

M.D-C. WOOD PANELLED DOOR-1.00M X 2.10M(3'-3"X7'-0")
D1-C WOOD PANELLED DOOR-0.90M X 2.10M (3'-0"X7'-0")
D2-C. WOOD PANELLED DOOR-0.80M X 1.80M (2'-9"X6'-0")
W-C.WOOD PANELLED WINDOW-1.20M X1.2M(4'-0"X4'-0")
W1-C.WOOD PANELLED WINDOW-0.90MX1.20M(3'-0"X4'-0")
V- VENTILATOR - 0.90MX0.60M (3'-0 X 2'-0")
STAIR CASE WAIST SLAB-0.15 TH: & 0.90 M WIDE
RISER- 0.15M AND TREAD- 0.23 M

## AREA DETAILS

| DETAILS | Sft | Sqm |
|---|---|---|
| PROPOSED SITE AREA (AS PER DOCUMENT) | 3600.00 | 334.48 |
| AREA OF PROPOSED CONSTRUCTION IN GROUND FLOOR | 935.84 | 86.95 |
| AREA OF PROPOSED CONSTRUCTION IN FIRST FLOOR | 1160.25 | 107.80 |
| TOTAL CONSTRUCTION AREA | 2096.09 | 194.75 |
| OPEN AREA | 2439.75 | 226.68 |
| COVERED UP AREA | 32.23 % | |
| F.S.I | 0.58 | |

## NON F.S.I AREA

| | | |
|---|---|---|
| NON F.S.I AREA IN G.F CAR PARKING | 224.40 | 20.85 |
| NON F.S.I AREA IN F.F BALCONY | 76.95 | 7.15 |
| NON F.S.I AREA HEAD ROOM IN S.F | 123.77 | 11.50 |
| TOTAL NON F.S.I AREA | 425.13 | 39.50 |

| COLOUR INDEX | OWNER |
|---|---|
| PROPOSED SITE | |
| SITE BOUNDARY | |
| ROAD / STREET | |

REGISTERED ARCHITECT


M.V.MOHANA, B.Arch, (C.A./2018/92395
REGISTERED ARCHITECT (DTCP/MLPA)
Rgn : No : RA - Gr-i / 19/04/001
Off : No: 22. Abirami Complex
OMR, THIRUPORUR-603110.
Cell No : 8939261277 / 6369185397

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**



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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

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# 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.