Verified RealEstate™

REFERENCE
04 / 2025-2026

ISSUED
04 June 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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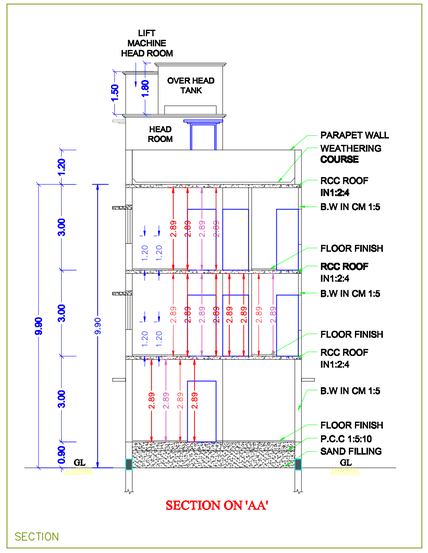
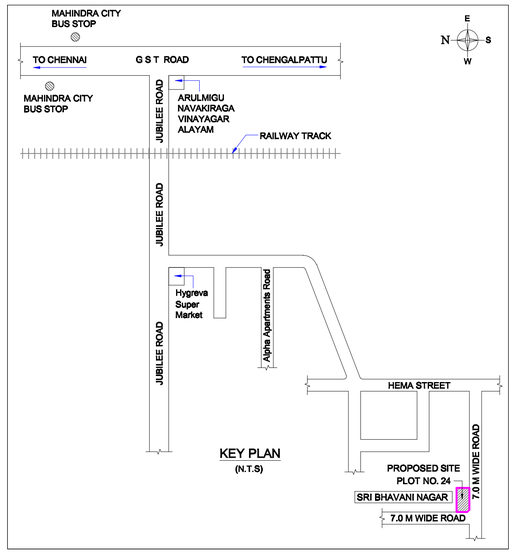
DIGITALLY VERIFIED RECORD

FRONT ELEVATION

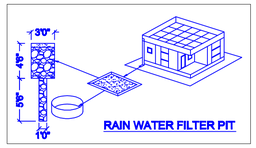


SECTION ON 'AA'

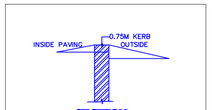
SECTION



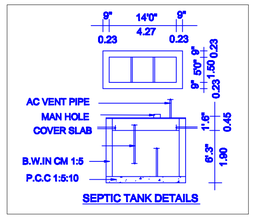
KEY PLAN
(N.T.S)



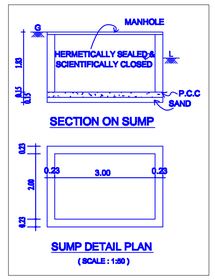
RAIN WATER FILTER PIT



SECTION
DWARF WALL SECTION

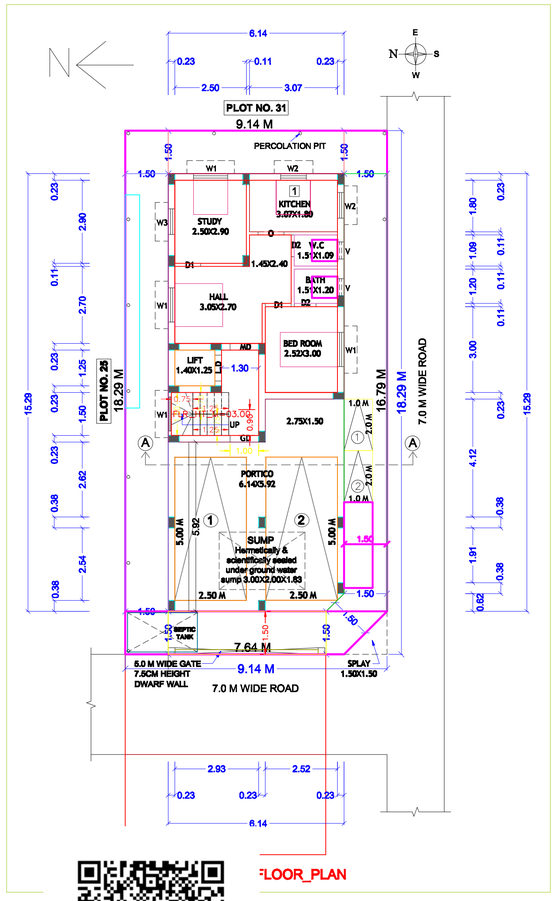


SEPTIC TANK DETAILS

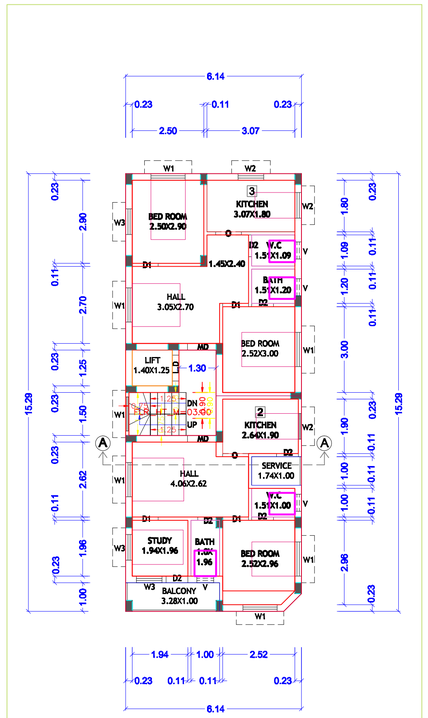


SECTION ON SUMP

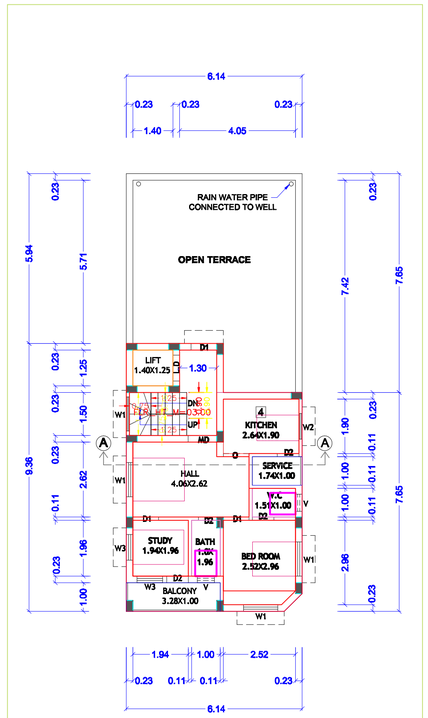
SUMP DETAIL PLAN
(SCALE : 1:50)



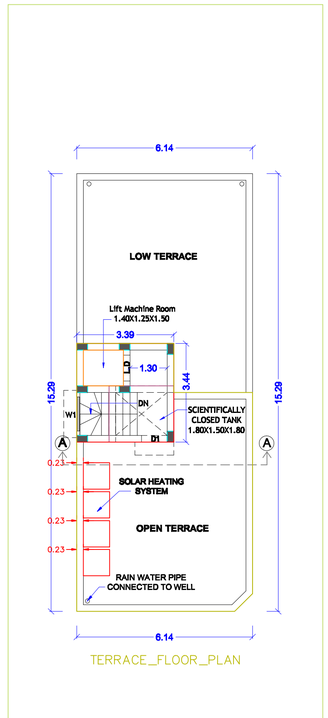
FLOOR_PLAN



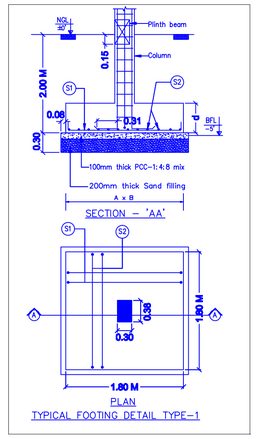
PROPOSED FIRST_FLOOR_PLAN



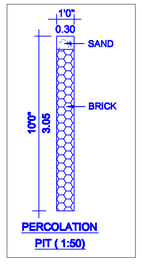
PROPOSED SECOND_FLOOR_PLAN



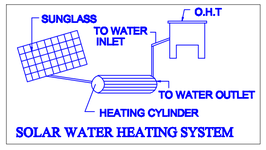
TERRACE_FLOOR_PLAN



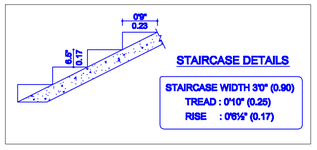
TYPICAL FOOTING DETAIL TYPE-1



PERCOLATION PIT (1:50)

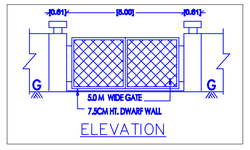


SOLAR WATER HEATING SYSTEM

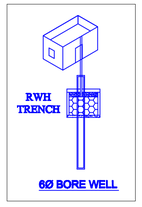


STAIRCASE DETAILS

STAIRCASE WIDTH 3'0" (0.90)
TREAD : 0'10" (0.25)
RISE : 0'6½" (0.17)



ELEVATION



6Ø BORE WELL

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF RESIDENTIAL BUILDING
(GROUND FLOOR + FIRST FLOOR + SECOND FLOOR WITH 4 DWELLING UNITS)
AT PLOT NO.24 , SRI BHAVANI NAGAR ,
IN PATTA S.NO. 385/54 , PATTA NO. 8015 ,
OF CHETTIPUNNIYAM VILLAGE ,
KATTANKULATHUR PANCHAYAT UNION ,
CHENGALPATTU TALUK ,
CHENGALPATTU DISTRICT.

REF :
LAYOUT SANCTIONED BY APPROVAL
NO . LP / DTCP NO. 399/1995

ALL MEASUREMENT ARE IN METRE
SCALE:1"=8'0"(OR)1:100.

AREA STATEMENT:

PLOT EXTENT :

AS PER DOCUMENT	:	167.22 Sqm
AS PER PATTA	:	167.00 Sqm
GROUND FLOOR AREA	:	93.69 Sqm
FIRST FLOOR AREA	:	93.69 Sqm
SECOND FLOOR AREA	:	52.54 Sqm
TOTAL FLOOR AREA	:	239.92 Sqm

COVERAGE : 56.10%

F.S.I : 1.44

HEAD ROOM AREA : 11.66 Sqm

JOINERIES:

MD	MAIN DOOR	1.00X2.13
D1	DOOR	0.91X2.13
D2	DOOR	0.76X2.13
O	OPENING	0.91X2.13
SD	SILLDING DOOR	2.00X2.13
W	WINDOW	1.80X1.22
W1	WINDOW	1.22X1.22
W2	WINDOW	0.91X0.91
W3	WINDOW	0.91X1.22
V	VENTILATOR	0.61X0.61

COLOUR INDEX:
PROPOSED
BOUNDARY
ROAD

OWNER

GOUTTAMAN.A, M.ARCH., LEED Green Associate,
Registered Architect Grade - I
Greater Chennai Corporation
REG NO: RA100712024
No.30, 3rd Street, Rajaji Avenue, Valasaravakkam,
Chennai-600087, Mob: 78248 89800

LICENCED SURVEYOR

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

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.