Verified RealEstate™

REFERENCE
139

ISSUED
04 October 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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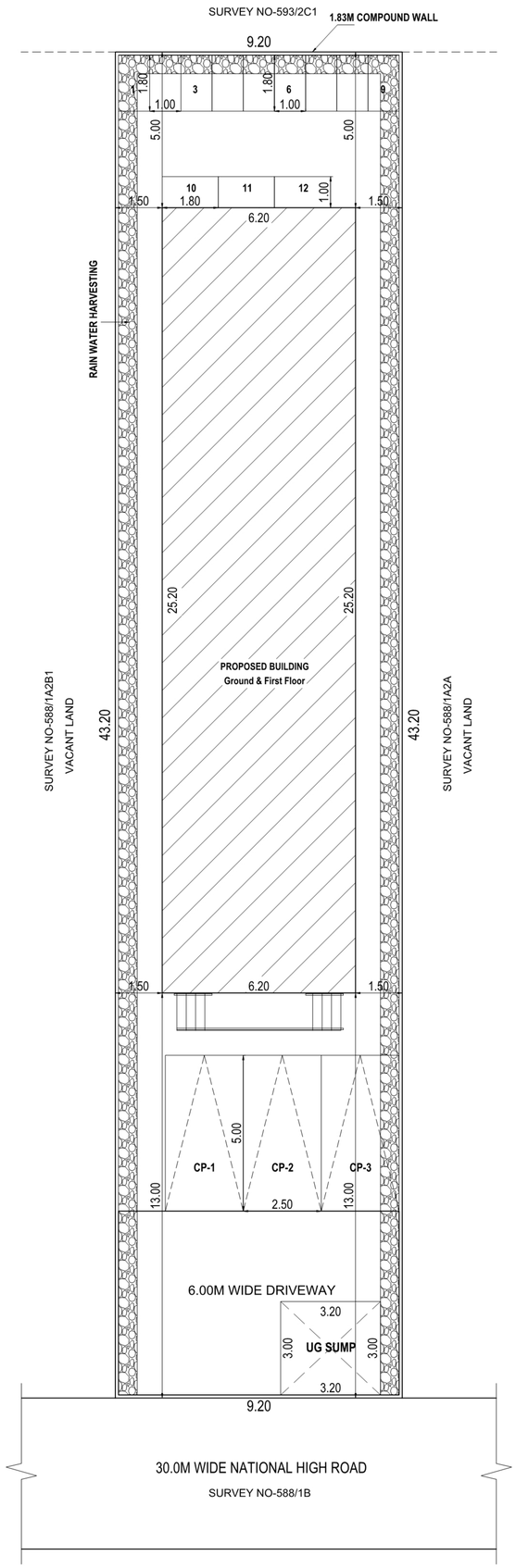
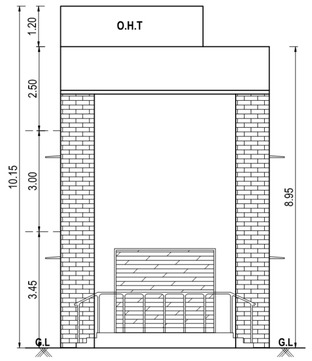
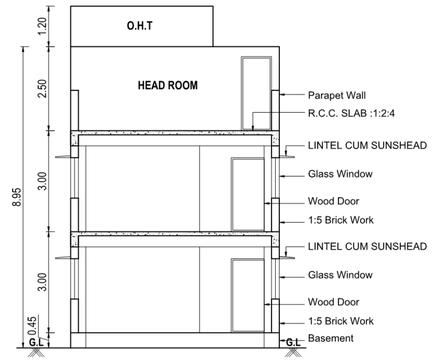
DIGITALLY VERIFIED RECORD



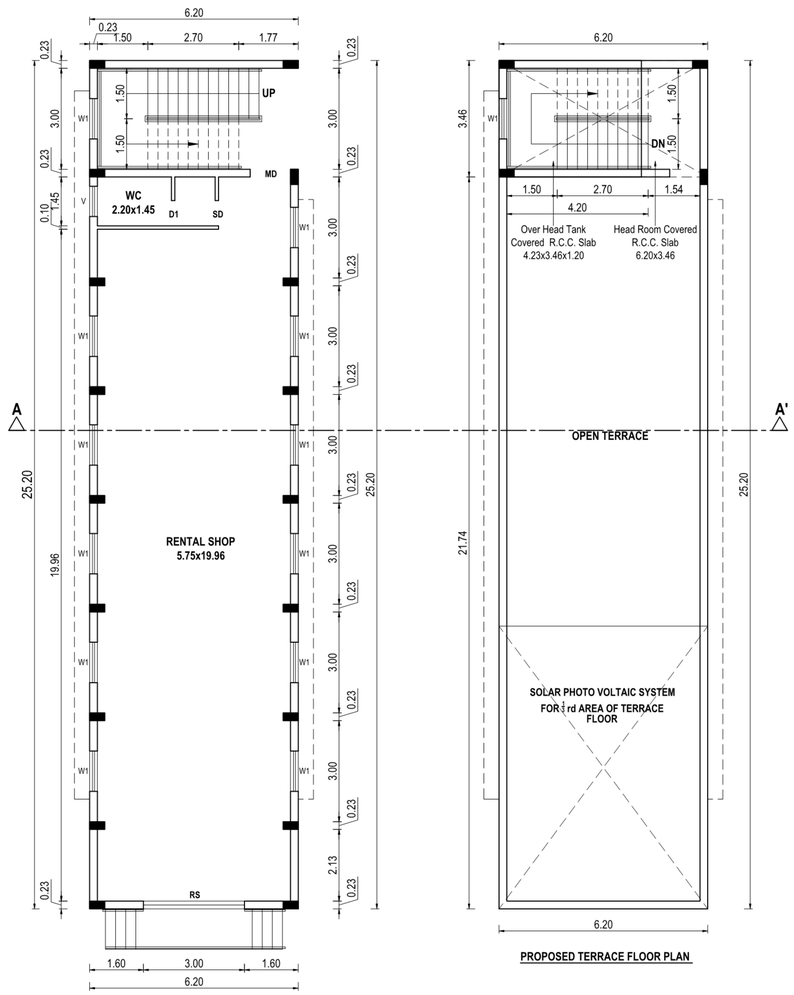
SITE PLAN
SCALE-1:100



FRONT ELEVATION

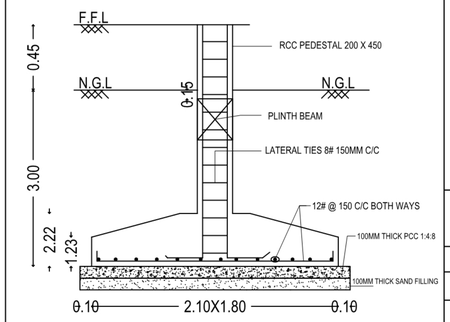


CROSS SECTION. A-A'

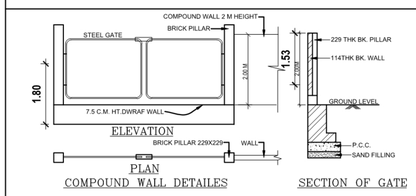


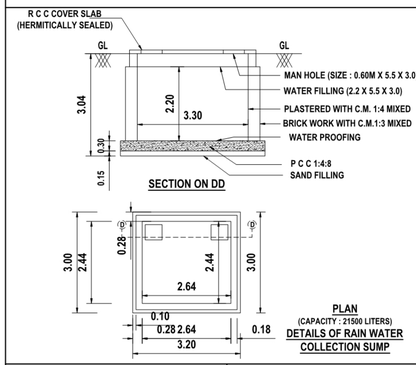
PRO. GROUND & FIRST TYPICAL FLOOR PLAN

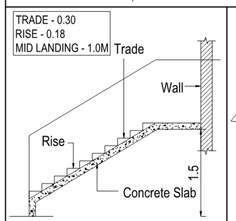
PROPOSED TERRACE FLOOR PLAN



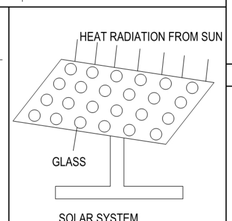
FOUNDATION DETAILS
(NOT TO SCALE)



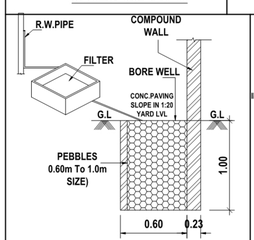




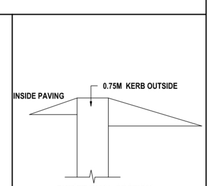
Stair Case Details



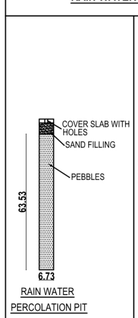
SOLAR SYSTEM



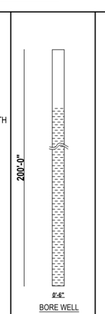
RAIN WATER TRENCH



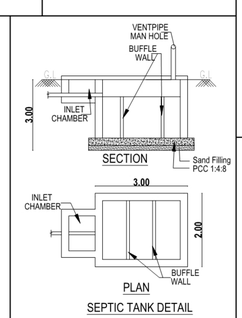
DWARF WALL SECTION



RAIN WATER
PERCOLATION PIT



BORE WELL
DETAILS



SEPTIC TANK DETAIL
SCALE :1"=4'-0" (OR) 1:50

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE COMMERCIAL CONSULTING OFFICE BUILDING IN GROUND + 1 FLOORS AT SURVEY NO - 593/2C2B1, 588/1A2B2 IN MAMANDUR VILLAGE, MARURANTHAGAM TALUK, CHENGALPATTU DISTRICT., MARURANTHAGAM PANCHAYAT UNION LIMITS.,

CATEGORY : COMMERCIAL BUILDING,
CONSULTING OFFICE BUILDING.

AREA STATEMENT DETAIL :-

AS PER DOCUMENT EXTENT - 0.0975 Acre / 394.56 Sq.mt

AS PER PATTA EXTENT - 385.00 Sq.mt

AREA STATEMENT OF THE PROPOSED BUILDING DETAIL :-

SL.NO	DESCRIPTION	NET FSI AREA. SQ.M	NON FSI DEDUCTION AREA. SQ.M	TOTAL BUILD-UP AREA. SQ.M
1.	GROUND FLOOR - G1 (Pro) (COMMERCIAL CONSULTING OFFICE)	156.24	-	156.24
2.	FIRST FLOOR - F1 (Pro) (COMMERCIAL CONSULTING OFFICE)	156.24	-	156.24
5.	TERRACE FLOOR (Pro)	-	21.45	21.45
	TOTAL EXTENT	312.48	21.45	333.93

TOTAL FSI AREA - 312.48 Sq.mt

F S I (Floor Space Index) :-

F S I :- 312.48 / 385.00

FSI Area = 0.811

N

PARKING DETAILS

PARKING CATEGORY (COMMERCIAL):-
FSI AREA : 312.48 Sqm

Parking Description	Required	Provided
Car Parking Stalls Consulting Office/100 312.48 / 100 = 3.124	3 Nos	3 Nos
Two Wheeler Parking Stalls Provided Consulting Office x 25 312.48 / 25 = 12.499	13 Nos	13 Nos

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	2.00 x 2.50
MD	MAIN DOOR	1.50 x 2.10
D1	DOOR - 1	0.75 x 2.10
W1	WINDOW-1	1.50 x 1.45
V	VENTILATOR	0.75 x 0.45
LD	LIFT DOOR	1.50 x 2.10

DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FE MALE	MALE	FE MALE
WATER CLOSED	1	1	1	1
URINAL	1	-	1	-
WASH TAPS	1	1	1	1
DRINKER WATER FOUNTAINS	1	1	1	1
EMERGENCY FOUNTAINS	1	1	1	1

ALL DIMENSIONS ARE IN METER

V. Vasuki

APPLICANT SIGNATURE:-

Er. S.UDHAYAKUMAR,B.E.,M.Tech(Struct),M.Sc(Hev),FIV
Reg Structural Eng. DTCP - CGLRGN/SE/GR - 1/2017/05/003
No : 20, 4th Cross Street, Anna Nagar, Chengalpattu
E-Mail : anjuconstructions05@gmail.com, Mob : 9443101912

STRUCTURAL ENGINEER:-

K. MUNUSWAMY, B.E.,
Registered Engineer, Licensed Surveyor
No. RE / Gr-I / 19 / 04 / 004
No: 322, South Street, Perumaleri Village,
Vadakadambadi Post,
Chengalpattu District - 603 104
Cell : 9789851713 / 9345171401

REGISTERED ENGINEER:-

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.