Verified RealEstate™

REFERENCE
27/2025-2026

ISSUED
10 July 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.

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

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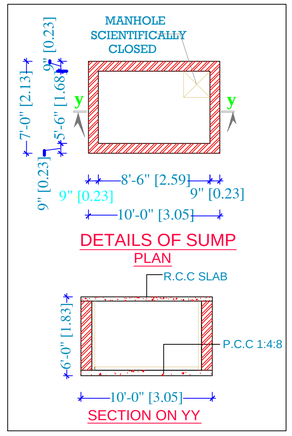
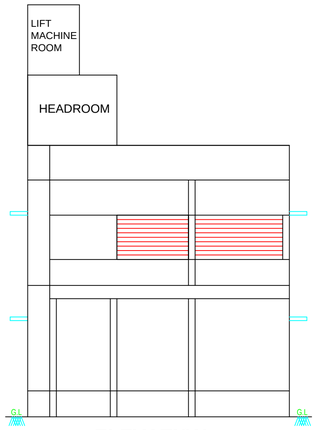
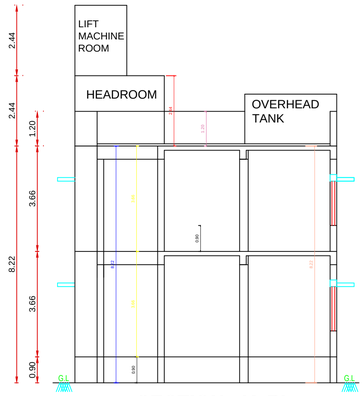
DIGITALLY VERIFIED RECORD

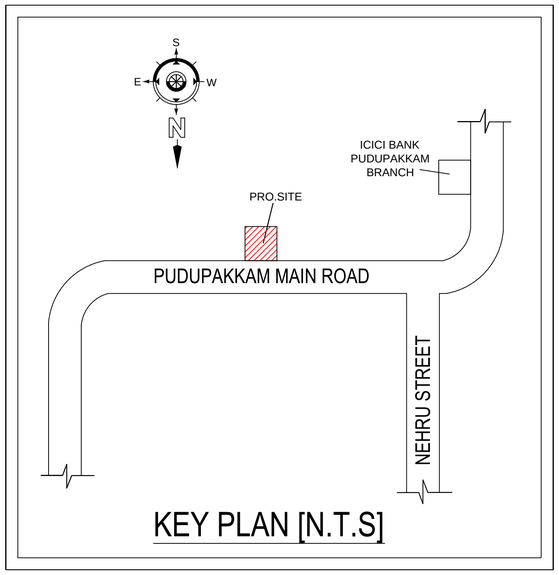




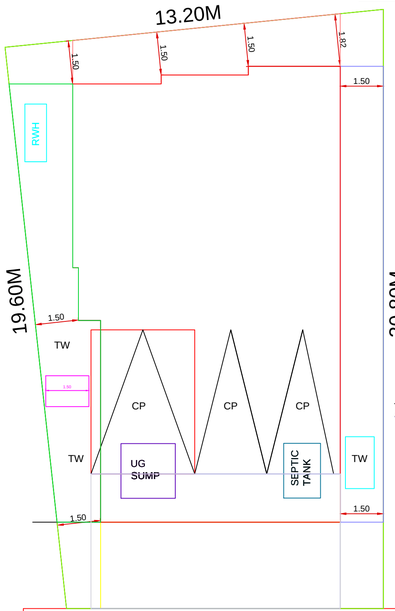
ELEVATION



SECTION - 'A B'

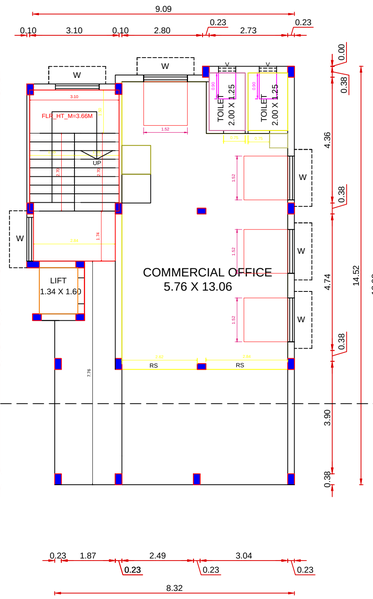


KEY PLAN [N.T.S]

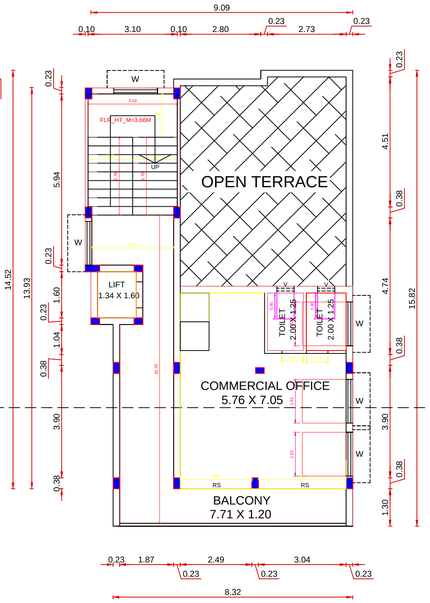


16.00M WIDE ROAD
PUDHUPAKKAM MAIN ROAD

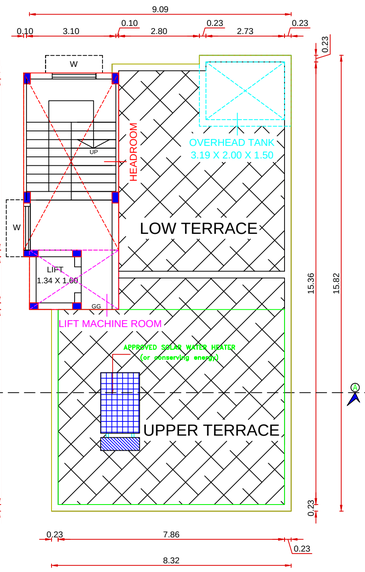
E PLAN
1 : 100



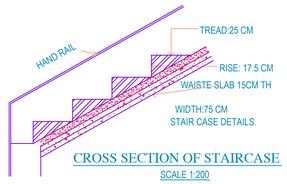
PARKING CUM GROUND FLOOR PLAN (PROPOSED)



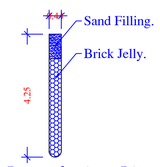
FIRST FLOOR PLAN (PROPOSED)



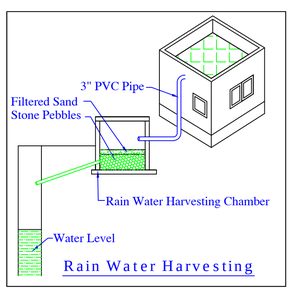
TERRACE FLOOR PLAN (PROPOSED)



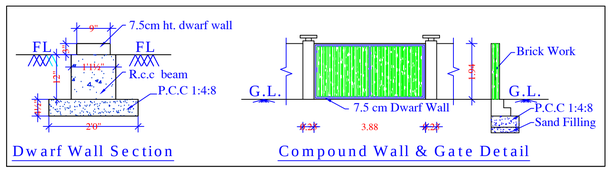
CROSS SECTION OF STAIRCASE
SCALE 1:200



Percolation Pit

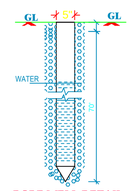


Rain Water Harvesting

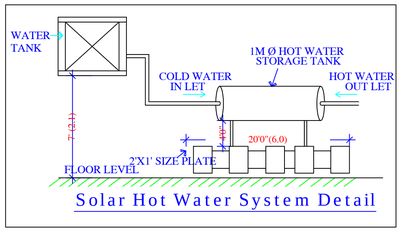


Dwarf Wall Section

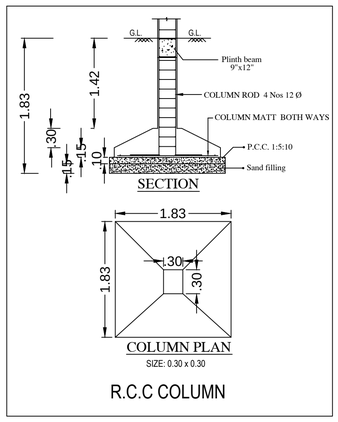
Compound Wall & Gate Detail



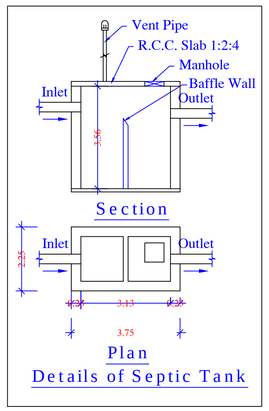
BORE WELL DETAIL
PROPOSED



Solar Hot Water System Detail



R.C.C COLUMN



Section

Plan

Details of Septic Tank

PROJECT TITLE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A NEW COMMERCIAL BUILDING AT PUDUPAKKAM MAIN ROAD, PUDUPAKKAM, COMPRISED IN OLD S.No: 224 / 1A5, AND AS PER PATTA (PATTA No: 6341), NEW S.No: 224 / 1A5A, PUDUPAKKAM VILLAGE AND PANCHAYAT, THIRUPPORUR PANCHAYAT UNION, VANDALUR TALUK, CHENGALPATTU DISTRICT.

NOTE : REGULARIZATION APPD SANCTIONED VIDE Na. Ga. No: 1707 / 2021 / A1, Dt. 31-03-2021, Lr. No: 1348 / 2021, Dt.29-04-2021, BY PUDUPAKKAM PANCHAYAT.

SCALE = 1" = 8'0" [1:100]

NAME OF OWNER : SURAJMAL CHOUDHARY

SPECIFICATION DETAILS

FOUNDATION CONCRETE USING P.C.C 1:4:8 OVER SAND FILLING BRICK WORCK IN C.M 1:5 FOR 23 C.M WALLS AND IN C.M 1:4 FOR 11C.M WALLS WALL PLASTERING IN C.M 1:4 AND CEILING PLASTERING C.M 1:3 R.C.C FOR ROOF SLAB, PLINTH BEAM, LINTEL, LOFT, SUN SHADE, Etc.,IN C.C 1:2:4 FLOORING WITH MOSAIC TILES WEATHERING COURSE USING B.J.C IN LIME MORTAR WALL PAINTING 3 COATS USING CEMENT BASED PAINT PAINTING WOOD WOOD WORK ENAMEL PAINTING OVER ONE COAT OF PRIMER

AREA DETAILS

	Sqft	SqM
PLOT AREA	2744.00	255.00
GROUND FLOOR	1000.00	92.90
FIRST FLOOR	1000.00	92.90
TOTAL AREA	2000.00	185.80
PARKING		
	REQD	PROV.
TWO WHEELER	2	2
FOUR WHEELER	3	3
F.S.I - 1.608		
HEADROOM	287.61	26.72
LIFT MACHINE ROOM	23.03	2.14

COLOR INDEX:-

PROPOSED ROAD

SHEDULE OF JOINERY:-

MD MAIN DOOR	3'3" X 7'0" 1.00 X 2.10
D DOOR	3'0" X 7'0" 0.90 X 2.10
D1 DOOR	2'6" X 7'0" 0.75 X 2.10
W WINDOW	4'0" X 4'0" 1.22 X 1.22
W1 WINDOW	3'0" X 4'0" 0.91 X 1.20
W2 WINDOW	3'0" X 3'0" 0.91 X 0.91
V VENTILATOR	3'0" X 2'0" 0.90 X 0.60
FW F.WINDOW	3'0" X 6'0" 0.90 X 1.83

SIGNATURE OF APPLICANT:-

SIGNATURE OF LICENSED SURVEYOR :-

LOKESH.B, B.E.
REGISTERED ENGINEER GRADE-II
GREATER CHENNAI CORPORATION
Registration No : RE203462023
No. 9A, F4, Bajanai Koil 1st Lane, Choolaimedu, Chennai - 600 094. Mobile : 8124224373, Email : lokesh.b2705@gmail.com

VAAZHGA VAIYAKAM DESIGNERS: VAAZHGA VAZHAMUDAN

4CUBE STUDIO

CHENNAI

PH : 8939565666

DRG.No: 15 / 2025 - "SURAJMAL - PUDUPAKKAM"

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.