Verified RealEstate™

REFERENCE
18-2025-2026

ISSUED
02 September 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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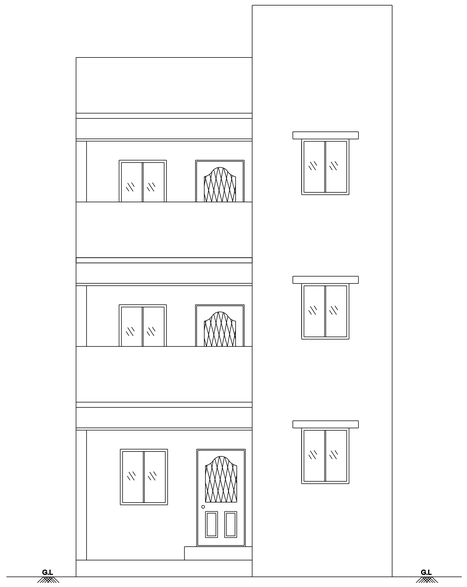
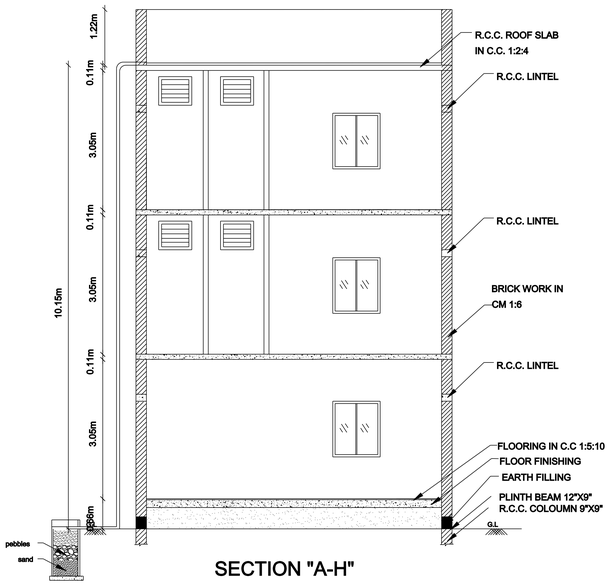
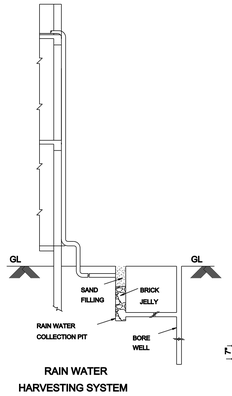
DIGITALLY VERIFIED RECORD



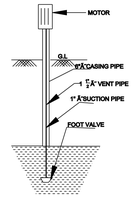
FRONT ELEVATION



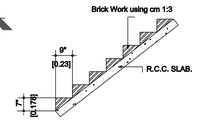
SECTION "A-H"



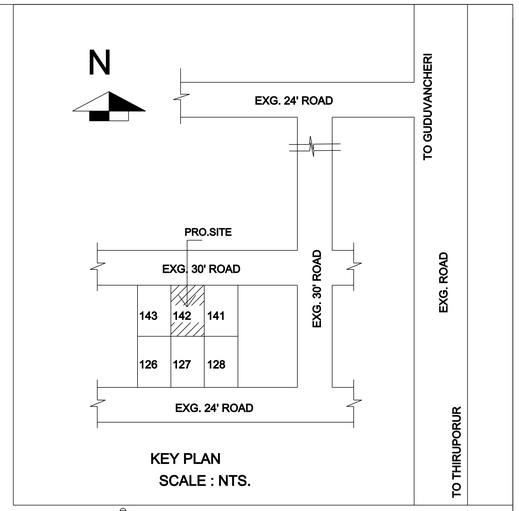
RAIN WATER
HARVESTING SYSTEM



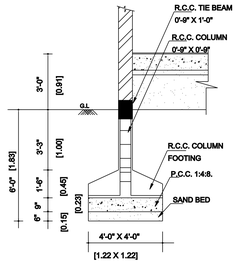
SEC. OF BOREWELL



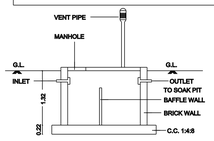
SECTION OF STAIR CASE



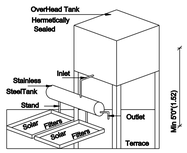
KEY PLAN
SCALE : NTS.



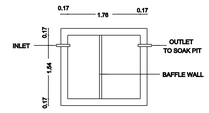
FOUNDATION DETAILS



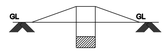
SECTION OF SEP.TANK



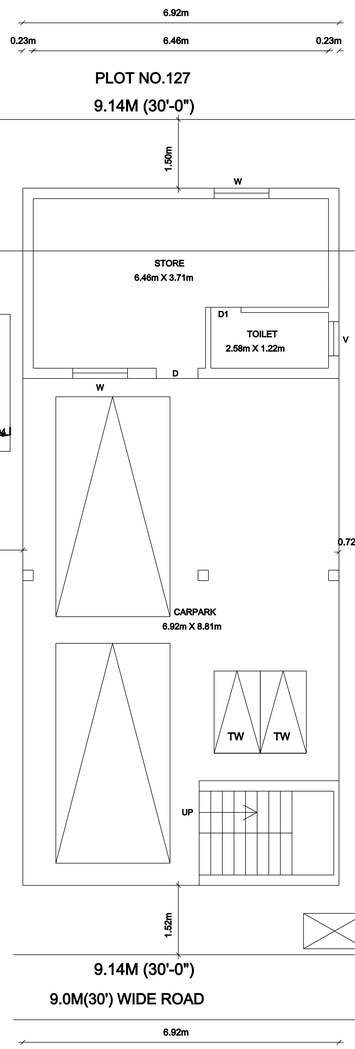
SOLAR WATER
HEATING SYSTEM



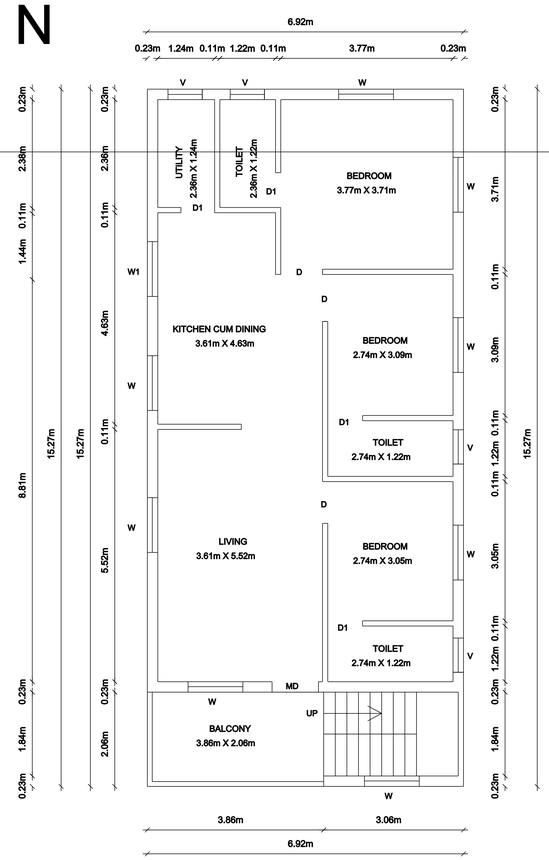
PLAN
SEPTIC. TANK



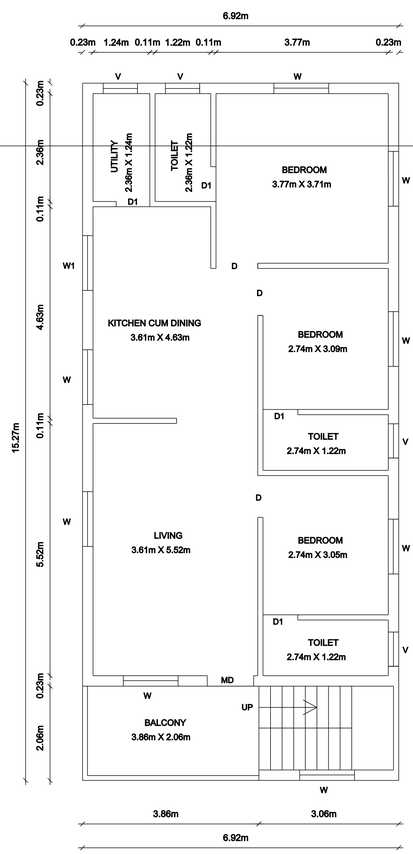
Dwarf Wall Details



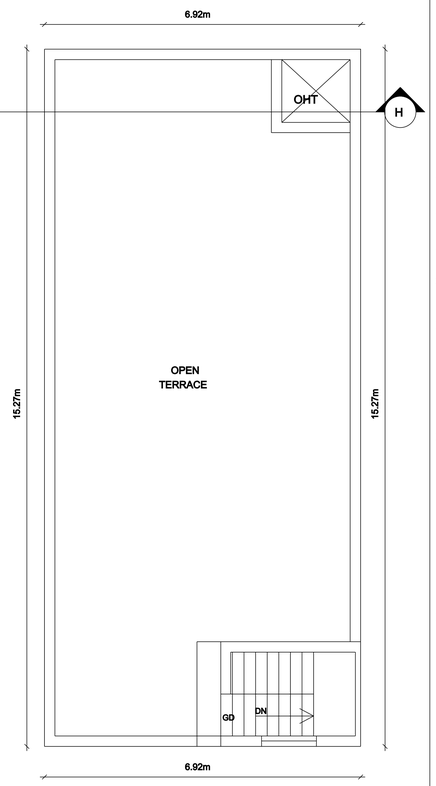
SITE CUM PRO. GROUND FLOOR PLAN.



PRO.FIRST FLOOR PLAN.



PRO.SECOND FLOOR PLAN.



TERRACE FLOOR PLAN.

PLAN SHOWING THE PROPOSED GROUND, FIRST & SECOND FLOOR RESIDENTIAL BUILDING IN OLD SURVEY NO.127, PATTA NO. 9474 AS PER PATTA NEW S.NO.127 /133, PLOT NO.142 , BAPU RAJENDRAPRASAD NAGAR, PANDUR VILLAGE, PERUMATTUNALLUR PANCHAYAT, KATTANKULATHUR PANCHAYAT UNION, VANDALUR TALUK, CHENGALPATTU DISTRICT.

APPROVED LAYOUT NO. CR/DTCPM-83-214/LP 165

AREA STATEMENT		SQ.FT	SQ.MT
PLOT AREA	(AS PER DOCUMENT)	1800.00	167.21
PLOT AREA	(AS PER SITE)	1800.00	167.21
FSI AREA			
PRO. GROUND FLOOR AREA		310.00	28.84
PRO. FIRST FLOOR AREA		1137.00	105.66
PRO. SECOND FLOOR AREA		1137.00	105.66
TOTAL FSI AREA		2584.00	240.16
NON FSI AREA			
CARPARK AREA		827.00	76.82
PRO. HEAD ROOM		90.00	8.31

PLOT COVERAGE : 63.16 %
FLOOR SPACE INDEX : 1.43

JOINERY DETAILS:

	DESCRIPTION	IN METER
MD	MAIN DOOR	1.00X2.13
D1	DOOR	0.91X2.13
D2	TOILET DOOR	0.76X2.13
O	OPENING	0.91X2.13
W	WINDOW	1.83X1.22
W1	WINDOW	1.83X0.91
W2	WINDOW	1.22X1.22
V	VENTILATOR	0.91X0.61
GD	GRILL DOOR	0.91X2.13
RS	ROLLING SHUTTER	2.00X2.45

COLOUR INDEX:

PROPOSED BUILDING
EXISTING ROAD
BOUNDARY LINE

G.karpagavalli

OWNER/ POWER AGENT

Er. I. TAMIL SELVAN. B.E(CIVIL)
REGISTERED ENGINEER GRADE-III(RE)
Reg. No. CGLDIST/RE/Gr-III/2022/07/007
Licensed Surveyor ROC No.529/2022
Nandhivaram - Guduvancheri Municipality
No.711, Nellikuppam Main Road,
Kayarambedu - 603202. Contact No: 8056212269

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.