Verified RealEstate™

REFERENCE
02/2025-26

ISSUED
16 August 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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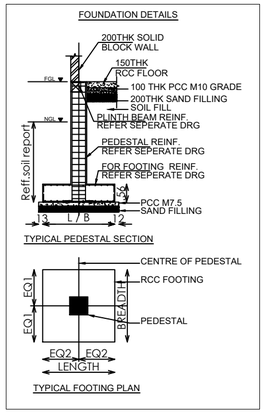
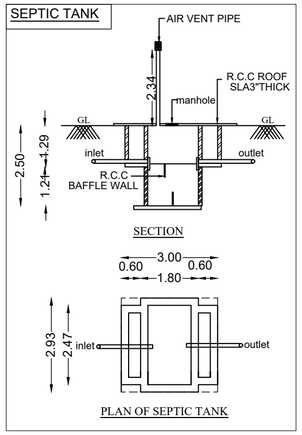
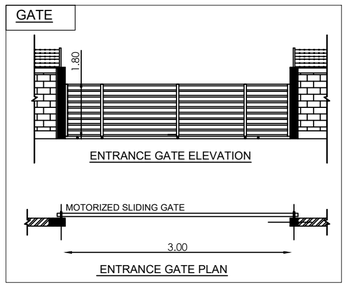
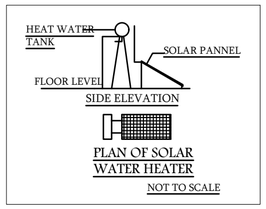
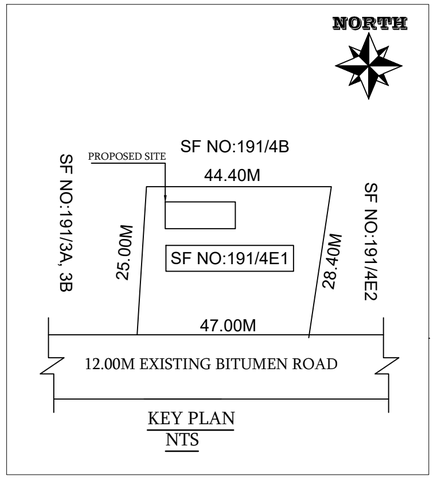
DIGITALLY VERIFIED RECORD



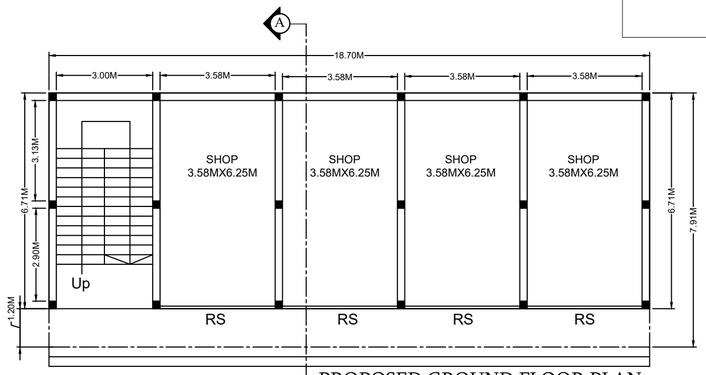


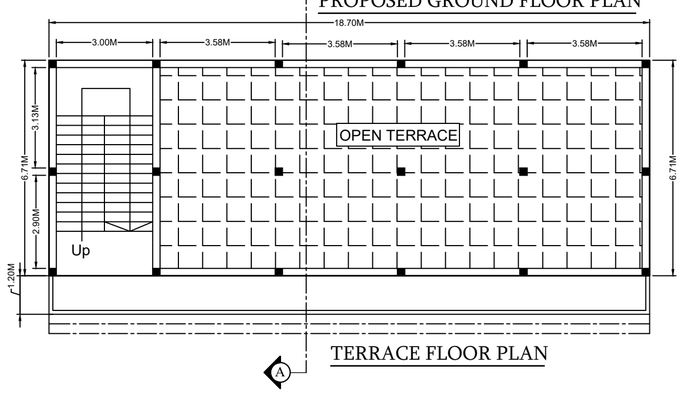


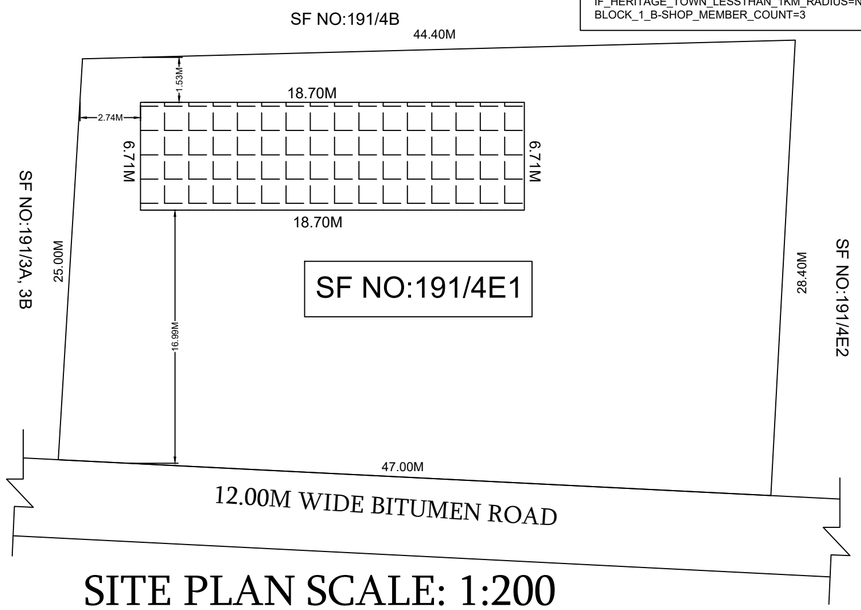




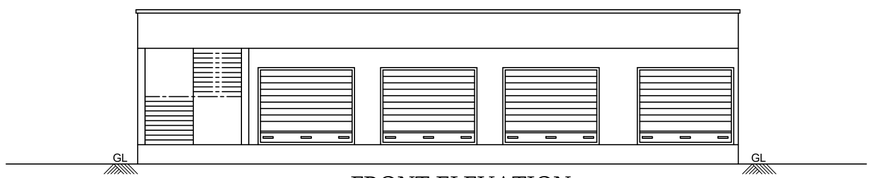
PLAN INFO
PLOT_AREA_M2=1183.7696
FMB_OR_PLR=1183.7696
AS_AT_SITE=1183.7696
AS_PER_DOCUMENT=1183.7696
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=12.00
ROAD_LENGTH=500
AVG_PLOT_DEPTH=26.70
AVG_PLOT_WIDTH=46.90
LAND_USE_ZONE =COMMERCIAL
PLOT_NO= SUBDIVISIN
PATTA_NO=938
SURVEY_NO=191/4E1
JURISDICTION_TYPE= PANCHAYAT
DISTRICT=CHENGALPATTU
TALUK=CHEYYUR
VILLAGE=KODUR
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=0
OSR_APPLICABLE=NO
OPREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
LEASEHOLD_LAND=NO
MIN_PLOT_DEPTH=25.00
MIN_PLOT_WIDTH=44.40
ORGANIZATION_TYPE=PRIVATE
PREMIUM_FSI_REQUIRED=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=3

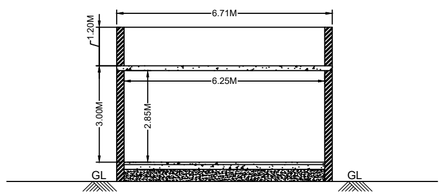




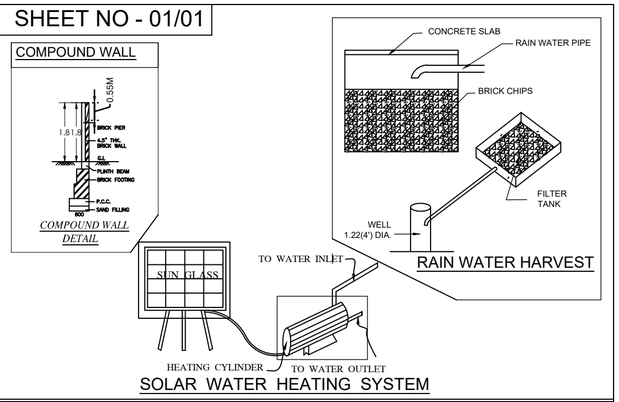


SITE PLAN SCALE: 1:200





SHEET NO - 01/01



PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR RCC ROOF COMMERCIAL SHOP BUILDING AS PER PATTA IN NEW SF NO: 191/4E1, PATTA NO: 938 OF KODUR VILLAGE AND PANCHAYAT, CHITHAMUR PANCHAYAT UNION, CHEYYUR TALUK, CHENGALPATTU DISTRICT.

SCALE: 1:100

AREA STATEMENT (Sq.m)

TOTAL PLOT AREA (AS PER PATTA) : 1183.7696 Sq.m

TOTAL PLOT AREA (AS PER DOCUMENT) : 1183.7696 Sq.m Or 12738 Sq.ft

BUILDING NAME	FLOOR NAME	BUILD-UP AREA (Sq.mt)	BUILD-UP AREA (Sq.ft)	BUILDING HEIGHT (m)
AC SHEET SHED BUILDING	GROUND FLOOR	125.48	1350.16	3.60
	FIRST FLOOR	000.00	000.00	
	SECOND FLOOR	000.00	0000.00	
	NON FSI AREA	00.00	000.00	
TOTAL BUILDUP AREA		125.48	1350.16	

F.S.I : $\frac{125.48}{1183.77}$ 0.106

PLOT COVERAGE : $\frac{125.48 X 100}{1183.77}$ 1.06 : 1.06%

PARKING DETAILS:-

PARKING	REQUIRED	PROVIDED
CAR PARKING	1 No	1 No
TWO WHEELER PARKING	1 No	1 No

JOINERY DETAILS

TYPES	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	1.80.00 X 3.00
D	SINDLE DOOR	0.91 X 2.10
D1	TOILET DOOR	0.75 X 2.10
W	WINDOW	1.52 X 1.37
W1	WINDOW	1.20 X 1.20
V	VENTILATOR	0.61 X 0.76

APPLICANT: Mr.R.ARUN

APPLICANT SIGNATURE

S. PALANISWAMY. B.Tech,
Registered Engineer Gr-III RED
Reg No: CGLDIST/RE/Gr-III/2023/10/007
No:10, V. M. Street
ACHARAPAKKAM-603301
Mobile No: 9698708537

REGISTERED ENGINEER (SEAL/SIGN)

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.