

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

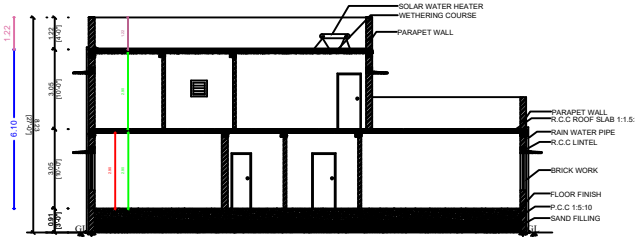
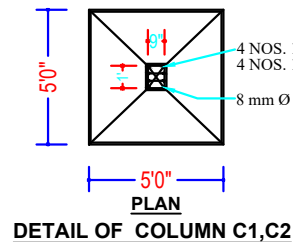
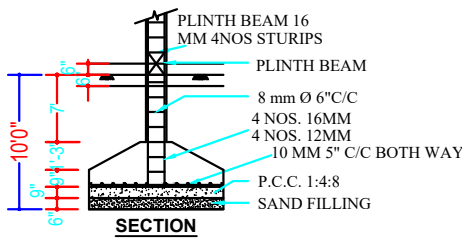
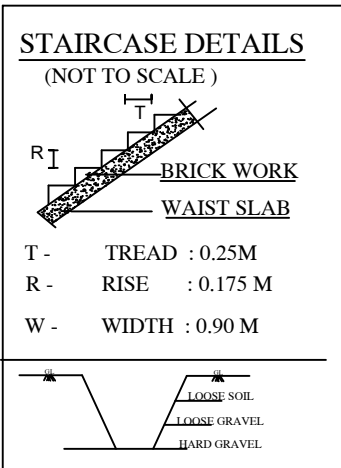
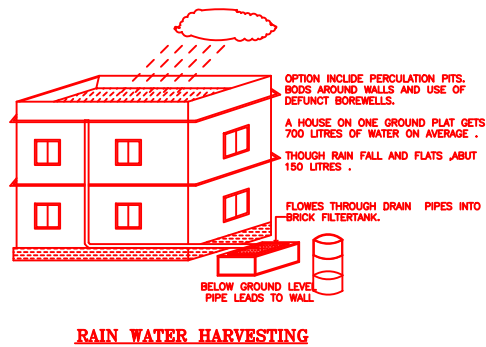
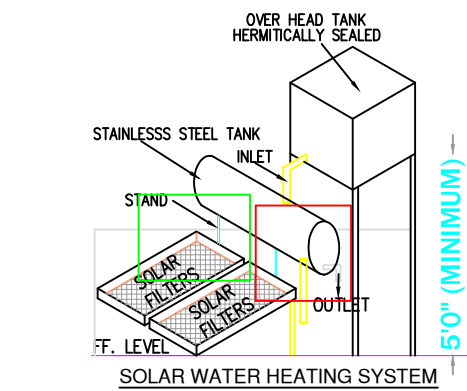
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

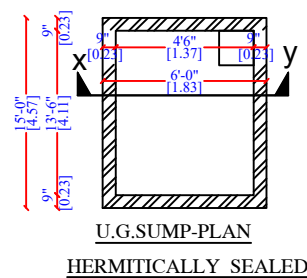
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF RESIDENTIAL GROUND FLOOR & FIRST FLOOR BUILDING IN PLOT NO: A, SURVEY NOs: 84/1B1D & 349/1D, PATTA NO: 4699, AT THIRUVIDANTHAI REVENUE VILLAGE,SEMMANCHERI VILLAGE ,KOVALAM PANCHAYAT, THIRUPORUR PANCHAYAT UNION &TALUK, CHENGALPATTU DISTRICT.

OWNER NAME: M/S.LUXSCAPE PROPERITIES PRIVATE LIMITE

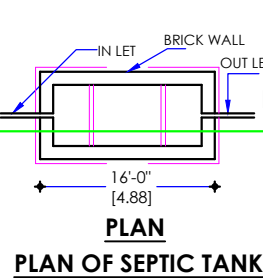
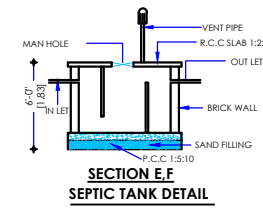
PLOT APPROVED No:ந.க.எண்:0489/2025/ஆ1
நாள்:27.03.2025



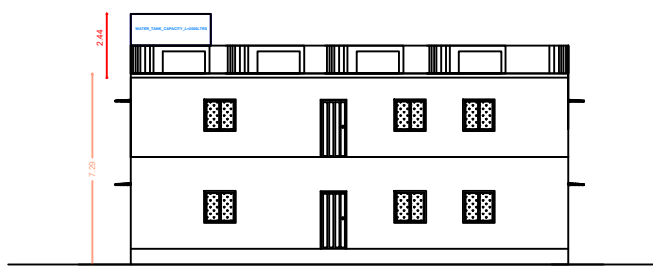
SECTION ON AA



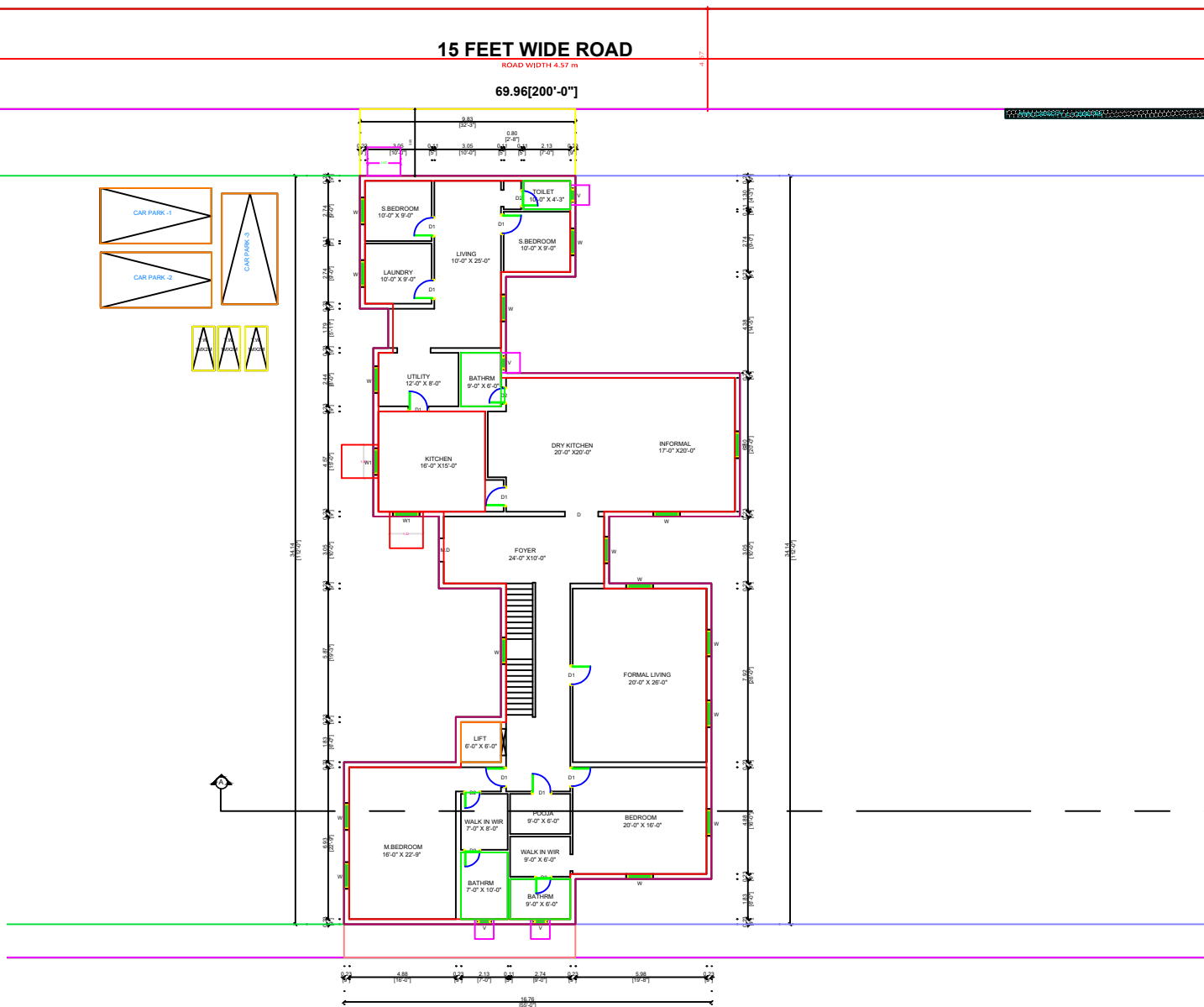
U.G.SUMP-PLAN
HERMITICALLY SEALED



PLAN OF SEPTIC TANK

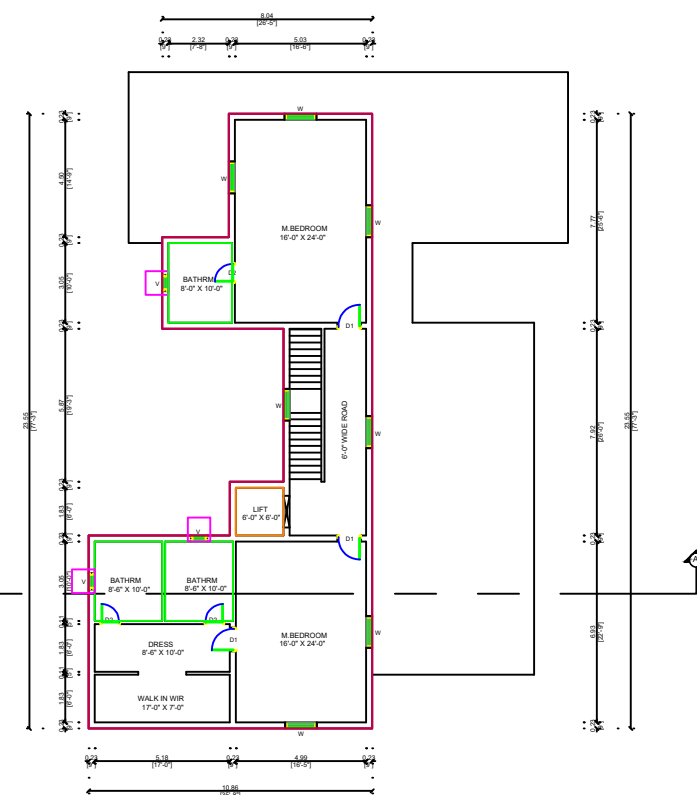


FRONT ELEVATION



S.NO: 84/3(PART)

SITE CUM GROUND FLOOR PLAN



PRO.FIRST FLOOR PLAN

SPECIFICATION		COLOUR INDEX
FOUNDATION IN R.C.C 1:2:4, MIX WITH NECESSARY REINFORCEMENTS	OVER P C C SAND FILLING BRICK IN CM 1:5, MIX USING STOCK BRICK	PROPOSED ☐
ALL RCC WORKS ARE 1:2:4, MIX WITH NECESSARY REINFORCEMENTS	FLOORING CONCRETE 1:4:8, MIX, FINISHED CERAMIC TILES. JOINERY ITEMS	BOUNDARY ☐
TEAK WOOD	FINISHED PLASTERING IN CM 1:5, 12MM THICK & WHITE WASHING ONE	EXG. ROAD ☐
OVER TWO COAT OF CEMENT PAINT.		

SCHEDULE OF JOINERY		
MD	MAIN DOOR	3'3" X 7'0"
D1	DOOR	3'0" X 7'0"
D2	DOOR	2'6" X 7'0"
W1	WINDOW	4'0" X 4'0"
W2	WINDOW	4'0" X 3'0"
V	VENTILATOR	2'0" X 2'0"

AREA DETAILS			
S.NO.		SQ.M	SQ.FT
1	AS PER SITE	2359.74	25400.00
2	AS PER DOC	2359.74	25400.00
3	AS PER PATTA	2350.00	25295.40

FSI AREA DETAILS IN SQ.M & SFT			
S.NO.	FLOOR	F.S.I AREA SQ.M	F.S.I AREA SFT
1	GROUND FLOOR	399.10	4296.00
2	FIRST FLOOR	165.46	1781.00
3	TOTAL	564.56	6077.00
4	F.S.I ACHIEVED	0.24	

NON FSI AREA DETAILS IN SQ.M & SFT			
1	HEAD ROOM	7.84	84.39
TOTAL BUILDUP AREA			
1	TOTAL AREA	572.40	6161.39

OWNER

For LUXSCAPE PROPERTIES PVT LTD.,

Authorised Signatory

M/S.LUXSCAPE PROPERITIES
PRIVATE LIMITE

S. Rajkumar
Er. S. RAJKUMAR
Licensed Surveyor
Corporation of Chennai
LIC No: RE302972019
CIT Colony, Mylapore, Chennai-600 004.
Ph : 9994032503, 8667531378

REGISTERED ARCHITECT/ REGISTERED ENGINEER

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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

