Verified RealEstate™

REFERENCE
SWP/BPA/643623/2025

ISSUED
16 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.

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

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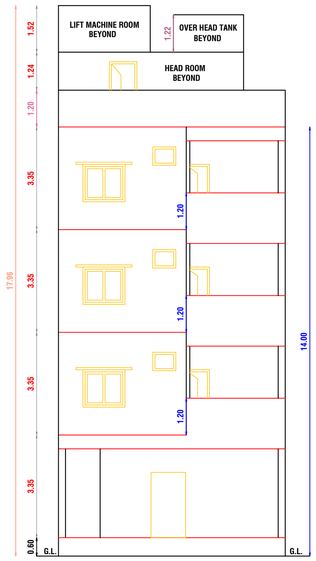
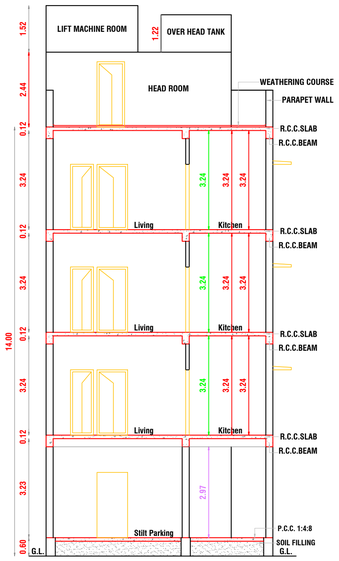
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE EXISTING BUILDING TO BE DEMOLISHED & PROPOSED NEW CONSTRUCTION OF STILT + 3 FLOORS RESIDENTIAL BUILDING WITH SIX DWELLING UNITS IN OLD S.NO. 201/3, AS PER PATTA S.NO. 201/3A1A1A2 [PATTA NO. 4627] @ PLOT NO. 16, JAHIR HUSSAIN STREET, PADMANABAN NAGAR OF POZHICHALUR VILLAGE, PALLAVARAM TALUK, CHENGALPATTU DISTRICT. ST. THOMAS MOUNT PANCHAYAT UNION LIMIT.

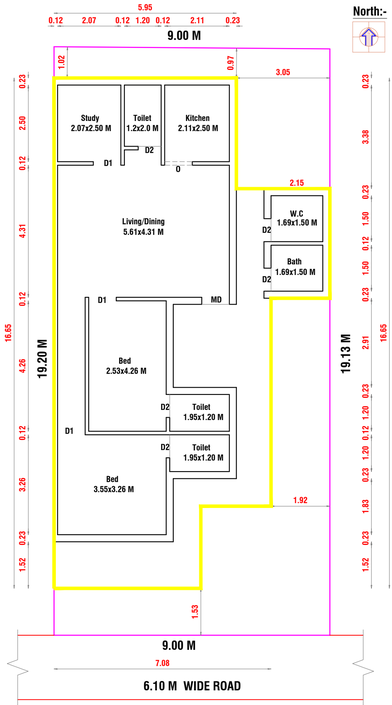
NOTE : PLOT REGULARISATION APPROVAL VIDE REG. D.DIS NO. 518/2025/A4 DATED ON 11.04.2025



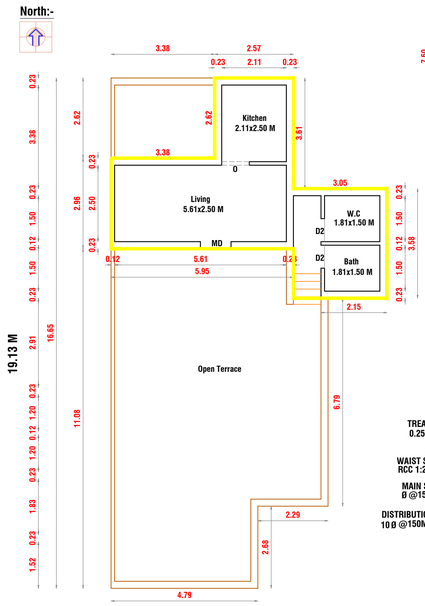
ELEVATION



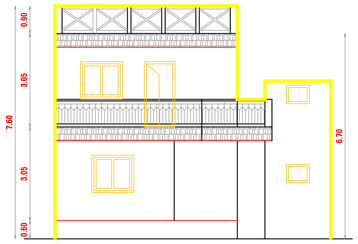
SECTION A-A



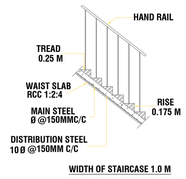
EXISTING GROUND FLOOR PLAN



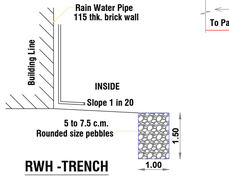
EXISTING FIRST FLOOR PLAN
[TO BE DEMOLISHED]



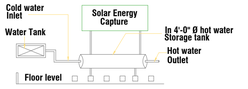
EXISTING ELEVATION
[TO BE DEMOLISHED]



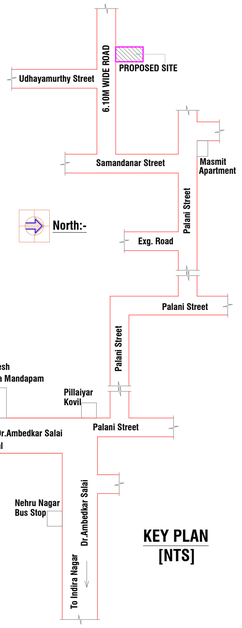
STAIR CASE DETAILS
SCALE 1:300



RWH -TRENCH

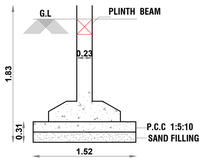


SOLAR HOT WATER
SYSTEM DETAIL



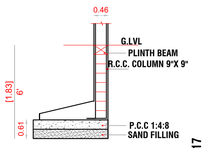
KEY PLAN
[NTS]

PLAN OF FOOTING

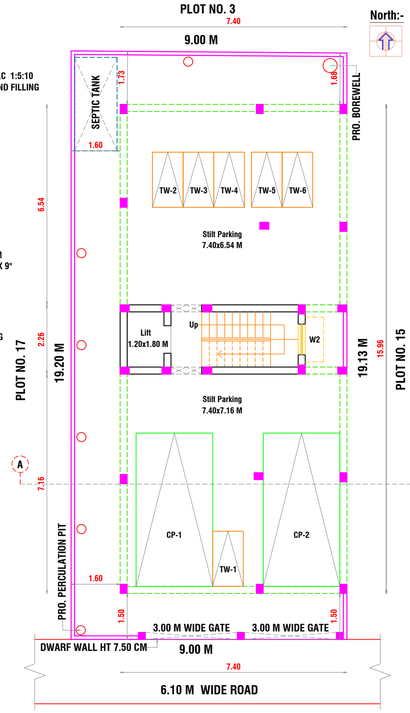


FOUNDATION DETAIL

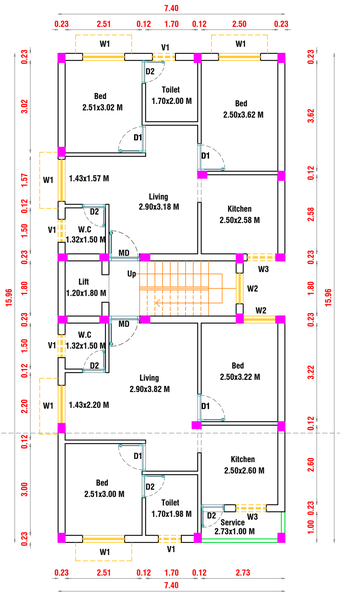
PLAN OF FOOTING



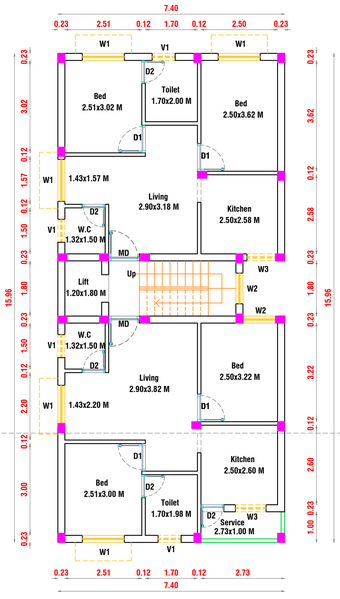
END FOOTING DETAILS



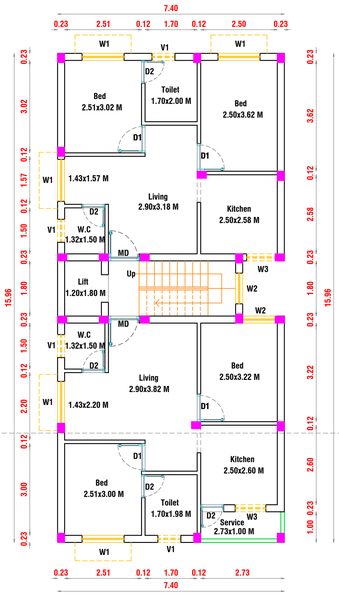
SITE CUM STILT FLOOR PLAN



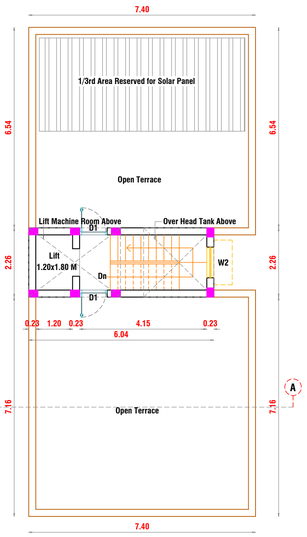
FIRST FLOOR PLAN



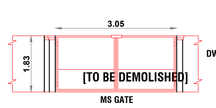
SECOND FLOOR PLAN



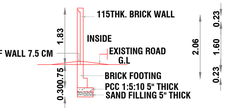
THIRD FLOOR PLAN



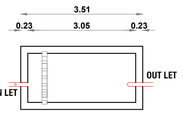
TERRACE FLOOR PLAN



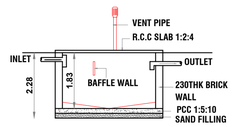
ELEVATON OF COMPOUND WALL



SECTION OF COMPOUND WALL



PLAN OF SEPTIC TANK
CAPACITY - 8000 LITRES



SECTION OF SEPTIC TANK

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	WIDTH FEET (METER)	HEIGHT FEET (METER)
MD	MAIN DOOR	3'-6" (1.07 M)	7'-0" (2.14 M)
D1	DOOR	3'-0" (0.91 M)	7'-0" (2.14 M)
D2	DOOR	2'-6" (0.76 M)	7'-0" (2.14 M)
W	WINDOW	4'-6" (1.37 M)	6'-0" (1.83 M)
W1	WINDOW	4'-6" (1.37 M)	4'-0" (1.21 M)
W2	WINDOW	3'-3" (1.00 M)	4'-0" (1.21 M)
W3	WINDOW	3'-3" (1.00 M)	3'-0" (0.91 M)
V1	VENTILATOR	2'-6" (0.75 M)	2'-6" (0.75 M)

SPECIFICATIONS

FOUNDATION	:	R.C.C FRAMED STRUCTURE
SUPERSTRUCTURE	:	9"&4 1/2" THICK B.W IN C.M 1:5 (1 OF CEMENT AND 5 OF SAND).
R.C.C. WORK	:	R.C.C. 1:2:4 (1 CEMENT : 2 SAND : 4 AGGREGATE).
DOORS & WINDOWS	:	WOOD FRAME & SHUTTER FOR DOORS WOOD FRAME & GLAZED FOR WINDOWS.
PLASTERING	:	CEILING AND BEAMS IN C.M. 1:3 INTERIOR AND EXTERIOR IN C.M. 1:4.
FLOORING	:	VITRIFIED TILES FLOORING & CERAMIC TILE FLOORING FOR TOILETS.
WEATHERING COURSE	:	12MM THICK PRESSED LAY OVER LIME CONCRETE 1:3 LAID TO SLOPE NECESSARY C.M. 1:3
WATER TANK	:	WATER TANK SCIENTIFICALLY CLOSED.
SEPTIC TANK	:	SEPTIC TANK HERMITICALLY CLOSED.

AREA STATEMENT [FSI]

DESCRIPTION	SQM
PLOT EXTENT [AS PER DOC]	175.21
PLOT EXTENT [AS PER PATTA]	350.00
FIRST FLOOR	115.62
SECOND FLOOR	115.62
THIRD FLOOR	115.62
TOTAL FLOOR AREA	346.86

F.S.I. : 1.980
NO. OF DWELLING UNITS : 6

AREA STATEMENT [NON FSI]

DESCRIPTION	SQM
STILT FLOOR	115.62
HEAD ROOM	13.65
LIFT MACHINE ROOM	6.76
TOTAL NON FSI AREA	136.03

DEMOLITION AREA STATEMENT

DESCRIPTION	SQM
EXISTING GROUND FLOOR	114.53
EXISTING FIRST FLOOR	35.21
TOTAL DEMOLITION AREA	149.74

SCALE - 1:100

For KARTHICK REALTY
Proprietor

SIGNATURE OF OWNER / POWER AGENT

P. RAMKUMAR, B.E.,
Registered Engineer
CMDA Grade - II RE / 19 / 04 / 039
GCC Grade - I RE / 104092024
VIEW POINTS
No.10, Ponniamman Kovil 1st Street,
Pallavaram, Chennai - 600 043.
Mobile : 99529 72184
Email : vpoints@rediffmail.com

SIGNATURE OF REGISTERED ENGINEER

VIEW POINTS
Consulting Engineers & Licensed Surveyors
No.10, Ponniyamman Kovil 1st Street,
Pallavaram, Chennai - 600 043.
Ph: 044-2264 2184, Telefax: 044-2264 4252
Mob: 98842 11274.
Email: vpoints@rediffmail.com

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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Chennai 600 097, India
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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.