Verified RealEstate™

REFERENCE
72

ISSUED
24 March 2026

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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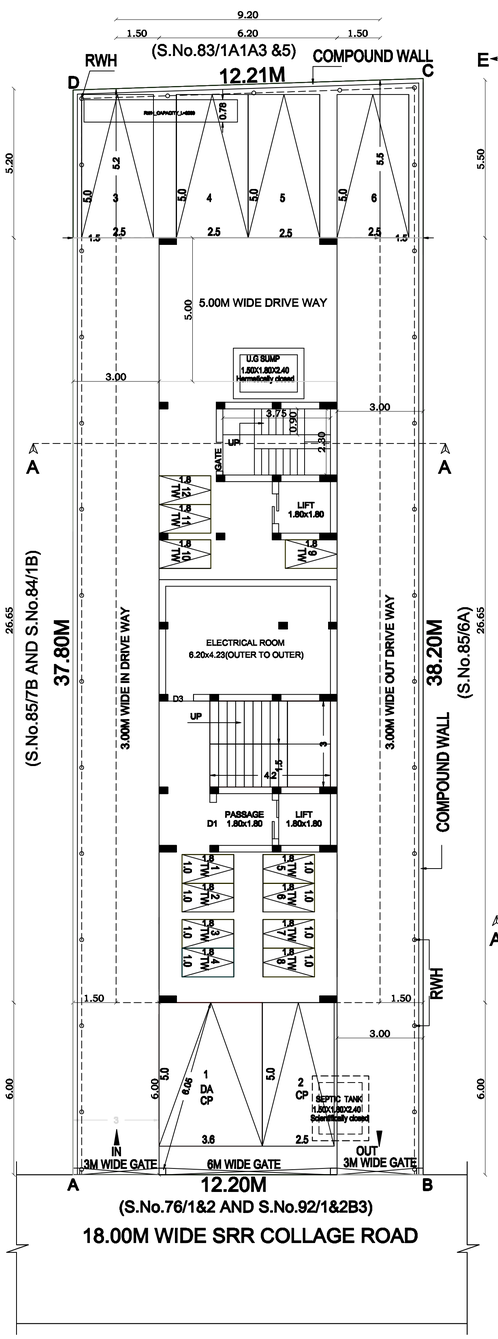
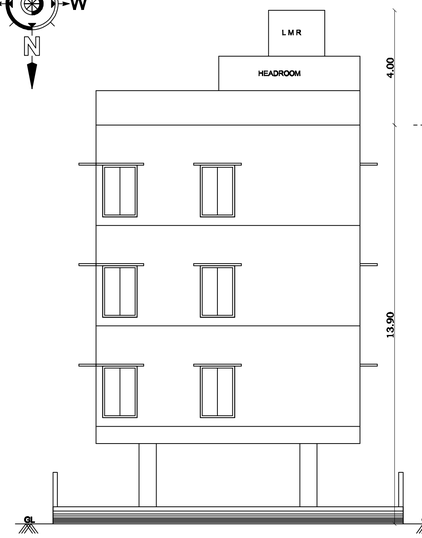
DIGITALLY VERIFIED RECORD



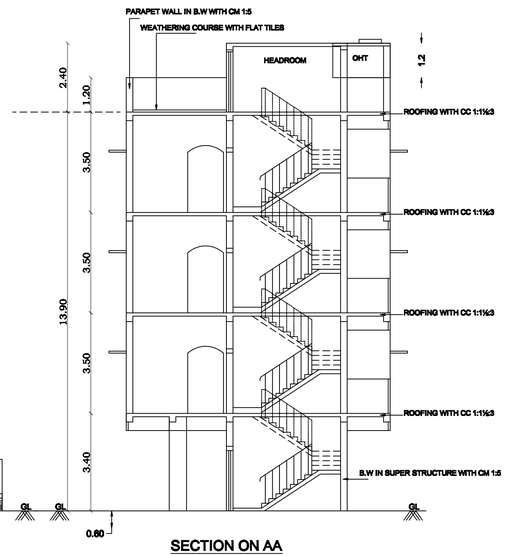
SITE/STILT FLOOR PLAN

TO BE PROPOSED



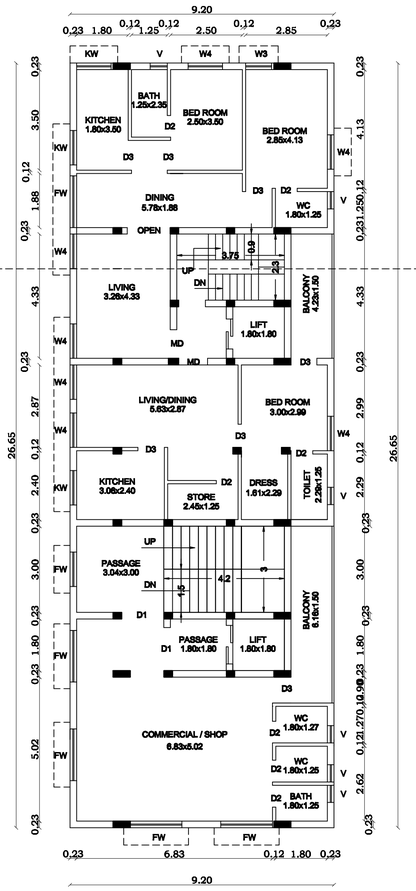
ELEVATION

TO BE PROPOSED



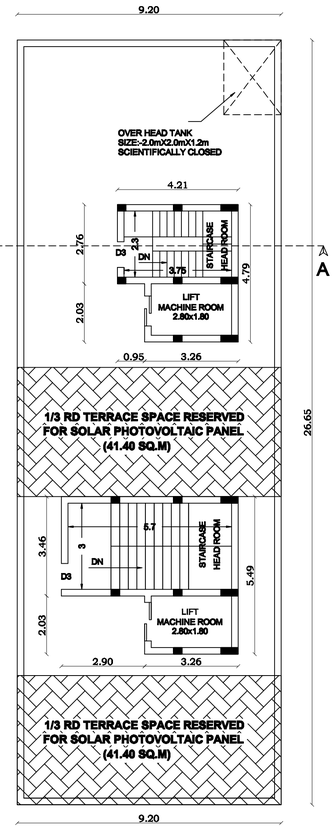
SECTION ON AA

TO BE PROPOSED



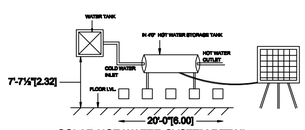
FIRST,SECOND & THIRD FLOOR PLAN

TO BE PROPOSED

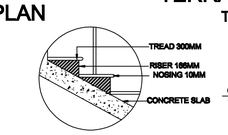


TERRACE FLOOR PLAN

TO BE PROPOSED



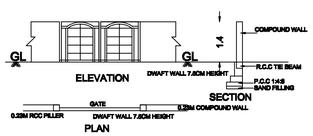
SOLAR HOT WATER SYSTEM DETAIL



Landing & Flight Width- 1.5m

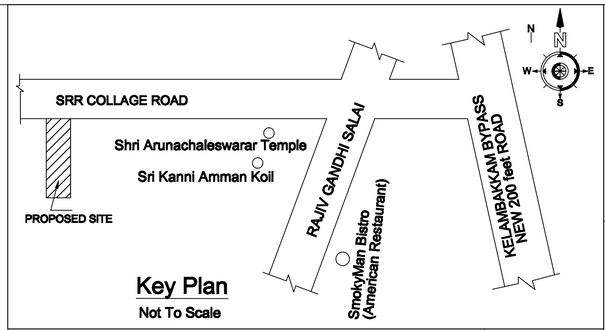
10 No.of Riser Single Flight

StairCase Detail



PLAN

COMPOUND WALL DETAILS



Key Plan

Not To Scale

SANITARY DETAILS - RESIDENTIAL

Delling with individual conveniences shall have at least the following fitments:

(a) one bath room provied with tap and a floor trap

(b) one wc with flusing apparatus with an ablution tap

(c) one tap with a floor trap or a sink in kitchen or wash place

	TOILET	BATH	WC	TAP	KITCHEN TAP	KITCHEN SINK
6 DWELLING UNITS	3	3	3	12	6	6

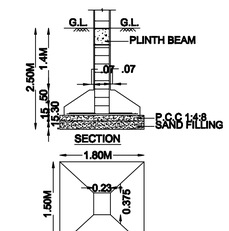
SANITARY DETAILS - COMMERCIAL

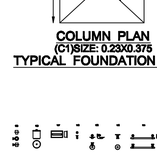
LABOURS FOR -05 PERSON MENS AND 05 PERSON WOMENS

1-25 PERSONS	MALE WATER CLOSET	URINALS	DRINKING WATER
REQUIREMENT	6NOS	3NO (1 FOR 7-20 PERSONS)	100 PERSONS ONE WATER TAP, REQUIRED:- 1NOS PROVIDED:- 3 NOS
PROVIEDED	9NOS	3NO	
1-25 PERSONS	MALE WATER CLOSET	URINALS	
REQUIREMENT	3NOS	NIL	
PROVIEDED	3NOS		

FLOOR WISE PARKING DETAILS:-

FLOORS	REQUIRED CAR PARKING	PROVIDE CAR PARKING	REQUIRED T.W PARKING	PROVIDE T.W PARKING
RESIDENTIAL:-				
DEWLLING UNIT- F1=62.93sq.mt	-	-	1	1
DEWLLING UNIT- F2=47.10sq.mt	-	-	1	1
DEWLLING UNIT- S1=62.93sq.mt	-	-	1	1
DEWLLING UNIT- S2=47.10sq.mt	-	-	1	1
DEWLLING UNIT- T1=62.93sq.mt	-	-	1	1
DEWLLING UNIT- T2=47.10sq.mt	-	-	1	1
COMMERCIAL:-				
FIRST FLOOR =97.73sq.mt	1	2	1	2
SECOND FLOOR =97.73sq.mt	1	1	1	2
THIRD FLOOR =97.73sq.mt	1	1	1	1
D.A PARKING	1	1	1	1
TOTAL PROVIDE CAR PARKING:- 6		TOTAL PROVIDE TWO WHEELER PARKING:- 12		

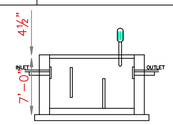




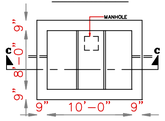
COLUMN PLAN

(C1)SIZE: 0.23X0.375

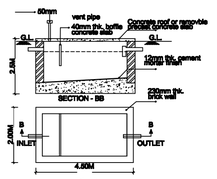
TYPICAL FOUNDATION DETAIL



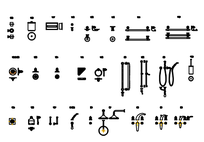
SECTION :B-B



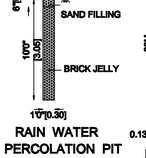
PLAN OF SUMP



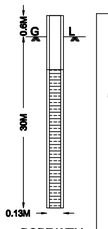
DETAILS OF SEPTIC TANK



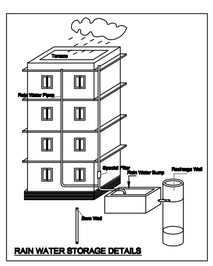
SANITARY BLOCKS



RAIN WATER PERCOLATION PIT



BORE WELL



RAIN WATER STORAGE DETAILS

(NOTE: ALL BELOW UP DETAILS NOT TO SCALE)

SCRUTINY REFERENCE No.JW8B9TDX

ONLINE APPLICATION No. SWP/BPA/648125/2025

SITE BOUNDRY SHOWN AS. A-D

BUILDING TECHNICAL APPROVAL No. SWP/B.P/M.L.P.A (CD-5) No.02/2026

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL CUM COMMERCIAL BUILDING AT PLOT No.2, SRR COLLAGE ROAD,OLD S.No.83/1B1, 84/1A AND 85/6&7A, NEW S.No.83/1B1B, 84/1A2 AND 85/6B&7A, OF PADUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTUI DISTRICT,

AREA STATEMENT		SQ.M	SQ.FT
AS PER PATTA	:	444.00	4779.21
AS PER DOCUMENT	:	444.35	4783.00
AS PER SITE	:	463.60	4990.19

FLOOR	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL AREA SQ.M
STILT FLOOR	—	245.15	245.15
FIRST FLOOR(RESIDENTIAL)	147.42	–	147.42
FIRST FLOOR(COMMERCIAL)	97.73	–	97.73
SECOND FLOOR(RESIDENTIAL)	147.42	–	147.42
SECOND FLOOR(COMMERCIAL)	97.73	–	97.73
THIRD FLOOR(RESIDENTIAL)	147.42	–	147.42
THIRD FLOOR(COMMERCIAL)	97.73	–	97.73
HEAD ROOMS & LIFT MACHINE ROOM	–	46.17	46.17
TOTAL AREA	735.45	291.32	1026.77

$$F.S.I = \frac{735.45}{444.00} = 1.656$$

SCHEDULE OF JOINERY:-

TYPE	DETAILS	SIZE
MD	DOOR	1.00X2.10
D1	DOOR	1.50x2.10
D2	DOOR	0.75x2.10
D3	DOOR	0.91x2.10
D3	DOOR	0.91x2.10
W4	WINDOW	1.20X1.20
W3	WINDOW	0.90X1.20
KW	WINDOW	1.20X0.99
V	VENTILATOR	0.61x0.61

SPECIFICATION:-

FOUNDATION	:	COLUMN FOOTING
BRICK WORK	:	C.M 1:6 FOR SUPER STRUCTURE
PLASTERING	:	C.M 1:5 FOR WALLS & 1:3 FOR CEILING
CEMENT PAINT	:	2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
R.C.C.	:	M25 GRADE FOR SLABS & LINTELS
WOOD WORK	:	ALL WOOD WORKS IN BEST QUALITY TIMBER
WEATHERING COURSE	:	B.JELLY LIME MORTAR OVER ROOF SLAB ONE LAYER OF COUNTRY TILES

ELECTRICAL SPECIFICATION:-

1.FIRE RETARDANT CABLE TO BE USED.

2.ENERGY EFFICIANT BLUB WILL BE USED.

3.NESSEERY CIRCUTE BREAKERS TO BE USED.

PARKING CALCULATION

FOR RESIDENTIAL / COMMERCIAL AREA:-

1 car space for every 125 sq.m of floor area of part thereof and 1 two wheeler space for every 25 sq.m of floor area or part thereof

Note:- 75% OF FSI AREA:- 735.45x0.75= 551.58 sq.m

CAR PARKING= 551.58 / 125.00 = 4.41 - 4NOS

TOTAL REQUIRED CAR PARKING= 4NO

TOTAL PROVIDED CAR PARKING= 6NO

DA CAR PARKING= 1NO

VISITOR CAR PARKING= 1NO

TOTAL REQUIRED WHEELER PARKING= 8NOS

TOTAL PROVIDED WHEELER PARKING= 8NOS

TWO WHEELER PARKING= 8NOS

VISITOR TWO WHEELER PARKING=3NO

DA VISITOR TWO WHEELER PARKING = 1NO

Mr.PATHIPATI RAGHAVENDRA.

OWNER SIGNATURE

C. DHANALAKSHMI D.C.E.,
REGISTERED ENGINEER GRADE-III
DTCP-TVLR/RE/GR-III/2024/10/037
14/26, INDIRA GANDHI NAGAR,
2nd STREET, THIRUMULLAIVOYAL,
CHENNAI - 600 062.
MOB : 9600016965

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.