Verified RealEstate™

REFERENCE
90/2025-26

ISSUED
29 January 2026

PP APPROVAL RECORD

Planning Permission

Survey 183

Vengadamangalam, VANDALUR taluk

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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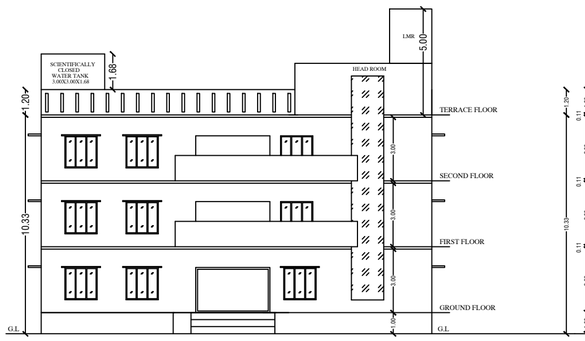
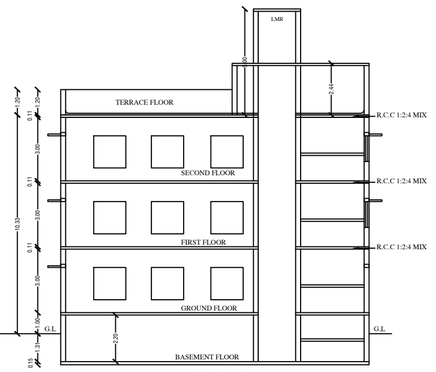
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED BASEMENT FLOOR, GROUND FLOOR, FIRST FLOOR & SECOND FLOOR CONSTRUCTION OF COMMERCIAL BUILDING AT "VANDALUR TO KELAMBAKKAM MAIN ROAD" IN OLD S.NO:165B/2 PART, AS PER PATTA NEW S.NOS:183/2,183/22 & 183/23 PATTA NOS:124, 105 & 106 OF RATHINAMANGALAM VILLAGE, VENGADAMANGALAM PANCHAYAT, KATTANKULATHUR PANCHAYAT UNION, VANDALUR TALUK, CHENGALPET DISTRICT.

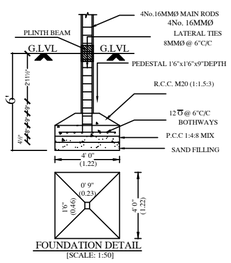
SCALE:1:100

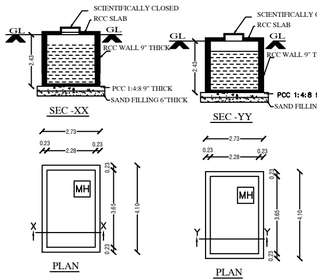


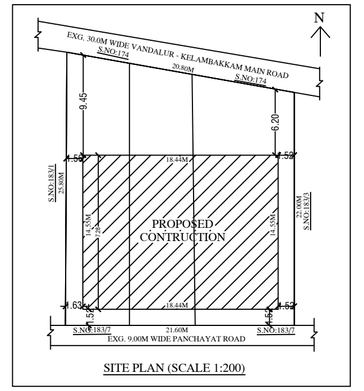
FRONT ELEVATION



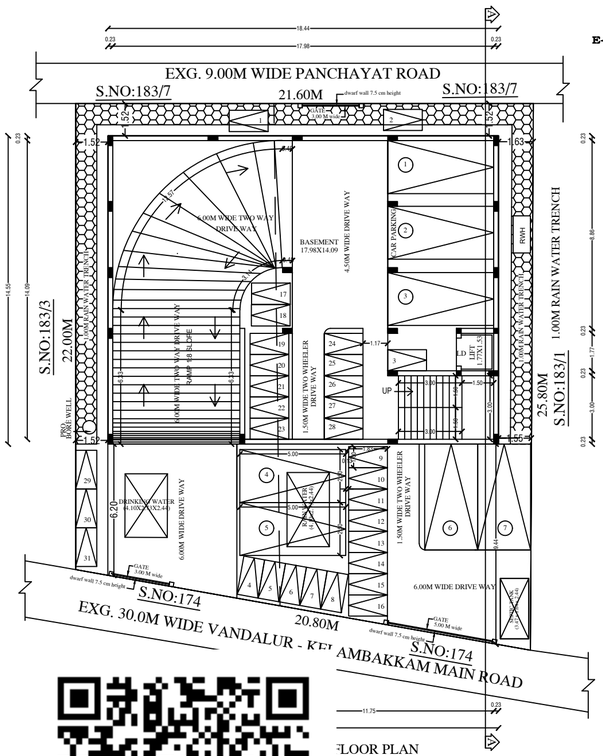
SECTION :"A-A"



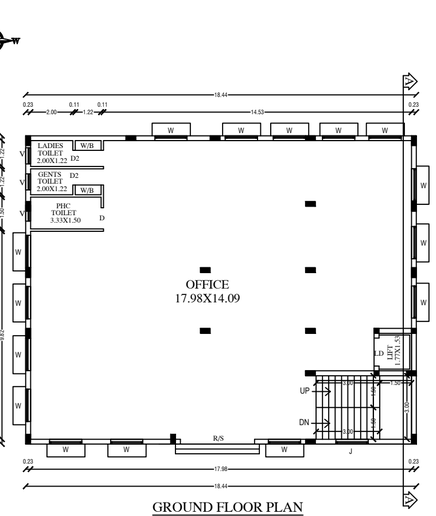




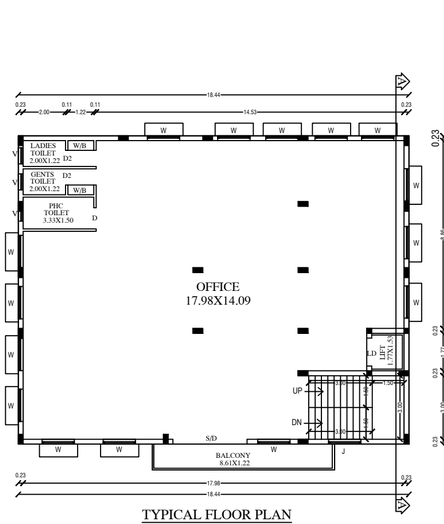
SITE PLAN (SCALE 1:200)



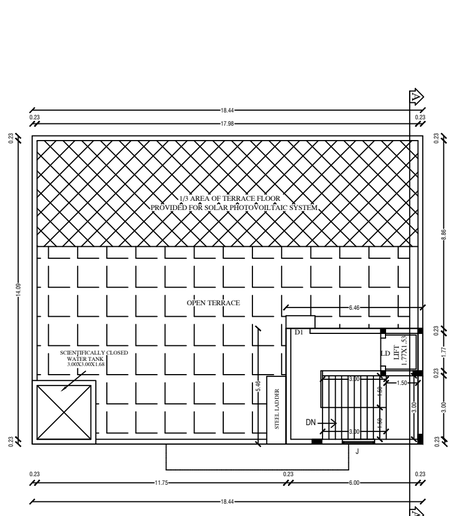
FLOOR PLAN



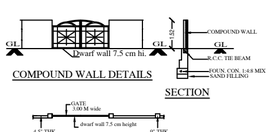
GROUND FLOOR PLAN



TYPICAL FLOOR PLAN
FIRST & SECOND



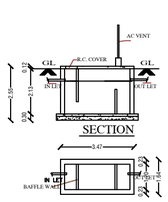
TERRACE FLOOR PLAN



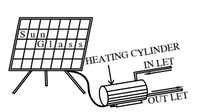
COMPOUND WALL DETAILS

SECTION

COMPOUND WALL PLAN

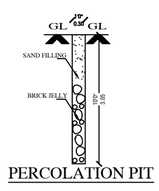


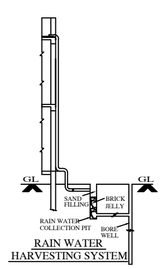
SEPTICTANK



SOLAR WATER HEATING SYSTEM







AREA DETAILS IN SQMT			
PLOT AREA (AS PER DOCUMENT)	523.13 Sq.mt		
PLOT AREA (AS PER PATTA)	523.00 Sq.mt		
SUPER IMPOSED AREA	514.77 Sq.mt		
DESCRIPTION	FSI AREA Sqmts	NON FSI AREA Sqmts	BUILTUP AREA Sqmts
BASEMENT FLOOR	-	268.24	268.24
GROUND FLOOR	268.24	-	268.24
FIRST FLOOR	278.73	-	278.73
SECOND FLOOR	278.73	-	278.73
HEAD ROOM & LIFT	-	35.25	35.25
TOTAL AREA	825.70	303.49	1129.19

FSI = 825.70 / 514.77 = 1.60

COVERAGE = 0.53

JOINERIES		
ROLLING SHUTTER	RS	2.44 X 2.13
DOOR	D	1.00 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
DOOR	D3	1.37 X 2.13
WINDOW	W	1.52 X 1.52
JOLLY	J	1.52 X 1.52
VENTILATOR	V	0.76 X 0.76

COLOUR INDEX	STAIRCASE DETAIL
PROPOSED	WIDTH 1.50 M
EXG.ROAD	RAISE 0.15 M
SITE BOUNDARY	TREAD 0.30 M

ALL DIMENSION ARE IN Mtr

PARKING DETAILS

PARKING	REQUIRED	PROVIDED
CAR PARKING (75% OF PLINTH AREA)	07 Nos	07 Nos
CAR PARKING (VISITOR)	1 Nos	1 Nos
TWO WHEELER PARKING	31 Nos	31 Nos

SANITATION DETAILS

DESCRIPTION (PRO. CONSTRUCTION)	REQUIRED		PROPOSED	
	MALE	FEMALE	MALE	FEMALE
WATER CLOSET	3 Nos	2 Nos	3Nos	3 Nos
WASH BASINS	4 Nos		6 Nos	
DRINKING WATER	4 Nos		6 Nos	

OWNER:

Er.A.SENTHIL KUMAR
M.Tech. (Struc), MIE, CE,
HAYDANS ENGINEERS
Registered Structural Engineer Grade 1
District Town & Country Planning
Reg.No.TVLR/RSE/Gr-1/2021/11/006

STRUCTURAL ENGINEER:

R. GANESAN, B.Tech.
REGISTERED ENGINEER (DTCP)
CGLDIST/RE/Gr-1/2024/09/009
ROYAL PLANNERS
No. 29/6, Phoenix Towers,
Venkatesan Street, West Tambaram,
Chennai - 600045. Ph: 044 - 2226 4216

REGISTERED ENGINEER:

ONLINE APPLICATION NO:SWP/BPA/664869/2025

Scrutiny Reference No. 8LO3GM8L

SWP/Commercial Building/A.D./D.T.C.P
(CD3) No.128/2025.

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

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.