Verified RealEstate™

REFERENCE
SWP/BPA/667456/2025

ISSUED
10 October 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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

SUB DIVISION PLAN APPROVED
PP. NO. 147/2019
D.DIS. NO. 243 / 2019
DATED : 01 / 02 / 2019
PERUMBAKKAM PANCHAYAT
APPROVAL NO. 117/2018-2019
DATED : 05 / 02 / 2019

PLAN SHOWING THE PROPOSED CONSTRUCTION OF EIGHT DWELLING UNIT THREE FLOORS (11.94 M) HEIGHT BUILDING AT PLOT NOS. D3A, D3B & D3C, IN OLD S. NOS. 429/1, 429/1B, 429/1B3, NEW S. NO. 429/1B3A1A1A (AS PER PATTA NO. 4636) OF "SOWMYA NAGAR", PERUMBAKKAM VILLAGE, TAMBARAM TALUK, CHENGALPATTU DISTRICT. ST. THOMAS MOUNT PANCHAYAT UNION LIMIT.

PLAN INFO		
PLOT NO=D3A, D3B & D3C		
PATTA NO=4636	ACCESS WIDTH M=7.01	CRZ=NO
SURVEY NO=429/1B3A1A1A	ROAD WIDTH=7.01	SECURITY ZONE=NO
TALUK=Tambaram	ROAD LENGTH=250.00	IS SWIMMING POOL EXISTS=NO
DISTRICT=Chengalpattu	SINGLE FAMILY BLDG=NO	BUILDING NEAR GOVT BLDG=NO
AS PER DOCUMENT=327.13	AREA TYPE=Others	IF HERITAGE TOWN LESSTHAN 1KM RADIUS=NO
AS AT SITE=327.27	IS APPROVED LAYOUT=YES	NOC FOR CONSTRUCTION NEAR MONUMENT=NO
FMB OR PLR=327.18	RWH DECLARED=YES	WHETHER GOVT OR AIDED SCHOOL=NO
PLOT AREA M2=327.13	PREMIUM FSI REQUIRED=NO	BUILDING NEAR TO RIVER=NO
AVG.PLOT WIDTH=24.7M	OSR APPLICABLE=NO	BUILDING NEAR MONUMENT=NO
AVG.PLOT DEPTH=13.11M	LAND USE ZONE=RESIDENTIAL	JURISDICTION TYPE=PANCHAYAT

AREA DETAILS:

		SQ.FT	SQ.M
PLOT AREA (AS PER PATTA)	:	3520.50	327.18
PLOT AREA (AS PER DOC)	:	3520.00	327.13
PRO. FIRST FLOOR AREA	:	2358.00	219.17
PRO. SECOND FLOOR AREA	:	2358.00	219.17
PRO. THIRD FLOOR AREA	:	2164.00	201.11
TOTAL F.S.I AREA	:	6880.00	639.40
F.S.I.	:	1.954	

NON-F.S.I AREA

PRO.STILT FLOOR AREA		2358.00	219.17
HEADROOM AREA	:	240.00	22.30
LIFT MACHINE ROOM AREA	:	49.00	4.55
TOTAL NON F.S.I. AREA	:	2647.00	246.00

SCHEDULE OF JOINERY:

MD	MAIN DOOR	3'-6" x 7'-0" (1.08 x 2.13)
D1	DOOR	3'-0" x 7'-0" (0.91 x 2.13)
D2	DOOR	2'-6" x 7'-0 (0.76 x 2.13)
OP	OPENING	3'-6" x 7'-0" (1.08 x 2.13)
W	WINDOW	5'-0" x 5'-0" (1.52 x 1.52)
KW	KITCHEN WINDOW	3'-6" x 3'-0" (1.07 x 0.91)
V	VENTILATOR	2'-6" x 2'-6" (0.76 x 0.76)

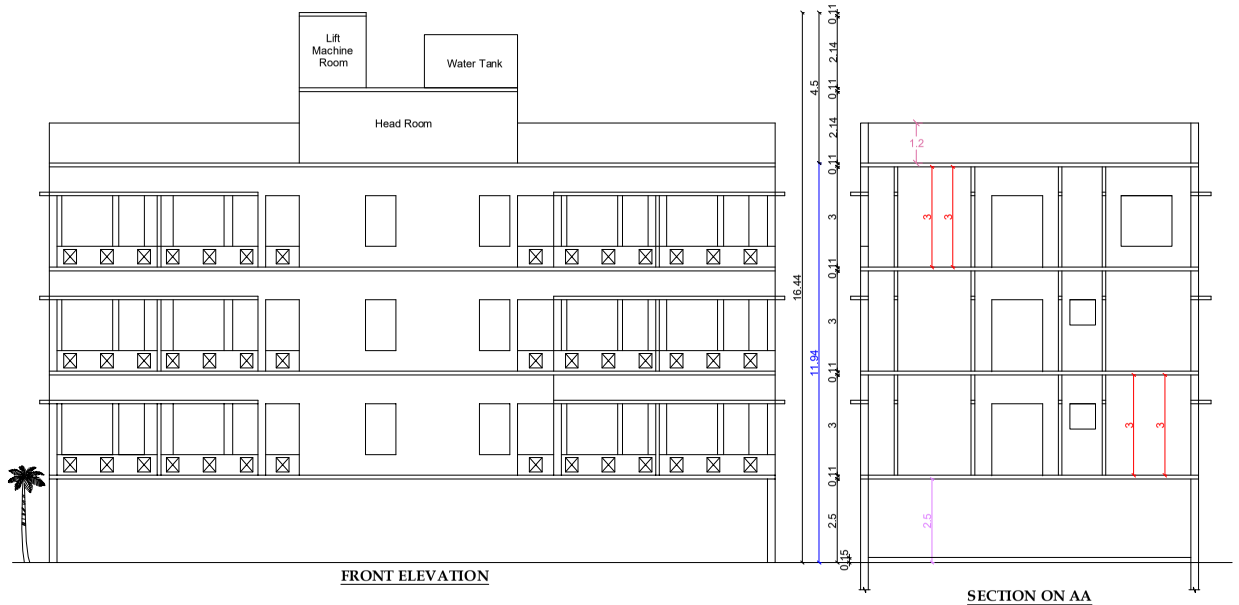
COLOUR INDEX:
- PROPOSED BUILDING
- EXISTING ROAD
- SITE BOUNDARY LINE

STAIRCASE DETAILS:

TREAD	10"(0.25)
RISER	6"(0.15)
WIDTH	3'0"(0.91)

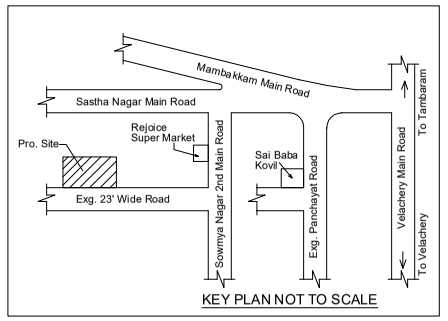
SCALE : 1"-8'.0" (1: 100)

For PEARL HOUSING
Proprietor
POWER AGENT :

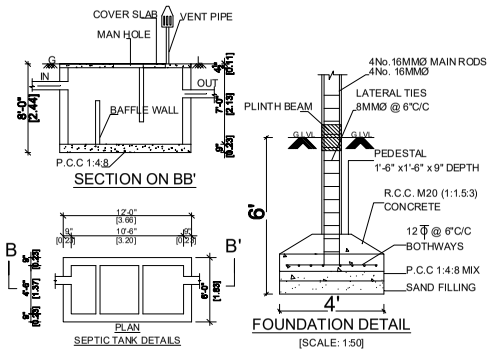


FRONT ELEVATION

SECTION ON AA

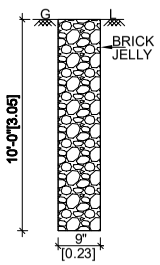


KEY PLAN NOT TO SCALE

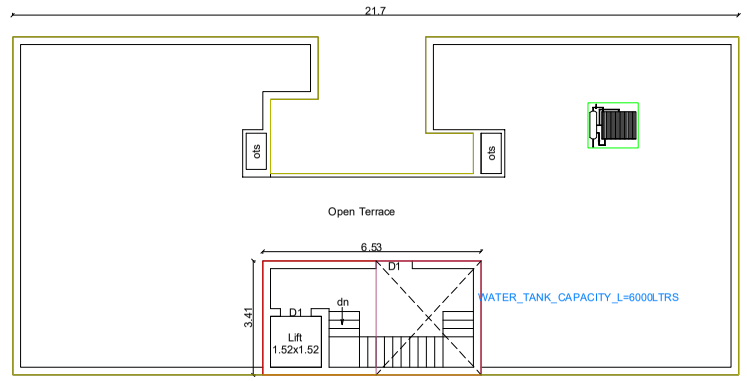


SECTION ON BB'

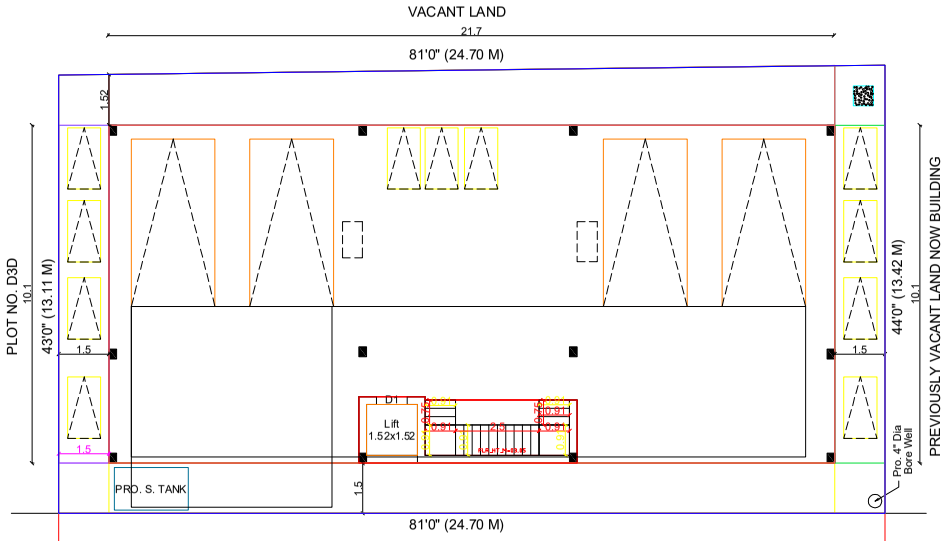
FOUNDATION DETAIL
[SCALE: 1:50]



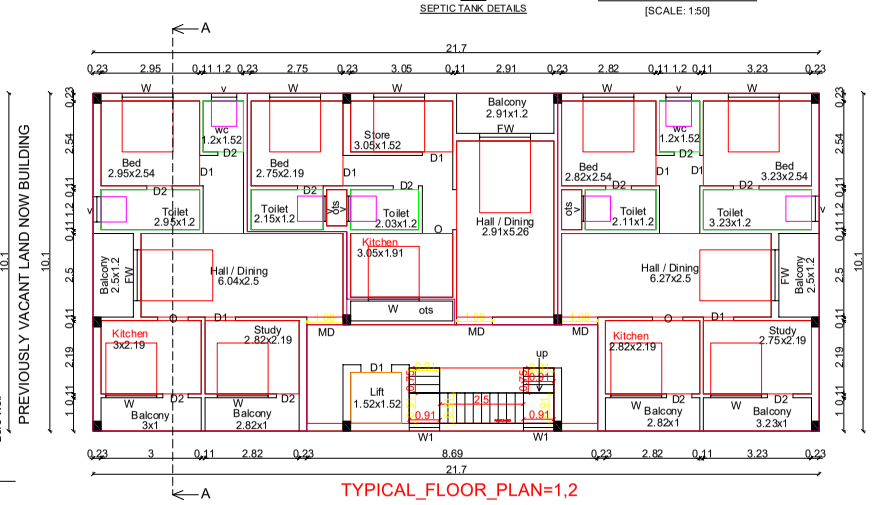
PERCULATION PIT



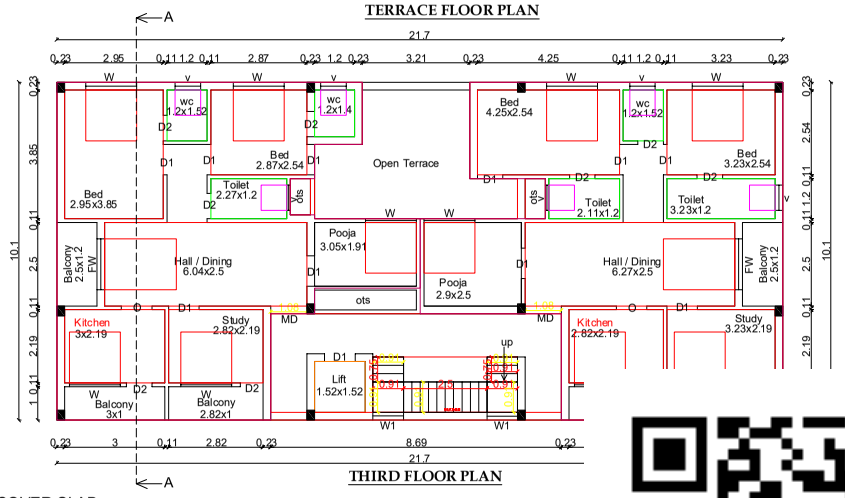
TERRACE FLOOR PLAN



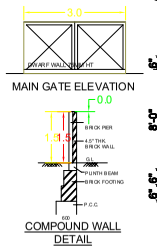
SITE CUM PRO. STILT FLOOR PLAN



TYPICAL_FLOOR_PLAN=1,2

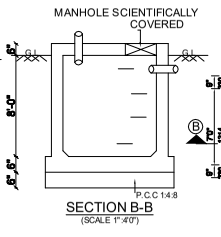


THIRD FLOOR PLAN

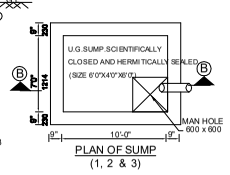


MAIN GATE ELEVATION

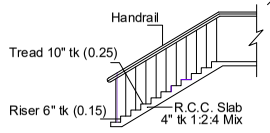
COMPOUND WALL DETAIL



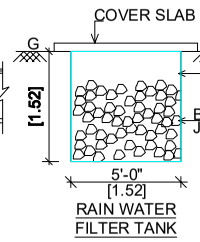
SECTION B-B
(SCALE 1"-4'0")



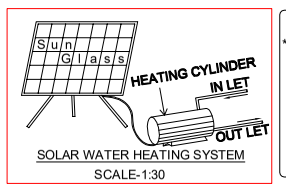
PLAN OF SUMP
(1, 2 & 3)



STAIRCASE DETAILS



RAIN WATER FILTER TANK



SOLAR WATER HEATING SYSTEM
SCALE-1:30

SPECIFICATIONS
- R.C.C FOUNDATI
  P.C.C 1:5:10 OVE
- BASEMENT WIT
  R.C.C TIE BEAM
- TILES FLOORING
  SAND FILLING.
- 9" TK BRICK WA
- R.C.C ROOF SLA

J,D.C.E.,
er (Grade-III)
Chennai
03832025
r, Medavakkam,
0 100.
94547550
rs@gmail.com

NERS
RED ENGINEER
AVI NAGAR,
NAI - 600 100
547550
@gmail.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

hello@verified.realestate · +91 9996 12 9996

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

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.