Verified RealEstate™

REFERENCE
45/2025-26

ISSUED
01 December 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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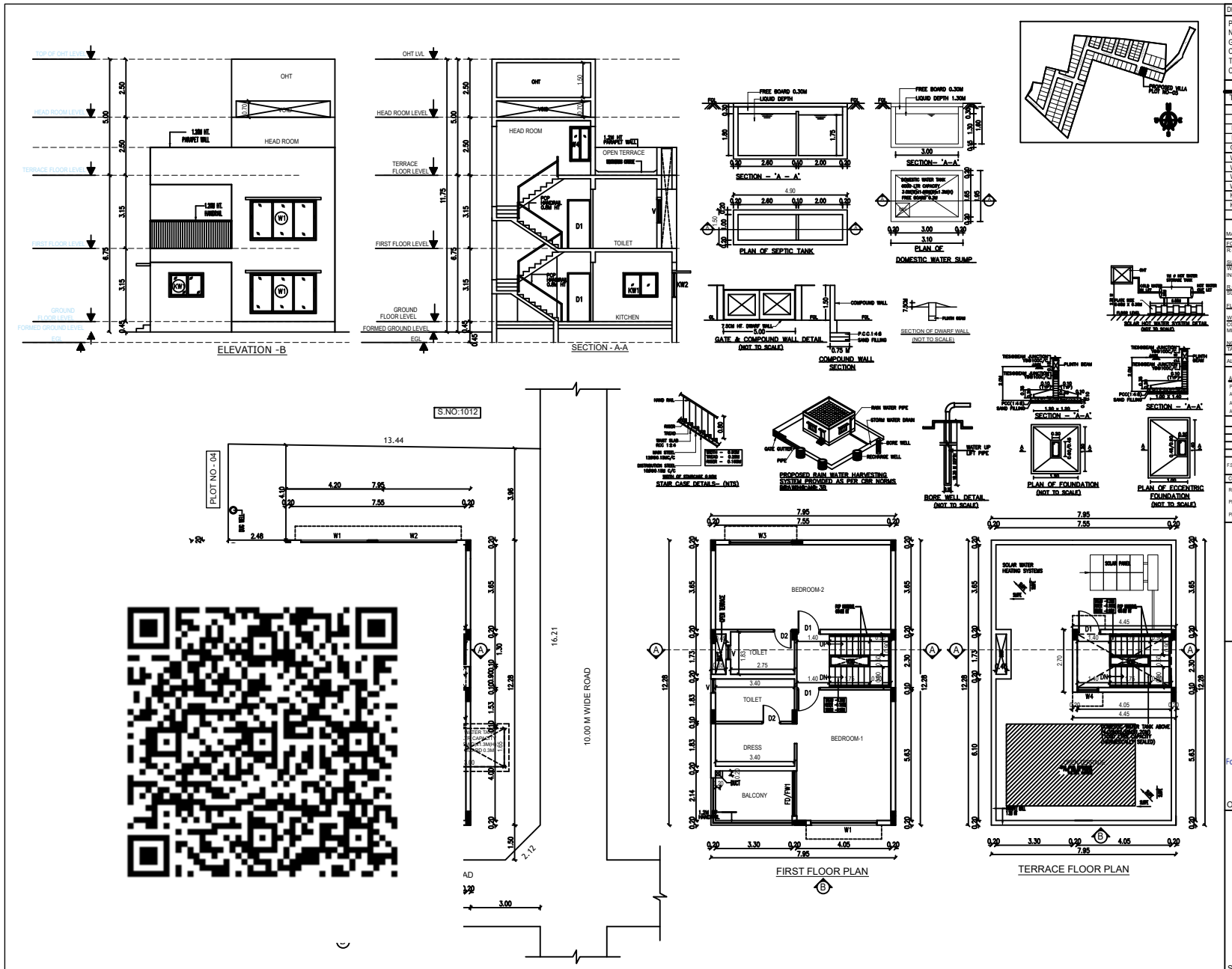
DIGITALLY VERIFIED RECORD



DRAWING TITLE

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:05, COMPRISED IN SURVEY NO:S.NO:1010/3 OF THAIYUR-'B' VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.80 X 2.10
FD/FW1	FRENCH DOOR / WINDOW	1.940 X 2.10
OP	OPENING	1.00 X 2.10
W1	WINDOW	2.85 X 1.50
W2	WINDOW	3.40 X 1.50
W3	WINDOW	2.70 X 1.50
W4	WINDOW	0.90 X 1.50
KW1	WINDOW	1.50 X 1.05
KW2	WINDOW	2.56 X 1.05
V	VENTILATOR	0.60 X 1.00

MATERIAL SPECIFICATION FOR PROPOSED WORK

FOUNDATION: ISOLATED FOOTING OVER A BED OF R.C.C 1:4:8 SAND CUSHIONS.

SUPER STRUCTURE: 100 THK. INTERNAL & 200THK EXTERNAL WALLS IN C.M 1:5 WITH PLASTER IN C.M 1:5

R.C.C WORK: R.C COULMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES IN 1:2:4 MIX ADEQUATELY REINFORCED.

FLOORING: CERAMIC FLOORING.

WEATHERING COURSE: ONE SET OF BRICK JELLY LIME CONCRETE MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE: UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

ALL DIMENSIONS ARE IN METER

AREA STATEMENT :-

PLOT EXTENT

AS PER SITE = 238.18 SQM

AS PER DOCUMENT = 238.18 SQM

AS PER PATTA = 238.18 SQM

FLOORS	P.S.I AREA IN SQ.M.	NON P.S.I AREA IN SQ.M.
GROUND FLOOR	82.31 SQM	15.28 SQ.M
FIRST FLOOR	95.90 SQM	
TERRACE FLOOR		12.02 SQ.M
TOTAL F.S.I AREA	178.21 SQM	27.30 SQ.M

F.S.I = 178.21 SQM / 238.18 SQM = 0.748

PLOT COVERAGE = 87.59 SQM / 238.18 SQM = 40.97%

COLOUR INDEX

ROAD

PLOT BOUNDARY

PROPOSED

SCALE 1:150

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

OWNER'S SIGNATURE

K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape "The Village" Pillaiyar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com

SIGNATURE OF ARCHITECT

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.