Verified RealEstate™

REFERENCE
52/2025-26

ISSUED
27 November 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.

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OMR Thoraipakkam,
Chennai 600 097, India

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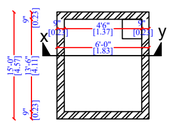
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF RESIDENTIAL SECOND FLOOR BUILDING ON THE EXISTING BUILDING IN PLOT NO: 302,303, SURVEY NO: 197/86,197/98 PATTA NO:7235,9903, AT "GLOBUS FORTUNE", PUDUPAKKAM VILLAGE & PANCHAYAT, THIRUPORUR PANCHAYAT UNION ,VANDALUR TALUK, CHENGALPATTU DISTRICT.

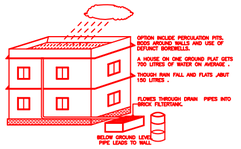
RERA. APP NO: TN/01/LAYOUT/0040/2018
DATE:18.04.2018

EXISTING BUILDING APP NO: SWP/BPA/385583/2024

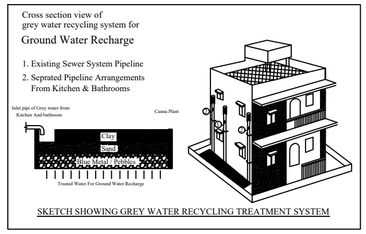
OWNER NAME: Mrs. DIVYA w/o Mr. ARUN N



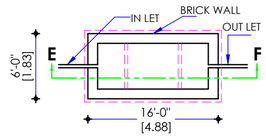
U.G.SUMP-PLAN
HERMITICALLY SEALED



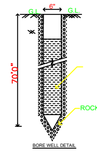
RAIN WATER HARVESTING

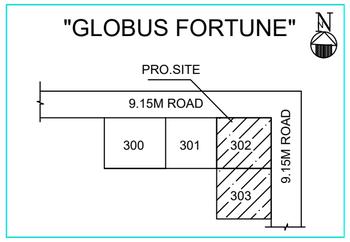


SKETCH SHOWING GREY WATER RECYCLING TREATMENT SYSTEM



PLAN
PLAN OF SEPTIC TANK





SPECIFICATION
- FOUNDATION IN R.C.C 1:2:4, MIX WITH NECESSARY REINFORCEMENTS
- OVER P C C SAND FILLING BRICK IN CM 1:5, MIX USING STOCK BRICK
- ALL RCC WORKS ARE 1:2:4, MIX WITH NECESSARY REINFORCEMENTS
- FLOORING CONCRETE 1:4:8, MIX, FINISHED CERAMIC TILES, JOINERY ITEMES
- TEAK WOOD
- FINISHED PLASTERING IN CM 1:5, 12MM THICK & WHITE WASHING ONE
- OVER TWO COAT OF CEMENT PAINT.

COLOUR INDEX
PROPOSED
BOUNDARY
EXG. ROAD

SCHEDULE OF JOINERY

MD	MAIN DOOR	3'3" X 7'0"
D	DOOR	3'0" X 7'0"
D1	DOOR	2'6" X 7'0"
W	WINDOW	6'0" X 4'0"
W1	WINDOW	4'0" X 4'0"
W2	WINDOW	3'0" X 4'0"
V	VENTILATOR	2'0" X 2'0"

AREA DETAILS

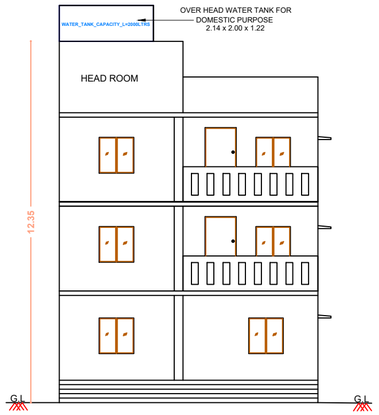
S.NO.		SQ.M	SQ.FT
1	AS PER SITE	112.71	1213.21
2	AS PER DOC	112.55	1211.50
3	AS PER PATTA	113.00	1216.33

EXISTING AREA

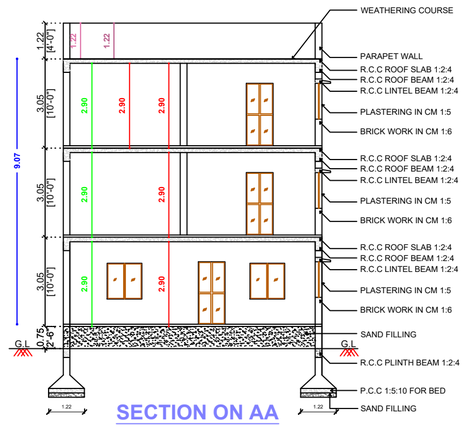
S.NO.	FLOOR	F.S.I AREA SQ.M	F.S.I AREA SFT
1	GROUND FLOOR	65.58	706.00
2	FIRST FLOOR	104.13	1121.00

PROPOSED AREA

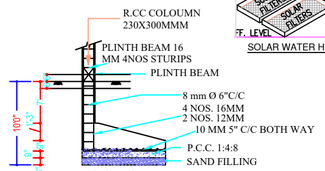
S.NO.	FLOOR	F.S.I AREA SQ.M	F.S.I AREA SFT
1	SECOND FLOOR	92.90	1000.00
2	PLOT COVERAGE	58.27%	
3	F.S.I. ACHIEVED	1.91	



FRONT ELEVATION



SECTION ON AA



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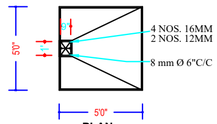
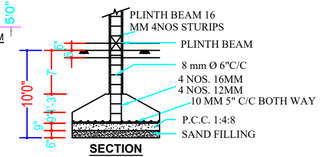


PLAN
END WALL FOUNDATION



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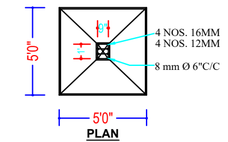
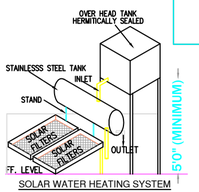
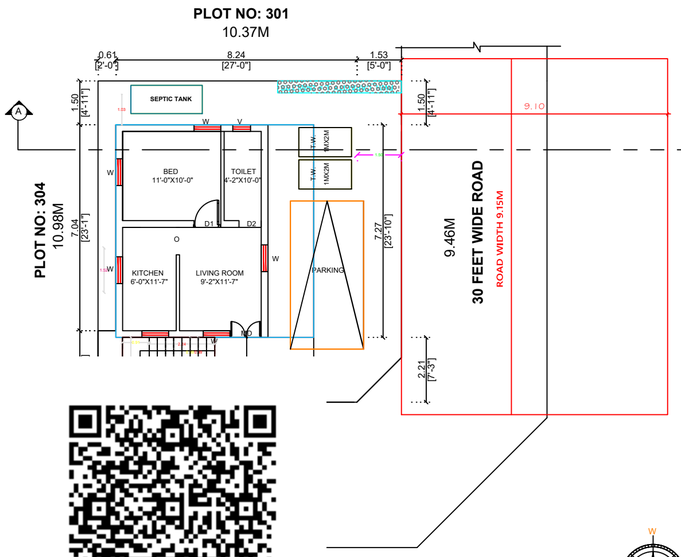


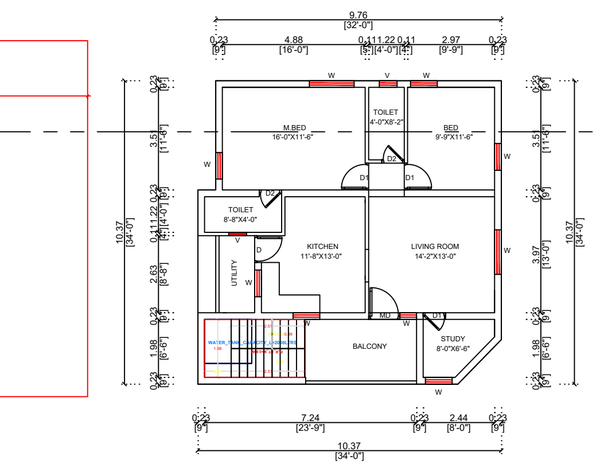
PLAN
DETAIL OF COLUMN C1,C2



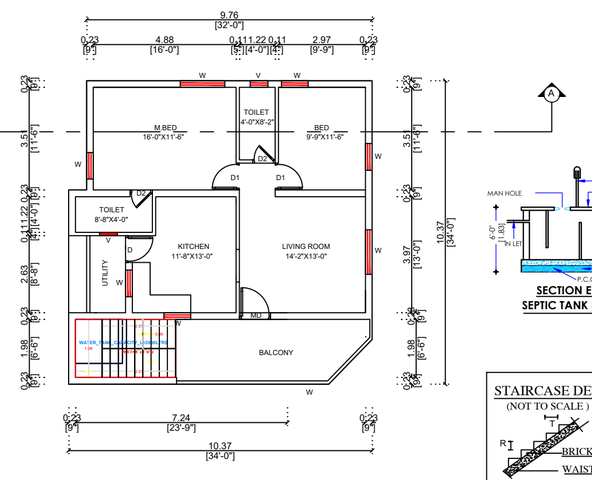
SOLAR WATER HEATING SYSTEM



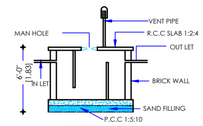
ND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

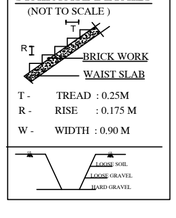


PROPOSED SECOND FLOOR PLAN



SECTION E,F
SEPTIC TANK DETAIL

STAIRCASE DETAILS
(NOT TO SCALE)



OWNER

Er. S. RAJKUMAR
Licensed Surveyor
Corporation of Chennai
LIC No: RE302972024
CIT Colony, Mylapore, Chennai-600 004.
Ph : 9994032503, 8667531378

REGISTERED ARCHITECT/ 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.