

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.

Plan Showing The Proposed Construction of R.C.C Roof Residential Building in Ground Floor & First Floor at, SF.No:38/3D , Plot no-16,Patta No:3476 ,Southupakkam vilage and Panchayat, Cheyyur Taluk and Chengalpattu Dist . Applicant Name : Mr.Ravi s/o Ayyaru .

Du.No: 01
Date :06-10-2025,
Du.No : 6068/2025 ,
Sothupakkam SF.No:38/3D ,
Patta No:3476 ,
Sothupaskkam Village and Panchayat,
Chengalpattu.

SCALE 1:100 SHEET No: 1

ALL DIMENSIONS ARE IN "METER"

AREA DETAILS	SQ.FT	SQ.MT
TOTAL AREA OF SITE BY DOCUMENT	2142.00	198.99
TOTAL AREA OF SITE BY FMB/PATTA	2142.00	198.99
AREA AS ON SITE	2142.00	198.99
PROPOSED CONSTRUCTION AREA IN G.F	1593.50	148.04
PROPOSED CONSTRUCTION AREA IN F.F	1593.50	148.04
STAIRCASE HEAD ROOM AREA	97.09	9.02
TOTAL PROPOSED CONSTRUCTION AREA	3284.09	305.10
OPEN AREA OF SITE	548.50	50.95

JOINERY DETAILS:-	SQ.FT	SQ.MT
R.S ROLLING SHUTTER	8'0" X 7'0"	2.43 X 2.10
D DOOR	3'0" X 7'0"	0.90 X 2.10
D1 DOOR	3'0" X 7'0"	0.90 X 2.10
W WINDOW	3'9" X 4'6"	1.14 X 1.35
V VENTILATOR	3'0" X 2'0"	0.90 X 0.60
G.W GLASS WINDOW	3'3" X 3'0"	1.00 X 0.90

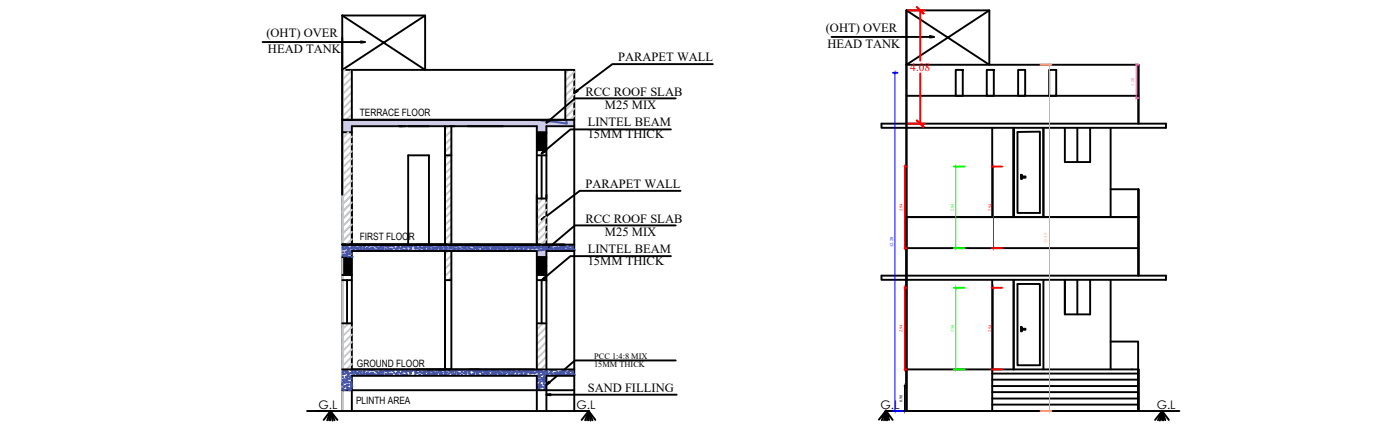
PLOT COVERAGE = $\frac{148.04}{198.99} = 74.39 \%$
F.S.I = $\frac{296.08}{198.99} = 1.48$

LEGEND	SUPER IMPOSED BOUNDARY	PROPOSED CONSTRUCTION	EXISTING ROAD
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APPLICANT SIGNATURE

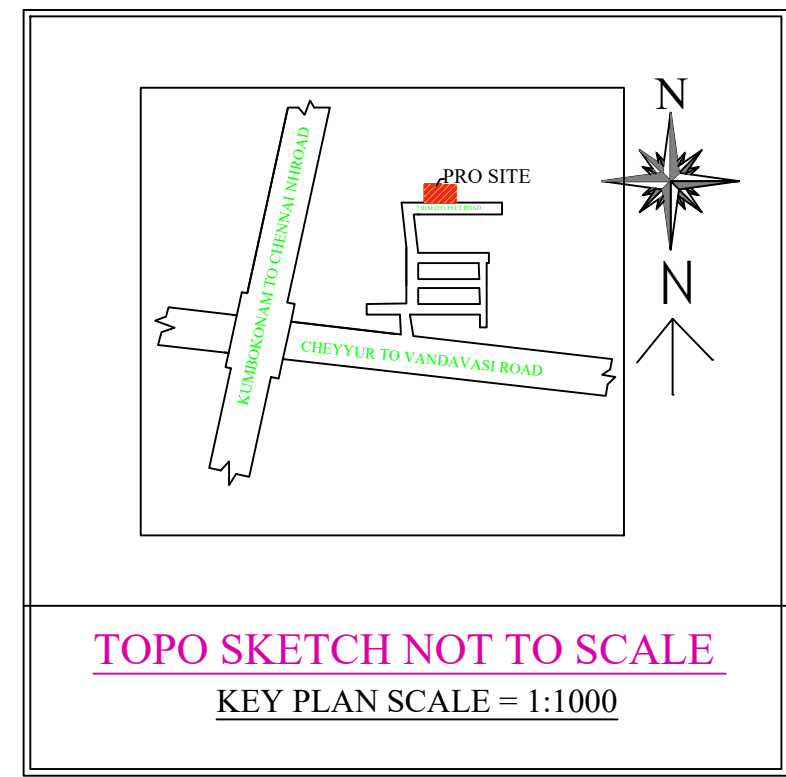
ENGINEER SIGNATURE

Er.N.RAMKUMAR, B.Tech., M.Tech.,
Registered Engineer (MIA)
Reg.No.RL/GR-111/19/05/205
Reg.Fr.Thiruninravur Municipality
Reg.No.RE/GR4 (84/LS/2023/00006)
REGISTERED ENGINEER
GREATER CHENNAI CORPORATION
REG.NO. RE301042019
K.R.Guna Planners & Engineers
13-A, Old Town Panchayat Road, Anthony Nagar,
Thiruninravur, Chennai - 602 024

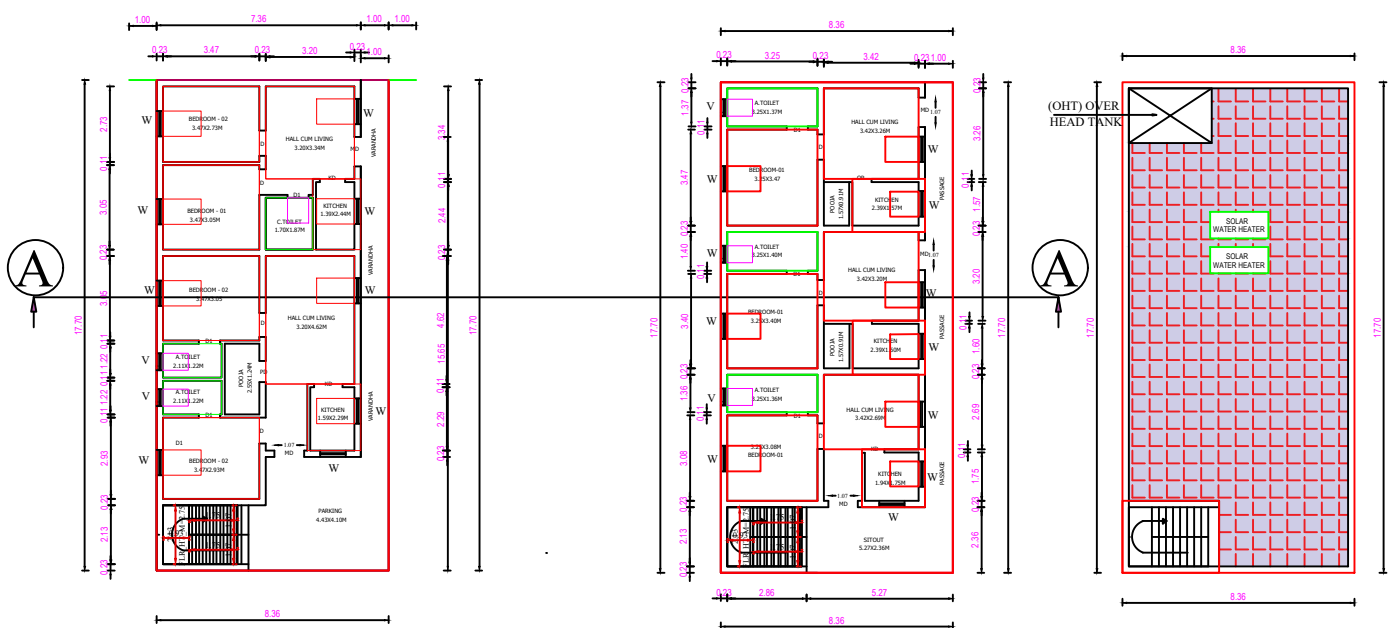


CROSS SECTION ON "AB" ELEVATION

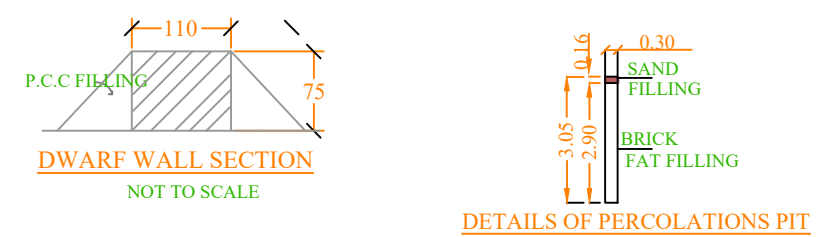
PLAN INFO
SURVEY_NO=38/3D
PATTA_NO=3476
TALUK=CHEYYUR
AS_AT_SITE=199.00
FMB_OR_PLR=198.99
AS_PER_DOCUMENT=198.99
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
PLOT_AREA_M2=198.99
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=10.36
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.01
ROAD_LENGTH=500
AVG_PLOT_DEPTH=19.20
AVG_PLOT_WIDTH=10.36
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=16
DISTRICT=CHENGALPATTU
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=MUNICIPAL
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



TOPO SKETCH NOT TO SCALE
KEY PLAN SCALE = 1:1000



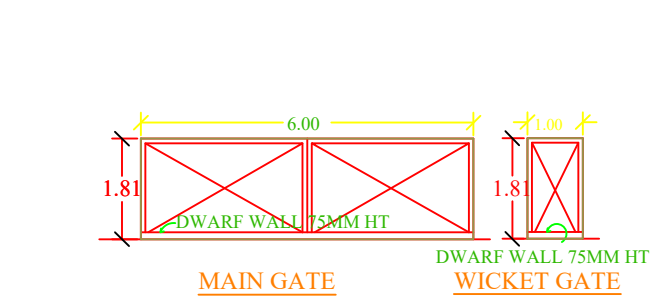
FLOOR-GROUND FLOOR-FIRST FLOOR-TERRACE



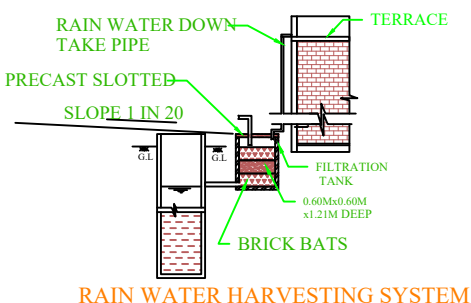
DETAILS OF PERCOLATIONS PIT



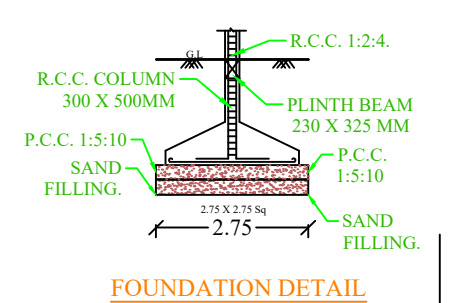
QR CODE



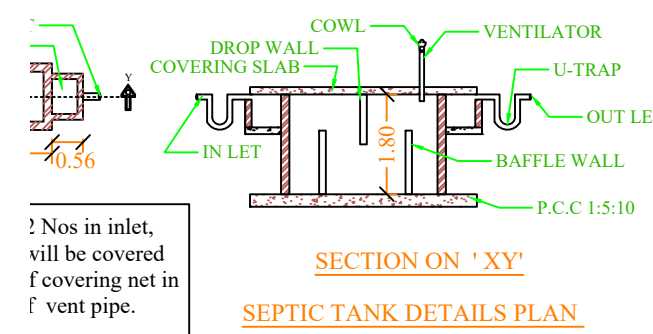
MAIN GATE DWARF WALL 75MM HT WICKET GATE



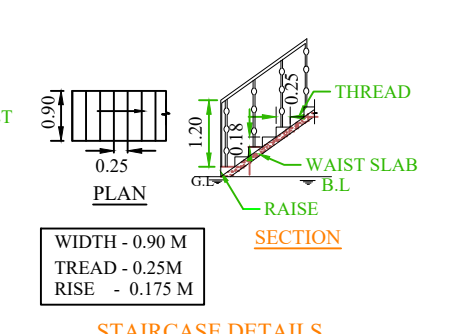
RAIN WATER HARVESTING SYSTEM



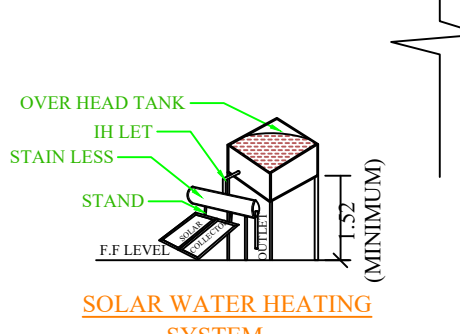
FOUNDATION DETAIL



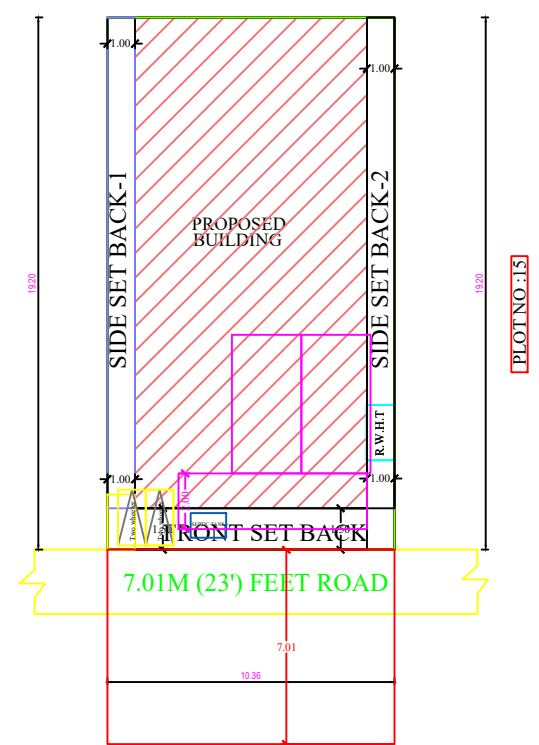
SECTION ON 'XY' SEPTIC TANK DETAILS PLAN



STAIRCASE DETAILS



SOLAR WATER HEATING SYSTEM



SITE PLAN

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](#)



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

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

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

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



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.

