Verified RealEstate™

REFERENCE
144/2026

ISSUED
12 February 2026

PP APPROVAL RECORD

Planning Permission

Survey 256

Valarkundram Perunthandalam

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

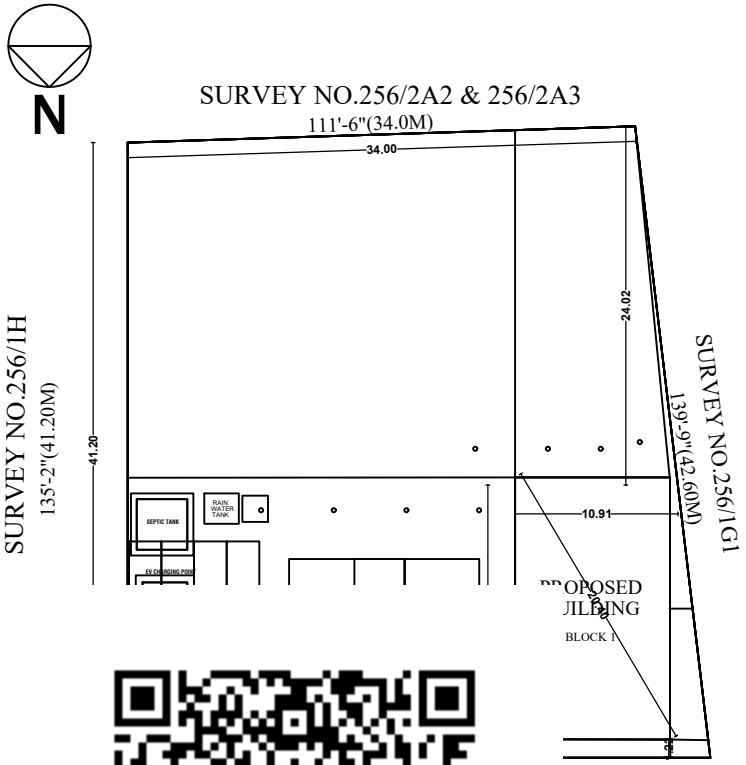
+91 9996 12 9996

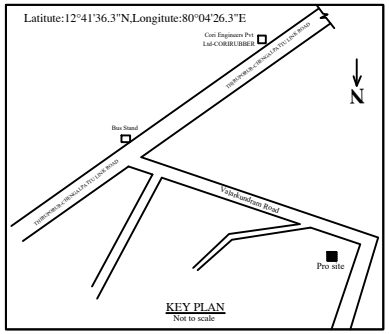
verified.realestate

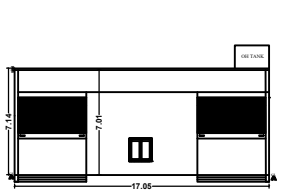
DIGITALLY VERIFIED RECORD

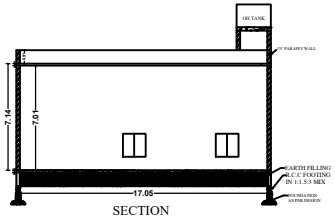
PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING AT NEW SURVEY N0.256/1G2 BEARING PATTA NO.1104,VALARKUNDRAM,PERUNTHANDALAM REVENUE VILLAGE, THIRUPORUR TALUK,CHENGALPATTU DISTRICT.

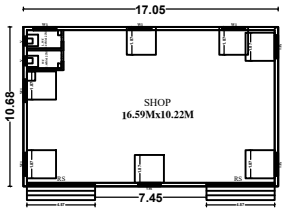
OWNER NAME 1:- Mr.VENKATESH MASETHUNG.P.R S/O Mr.R.P.RAMASAMY
OWNER NAME 2 :- Mr.S.PURUSHOTHAMAN S/O Mr.SHANMUGAM



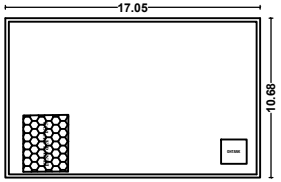








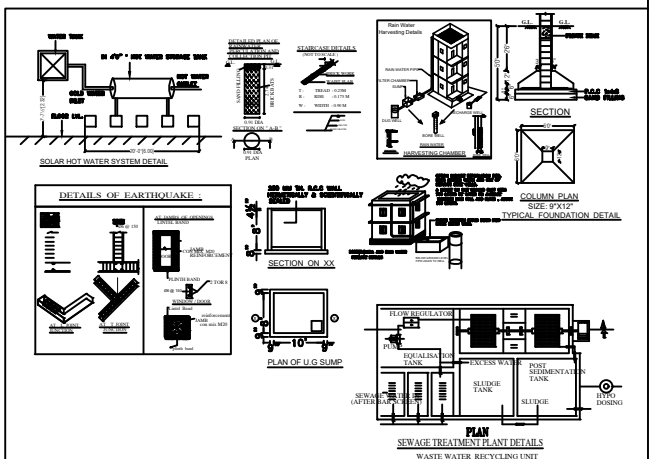
GROUND FLOOR PLAN



TERRACE FLOOR PLAN

SITE CUM GROUND FLOOR PLAN

(SCALE- 1:100)



SPECIFICATIONS

1. Foundation with R.C.C. footing and columns
2. Plinth beam with R.C.C.1:2:4, 230 x 300 mm
3. Mat concrete for foundation with P.C.C.1:5:10
4. Super structure with brick masonry in c.m.1:6
5. Lintel cum sunshade with R.C.C.1:2:4
6. Roof slab/roof beams with R.C.C.1:2:4
7. Weathering course with brick jelly lime concrete
8. Ceramic flooring over a basecourse of c.c.1:5:10

SCALE-1:100 ALL DIMESIONS ARE IN METERS

PLOT AREA STATEMENT	SQ.MT
PLOT AREA (AS PER DOCUMENT)	1600.00
PLOT AREA (AS PER PATTA)	1600.00
PLOT AREA (AS PER SITE)	1600.00
FLOOR AREA STATEMENT	**SQ.MT**
GROUND FLOOR	182.35
TOTAL AREA	182.35

FLOOR SPACE INDEX= 182.35/1600=0.114

COLOUR INDEX:

PROPOSED BUILDING
EXISTING ROAD
BOUNDARY LINE

N

PARKING DETAILS

	REQUIRED	PROVIDED
TWO WHEELER PARKING	05	05
CAR PARKING	05	05

JOINERY DETAILS:

	DESCRIPTION	IN METER
RS1	ROLLING SHUTTERS	4.57X2.50
D1	MAIN DOOR	1.00X2.13
D2	DOOR	0.91X2.13
W1	WINDOW	1.83X1.22

SANITATION REQUIREMENTS

WATER CLOSETS PROVISION

	Required	Provided
MALE	01	01
FEMALE	01	01

OWNER'S SIGNATURE

1.VENKATESH MASETHUNG.P.R &2.S.PURUSHOTHAMAN

REGISTERED ENGINEER.

Er. Dinakaran.E. DCE.,B.E.,
Registered Enginner, Grade - III (RE)
Reg.No CGL DIST/RE/Gr-III/2023/03/002
No.1/209, Rajivgandhi, Salai,
OMR, Kelambakkam - 603 103.
Mobile : 8925418309.

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

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.