Verified RealEstate™

REFERENCE
72/2025-26

ISSUED
10 March 2026

PP APPROVAL RECORD

Planning Permission

Survey 43

Pudupakkam

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™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

NAME OF WORK: THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN GROUND, FIRST AND SECOND FLOOR IN PLOT NO: 8 AND 9, "SERASA A K GARDEN", OLD S.F.NO: 43/1B1 AND 43/1B1A1A1A1, NEW S.F.NO: 43/15 AND 43/17, PATTA NO: 10015 AND 10017, IN PUDUPAKKAM VILLAGE AND PANCHAYAT, THIRUPPORUR PANCHAYAT UNION, VANDALUR TALUK, CHENGALPATU DISTRICT.

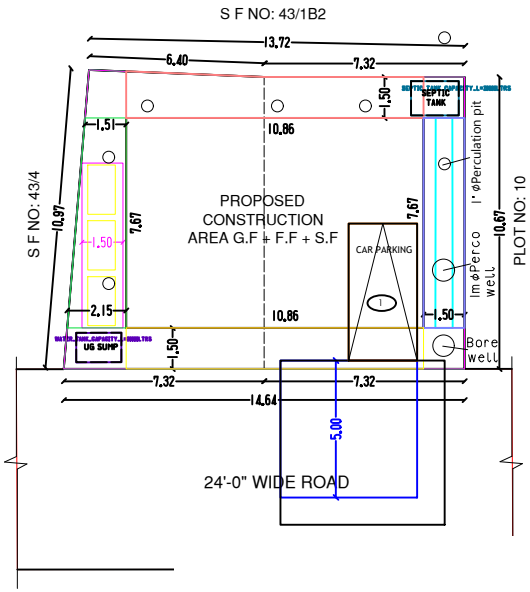
OWNER : 1. Mrs.P. JESIMA ANGEL W/O Mr. GODWIN CHARLES

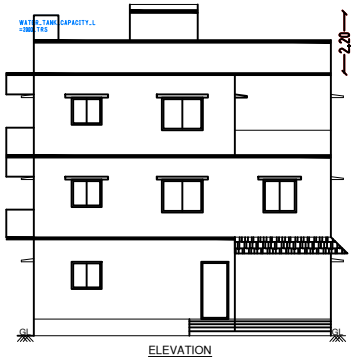
2. Mr.GODWIN CHARLES SUNDER RAJ S/O Mr. BASKARAN

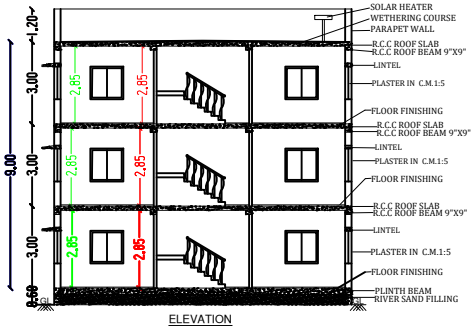
MLPA APP VIDE (CD) NO. 199/2023,

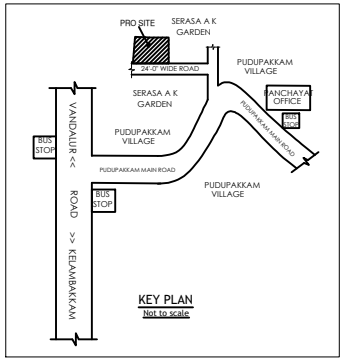
RERA VIDE: TN/35/LAYOUT/3907/2023 DT: 18.10.2023,

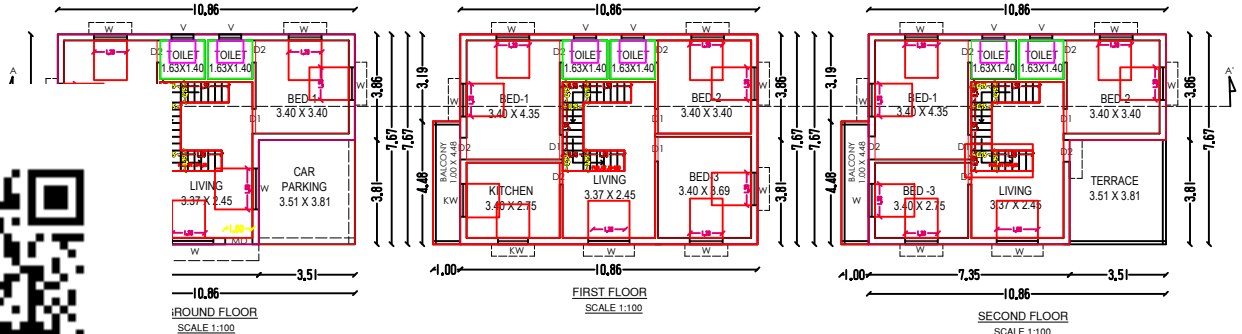
BEARING FILE NO: TNRERA/09524/2023

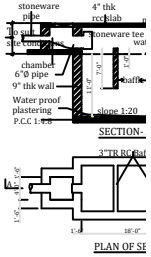


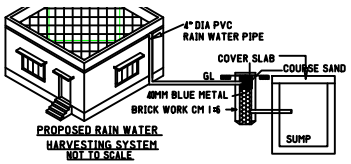


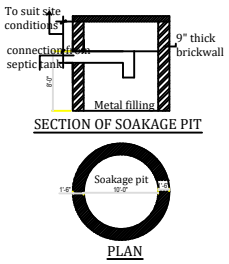


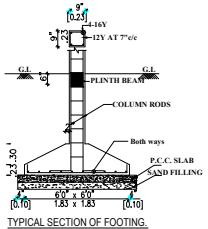


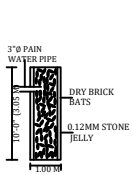


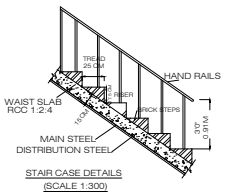












JOINERY DETAILS

M.D-C. WOOD PANELLED DOOR-1.00M X 2.10M(3'-3"X7'-0")
D1-C WOOD PANELLED DOOR-0.90M X 2.10M (3'-0"X7'-0")
D2-C. WOOD PANELLED DOOR-0.80M X 1.80M (2'-9"X6'-0")
W-C.WOOD PANELLED WINDOW-1.20M X1.2M(4'-0"X4'-0")
W1-C.WOOD PANELLED WINDOW-0.90MX1.20M(3'-0"X4'-0")
V- VENTILATOR - 0.90MX0.60M (3'-0 X 2'-0")
STAIR CASE WAIST SLAB-0.15 TH: & 0.90 M WIDE
RISER- 0.15M AND TREAD- 0.23 M

AREA DETAILS

DETAILS	Sft	Sqm
PROPOSED SITE AREA - PLOT NO: 8 AS PER DOCUMENT AND PATTA	796.00	74.00
PROPOSED SITE AREA - AS AT SITE	798.29	74.17
PROPOSED SITE AREA - PLOT NO: 9 AS PER DOCUMENT AND PATTA	836.00	78.00
PROPOSED SITE AREA - AS AT SITE	840.59	78.10
TOTAL SITE AREA - PLOT NO: 8 AND 9	1632.00	151.63
AREA OF PROPOSED CONSTRUCTION IN GROUND FLOOR	752.33	69.90
AREA OF PROPOSED CONSTRUCTION IN FIRST FLOOR	896.34	83.28
AREA OF PROPOSED CONSTRUCTION IN SECOND FLOOR	752.33	69.90
TOTAL CONSTRUCTION AREA	2401.00	223.08
OPEN AREA	735.66	68.35
COVERED UP AREA	54.92%	
F.S.I	1.47	

NON F.S.I AREA

NON F.S.I AREA - PARKING IN G.F	144.11	13.39
NON F.S.I AREA - BALCONY IN F.F	48.21	4.48
NON F.S.I AREA - BALCONY IN S.F	48.21	4.48
NON F.S.I AREA - HEAD ROOM	32.29	3.00
TOTAL NON F.S.I AREA	272.82	25.35

OWNER

REGISTERED ENGINEER

A.MUNUSWAMY, DCE, BSC.,
REGISTERED ENGINEER (DTCP/MLPA)
Rgn.:No.RE-Gr-III/19/04/001
Off: No.22, MKC MAHAL
OMR, THIRUPORUR - 603110.
Cell No: 8939261277 / 6381254432

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

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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.