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REFERENCE
58/2025-2026

ISSUED
02 March 2026

PP APPROVAL RECORD

Planning Permission

Survey 83

Kanathur Reddykuppam

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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

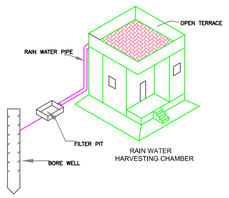
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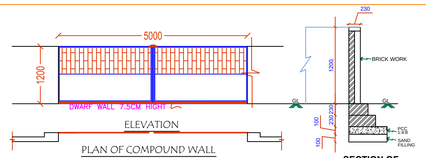
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DIGITALLY VERIFIED RECORD

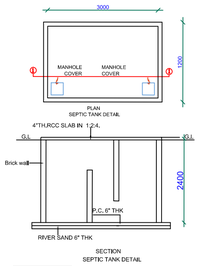
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 3 FLOORS RESIDENTIAL BUILDING WITH 3 DWELLING UNITS AT PLOT No.12A Part, ROYAL SEA VIEW COMPOUND - 'A' BLOCK , COMPRISED IN SRVEY No.83/1A12, PATTA No. 5024, AS PER PATTA S.No. 83/1A12A2, SITUATED AT No.11 KANATHUR REDDY KUPPAM VILLAGE THIRUPORUR TALUK, CHENELPET DISTRICT. THIRUPORUR PANCHAYAT UNION

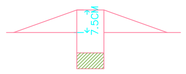
NOTE : LAND APPROVEL REGULARIZATION No.(MLP LETTER NO.868/2019, DATE:4/12/2019)





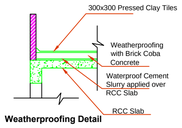
SECTION OF COMPOUND WALL

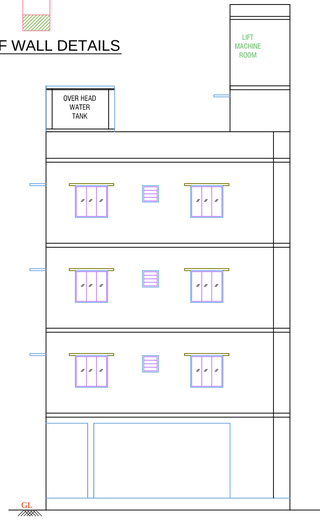




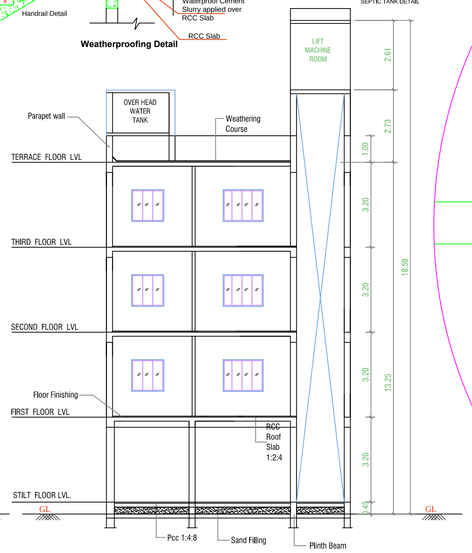
DWARF WALL DETAILS



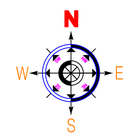


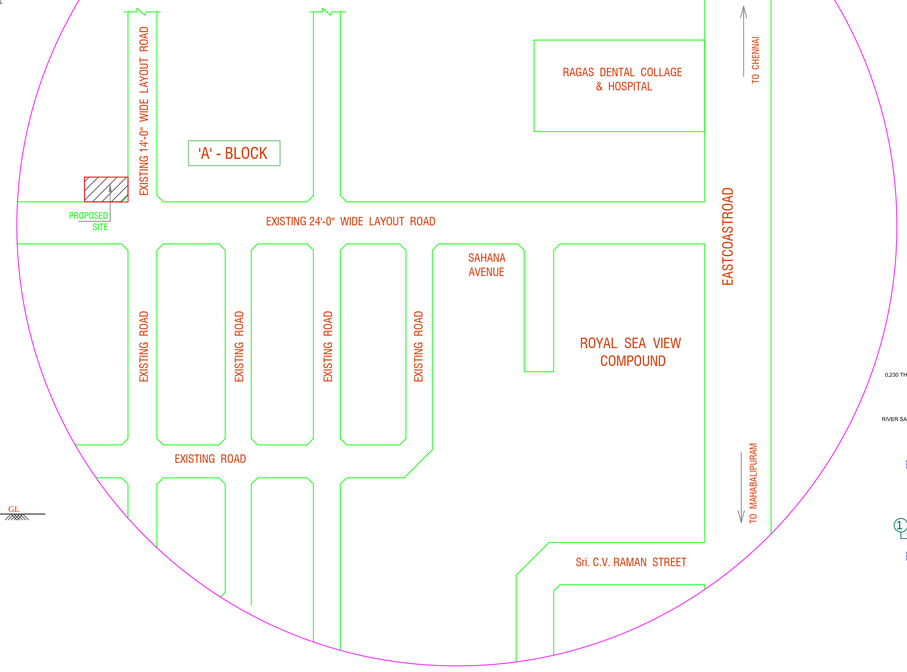


FRONT ELEVATION



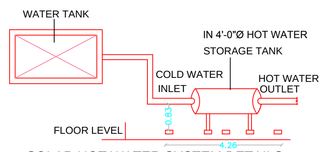
SECTION ON - 'AA'



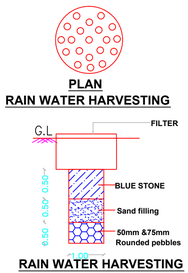


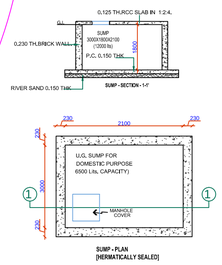
KEY PLAN

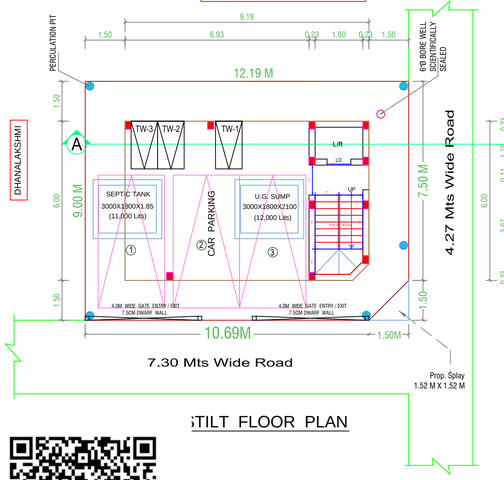
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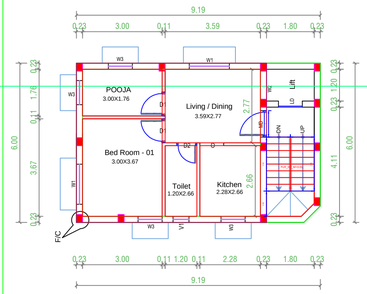
SOLAR HOT WATER SYSTEM DETAILS





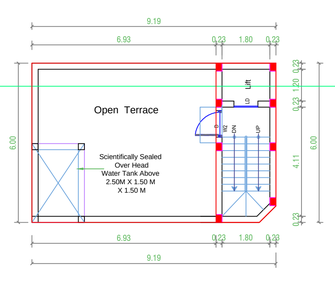


STILT FLOOR PLAN

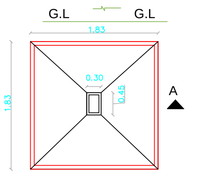


TYPICAL FLOOR PLAN

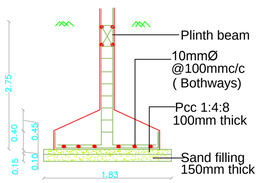
For Ist, IInd & IIIrd Floors



TERRACE FLOOR PLAN



PLAN



SECTION

DETAIL OF COLUMN FOOTING

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	Main Door	1000 X 2100
D1	Door	900 X 2100
D2	Door	750 X 2100
GG	Grill Door	1000 X 2100
W1	Window	1500 X 1300
W2	Window	1200 X 1300
W3	Window	900 X 1200
V1	Ventilator	650 X 600
LD	Lift Door	900 X 2100

SPECIFICATION

foundation - Isolated Footing & plinth beams
structure - rcc column & beam structure
flooring - ceramic tiles / grano flooring
masonry - 230 mm brick wall
doors - country wood
windows - country wood
column - reinforced cement concrete
weathering coarse - brick bat cobba
painting - oil based distemper
roof - rcc slab
oht - rcc tank with brick rork

COLOUR INDEX

PROPOSED
ROAD
SITE BOUNDARY

All Dimensions Are In Meters

Scale :- 1:100

AREA STATEMENT

DESCRIPTION	(IN SQM.)
AS PER DOCUMENT	111.48
AS PER PATTA	111.00
AS PER SITE	108.59
FSI AREA	
FIRST FLOOR AREA	54.95
SECOND FLOOR AREA	54.95
THIRD FLOOR AREA	54.95
TOTAL FST AREA	164.85
FLOOR SPACE INDEX	1.47
PLOT COVERAGE	49.29%
NON FSI AREA	
STILT FLOOR AREA	54.95
HEAD ROOM & LMR AREA	13.35
TOTAL NON FSI AREA	68.30
TOTAL BUILT UP AREA	233.15

SIGNATURE OF APPLICANT

LICENSED SURVEYOR

Er. G. JAYASANKAR, M.Tech., (Struct.) M.Sc., (Valuation), M.Sc., (Geo)., M.Sc., (P & M)., M.I.E., F.I.V.
Chartered Engineer & Govt. Regd. Valuver
Tambaram City Municipal Corpn. Reg. Eng./GR-I/009/LS/2022/00017
Competent Person To Issue Stability Certificate For Factory Building & Public Buildings
M-36, First Floor, 10th Street, Anna Nagar East,
Chennai-600 102. Cell: 98400 21164,
E-Mail: jeyemassociates70@gmail.com

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.