Verified RealEstate™

REFERENCE
4/2026-27

ISSUED
18 May 2026

PP APPROVAL RECORD

Planning Permission

Survey 90/78 and 1 more

Pudupakkam

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

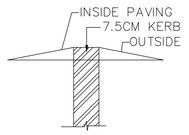
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

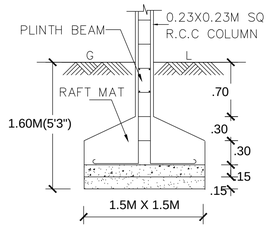
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OMR Thoraipakkam,
Chennai 600 097, India

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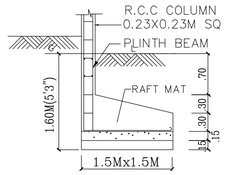
DIGITALLY VERIFIED RECORD



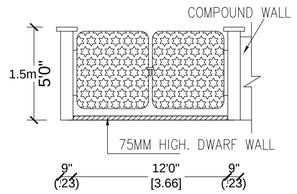
DWARF WALL SECTION



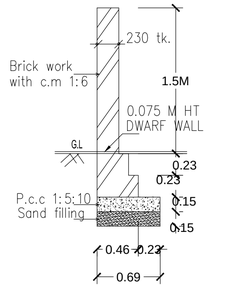
TYPICAL COLUMN FOUNDATION
(SCALE = 1:50)



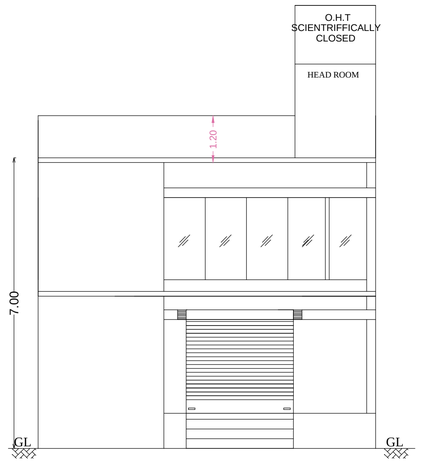
END WALL FOUNDATION DETAILS
(SCALE = 1:50)



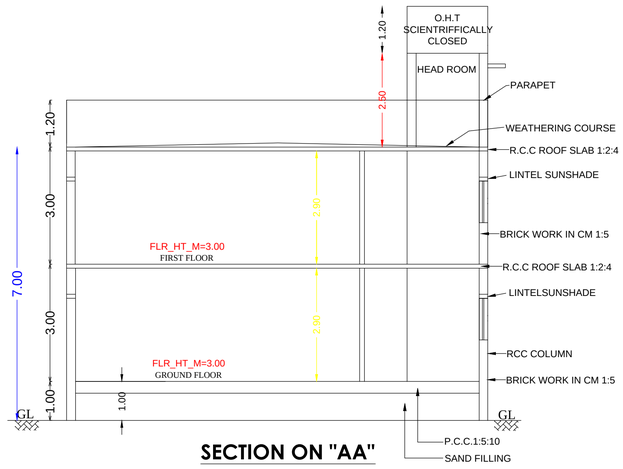
ELEVATION OF GATE AND COMPOUND WALL



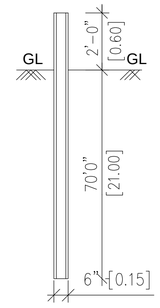
SECTION OF COMPOUND WALL



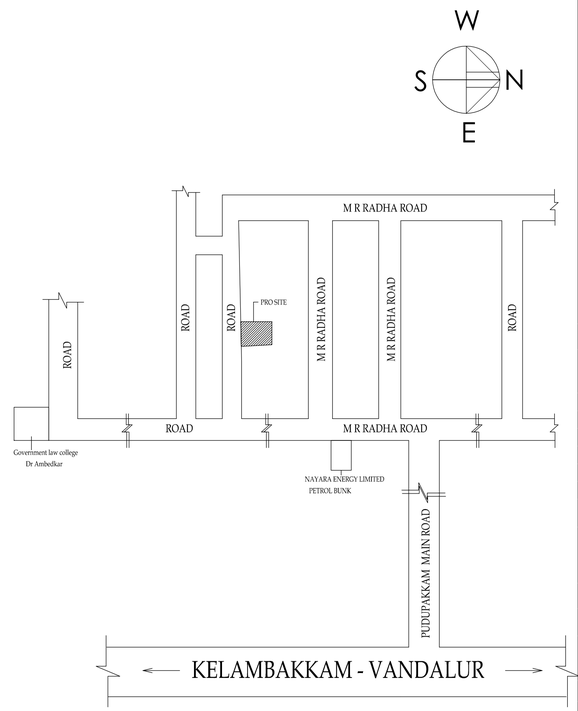
ELEVATION



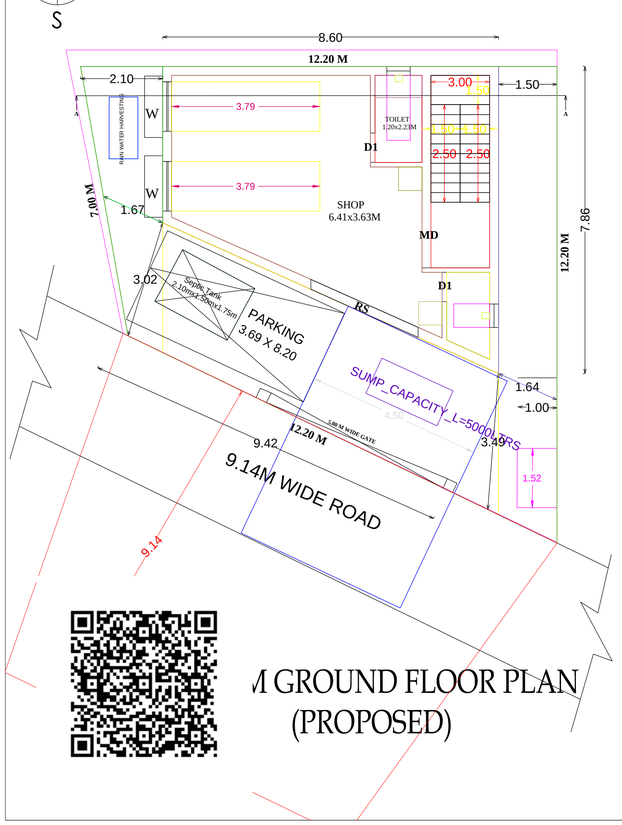
SECTION ON "AA"



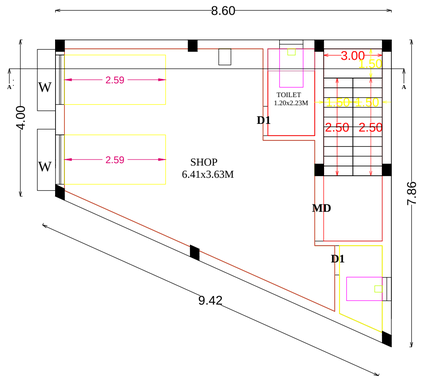
BORE WELL



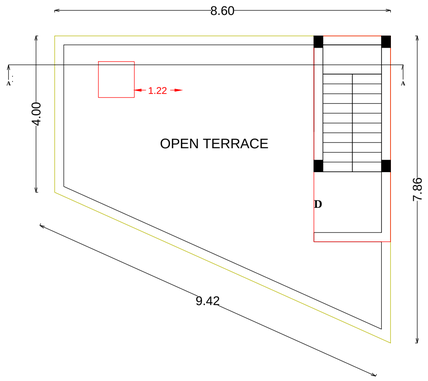
KEY PLAN



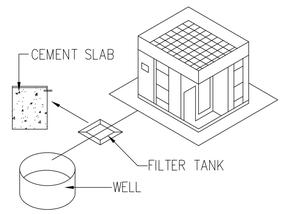
M GROUND FLOOR PLAN
(PROPOSED)

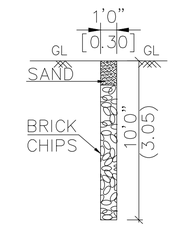


FIRST FLOOR PLAN
(PROPOSED)

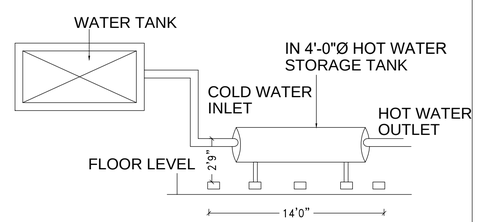


TERRACE FLOOR PLAN
(PROPOSED)





PERCOLATION PIT



SOLAR HOT WATER SYSTEM DETAIL

PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING OF GROUND & FIRST FLOOR AT PLOT NO.3,COMPRISED IN OLD S.NO 90/3A2A1, AS PER PATTA NEW S.NO.90/78 PATTA NO (11696) OF PUDUPAKKAM VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT.

THIRUPORUR PANCHAYAT UNION.

PLOT APPROVRD BY THIRUPORUR BDO
VIDE APPROVAL NO.R.C.NO.3541/2024/A1
DATED 15.11.2024

JOINERY DETAILS

TYPE	OPENING SIZE		DESCRIPTION
	WIDTH	HEIGHT	
A/O	0.91	2.13	ARCH OPENING
MD	1.06	2.13	T.W. FRAMED PANNELLED DOOR
D1	0.91	2.13	C.W. FRAMED PANNELLED DOOR
D2	0.96	2.13	C.W. FRAMED PANNELLED DOOR
W1	1.22	1.37	C.W. FRAMED GLAZED WINDOW
W2	1.22	0.91	C.W. FRAMED GLAZED WINDOW
	0.91	0.61	ALUMINIUM FRAMED GLAZED VENTILATOR

AREA DETAILS

PLOT EXTENT AS PER PATTA	=116.00 Sq.m
PLOT EXTENT AS PER SITE	= 115.75 Sq.m
PLOT EXTENT AS PER DOCUMENT	= 115.75 Sq.m

SL.NO.	DESCRIPTION	F.S.I AREA Sq.m	NON F.S.I DEDUCTION AREA Sq.m	TOTAL BUILT-UP AREA Sq.m
1	GROUND FLOOR	50.99	-	50.99
2	FIRST FLOOR	50.99	-	50.99
3	HEAD ROOM	-	10.32	10.32
	TOTAL	101.98	10.32	112.30

FSI = $\frac{101.98}{115.75}$ = 0.88

COVERAGE = 44.05%

COLOUR INDEX

PROPOSED WORK
SITE BOUNDARY
ROAD PORTION

N
W E
S

ALL DIMENSION ARE IN METER
SCALE 1"-8'0" (1:100)

OWNER SIGNATURE

V. MALARVANNAN, B.E.,F.I.V
Registered Engineer Grade-I (RE)
RE/GR-I/19/03/019
No. 23, Chetty Street,
Porur, Chennai - 600 116
Phone : 2482 9133 / 2482 5565

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

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
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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.