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REFERENCE
SWP/BPA/873016/2026

ISSUED
27 July 2026

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.

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3/350/2 Mettukuppam,
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DIGITALLY VERIFIED RECORD

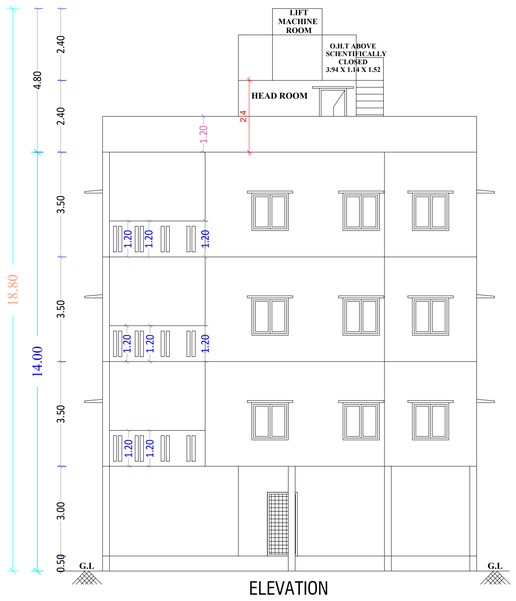
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A STILT , FIRST , SECOND , THIRD FLOOR COMMERCIAL CUM RESIDENTIAL BUILDING AT PLOT NOS. B & C (EASTERN PART) , VENGAIVASAL MAIN ROAD , CHENNAI - 600 073 , COMPRISED IN OLD S.NO : 119 / (PART) , PATTA NO. 11540 , AS PER PATTA NEW SUB DIVISION S.NO. 119 / 1A , OF VENGAIVASAL VILLAGE PANCHAYAT , TAMBARAM TALUK , CHENGALPATTU DISTRICT , ST. THOMAS MOUNT PANCHAYAT UNION LIMITS .

NOTE :

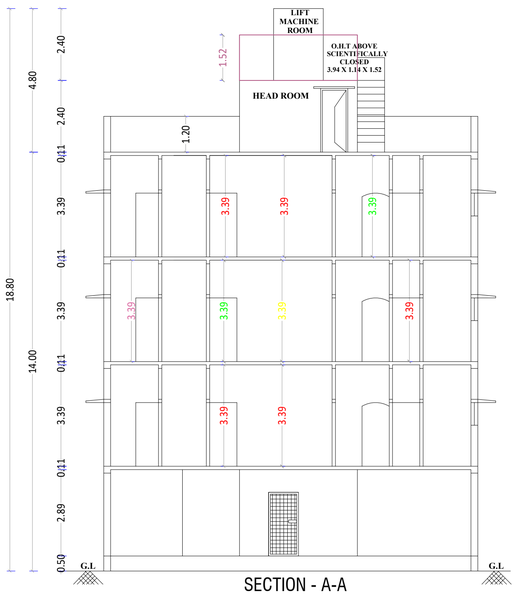
SUB DIVISION PLAN APPROVED BY VIDE :

P.P.NO. 44 / 2026 , OFFICE LETTER D.Dis.NO. 237 / 2026 , A4 ,

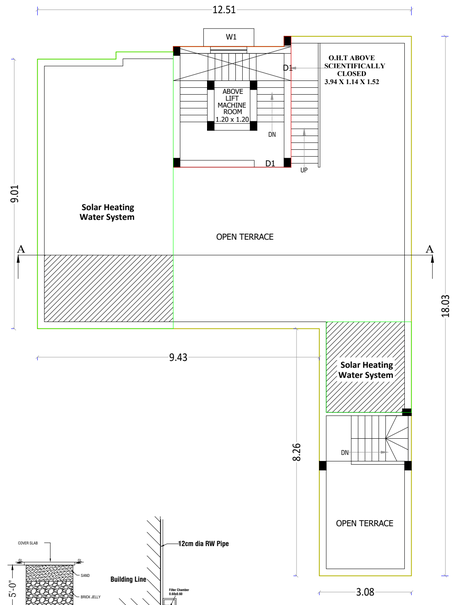
DATED : 06 / 03 / 2026.



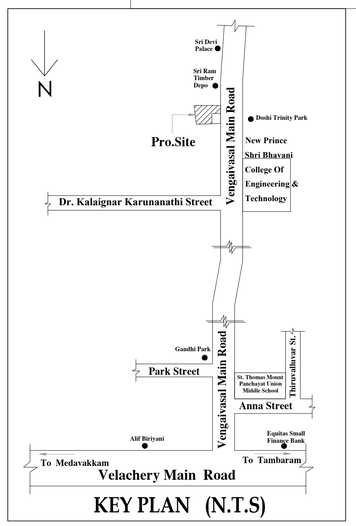
ELEVATION



SECTION - A-A



TERRACE FLOOR PLAN
(PROPOSED)



KEY PLAN (N.T.S)

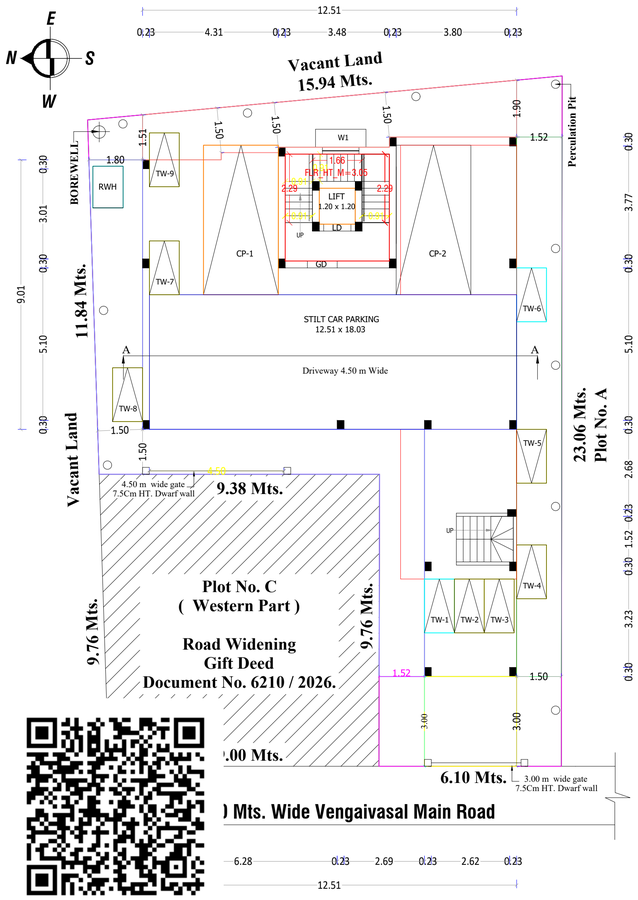
JOINERY DETAILS		
MD	MAIN DOOR	1.00 x 2.13
D	DOOR	1.00 X 2.13
LD	LIFT DOOR	0.91 X 2.13
D1	DOOR	0.91 X 2.13
D2	DOOR	0.76 X 2.13
A/O	ARCH OPENING	0.91 X 2.13
W1	WINDOW	1.22 x 1.37
FW	FRENCH WINDOW	2.00 x 2.13
KW	WINDOW	1.22 x 1.00
V	VENTILATOR	0.76 x 0.91

SPECIFICATION :

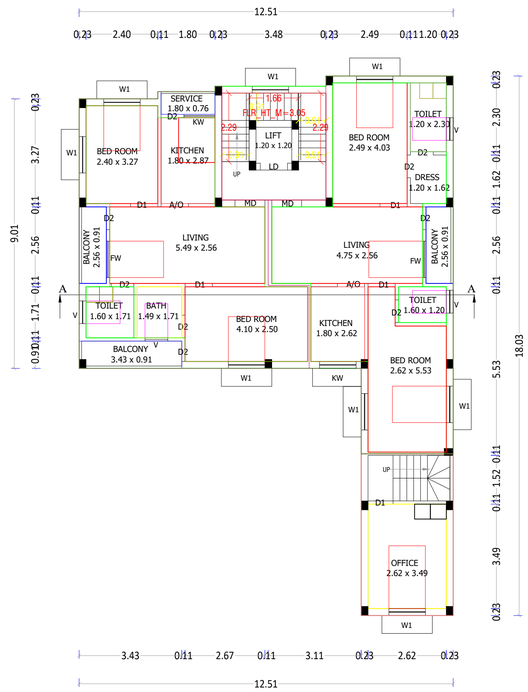
BRICK WORK	SUPER STRUCTURE WITH MAIN WALL USING CM 1:5 MORTAR PARAPET WALL CM 1:4 MORTAR.
WOOD WORK	MAIN DOOR TEAK, AND OTHER DOORS KONGU WOOD
RCC WORK	MINIMUM GRADE OF CONCRETE M25 (1:1:2)
FLOORING	ALL ROOM CERAMICS TILES FLOORING.
PLASTERING WORK	PLASTERING WORK IN C.M. 1:4.
WEATHERINGCOURSE	WEATHERING COURSE IN BRICK JELLY CONCRETEINC.M. WITH TWO COURSES OF FLAT TILES LAID TO DETAIL

S.NO.	PLOT AREA DETAILS IN SQ.M	
1	AS PER PATTA	450.00 SQ.M
2	AS PER DOCUMENT	218.88 SQ.M
3	AS PER SITE	256.71 SQ.M
	FSI AREA DETAILS IN SQ.M	
S.NO.	FLOOR	AREA IN SQ.M
	PLOT NO. C (EASTERN PART) & B (PART)	
1	STILT CAR PARKING	000.00
2	FIRST FLOOR AREA (RESI)	126.75
3	SECOND FLOOR AREA (RESI)	126.75
	THIRD FLOOR AREA (RESI)	126.75
4	PLOT NO. B	
5	FIRST FLOOR AREA (COMM)	16.65
6	SECOND FLOOR AREA (COMM)	16.65
7	THIRD FLOOR AREA (RESI)	16.65
8	TOTAL PLOT B & C (EASTERN PT)	430.20
9	FSI	1.965
	COVERAGE	65.52
	NON FSI AREA DETAILS IN SQ.M	
1	STILT CAR PARKING	143.40
2	HEAD ROOM	15.96
3	LIFT MACHINE ROOM	1.44
4	TOTAL NON FSI AREA	160.80
5	TOTAL BUILDUP AREA	591.00

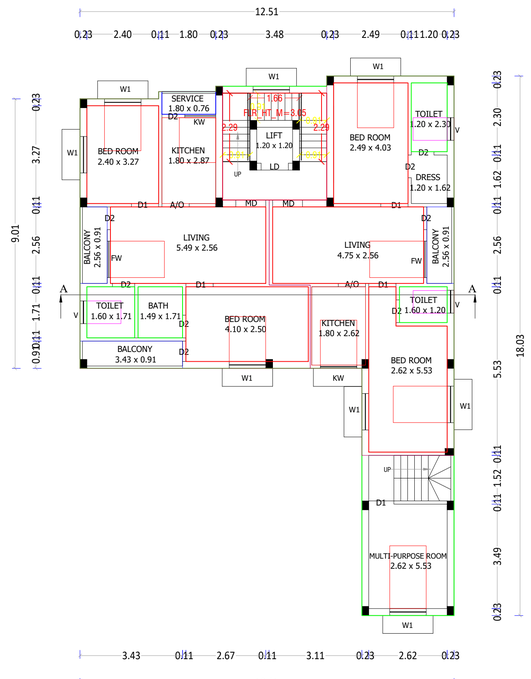
COLOR INDEX	PROPOSED	SCALE 1: 100
ROAD	BOUNDARY	



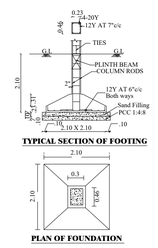
SITE CUM STILT FLOOR PLAN
(PROPOSED)

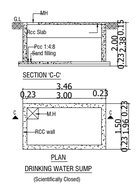


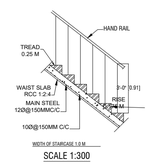
TYPICAL_FLOOR_PLAN=1,2,
(PROPOSED)

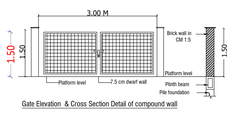


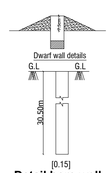
THIRD FLOOR PLAN
(PROPOSED)



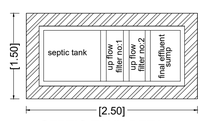




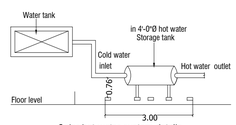




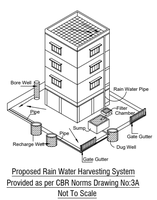
Detail bore well



SEPTIC TANK DETAIL



Solar hot water system details



Propoced Rain Water Harvesting System
Provided as per GBR Norms Drawing No:3A
Not To Scale

For KL CONSTRUCTIONS

Proprietor

OWNER (Mr. K. Dineshkumar)

D. THIRUMALAI RAJAN, D.C.E., I.T.I.
RE/III/2024/11/0154-CMDA
Off.No.17, Kulakkarai Cross Street,
Gowrivakkam, Chennai - 600 073.
Mobile: 7845413839

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

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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.