Verified RealEstate™

REFERENCE
17/2026-2027

ISSUED
07 July 2026

PP APPROVAL RECORD

Planning Permission

Survey 5

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,
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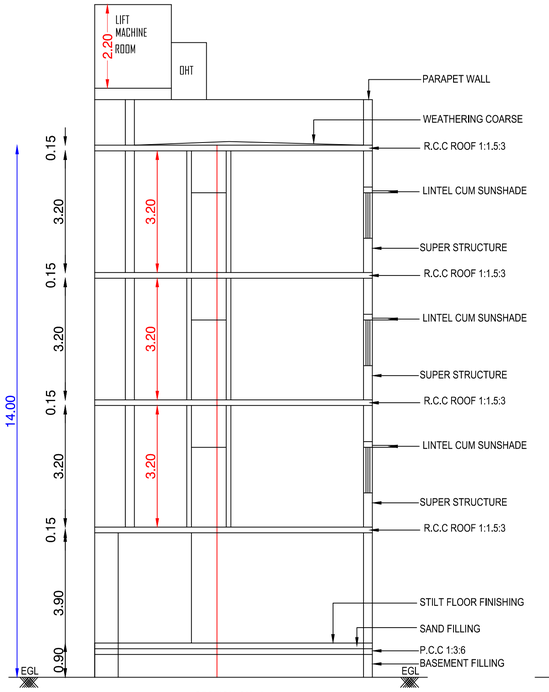
DIGITALLY VERIFIED RECORD

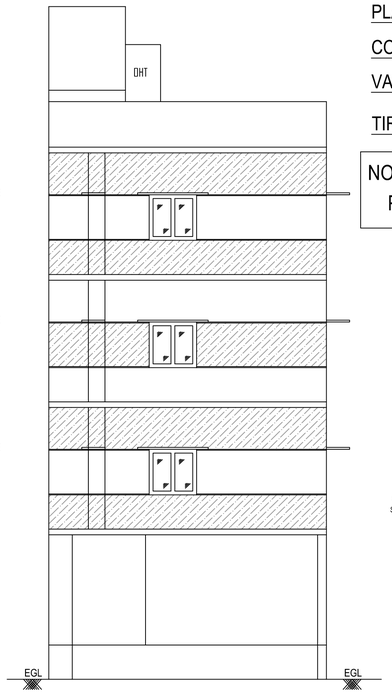
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO -5, MARS VEL ENCLAVE, COMPRISED IN OLD S.NO 5/11D1D, AS PER PATTA S.NO : 5/374, PATTA NO : 12909, PUDUPAKKAM VILLAGE, VANDALUR TALUK, CHENGALPET DISTRICT .WITHIN THE LIMITS OF PUDUPAKKAM VILLAGE PANCHAYAT.

TIRUPORUR PANCHAYAT UNION

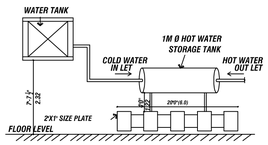
NOTE : LAYOUT APPROVED NO : SWP/DTCP/CHENGALPATTU DISTRICT - L.P/MLPA (CD) NO.108/2023 DATED : 26.05.2023
PUDUPAKKAM VILLAGE PANCHAYAT APPROVED VIDE L.NO : 6 / 2023 / VILLAGE SECARETARY DATED : 12.06.2023



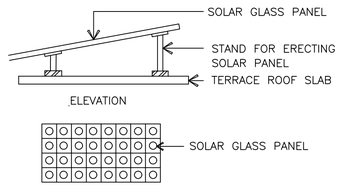
SECTION ON "A-A"
PROPOSED



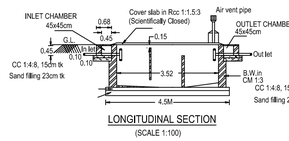
ELEVATION
PROPOSED



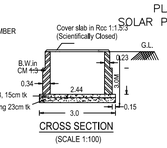
SOLAR HOT WATER SYSTEM DETAIL



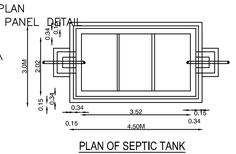
SOLAR PANEL DETAIL



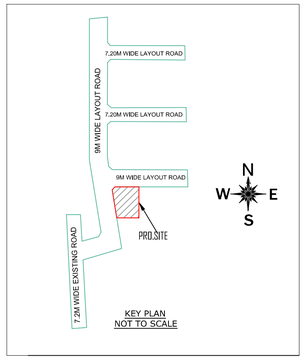
LONGITUDINAL SECTION
(SCALE 1:100)



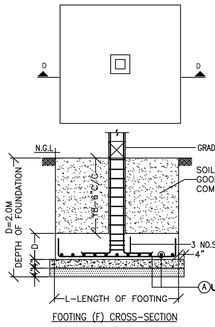
CROSS SECTION
(SCALE 1:100)



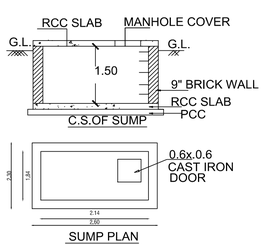
PLAN OF SEPTIC TANK
(SCALE 1:100)



KEY PLAN
NOT TO SCALE



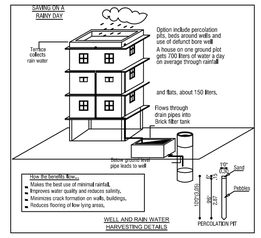
FOOTING (F) CROSS-SECTION

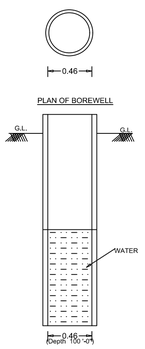


C.S.OF SUMP

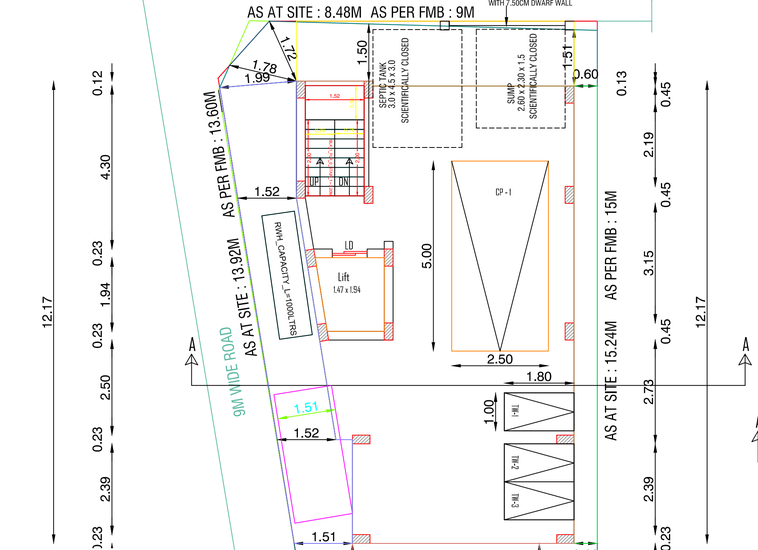
SUMP PLAN

SUMP DETAIL FOR POTABLE WATER TANK

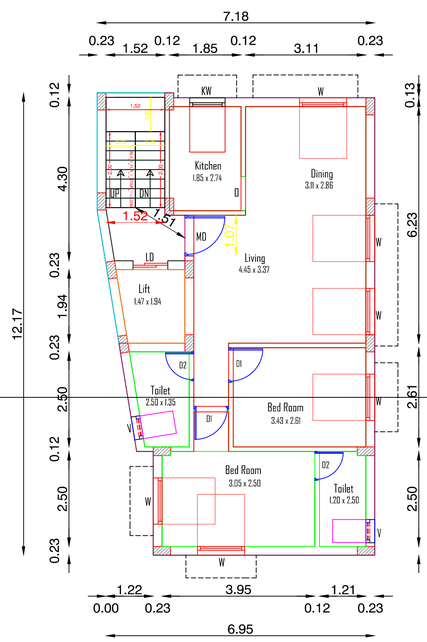




SECTION OF BORE WELL

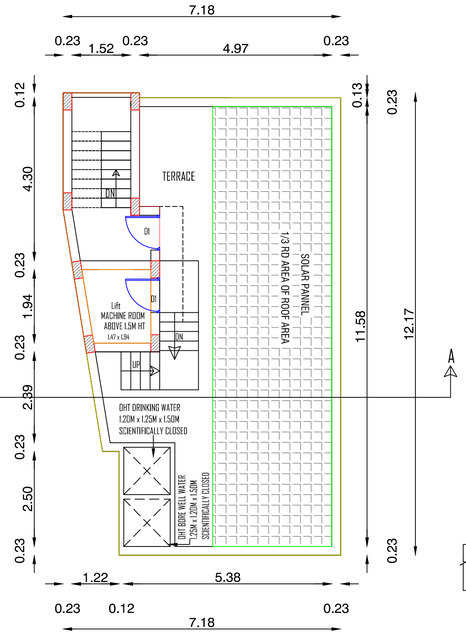


SITE CUM STILT FLOOR PLAN
PROPOSED

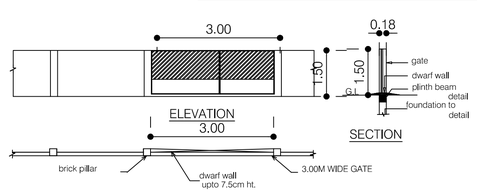


FIRST, SECOND & THIRD TYPICAL FLOOR PLAN
PROPOSED

TYPICAL_FLOOR_PLAN=1,2,3



TERRACE FLOOR PLAN
PROPOSED



PLAN OF COMPOUND WALL & GATE

SPECIFICATIONS:

1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2. R.C.C. COLUMNS IN M20 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNRTY WOOD GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN CM 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX
10. WEATHERING TILES IN9"X9"BURNT CLAY TILES IN LAID IN1:3 MIX

AREA DETAILS		Sq.Ft	Sq.Mt
PLOT AREA	As Per Patta	1431.60	133.00
	As Per Documnet	1429.00	132.83
	As Per Site	1431.60	133.00
BUILDING AREA DETAILS			
FIRST FLOOR AREA		855.51	79.48
SECOND FLOOR AREA		855.51	79.48
THIRD FLOOR AREA		855.51	79.48
TOTAL F.S.I AREA		2566.53	238.44
STILT FLOOR (NON FSI AREA)		855.51	79.48
HEAD ROOM (NON FSI AREA)		154.68	14.37
TOTAL NON F.S.I AREA		1010.19	93.85
TOTALBUILTUP AREA		3576.72	332.29

FLOOR SPACE INDEX - 1.793

NUMBER OF DWELLING UNITS - 3

JOINERY DETAILS :-

S.NO	DESCRIPTION	SIZE IN M
1	MAIN DOOR - MD	1.07 X 2.10
2	DOOR - D	0.91 X 2.10
3	DOOR - D1	0.76 X 2.10
4	WINDOW - W	1.22 X 1.37
5	WINDOW - KW	1.22 X 0.91
6	VENTILATOR - V	0.61 X 0.91

COLOR INDEX

PROPOSED COSTRUCTION	
SITE BOUNDARY	
EXISTING ROAD	
TO BE DEMOLITIONED	

SCALE 1" = 8' OR 1:100

OWNER / APPLICANT SIGN

B.E. P.MURUGAN
VELAVAN PLANNERS
LICENSED SURVEYOR & REGISTERED ENGINEER
CMDA REG No. RE/GR-III/19/08/288
GREATER CHENNAI CORPORATION
REGISTRATION No. RE303212019
DTCP REGN. No. CGLRGNIREGR-III/2020/01003
127Q/1, GOLDEN COLONY, ANNA NAGAR WEST EXTN.,
CHENNAI-600 050
Mobile No. 8056005765

REGISTERED ENGINEER SIGN

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.