Verified RealEstate™

REFERENCE
35/2026-27

ISSUED
26 September 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.

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

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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE AMALGAMATION WITH PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (21-DWELLINGS) IN PLOT NO:1 to 6, 44 to 46, APPROVED LAYOUT ம.எ/ஊ.உ.தி.மு (மெ.ஊ) எண்:104/2022 in S.NO: 278/3A, 279/1A1, 279/2A3A, 279/2A3B, 279/2B2 & 280/2, THAIYUR 'A' VILLAGE, THAIYUR PANCHAYAT, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

AREA DETAIL		
STILT FLOOR AREA (PARKING)	672.26	7236.00
FIRST FLOOR AREA	652.68	7025.00
SECOND FLOOR AREA	652.68	7025.00
THIRD FLOOR AREA	572.04	6157.00
FOURTH FLOOR AREA	462.54	4979.00
HEAD ROOM AREA	25.44	274.00

JOINERIES

RS	ROLLING SHUTTER	3.00 X 2.10
DD	DOOR	1.50 X 2.10
D	DOOR	1.07 X 2.10
D1	DOOR	0.91 X 2.10
D2	DOOR	0.76 X 2.10
LD	LIFT DOOR	1.00 X 2.10
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FW1	FRENCH WINDOW	1.22 X 1.82
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FW3	FRENCH WINDOW	0.61 X 1.82
W1	WINDOW	1.82 X 1.37
W2	WINDOW	1.52 X 1.37
W3	WINDOW	1.22 X 1.37
W4	WINDOW	0.91 X 1.37
KW	KITCHEN WINDOW	1.22 X 1.00
KW	KITCHEN WINDOW	0.61 X 1.00
V	VENTILATOR	0.61 X 0.91
EF	EXHAUST FAN	0.61 X 0.61

NOTES:-

- SCALE 1 : 100 ,
- ALL DIMENSIONS ARE IN METER
- EXHAUST FAN [MECHANICAL VENTILATION] TO BE PROVIDED
- STORM WATER DRAINAGE SYSTEM PROVIDED.
- RAIN WATER HARVESTING/CONSERVATION OF RAIN WATER STRUCTURES TO BE PROVIDED,
- BATH AND WASH BASIN WATER TREATED AND REUSE TO TOILET AND GARDNING PURPOSE,
- RAIN WATER RECYCLING SYSTEM TO BE PROVIDED.
- FIRE PROTECTING AND FIRE EXTINGUISHER SYSTEM PROVIDED.
- EMERGENCY ALARAM TO BE PROVIDED,
- 1/3 rd AREA OF THE TOTAL TERRACE AREA TO BE RESERVED FOR ERECTING SOLAR PHOTO VOLTAIC PANELS
- LIGHTENING PROTECTION TO BE PROVIDED.
- SOLAR ASSISTED WATER HEATING SYSTEM TO BE PROVIDED.
- SOLID WASTE TUB TO BE PROVIDED.
- SULLAGE WATER USE TO GARDEN PURPOSE.

DW DRINKING WATER FACILITIES TO BE PROVIDED.

- INSTALLATION OF CCTV UNITS PROVIDED.
- ACOUSTICS, SOUND INSULATION and NOISE CONTROL SYSTEM TO BE PROVIDED.
- BUILDING TO BE DESIGNED FOR NON AMBULANT PEOPLE USING SMALL WHEEL CHAIR,

BUILDING PLANNING PERMISSION

ROC NO:SWP/ BPA/900111/2026 DATE -17.07.2026
SCRUTINY REFERENCE NO: C2ITI9S8
DRAWING SCRUTINY REFERENCE NO: 415382-2026-BC
BUILDING PLANNING PERMISSION NO:

SWP/B.P/M.L.P.A(CD-5)NO:82/2026

OFFICE USE:-

S. SOUNDRAPANDIAN, M.E.Structural
SE Grade-I DICP (R.No:CGLR/ON/SE/GI-7/2019/0615)
36, Suppa Colony, Guindy, Ch-32, 9952046424

STRUCTURAL ENGINEER

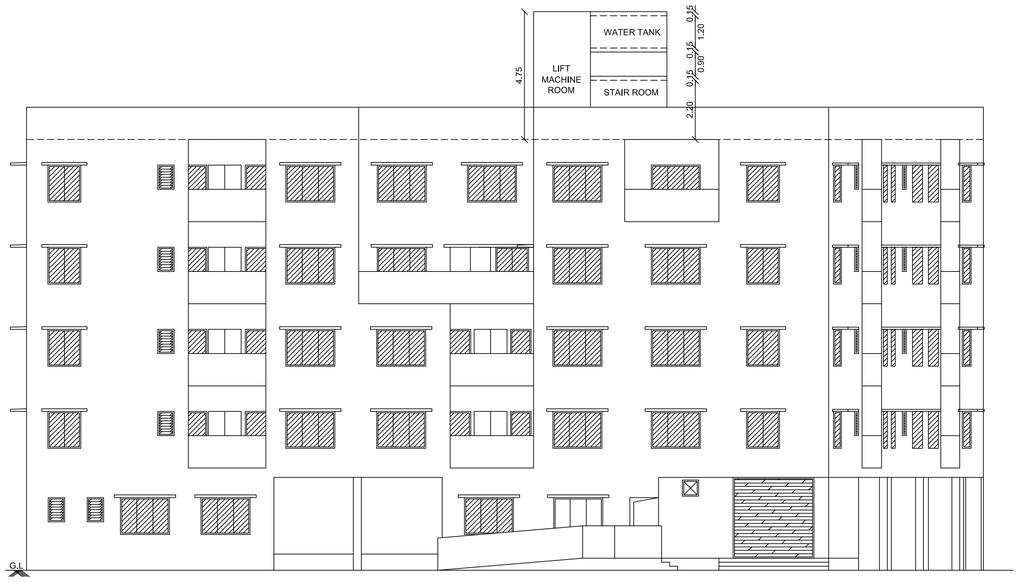
Er. P. DURAI MUTHU M.E.,PGDRV,M.Sc.,(IM)
Registered Construction Engineer
RCE/TVL/NMY/2019/006
ANGELA CONSULTANT
S-B/10, ASRN Complex, Market Road,
Palayamkottai - 2. Mob : 99421 72100
E-mail : erduraimuthu@gmail.com

CONSTRUCTION ENGINEER

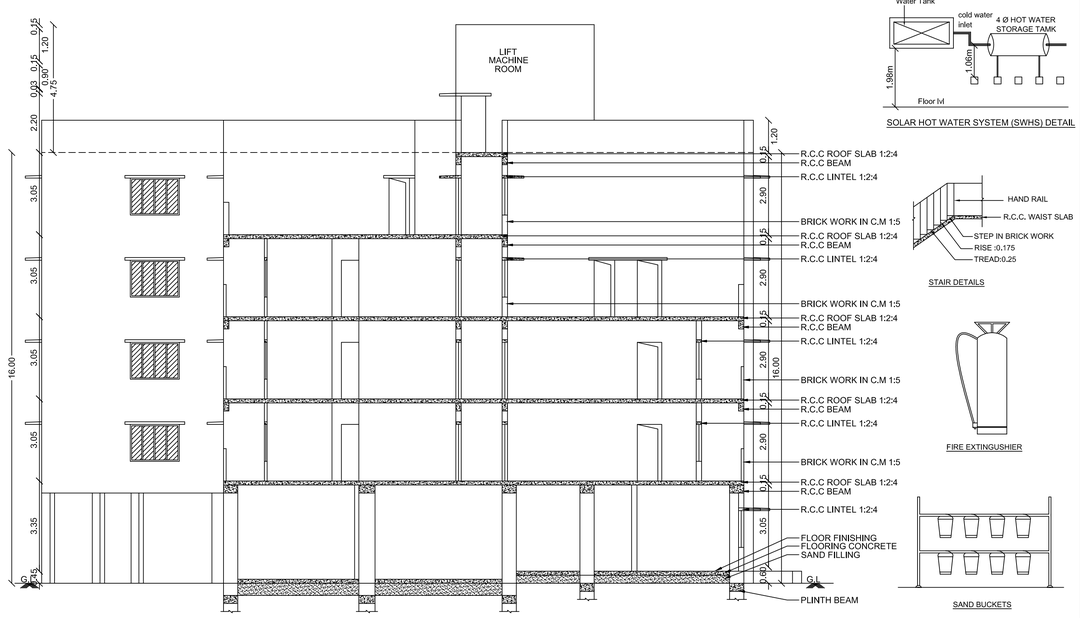
APPLICANT:

MALINI VENKATESH, B.Arch
COA NO: CA/2017/84474, RA/Gr-I/16-00/229
9 7, Ammasammal Street, Mandaveli,
Chennai - 600 028. Phone : 4302 2662

REGISTERED ENGINEER:



NORTH SIDE ELEVATION



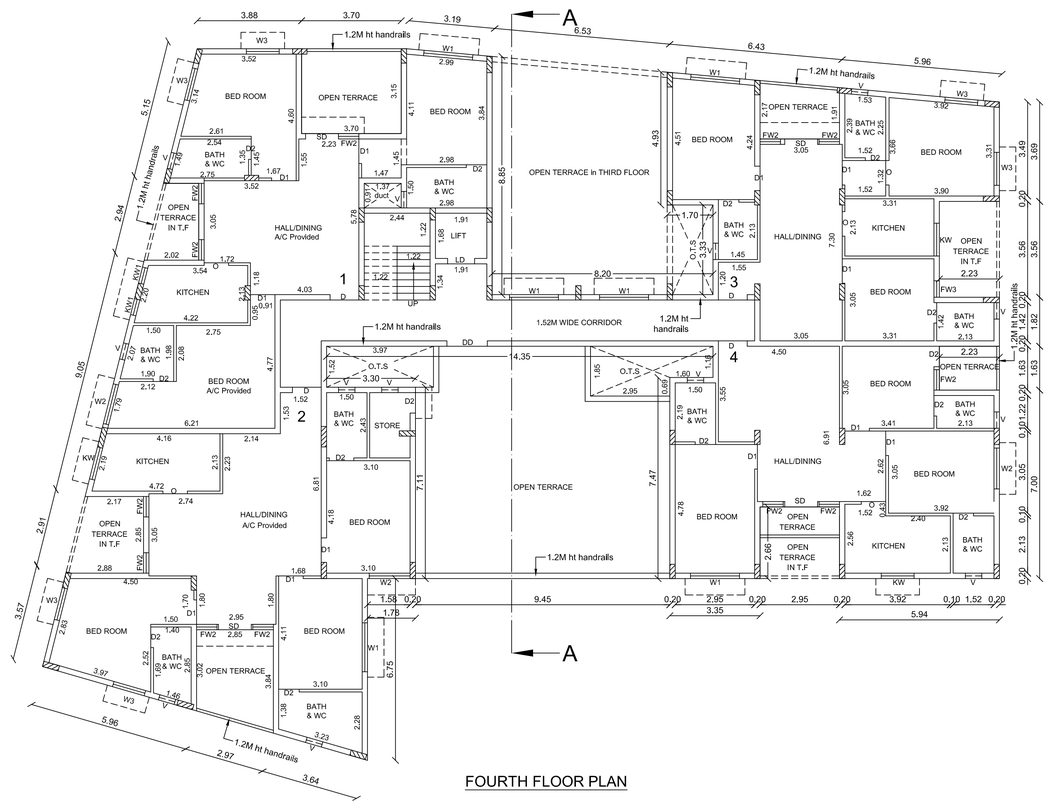
SECTION ON A-A

SOLAR HOT WATER SYSTEM (SWHS) DETAIL

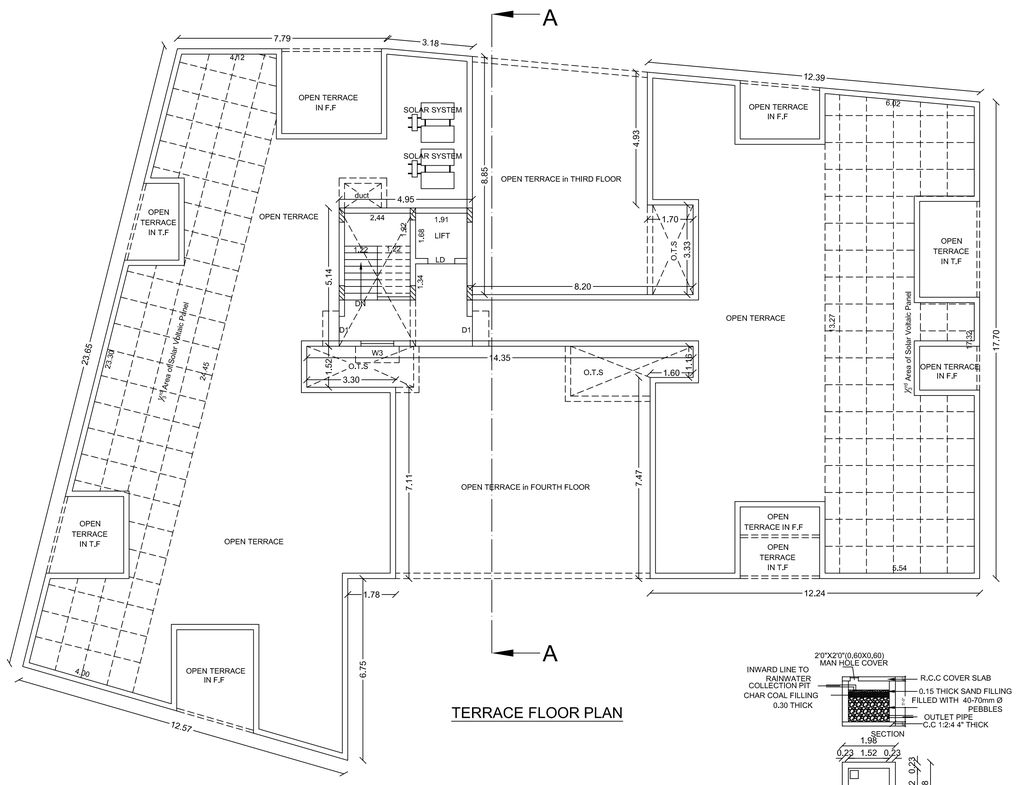
STAIR DETAILS

FIRE EXTINGUSHIER

SAND BUCKETS

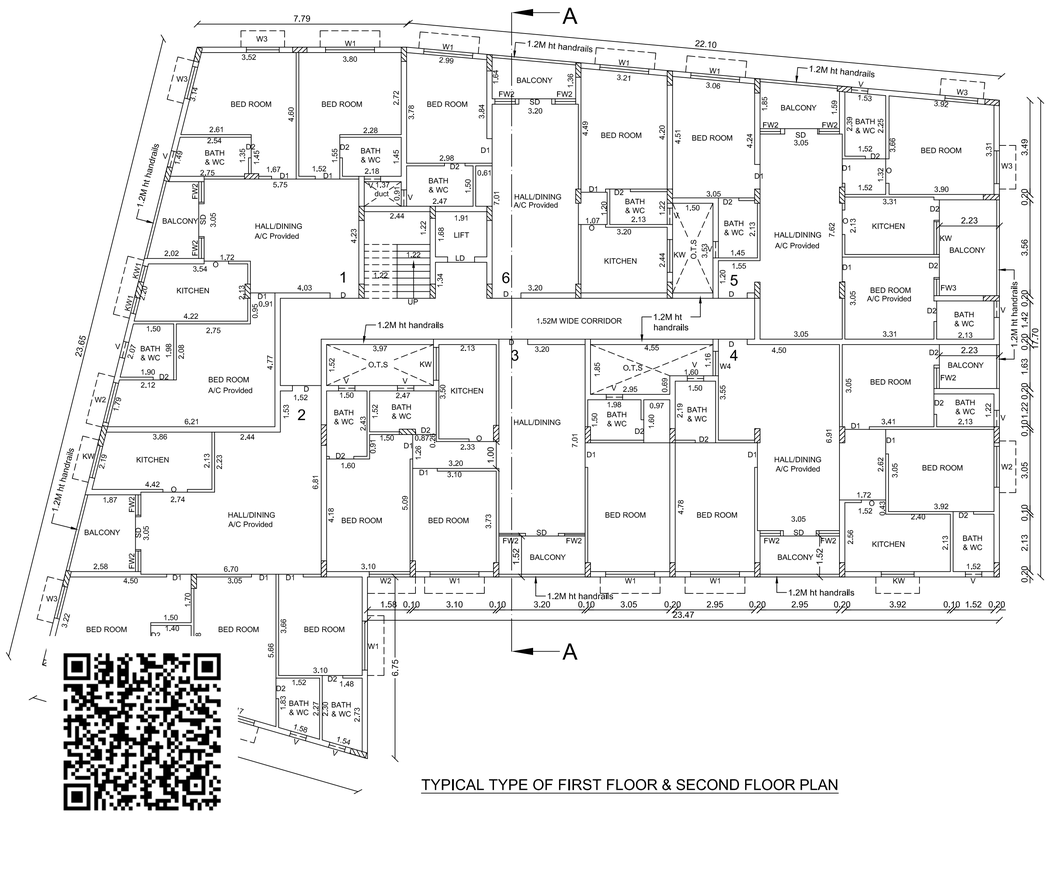


FOURTH FLOOR PLAN

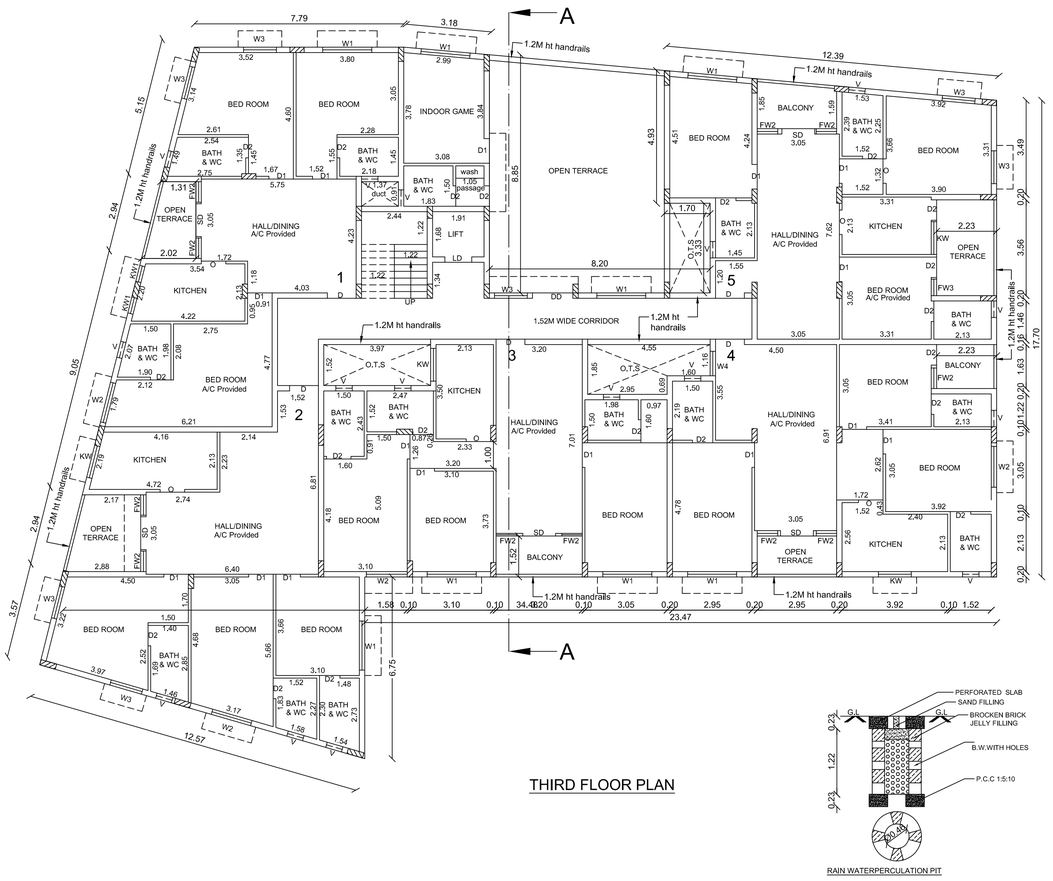


TERRACE FLOOR PLAN

DETAILS OF COLLECTION SUMP FOR RAIN WATER HARVESTING OF ROOF TOP RAIN WATER

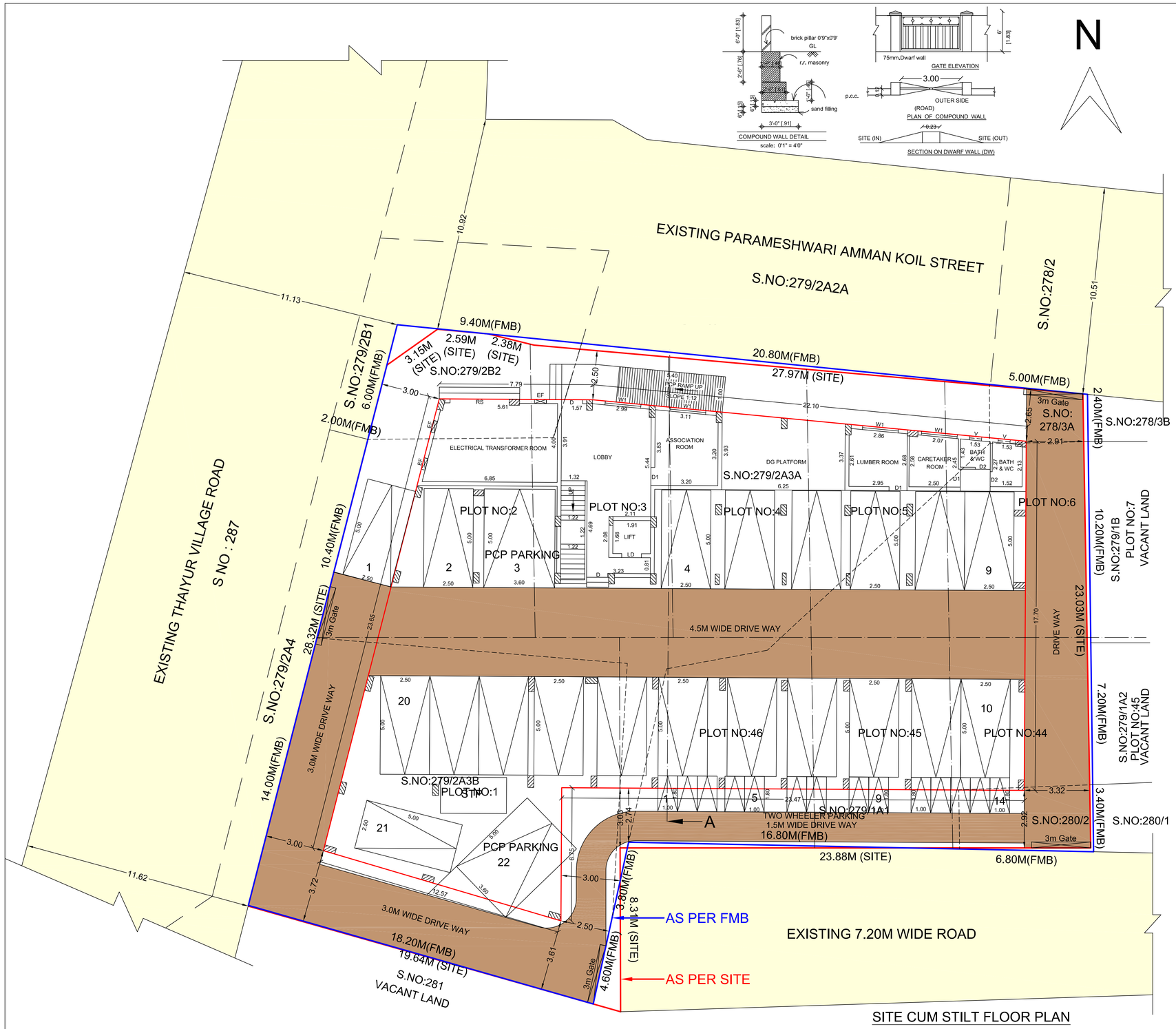


TYPICAL TYPE OF FIRST FLOOR & SECOND FLOOR PLAN



THIRD FLOOR PLAN

RAIN WATERPERCULATION PIT



SITE CUM STILT FLOOR PLAN

AREA DETAILS		
NEW S.NO	PATTA AREA in SQ.MT	DOCUMENT AREA in SQ.MT
278/3A	27.00	
279/1A1	279.00	
279/2A3A	281.00	
279/2A3B	273.00	
279/2B2	80.00	
280/2	80.00	
TOTAL	1020.00	1056.00

AREA TAKEN BY CONSIDERATION AS PER PATTA AREA in 1020 SQ.MT

COLOURS	AREA DETAILS	SQ.MT	SQ.FT
	SITE AREA	1020.00	10979.00
	STILT FLOOR AREA (PARKING)	672.26	7236.00
	FIRST FLOOR AREA	652.68	7025.00
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	FOURTH FLOOR AREA	462.54	4979.00
	HEAD ROOM AREA	25.44	274.00
	OPEN SPACE	347.74	3743.00
	EXISTING ROAD		

FLOOR DETAIL	F.S.I. AREA IN Sq.mt	NON F.S.I. AREA IN Sq.mt	TOTAL BUILTUP AREA IN Sq.mt
STILT FLOOR	137.30	534.96	672.26
FIRST FLOOR	652.68	---	652.68
SECOND FLOOR	652.68	---	652.68
THIRD FLOOR	572.04	---	572.04
FOURTH FLOOR	462.54	---	462.54
HEAD ROOM	---	25.44	25.44
TOTAL AREA	2477.24	560.40	3037.64

FLOOR SPACE INDEX & FLOOR AREA RATIO:

F.S.I = FLOOR AREA / TOTAL SITE AREA

F.S.I = 2477.24 / 1020.00 = 2.429

2.429 < 2.60 (PREMIUM FSI)

PARKING CALCULATION

50 SQ.MT = NIL
50 SQ.MT -75 SQ.MT = 1 TWO WHEELER
75 SQ.MT -100 SQ.MT = 1 CAR SPACE FOR 2 DWELLINGS & 1 TWO WHEELER FOR EACH DWELLINGS
EVERY 100 SQ.MT = 1 CAR SPACE

Floor Name	Dwelling Name	No of Dwelling	Dwelling Area	Required Parking	
				Two Wheeler	Car
1st,2nd Floor	1	2	105.38	---	2
3rd Floor	1	1	100.63	---	1
4th Floor	1	1	108.67	---	1
1st,2nd Floor	2	2	111.14	---	2
3rd Floor	2	1	100.93	---	1
4th Floor	2	1	118.17	---	1
1st,2nd,3rd Floor	3	3	100.93	---	3
1st,2nd Floor	4	2	104.33	---	2
1st,2nd Floor	5	2	105.80	---	2
3rd Floor	4	1	99.84		
4th Floor	4	1	93.30		
4th Floor	3	1	92.56		
3rd Floor	5	1	98.35	6	3
1st,2nd Floor	6	2	78.44		
TOTAL				6	18
VISITORS PARKING				1	2
TOTAL REQUIRED PARKING				7	20
AVAILABLE PARKING (Including PCP parking)				8	22
HENCE OK					

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E-mail : erdurai.muthu@gmail.com

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7, Ammaniammal Street, Mandaveli,
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SWP/B.P/M.L.P.A(CD-5)NO:82/2026

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.