Verified RealEstate™

REFERENCE
003-2026-2027

ISSUED
07 August 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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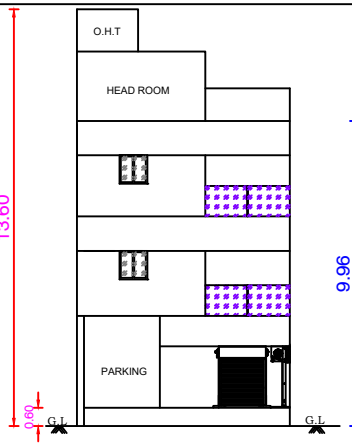
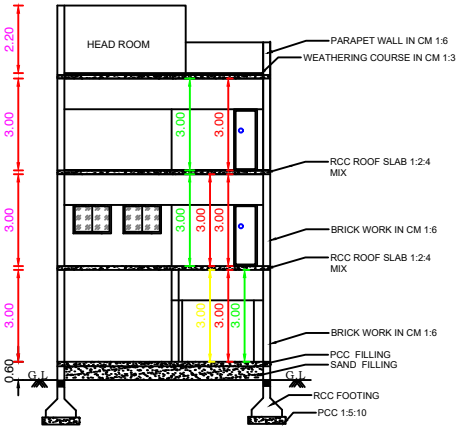
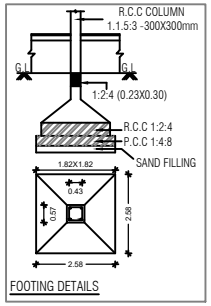
DIGITALLY VERIFIED RECORD



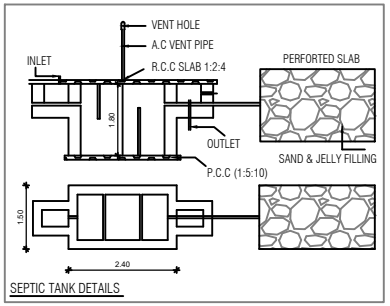


SECTION OF "A-A"

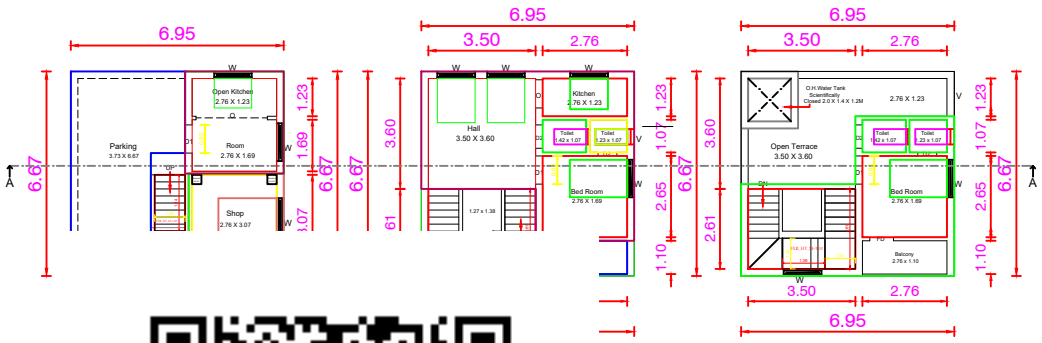
PLAN INFO
PLOT_AREA_M2=75.08
PLOT_NO=0
SURVEY_NO=268/1B1B & 268/1B1A2
AS_PER_DOCUMENT=75.08
AS_AT_SITE=75.08
FMB_OR_PLR=74.00
SINGLE_FAMILY_BLDG=YES
SECURITY_ZONE=YES
PATTA_NO=3165 & 3451
TALUK=THIRUPORUR
DISTRICT=CHENGALPATTU
CRZ=NO
ACCESS_WIDTH_M= 7.00
WHETHER_GOVT_OR_AIDED_SCHOOL= NO
AVG_PLOT_DEPTH= 9.20
AVG_PLOT_WIDTH= 7.85
AREA_TYPE=CBA
ROAD_WIDTH=7.00
ROAD_LENGTH=350
LAND_USE_ZONE = RESIDENTIAL & COMMERCIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
IS_APPROVED_LAYOUT=YES
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FIRE_DEPT=YES
OSR_SURR_BUYBACK_RETAIN=RETAIN
IS_SWIMMING_POOL_EXISTS =NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
JURISDICTION_TYPE=PANCHAYAT
BLOCK_1_B-SHOP_MEMBER_COUNT=1



FOOTING DETAILS

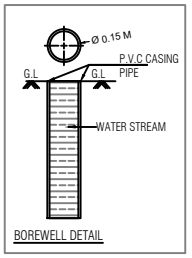


SEPTIC TANK DETAILS

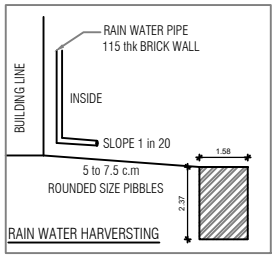


SECOND & TERRACE FLOOR PLAN

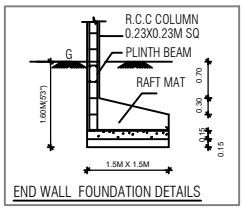
(SCALE- 1:100)



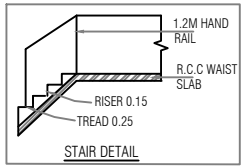
BOREWELL DETAIL



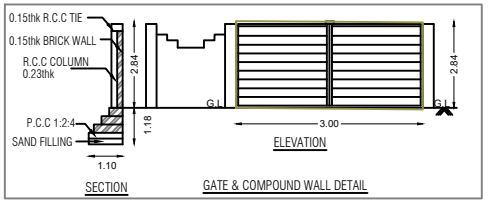
RAIN WATER HARVERSTING



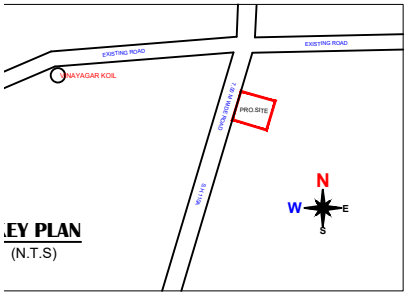
END WALL FOUNDATION DETAILS



STAIR DETAIL



GATE & COMPOUND WALL DETAIL



KEY PLAN

(N.T.S)

SITE PLAN

(SCALE- 1:100)

SHEET NO: 01 / 01

OWNER NAME : Mr.M.RAJENDRAN

SHEET TITLE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL CUM RESIDENTIAL BUILDING IN GROUND ,FIRST & SECOND FLOOR IN S.NO. 268/1,OLD PATTA NO.3106 , S.NO.268/1B1,AS PER NEW PATTA NO. 3165 & 3451, AS PER PATTA NEW S.NO. 268/1B1B & 268/1B1A2 IN VENBEDU VILLAGE , THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS ARE IN METER

AREA STATEMENT DETAILS

TOTAL PLOT AREA

AS PER DOCUMENT : 75.08 Sqm. (808.16 Sqft)

AS PER PATTA : 74.00 Sqm. (796.00 Sqft)

PROPOSED RESIDENTIAL BUILDING AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
01	GROUND FLOOR (Residential)	15.56	20.38	35.94
02	GROUND FLOOR (Commercial)	10.38	--	10.38
03	FIRST FLOOR (Residential)	46.32	--	46.32
04	SECOND FLOOR (Residential)	27.92	--	27.92
05	HEAD ROOM (NON.FSI)	--	--	--
	TOTAL AREA	100.18	20.38	120.54

TOTAL FSI AREA = 100.18 Sqm.

FLOOR SPACE INDEX = $\frac{100.18}{75.08}$ = 1.33

SCHEDULE OF JOINERY

MD	MAIN DOOR	1.00M X 2.10M
D1	DOOR	0.90M x 210M
D2	DOOR	0.75M x 2.10M
W1	WINDOW	1.20M X 1.37M
KW	KITCHEN WINDOW	1.20M X 0.90M
V1	VENTILATOR	0.85M X 0.60M
O	OPENING	0.90M X 2.10M

INDEX :

PROPOSED

BOUNDARY

ROAD

REFERENCE :

SCALE : 1:100

DATE : 10-07-2025

Categories : Residential & Commercial

Engineer : Saravanan.G (Architect)

M.RAJENDRAN

Applicant Signature :

K. MUNUSWAMY, B.E.,
Registered Engineer, Licensed Surveyor
No. RE / Gr.I / 19 / 04 / 004
No. 322, South Street, Perumaleri Village,
Vadakadambadi Post,
Kanchipuram District - 603 104.

Architect / Registered Engineer :

Cell : 7358635436 | Cell : 9940385119

Sivaguna Planners & Constructions
* 2D & 3D Planning * Bank Estimation & Valuation * Tnrera
* Layout & Subdivision * CMDA & DTCP, Local Body Approval
* Structural Design * Interior Design * Real Estate

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.