PP APPROVAL RECORD

Planning Permission

Survey 653

Nedugundram

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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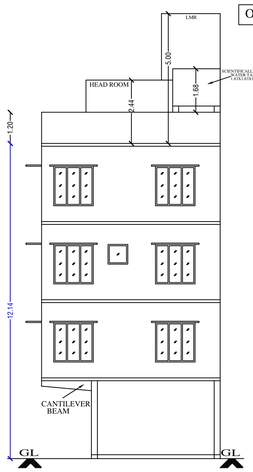
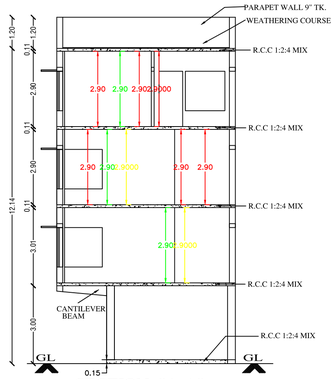
PLAN SHOWING THE PROPOSED STILT FLOOR , FIRST FLOOR, SECOND FLOOR & THIRD FLOOR PART CONSTRUCTION OF COMMERCIAL CUM RESIDENTIAL BUILDING AT " V O C STREET " SADHANANTHAPURAM, IN OLD S.NO:613/1 Pt, PATTA S.NO:652/31, SUBDIVISION S.NO:652/31A, AS PER PATTA NEW S.NO: 652/31A1, PATTA NO: 1723, OF NEDUNGUNDRAM VILLAGE, KATTANKOLATHUR PANCHAYAT UNION, VANDALUR TALUK, CHENGALPET DISTRICT.

OWNER'S NAME:Mr.A.R.BASKAR

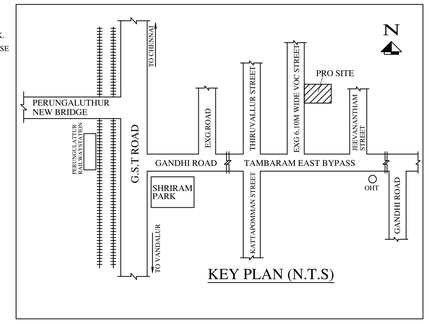
PLOT WAS REGULARISED:
D.DIS.NO: 0075/2026/A4
DATE:14.01.2026



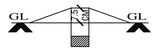
FRONT ELEVATION



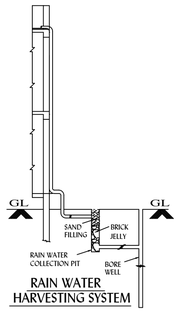
SECTION :"A-A"



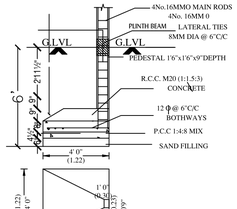
KEY PLAN (N.T.S)



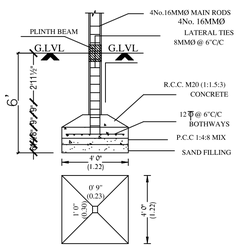
Dwarf Wall Details



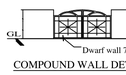
RAIN WATER HARVESTING SYSTEM



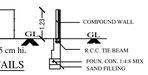
END FOUNDATION DETAIL
[SCALE:1:50]



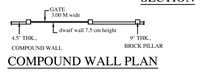
FOUNDATION DETAIL
[SCALE:1:50]



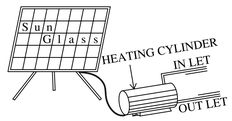
COMPOUND WALL DETAILS



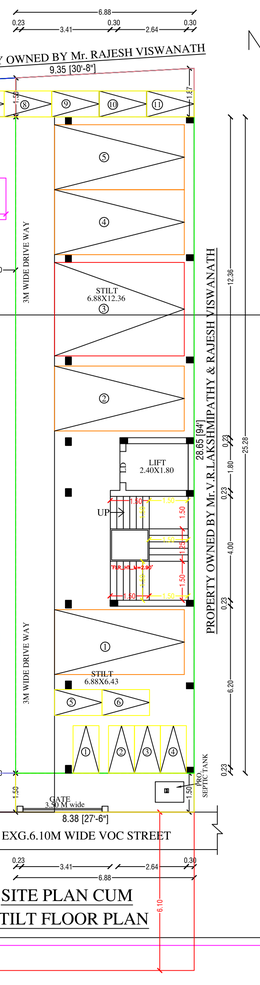
SECTION



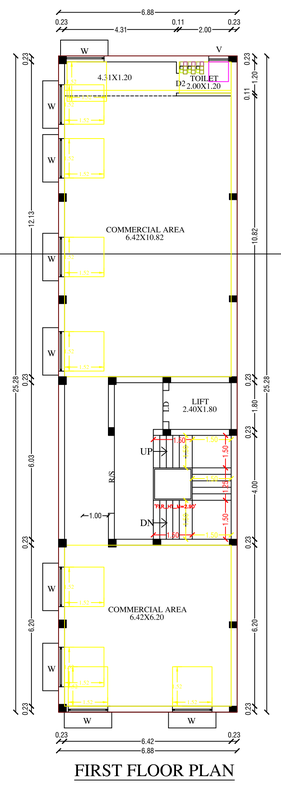
COMPOUND WALL PLAN



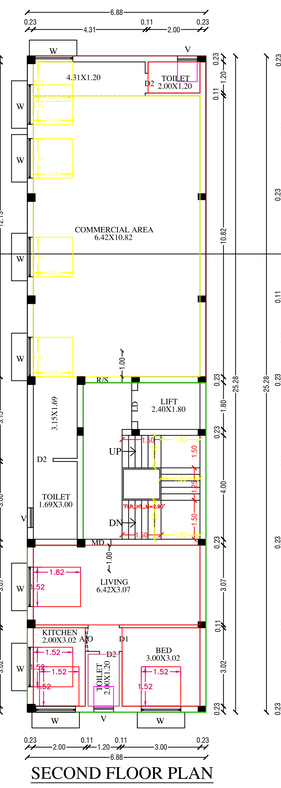
SOLAR WATER HEATING SYSTEM
SCALE-1:30



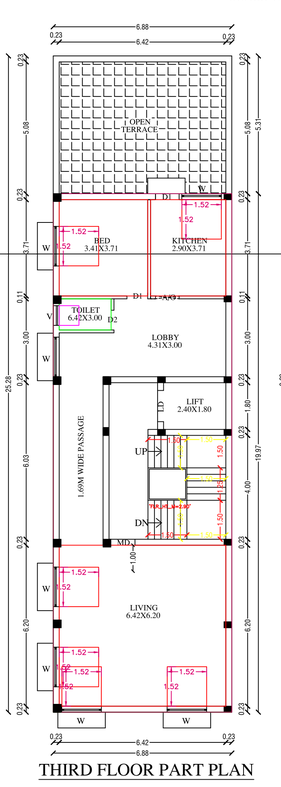
SITE PLAN CUM STILT FLOOR PLAN



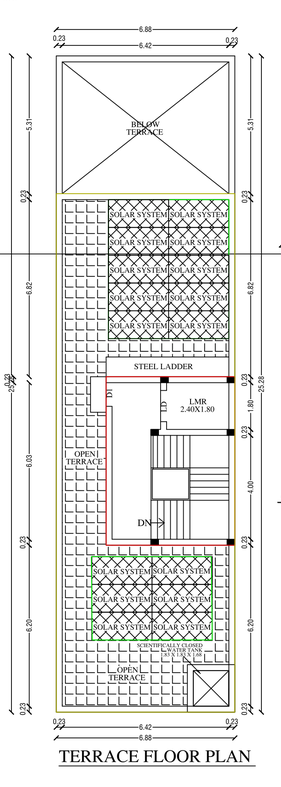
FIRST FLOOR PLAN



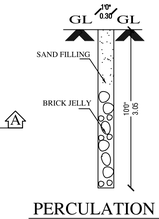
SECOND FLOOR PLAN



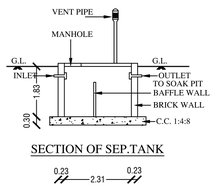
THIRD FLOOR PART PLAN



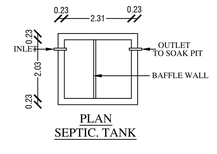
TERRACE FLOOR PLAN



PERCULATION PIT



SECTION OF SEP.TANK



PLAN SEPTIC. TANK

PLAN_INFO
APPLICANT_NAME= Mr.A.R.BASKAR
PLOT_AREA_M2=244.00
AS_AT_SITE=243.00
FMB_OR_PLR=244.00
AS_PER_DOCUMENT=244.00
PLOT_NO=-
TALUK=VANDALUR
DISTRICT=CHENGALPET
AVG_PLOT_DEPTH= 28.65
AVG_PLOT_WIDTH=8.38
AREA_TYPE=OTHERS
ROAD_WIDTH=6.10
ROAD_LENGTH=250
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=8.38
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=MIXED
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
SURVEY_NO=652/31A1
PATTA_NO=1723
BLOCK_1_B-PCO_MEMBER_COUNT=4
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

JOINERIES		SCALE: 1:100
MAIN DOOR	MD	1.00 X 2.13
ARCH OPEN	A/O	0.91 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.52 X 1.22
WINDOW	W1	1.02 X 1.22
VENTILATOR	V	0.76 X 0.76
JOLLY	J	1.22 X 1.22

COLOUR INDEX	STAIRCASE
PROPOSED	TREAD 0.25 M, HAND RAIL, RISER 0.15 M, WIDTH-1.50M
EXG.ROAD	
SITE BOUNDARY	

ALL DIMENSION ARE IN Mtr

EXTENT IN	SQFTS	SQMTS
PLOT AREA (AS PER DOC. & PATTA)	2613.00	244.00
PLINTH AREA OF F.FLOOR (COM.)	1871.86	173.90
PLINTH AREA OF S.FLOOR (COM.)	1076.93	100.05
PLINTH AREA OF S.FLOOR (RES.)	794.93	73.85
PLINTH AREA OF T.FLOOR PART (RES.)	1478.86	137.39
TOTAL AREA	5222.59	485.19
F.S.I	1.98	
COVERAGE	71.27%	
NON-FSI AREA		
PLINTH AREA OF STILT.FLOOR	1871.86	173.90
HEAD ROOM AREA	346.49	32.19

OWNER

Cell No. 94442 50437
R. GANESAN, B.Tech.,
Registered Engineer
CMDA: RE/GR-II/19/03/007
Structural Engineer
Tambaram City Municipal Corporation
Maraimalai Nagar Municipality
Nandhivaram - Guduvanchery Municipality
Kundrathur Municipality
Royal Planners
No. 29/6, Phoenix Towers, Venkatesan Street,
West Tambaram, Chennai - 600 045.
Phone: 044 - 2226 4757, 044 - 2226 4216

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

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Chennai 600 097, India
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+91 9996 12 9996

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.