Verified RealEstate™

REFERENCE
42/2026-2027

ISSUED
01 October 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

hello@verified.realestate
+91 9996 12 9996
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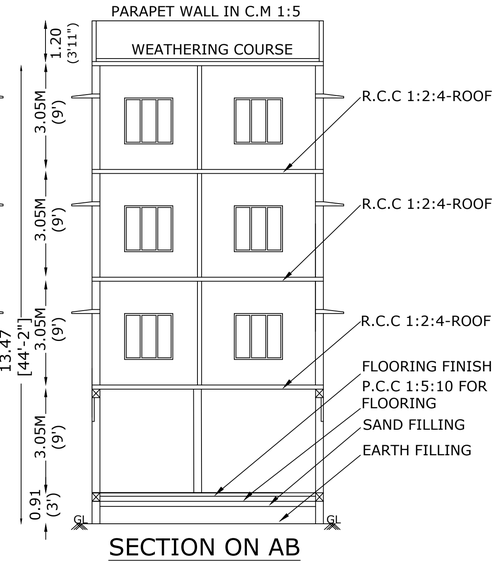
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR, FIRST FLOOR, SECOND FLOOR, AND THIRD FLOOR RESIDENTIAL BUILDING AT PLOT NO.4,"SUNDARAM AVENUE" COMPRISED IN SURVEY NO.33/2A, AYYANCHERY VILLAGE, URAPPAKAM VILLAGE PANCHAYAT, VANDALUR TALUK, KATTAGULATHUR PANCHAYAT UNION, CHENGALPATTU DISTRICT.

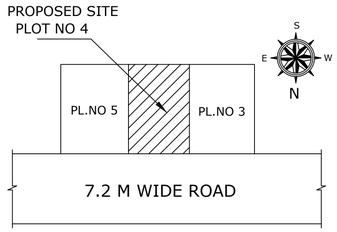
Scale 1cm : 1m



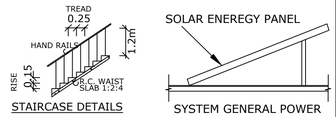
ELEVATION



SECTION ON AB

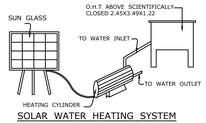


KEY PLAN
(N .T .S)

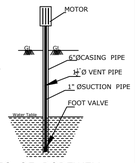


STAIRCASE DETAILS

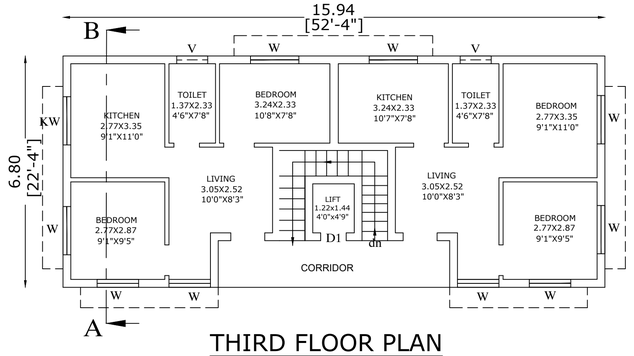
SYSTEM GENERAL POWER
SCALE- N.T.S



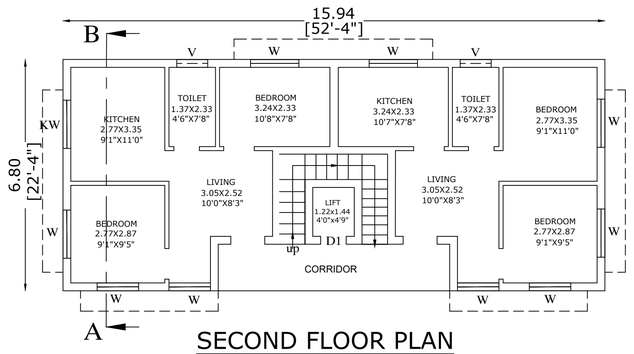
SOLAR WATER HEATING SYSTEM



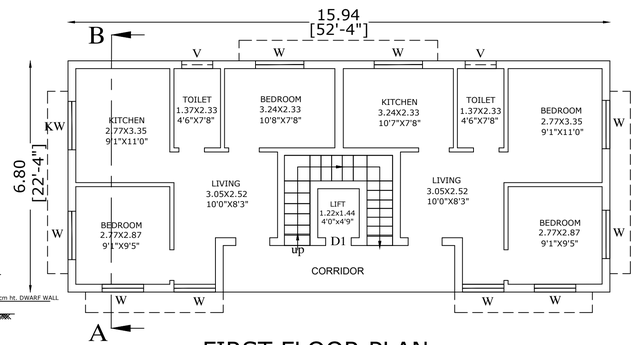
SEC. OF BOREWELL



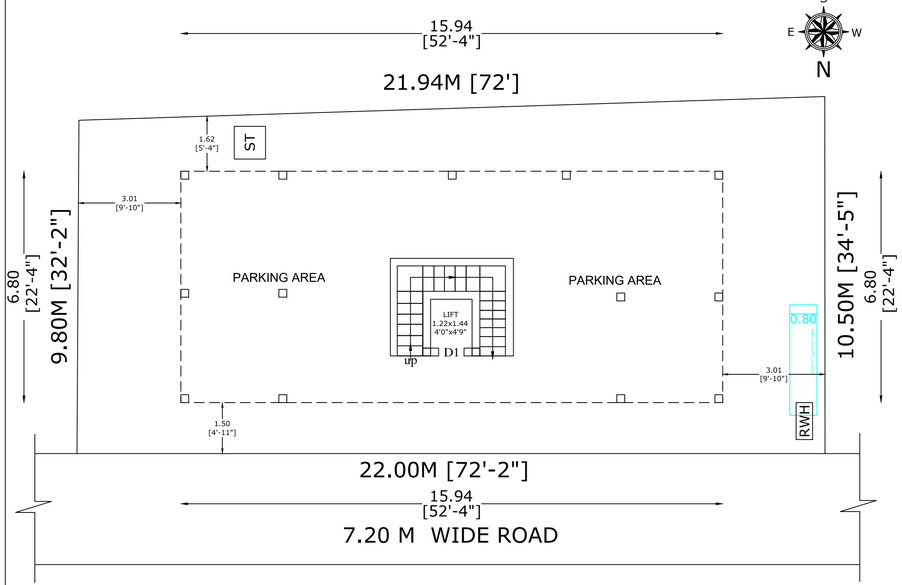
THIRD FLOOR PLAN



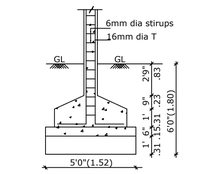
SECOND FLOOR PLAN



FIRST FLOOR PLAN



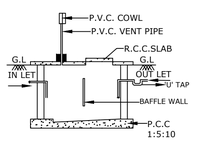
SITE CUM PRO. STILT FLOOR PLAN



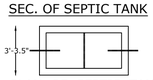
COLUMN FOUNDATION DETAIL



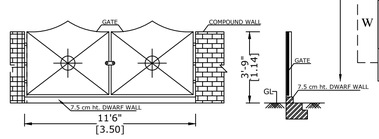
SECTION ON DWARF WALL (DW)
(NOT TO SCALE)



SEC. OF SEPTIC TANK



PLAN OF SEPTIC TANK



GATE AND COMPOUND WALL DETAILS

OFFICE USE

AREA STATEMENT

DESCRIPTION	SQ.FT	SQ.M
PRO. SITE EXTENT	2400.00	222.96
NON FSI AREA PRO. STILT FLOOR	1166.85	108.40
PRO. FIRST FLOOR	1166.85	108.40
PRO. SECOND FLOOR	1166.85	108.40
PRO. THIRD FLOOR	1166.85	108.40
OPEN SPACE	1233.15	114.56
FSI : 1.46	PLOT COVERAGE : 48.62 %	

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.00X2.13
D1	DOOR	0.91X2.13
D2	DOOR	0.76X2.13
FW2	WINDOW	1.20X1.83
W3	WINDOW	1.63X1.37
W2	WINDOW	1.42X1.37
KW	KITCHEN WINDOW	1.42X0.91
V	VENTILATOR	0.91X0.61

DTCP NO:265/2026

APPLICANT / OWNERS SIGNATURE

ER.SABARI GIRISAN B.E.(CIVIL).,
REGISTERED ENGINEER GRADE-II(RE)
MARAIMALAI NAGAR MUNICIPALITY
REG. No. 020/LS/2019/00007
NIVEDHA BUILDERS & CONSULTANTS
No 10/49, PILLAIYAR KOIL STREET,
THIRUTHERI VILLAGE, SINGAPERUMAL KOIL, PIN:603204
8124358801 8072908512

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.