Verified RealEstate™

REFERENCE
12/2026-2027

ISSUED
08 October 2026

PP APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

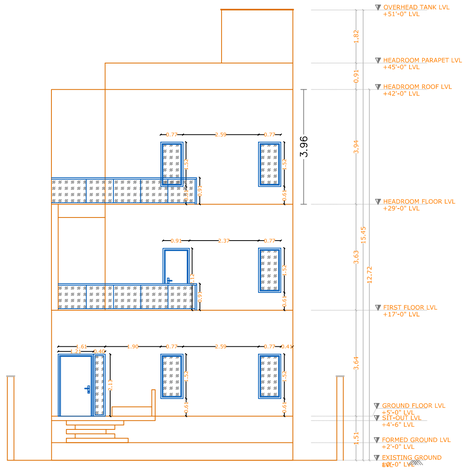
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

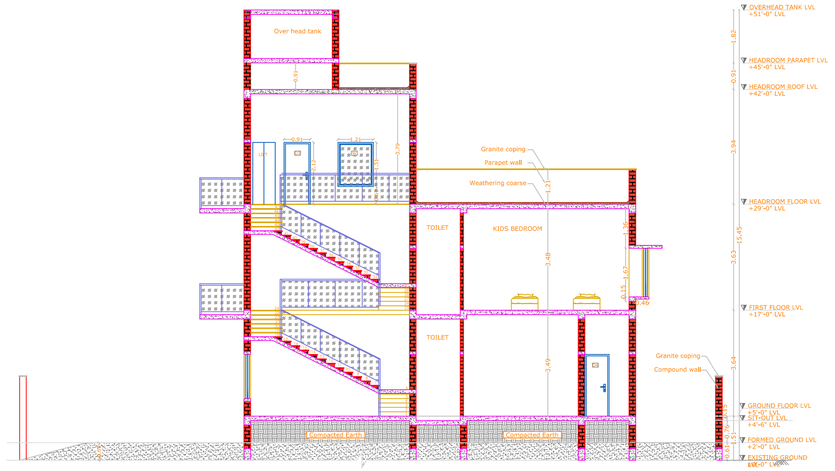
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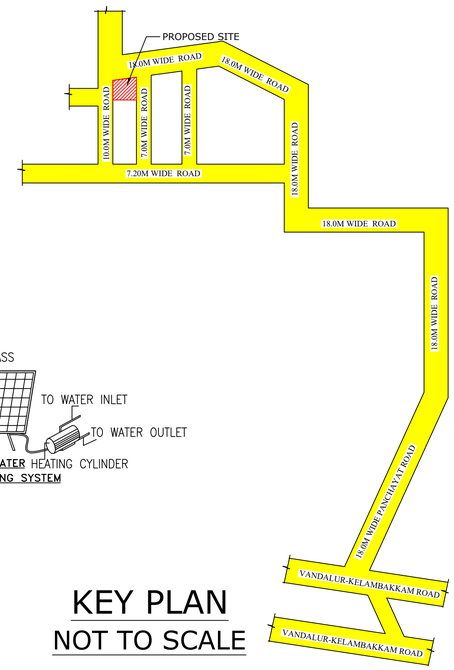
DIGITALLY VERIFIED RECORD



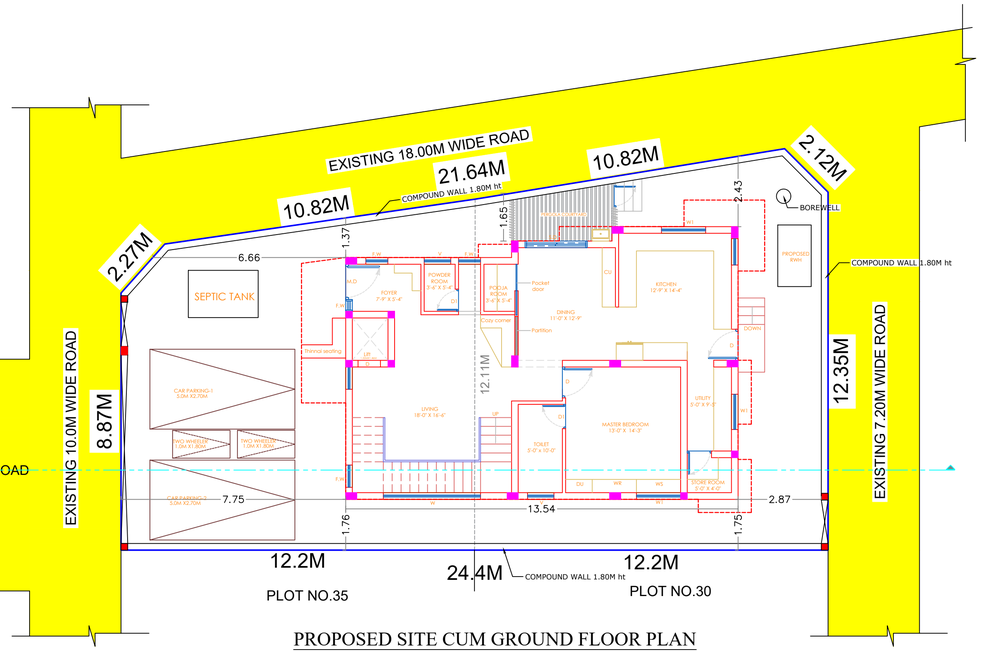
FRONT ELEVATION



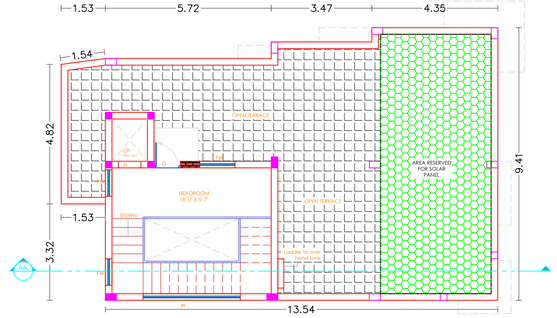
SECTION ON A-A



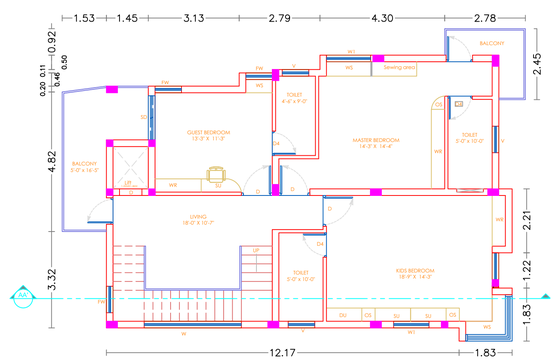
KEY PLAN
NOT TO SCALE



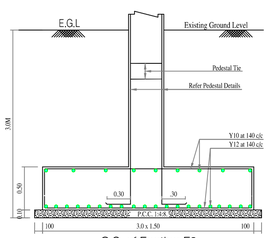
PROPOSED SITE CUM GROUND FLOOR PLAN



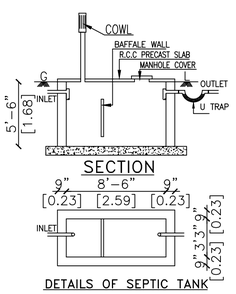
PROPOSED TERRACE FLOOR PLAN



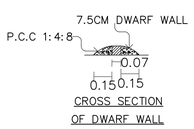
PROPOSED FIRST FLOOR PLAN



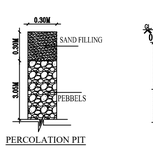
C.S. of Footing F2
Size 3.00 x 1.50



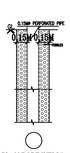
DETAILS OF SEPTIC TANK



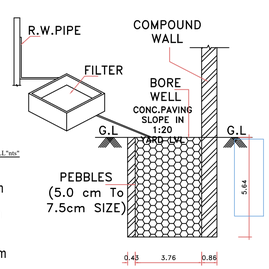
CROSS SECTION OF DWARF WALL



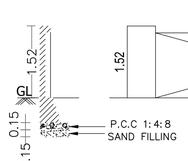
PERCOLATION PIT

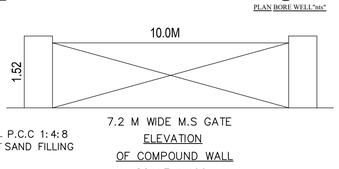


PLAN BORE WELL"nts"

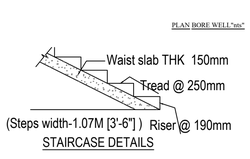


RAIN WATER TRENCH





ELEVATION OF COMPOUND WALL
SCALE 1:100



STAIRCASE DETAILS

PLAN SHOWING THE PROPOSED GROUND FLOOR & FIRST FLOOR RCC RESIDENTIAL BUILDING AT PLOT NO.29 & PLOT NO.36, IN "CASTILLO" LAYOUT (D.T.C.P APPROVAL NO.130/2023), IN NEW S.NO.178/32 & 179/14, AS PER PATTA NO.2584, OF SIRUSERI VILLAGE, SIRUSERI PANCHAYAT, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK, CHENGALPATTU DISTRICT.

COLOUR INDEX

PROPOSED
ROAD
PLOT BOUNDARY AS ON DOCUMENT

N
W E
S

SCALE:- 1: 100

ALL DIMENSIONS ARE IN METER

AREA STATEMENT:

DESCRIPTION	AREA IN SQ.FT	AREA IN SQ.M
PLOT NO.29	1693.00	157.28
PLOT NO.36	1464.00	136.00
TOTAL PLOT AREA	3157.00	293.28

PLOT AREA AS ON DOCUMENT : 3157.00 Sq.ft / 293.28 Sq.m
PLOT AREA AS ON PATTA : 3157.00 Sq.ft / 293.28 Sq.m

S.L. No	DESCRIPTION	NON FSI AREA IN Sq.m		FSI AREA IN Sq.m	TOTAL BUILT-UP AREA IN Sq.m
		COVERED	DEDUCTION		
1.	PROPOSED GROUND FLOOR	-	-	134.15	134.15
2.	PROPOSED FIRST FLOOR	-	-	134.15	134.15
3	HEAD ROOM	31.39	-	-	31.39
4.	TOTAL	31.39	-	268.30	299.69

DESCRIPTION	CALCULATION	PERMISSIBLE MAX FSI	PROPOSED
PLOT COVERAGE	$\frac{134.15}{293.28}$ X 100	75%	45.74%
FLOOR SPACE INDEX	$\frac{268.30}{293.28}$	2.00	0.914

PARKING PROVISION DETAILS

PARKING	REQUIRED	PROVIDED
TWO WHEELER	0 Nos	2 Nos
FOUR WHEELER	2 Nos	2 Nos

DWELLING AREA DETAILS:-

TOTAL NUMBER OF DWELLING - 1 Nos

UNIT NAME	AREA IN Sq.m
G1	268.30

SCHEDULE OF JOINERIES:

DESCRIPTION		METER
M.D	MAIN DOOR	(1.00 x 2.10)
D	DOOR	(0.90 x 2.10)
D1	DOOR	(0.75 x 2.10)
O	OPEN	(1.00 x 2.10)
FW	WINDOW	(0.90 x 1.20)
W1	WINDOW	(1.20 x 1.20)
W	WINDOW	(1.80 x 1.20)
V	VENTILATOR	(0.75 x 0.60)

OWNER NAME: Mr.C.ILAYABASU &
Mr.JYOTI BASU CHANDRABASU

OWNER SIGNATURE

Er. K.E.VIGNESHWARA, B.E.,M.Sc(VALUATION), C.Engg(I).
KMC CONSTRUCTIONS
CHARTERED CIVIL ENGINEER AND VALUER
REGISTERED ENGINEER GRADE - I
GREATER CHENNAI CORPORATION
REG. NO: RE/100352026
NO: 14, VALAMATHI NAGAR, 2nd STREET,
KOLATHUR, CHENNAI - 600099.
CELL: 7200529511

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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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.