PP APPROVAL RECORD

Planning Permission

Survey 357

Illalur, THIRUPORUR taluk

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

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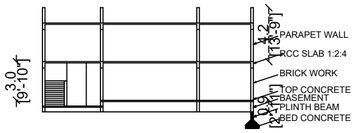
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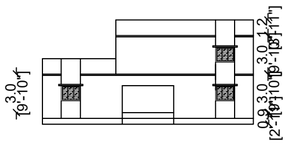
PLAN SHOWING THE EXISTING COMMERCIAL BUILDING AND PROPOSED ADDITIONAL CONSTRUCTION OF RESIDENTIAL BUILDING AT SURVEY NO : 357 / 2A, PATTA NO : 1242, ILLALUR ROAD, ILLALUR VILLAGE AND PANCHAYATH, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

APPLICANT NAME : Mr. ANAND K

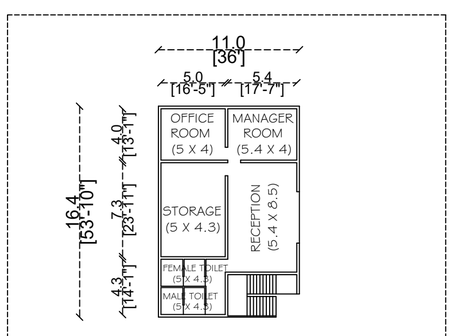
EXISTING BUILDING APPROVAL DETAILS:
Roc No:05/2026-2027 DT:19.09.2026



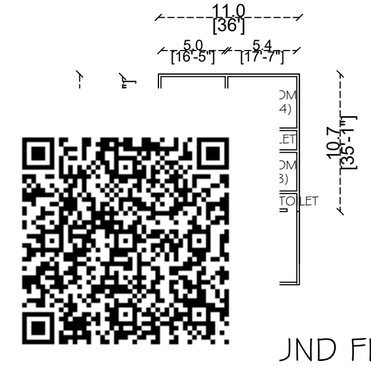
SECTION PLAN



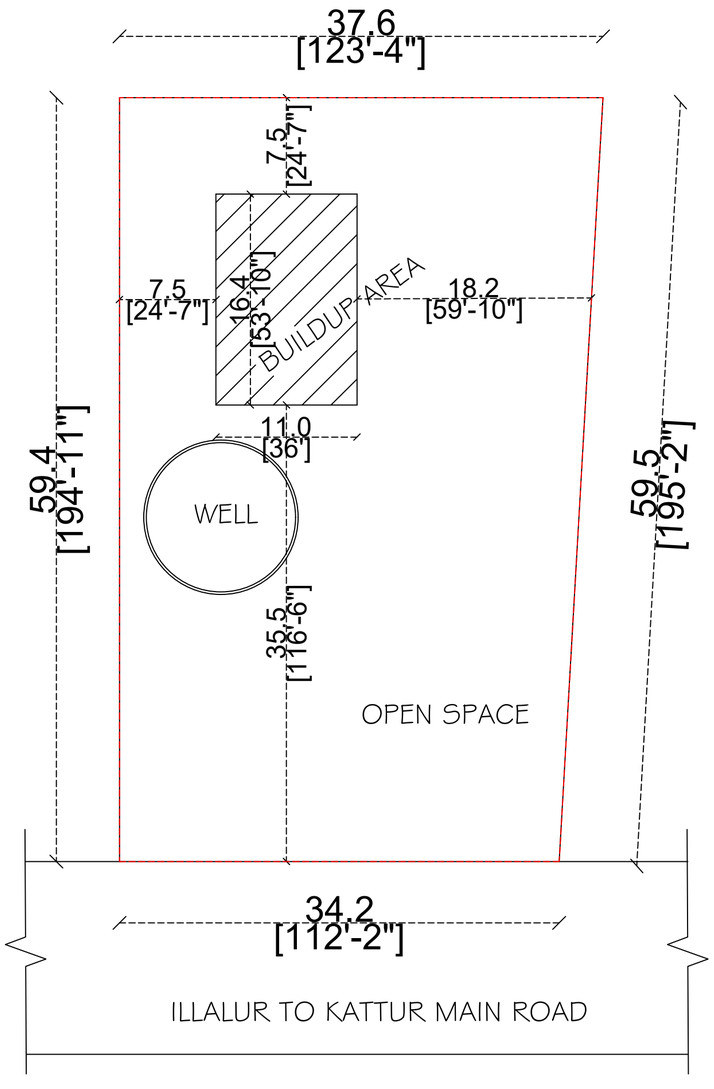
ELEVATION



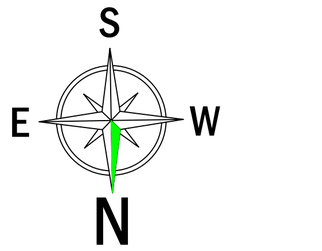
EXISTING GROUND FLOOR COMMERCIAL BUILDING



JND FLOOR
RESIDENTIAL BUILDING



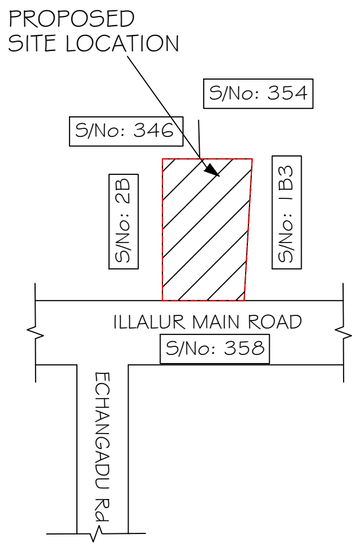
PROPOSED SITE CUM BUILDUP AREA



RAIN WATER COLLECTION WELL

SEPTIC TANK & TRENCH
Not to scale

STAIRCASE DETAIL
[Not to scale]



KEY PLAN

Not to scale

SCHEDULE OF JOINERY :

TYPE	DESCRIPTION	SIZE
R S	ROLLING SHUTTER	1.2 M X 2.1 M
D	ROOM DOOR	0.9 M X 2.1 M
D 1	TOILET DOOR	0.6 M X 2.1 M
W	WINDOW	1.3 M X 1.2 M
V	VENTILATOR	1' 6" X 1' 6"

AREA STATEMENT :

DESCRIPTION	SQ.FT	SQ.M
TOTAL SITE EXTEND (as per settlement deed) REG. DOC NO - 2103 / 1989	23522	2185.2
EXISTING GROUND FLOOR COMMERCIAL BUILDING	1936	179.9
PROPOSED FIRST FLOOR RESIDENTIAL BUILDING	1262	117.3
OPEN AREA	21584.8	2005.3
FSI AREA	1936	179.9
NON FSI AREA	0	0
PROPOSED BUILDUP AREA	1262	117.3
TOTAL FSI BUILDUP AREA	3199	297.2

F S I CALCULATION :

$$FSI = \frac{\text{TOTAL BUILDUP AREA}}{\text{PROPOSED SITE AREA}} = \frac{297.2}{2185.2} = 0.1$$

APPLICANT NAME : Mr. ANAND K

APPLICANT SIGNATURE

Er. S. BALASUBRAMANIAN, BE.,
Registered Engineer - Grade - I
Reg. No: CGLDIST/RE/Gr- I/2026/09/015
BUILDRON CONTRACTORS AND DESIGNERS
No:88A, New Street, Rajiv Gandhi Salai, Thiruporur- 603110.
Cell :- 9791759140

LICENSED SURVEYOR SIGNATURE

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.