Verified RealEstate™

REFERENCE
2118/2026

ISSUED
21 November 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

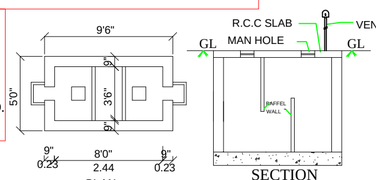
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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING [G+1] AT PLOT NO: C6, "ARANYA GARDEN" COMPRISED IN PATTA NO.5209,PATTA NEW S.NO.26/31,THIRUVIDANTHAI REVENUE VILLAGE,(HAMLET OF KUNNUKADU VILLAGE), KOVALAM PANCHAYAT, THIRUPORUR REVENUE TALUK AND THIRUPORUR PANCHAYAT UNION AND TALUK CHENGALPATTU DISTRICT

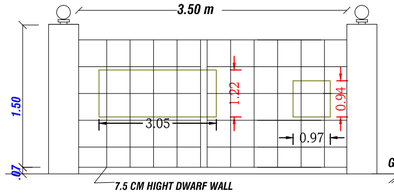
NOTE :-
LAY OUT APPROVED VIDE THE MEMBER SECRETARY MLPA,AND MAMALLAPURAM SANCTION LETTER RC.NOS.5729,5730,5731/2018 BDO/DTCP REGULARIZATION LETTERS NO. Na.Ka.No.1345/2023/A1 1100-1/2023/A1 AND 1100-2/2023/A1 AND SUB DIVISION APPROVAL NO. Na.Ka.No.2811/2023/A1 Date 08.09.2023.

GENERAL SPECIFICATION	
Sand Filling	For Foundation And Basement
Foundation	Column Footing
P.c.c	1 : 4 : 8 for Foundation And Basement
Brick Work	9" tk Walls In 1 : 5 C.m 4½" tk Walls In 1 : 3 C.m
All R.c.c Works	M25 Grade Concrete
R.c.c Works	1 : 1.5 : 3 Mill For Slab & Lintel
Plastering	C.m 1:4 For Walls & C.m 1:3 For Ceiling
Wood Work	Main Door Teak Wood & All Doors & Window Country Wood
Flooring	C.m 1:3 Mix For Ceramic Tiles
Painting	2 Coats For Walls & 1 Extra Coat For Celing
Weathering Course	Using Broken Brick Jelly & Lime Mortar In 1 : 3 Mix & Pressed TILES With Best Quality.
Stair Case	Riser - 6" & Tread - 10.5" & Width 3'-0"

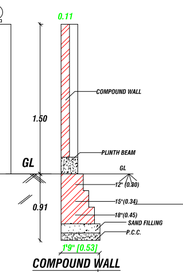


JOINERY DETAILS

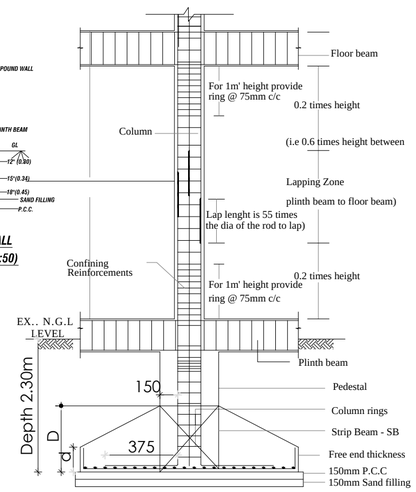
MD	- DOOR	- (1.00 X 2.10)
D1	- DOOR	- (0.90 X 2.10)
D2	- DOOR	- (0.75 X 2.10)
W	- WINDOW	- (1.50 X 1.20)
W1	- WINDOW	- (1.20 X 1.20)
W2	- WINDOW	- (0.90 X 1.20)
V	- VENTILATOR	- (0.60 X 0.60)



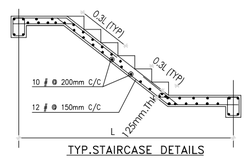
GATE DETAILS & COMPOUND WALL ELEVATION (SCALE : 1"=4'-0")



COMPOUND WALL DETAIL (SCALE:1:50)

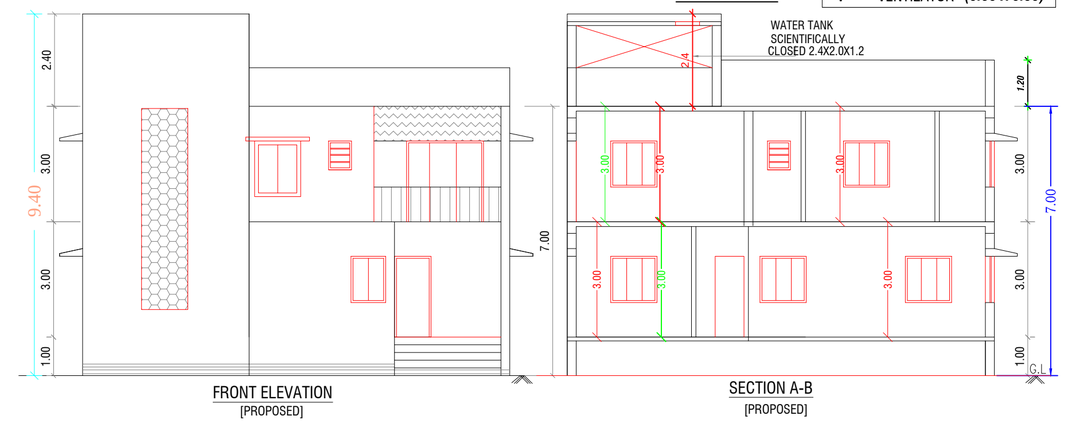


TYPICAL CROSS SECTION OF FOOTING AND COLUMN



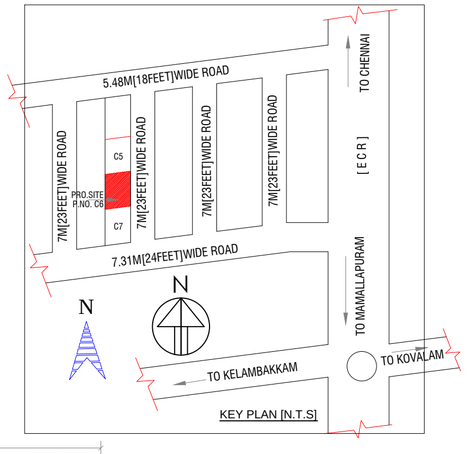
TYP.STAIRCASE DETAILS

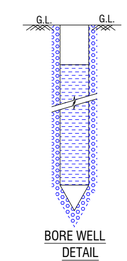
QR_CODE

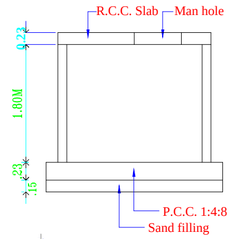


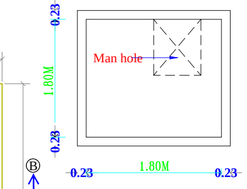
FRONT ELEVATION [PROPOSED]

SECTION A-B [PROPOSED]

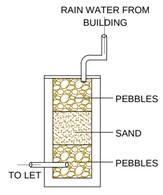




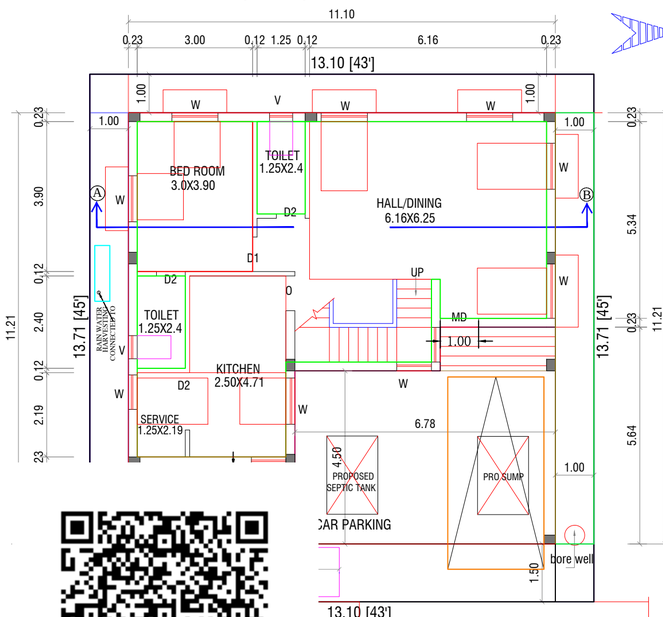


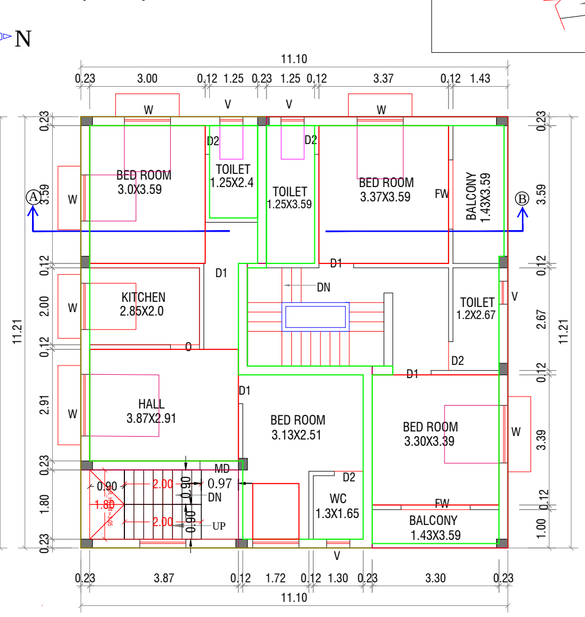


SUMP DETAILS

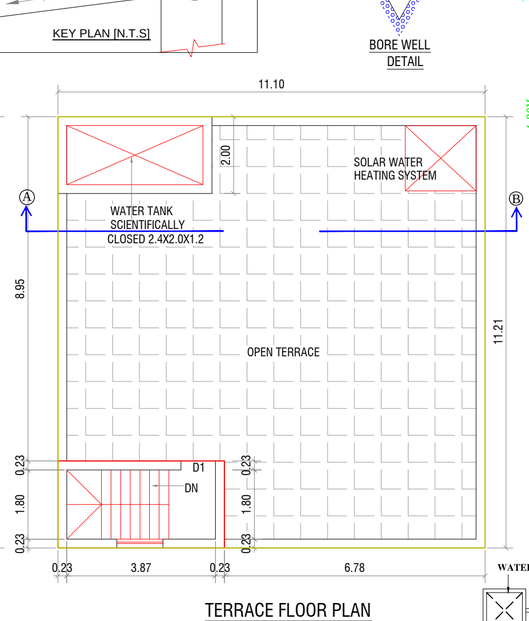


DETAILS OF PERCOLATION PIT

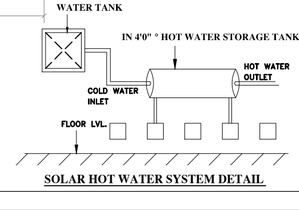




FIRST FLOOR PLAN [PROPOSED]



TERRACE FLOOR PLAN [PROPOSED]



SOLAR HOT WATER SYSTEM DETAIL

DWELLING UNITS DETAILS		
NO.OF DWELLING UNIT - 02		SHEET 1/2
NOTE: ALL DIMENSIONS ARE IN METRE		
AREA STATEMENT:-	Sq.ft	Sq.mt
PLOT AREA (AS PER DOCUMENT)	1935.00	179.76
PLOT AREA (AS PER PATTA)	1937.52	180.00
FSI AREA:-		
PRO. GROUND FLOOR AREA	1339.37	124.43
PRO. FIRST FLOOR AREA	1339.37	124.43
TOTAL FSI AREA	2678.74	248.86
HEAD ROOM AREA	105.27	9.77
NET TOTAL FSI & NON FSI AREA	2784.01	258.63
PLOT COVERAGE	: 69.21%	
FLOOR SPACE INDEX	: 1.38	

APPLICANT

R. GOPINATH, D.C.E.
REGISTERED ENGINEER
CMDA - RE III - 052 / 2019
GREATER CHENNAI CORPORATION
RE III - 022 / 2019
No.3/88, Valluvar Salai, Ponnusamy Street
Ramapuram, Chennai - 600 089.
Cell: 9841119063

REGISTERED PROFESSIONAL

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.