Verified RealEstate™

REFERENCE
45/2026-27

ISSUED
14 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 5

Pudupakkam

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

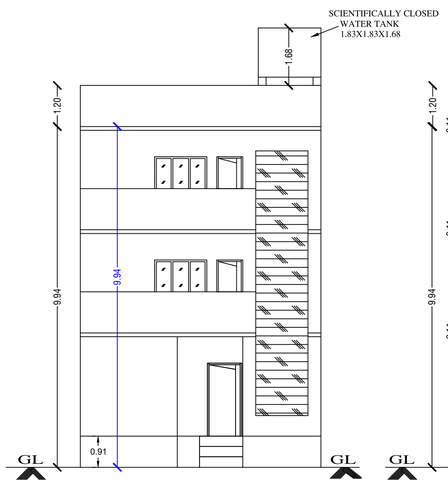
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

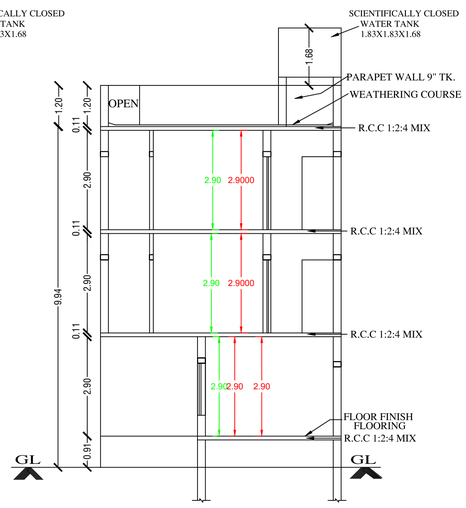
PLAN SHOWING THE PROPOSED GROUND FLOOR, FIRST FLOOR & SECOND FLOOR PART CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No:80, "GREEN GROVE AVENUE" IN OLD S.No:5/7A1A1, AS PER PATTA NEW S.NO:5/82, PATTA NO:12906 OF PUDHUPAKKAM VILLAGE & PANCHAYAT (THIRUPORUR PANCHAYAT UNION), VANDALUR TALUK, CHENGALPET DISTRICT.

OWNER'S NAME:Mr.S.KHADAR SHERIFF

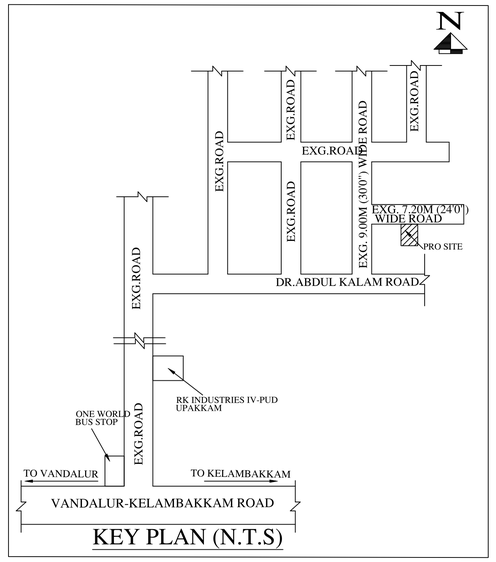
LAYOUT WAS APPROVED BY DTCP:
ம.வ/மா.உ.தி.கு(செ.மா)எண்:11/2022



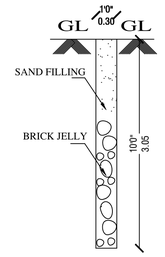
FRONT ELEVATION



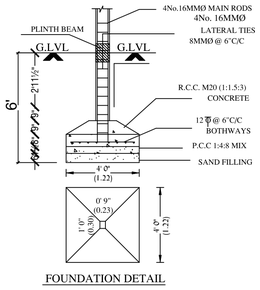
SECTION :"A-A"



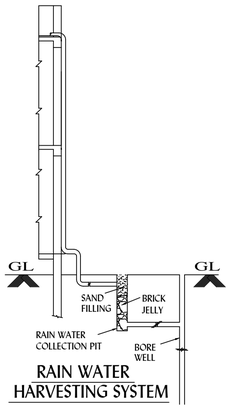
KEY PLAN (N.T.S)



PERCULATION PIT



FOUNDATION DETAIL
[SCALE: 1:50]



RAIN WATER HARVESTING SYSTEM

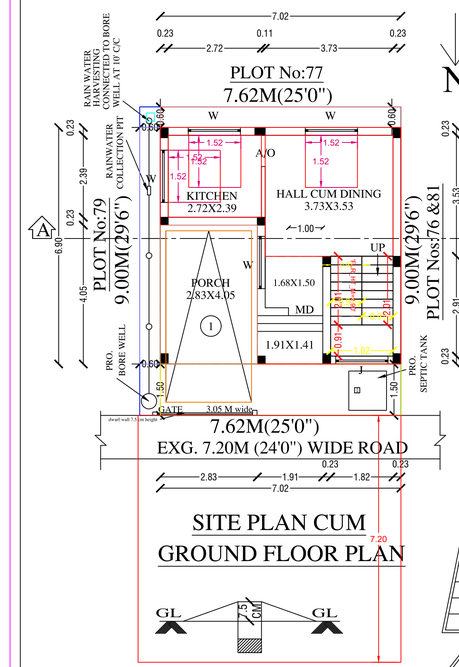
PLAN_INFO
APPLICANT_NAME= S.KHADAR SHERIFF
PLOT_AREA_M2=69.00
AS_AT_SITE=68.58
FMB_OR_PLR=69.00
AS_PER_DOCUMENT=69.00
PLOT_NO=80
TALUK=VANDALUR
DISTRICT= CHENGALPET
AVG_PLOT_DEPTH=9.00
AVG_PLOT_WIDTH=7.62
AREA_TYPE= EWS
ROAD_WIDTH=7.20
ROAD_LENGTH=250
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.62
JURISDICTION_TYPE=PANCHAYAT
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=PRIMARY RESIDENTIAL
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=5/82
PATTA_NO=12906
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
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
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-0.91M
EXG.ROAD	
SITE BOUNDARY	
ALL DIMENSION ARE IN Mtr	

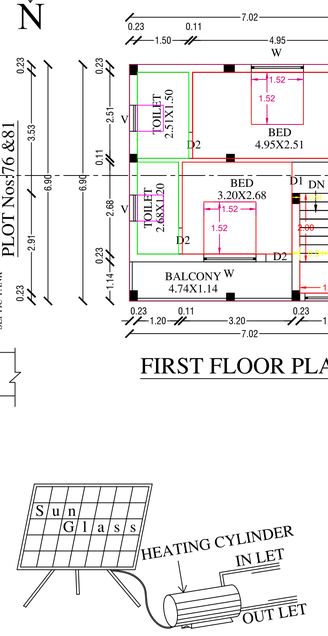
EXTENT IN	SQFTS	SQMTS
PLOT AREA (AS PER PATTA.)	742.71	69.00
PLOT AREA P (AS PER DOC)	738.00	68.56
PLINTH AREA OF G.FLOOR	521.30	48.43
PLINTH AREA OF F.FLOOR	521.30	48.43
PLINTH AREA OF S.FLOOR PART	323.45	30.05
TOTAL AREA	1366.05	126.91
F.S.I	1.85	
COVERAGE	70.63%	

OWNER



SITE PLAN CUM GROUND FLOOR PLAN

Dwarf Wall Details

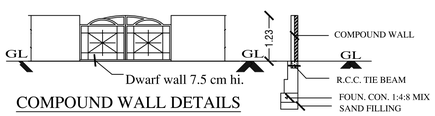


FIRST FLOOR PLAN

SECOND FLOOR PLAN PART

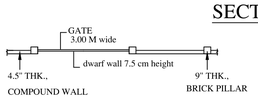
TERRACE FLOOR PLAN

SOLAR WATER HEATING SYSTEM
SCALE-1:30

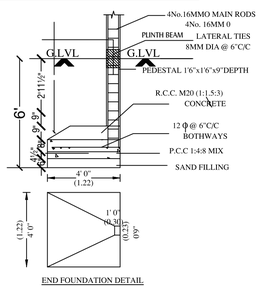


COMPOUND WALL DETAILS

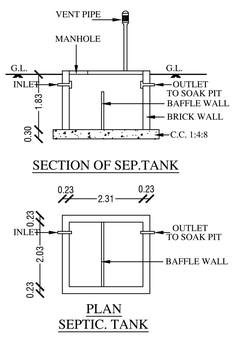
SECTION



COMPOUND WALL PLAN



END FOUNDATION DETAIL
[SCALE: 1:50]



SECTION OF SEP.TANK

PLAN
SEPTIC. TANK

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

Z859_R16 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.