Verified RealEstate™

REFERENCE
45/2026

ISSUED
16 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 88/3A and 2 more

Madhur, Maduranthagam 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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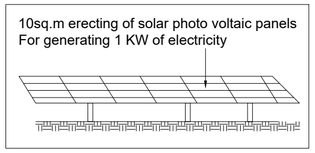
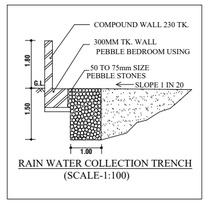
DIGITALLY VERIFIED RECORD

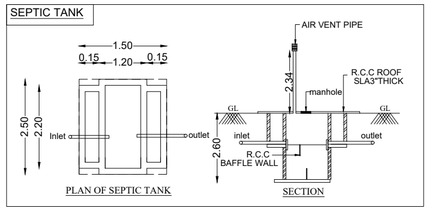
PLAN SHOWING THE PROPOSED R.C.C CONSTRUCTION OF GROUND & FIRST FLOOR RESIDENTIAL BUILDING AT OLD COMPRISED SURVEY NO. 88/3 & 88/4, NEW SURVEY NO.88/3A & 88/4A (PATTA NO.1357), AT V.NO.76, MADHUR VILLAGE & PANCHAYAT, ACHRAPAKKAM PANCHAYAT UNION, MADURANTAKAM TALUK, CHENGALPATTU DISTRICT.

APPLICANT NAME :Mr.P.KOILRAJ S/O PICHAIMANI

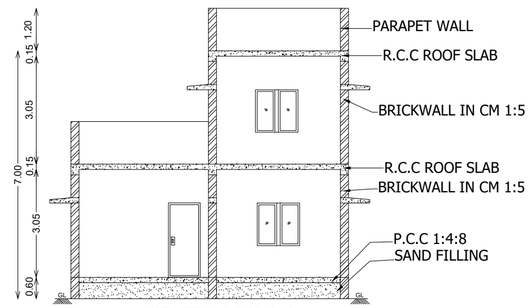
NORTH

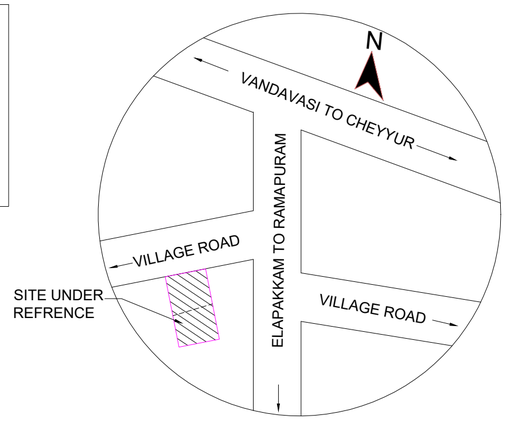


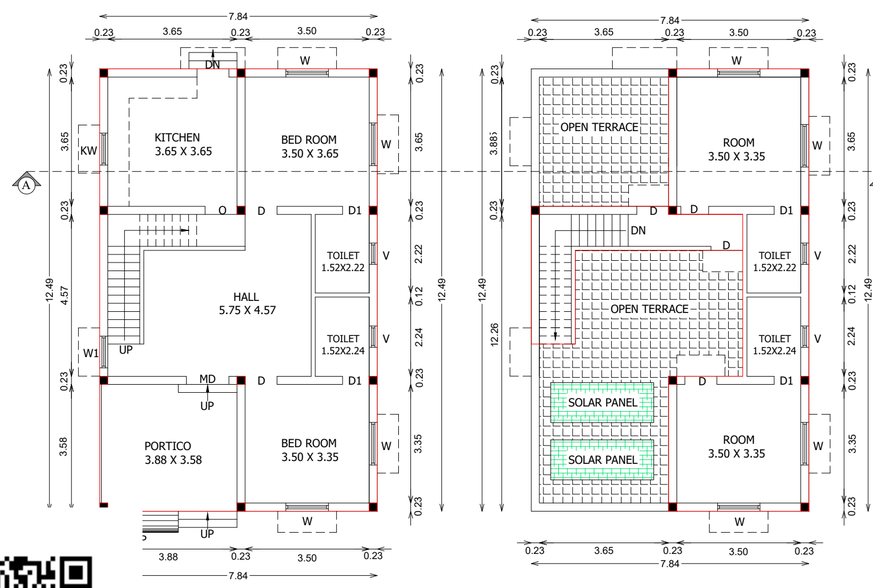


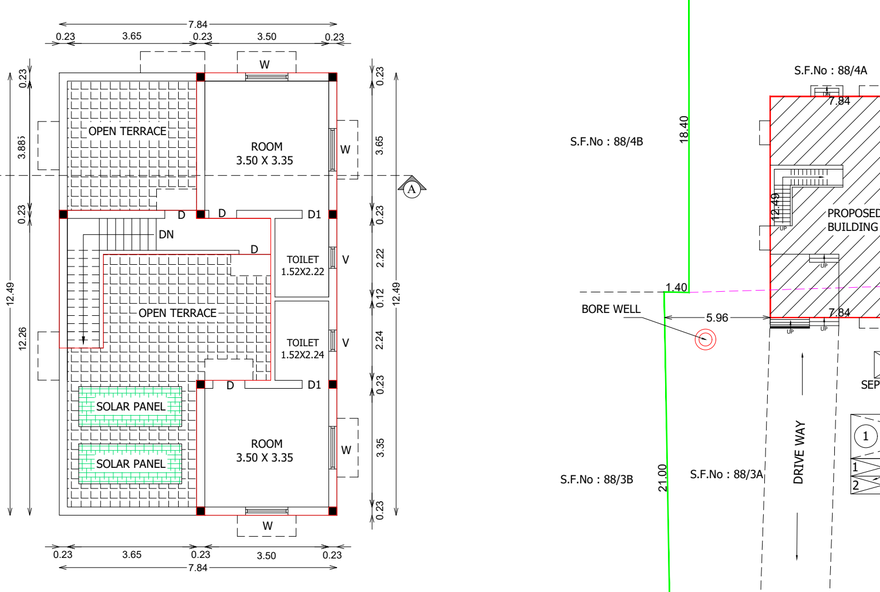


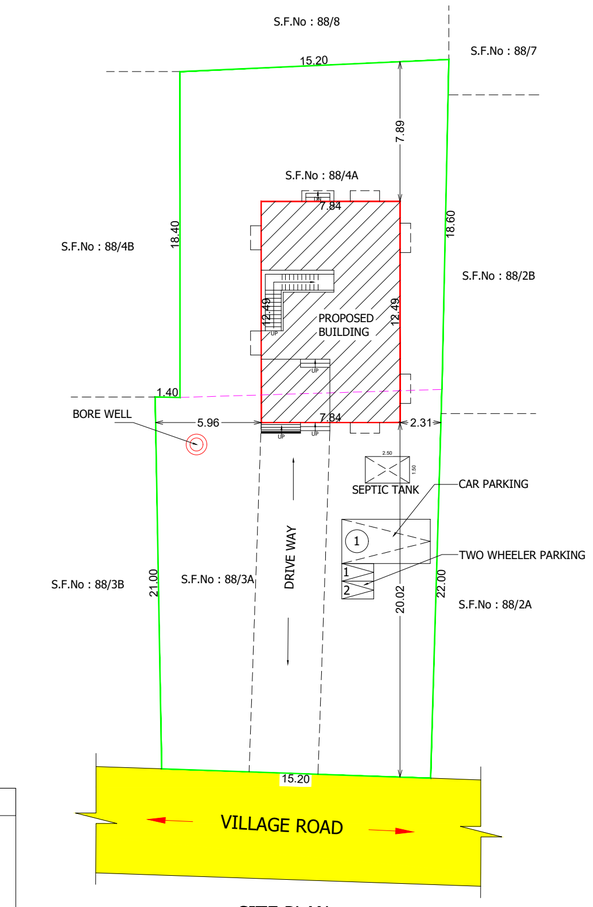


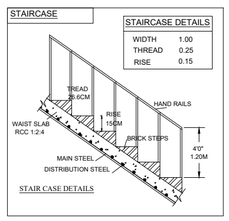


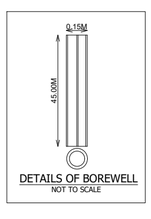


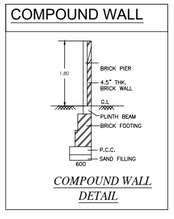












SCALE: SITE PLAN : 1:200 & FLOOR PLAN 1: 100

TITLE :
GROUND & FIRST FLOOR PLAN, SECTION, ELEVATION, SITE PLAN & KEY PLAN.

AREA STATEMENT (Sq.m)

TOTAL PLOT AREA(AS PER DOCUMENT) : 682.00 Sq.m (Or) 7341.04 Sq.ft
TOTAL PLOT AREA(AS PER PATTA) : 683.00 Sq.m

BUILDING NAME	FLOOR NAME	FLOOR AREA (Sq.mt)	FLOOR AREA (Sq.ft)	BUILDING HEIGHT (m)
R.C.C RESIDENTIAL BUILDING	GROUND FLOOR	97.92	1054.01	7.00
	FIRST FLOOR	50.14	539.70	
TOTAL BUILDUP AREA =		148.06	1593.71	

F.S.I CALCULATION :-

F.S.I : TOTAL FSI AREA / PLOT AREA = 148.06 / 682.00 = 0.217

PLOT COVERAGE CALCULATION :-

PLOT COVERAGE : GROUND FLOOR COVERED AREA / TOTAL PLOT AREA X100 = 148.06 / 682.00 = 21.7%

JOINERY DETAILS

TYPES	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
D	DOOR	0.90 X 2.10
D1	DOOR -1	0.75 X 2.10
W	WINDOW	1.20 X 1.20
W1	WINDOW-1	0.90 X 1.20
V	VENTILATOR	0.60 X 0.60

GENERAL SPECIFICATIONS :

STRUCTURE: RCC FRAMED STRUCTURE WITH M20 CONCRETE AND FE500 TMT STEEL.

WALLS: 9" OUTER BRICK WALLS AND 4½" INNER PARTITION WALLS WITH CEMENT PLASTERING.

DOORS & WINDOWS: TEAK WOOD MAIN DOOR, FLUSH INNER DOORS, AND UPVC WINDOWS WITH MS GRILLS.

FLOORING & DADO: VITRIFIED TILE FLOORING, GRANITE KITCHEN SLAB, AND 7'0" TOILET WALL TILES.

PLUMBING & ELECTRICAL: CONCEALED CPVC/PVC LINES WITH STANDARD FIXTURES, MODULAR SWITCHES, AND INVERTER PROVISION.

FINISHES & TERRACE: EMULSION PAINTING WITH WALL PUTTY, WEATHER-COAT EXTERIOR PAINT, AND COOLING TILES ON TERRACE.

COLOUR REFERENCE

APPROACH ROAD
SITE BOUNDARY
PROPOSED BUILDING
PROPOSED SITE

PARKING DETAILS:-

PARKING	REQUIRED	PROVIDED
CAR PARKING	1 Nos	1 Nos
TWO WHEELER PARKING	1 Nos	2 Nos

R.SATHISHKUMAR, B.Tech.(Civil),M.Tech.
Registered Engineer Grade-I (RE)
CMDA Reg.No.RE1/2026/ 1/0063
No.2, Kasthuri Nagar, Achurapakkam Post,
Madhuranthakam Taluk, Chengelpattu Dist - 603 301
Cell:9444912210 email : sathishkumar.nec@yahoo.com

APPLICANT:

(Mr.P.KOILRAJ S/O PICHAIMANI)

(P.KOILRAJ)

REGISTERED ENGINEER (SEAL/SIGN) | OWNER SIGNATURE

SHEET NO - 01/01

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.