Verified RealEstate™

REFERENCE
1/2026

ISSUED
14 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 123

Irumbuli

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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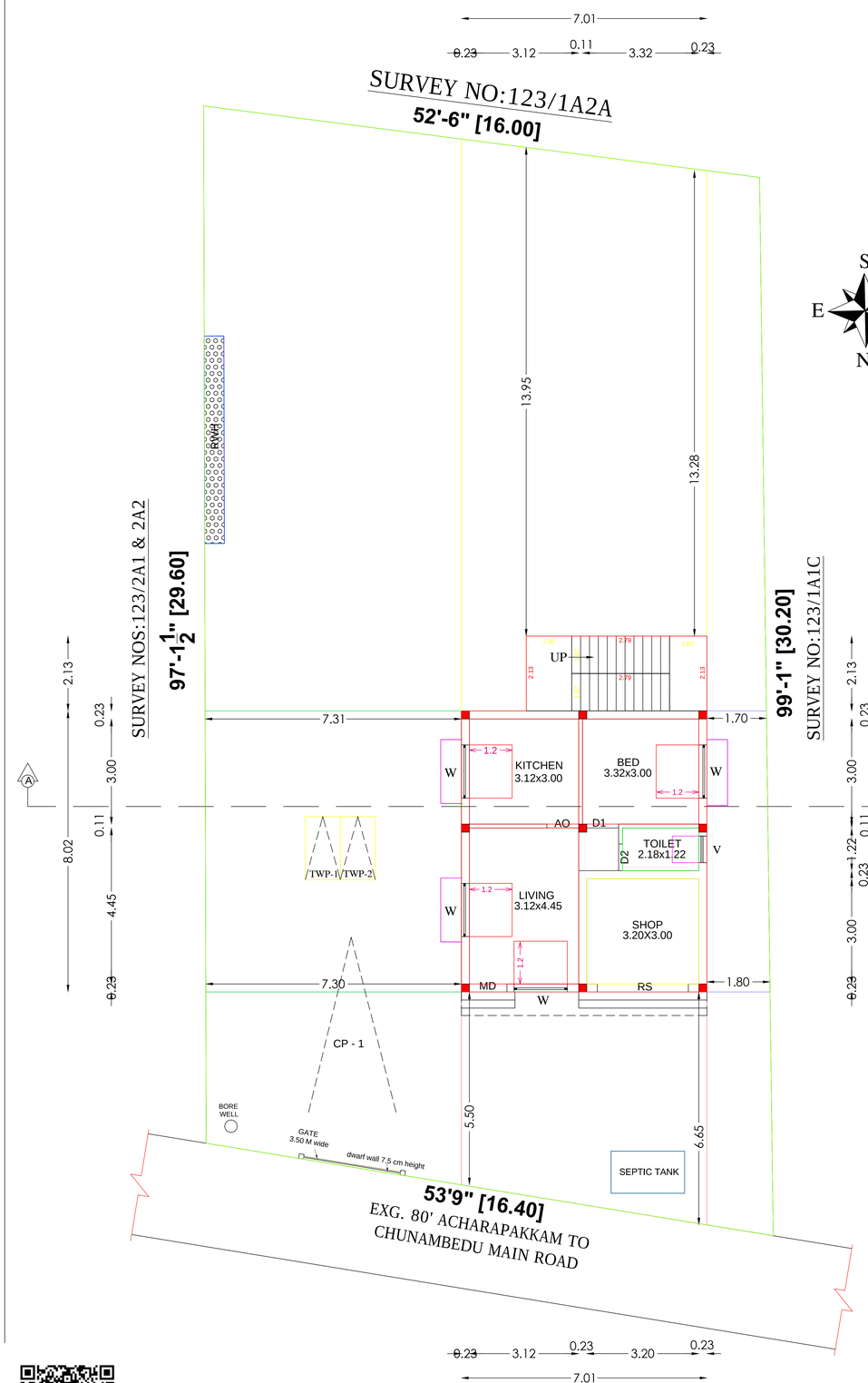
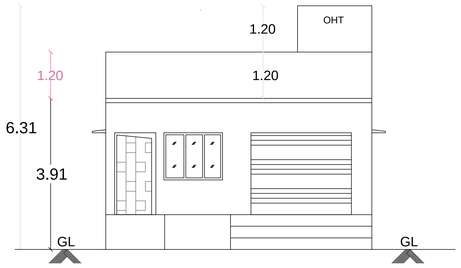
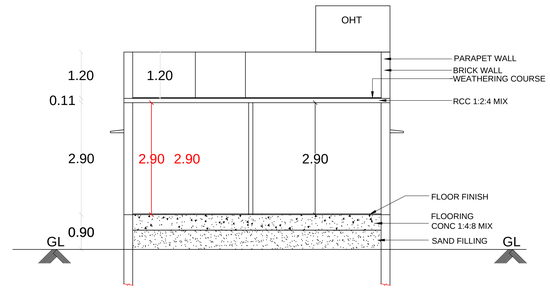
DIGITALLY VERIFIED RECORD



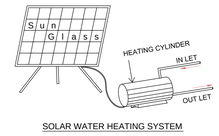
SITE CUM GROUND FLOOR PLAN



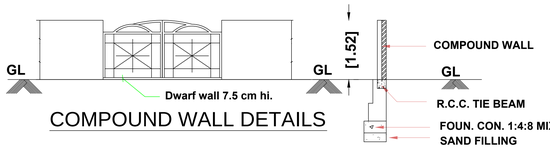
ELEVATION



SECTION ON "A - A"

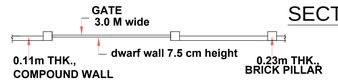


SOLAR WATER HEATING SYSTEM
SCALE-1:30

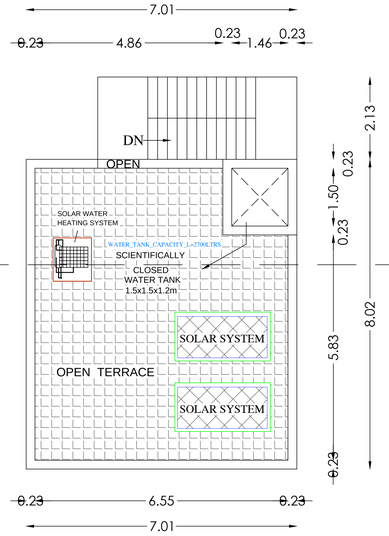


COMPOUND WALL DETAILS

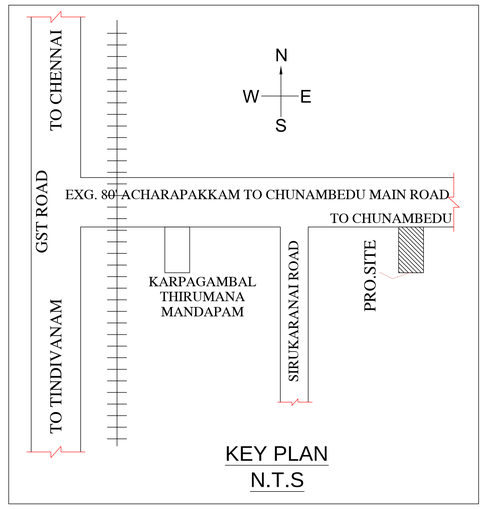
SECTION



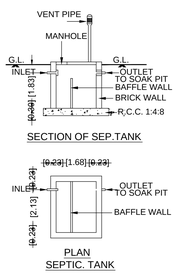
COMPOUND WALL PLAN



TERRACE FLOOR PLAN

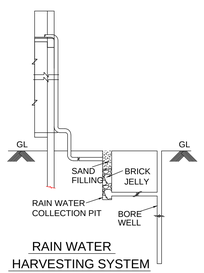


KEY PLAN
N.T.S

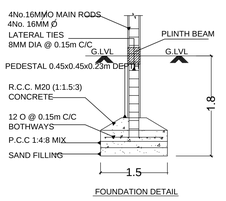


SECTION OF SEP.TANK

PLAN
SEPTIC. TANK



RAIN WATER
HARVESTING SYSTEM



FOUNDATION DETAIL
[SCALE: 1:50]

PLAN SHOWING THE PROPOSED GROUND FLOOR CONSTRUCTION OF RESIDENTIAL AND COMMERCIAL BUILDING AT "ACHARAPAKKAM TO CHUNAMBEDU MAIN ROAD" IN OLD S.NO:123/1A1C, AS PER PATTA NEW S.NO:123/3, PATTA NO:1891 OF IRUMBULI VILLAGE AND PANCHAYAT, CHEYYUR TALUK, CHENGALPATTU DISTRICT, (CHITHAMUR PANCHAYAT UNION LIMIT).

JOINERIES		
MAIN DOOR	MD	1.00 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.20 X 1.20
OPEN	O	0.91 X 2.13
VENTILATOR	V	0.76 X 0.76
ROLLING SHATTER	RS	2.40 X 2.10

COLOUR INDEX	STAIRCASE DETAIL
PROPOSED	TREAD 0.25(10")
ROAD	B.W. 1:5
SITE BOUNDARY	4.5" Tk. RCC Waist Slab
	0.15(6") Riser

ALL DIMENSION ARE IN METERS

EXTENT IN	SQFT	SQMTS
AS PER PATTA	5382.00	500.00
AS PER DOCUMENT	5224.32	485.35
AS PER SITE	5211.23	484.13
GROUND FLOOR AREA	723.55	67.22
F.S.I - 0.138		
PLOT COVERAGE - 13.8%		

N. mohan Ranga
M. Amudha

OWNER : MOHANARANGAM & AMUDHA

J. RAHUL B.E.,
REGISTERED ENGINEER GRADE - II (RE)
Reg. No: CGLDIST/RE/Gr-II/2024/01/001
DISTRICT TOWN AND COUNTRY PLANNING
CHENGALPATTU DISTRICT
No. 6/18, KANNAN STREET, KADAPERI,
WEST TAMBARAM, CHENNAI - 45.

REGISTERED ENGINEER:

AUROVILLE PLANNERS
Planners & Constructions
No:74, Kamarajar High Road,
Old Perungalathur, Chennai - 600 063.
Mobile : 76048 53044

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.