Verified RealEstate™

REFERENCE
6/2026-27

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.

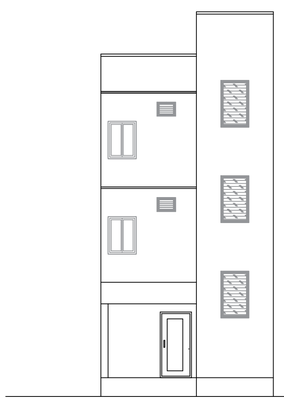
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

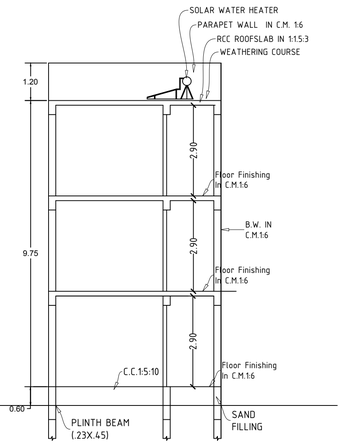
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

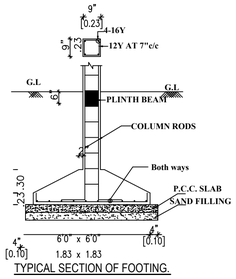
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.ROOF GROUND, FIRST AND SECOND FLOOR RESIDENTIAL BUILDING IN SF.NO:346/10, PATTA.NO:10485 OF AT PLOT NO: 1 "OCEAN SPRING" , THAIYUR VILLAGE & PANCHAYAT,THIRUPORUR THALUK, CHENGALPATTU DISTRICT. SCALE= 1:100



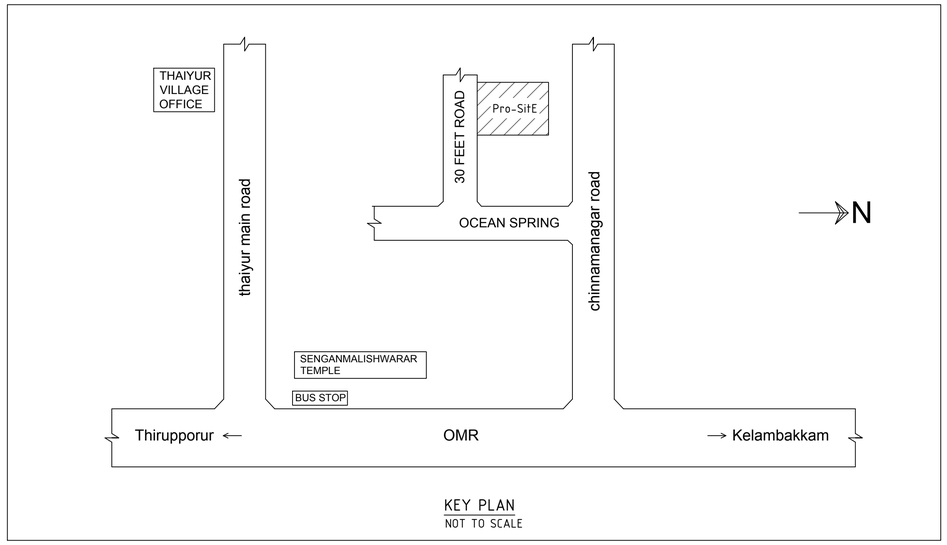
FRONT ELEVATION



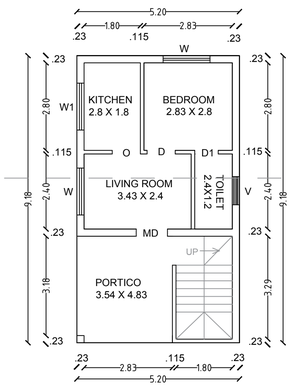
SECTION - A-A



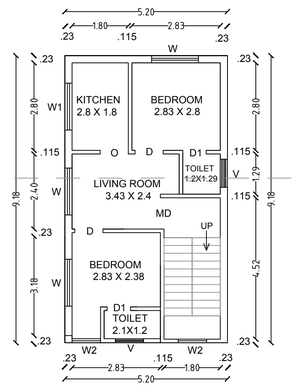
TYPICAL SECTION OF FOOTING.



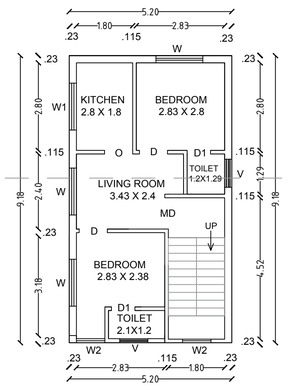
KEY PLAN
NOT TO SCALE



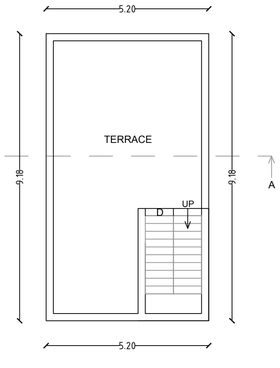
GROUND FLOOR PLAN



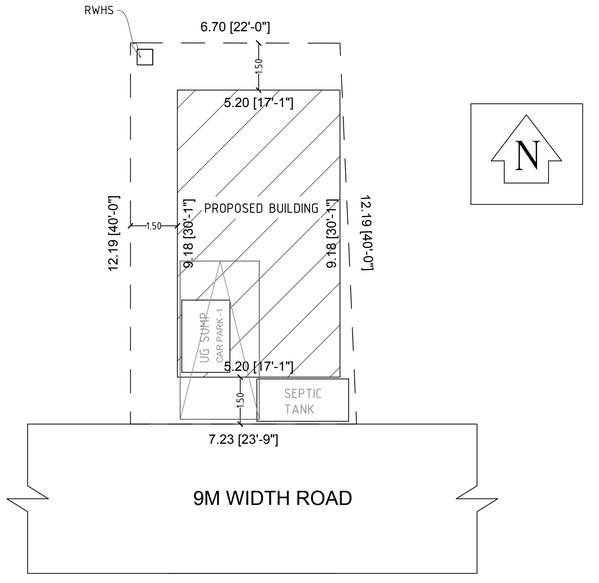
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



SITE PLAN
SCALE =1:100

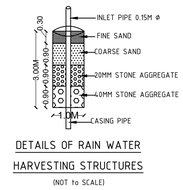
JOINERY DETAILS
R.S M.SROLLING SHUTTER-2.40M X 2.10M(8'-0"X7'-0")
MD-C. WOOD PANELLED DOOR-1.00M X 2.10M(3'-3"X7'-0")
D1-C WOOD PANELLED DOOR-0.90M X 2.10M (3'-0"X7'-0")
D2-C. WOOD PANELLED DOOR-0.75M X 2.1M (2'-6"X7'-0")
W-C.WOOD PANELLED WINDOW-1.20M X1.2M(4'-0"X4'-0")
W1-C.WOOD PANELLED WINDOW-0.90MX1.20M(3'-0"X4'-0")
V- VENTILATOR - 0.90MX0.60M (3'-0 X 2'-0")
STAIR CASE WAIST SLAB-0.15 TH: & 0.90 M WIDE RISER- 0.15M AND TREAD- 0.23 M

AREA DETAILS		
DETAILS	Sft	Sqm
PROPOSED SITE AREA (AS PER DOCUMENT)	915.0	85.0
PROPOSED SITE AREA (AS PER DOCUMENT)	915.0	85.0
PROPOSED SITE AREA (AS PER SITE)	913.42	84.86
FSI AREA		
AREA OF PROPOSED CONSTRUCTION GROUND FLOOR	513.86	47.74
AREA OF PROPOSED CONSTRUCTION FIRST FLOOR	513.86	47.74
AREA OF PROPOSED CONSTRUCTION SECOND FLOOR	513.86	47.74
TOTAL FSI AREA	1541.58	143.22
OPEN SPACE	399.56	37.26
FLAT COVERAGE	56%	56%
FSI	1.68	1.68
NON FSI AREA		
DETAILS	Sft	Sqm
AREA OF PROPOSED CONSTRUCTION HEADROOM	105.48	9.8
TOTAL FSI & NON FSI AREA	1647.06	153.02

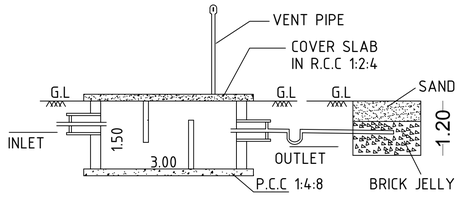
COLOUR INDEX
PROPOSED SITE
ROAD / STREET
SITE BOUNDARY

OWNER
Mr. PERUMAL.G S/o GNANAGURU

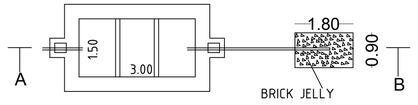
REGISTERED ENGINEER
S. DHAMODARAN, DCE, BE Registered Engineer Grade-II Reg.No:CGLDIST/RE/Gr-II/2024/12/013 SR CONSTRUCTION No.3/268, Veeranam Road, Ganpathy Nagar Kelambakkam - 603 103. Cell : 9840619219.



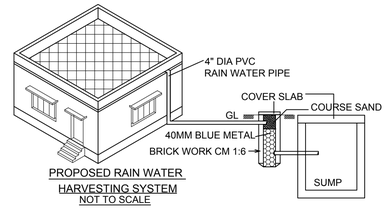
DETAILS OF RAIN WATER HARVESTING STRUCTURES
(NOT to SCALE)



SECTION-AB



SEPTIC TANK & DISPERSION TRENCH DETAILS
SCALE- 1:100



PROPOSED RAIN WATER HARVESTING SYSTEM
NOT TO SCALE

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.