Verified RealEstate™

REFERENCE
10/2026-27

ISSUED
13 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 379

Sengarai

Tiruvallur 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.

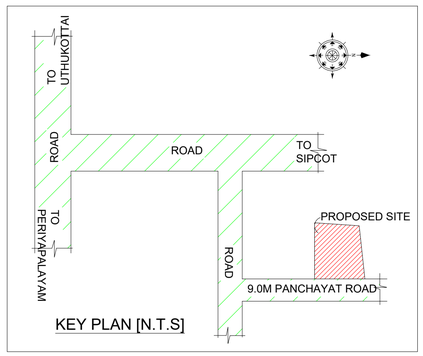
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

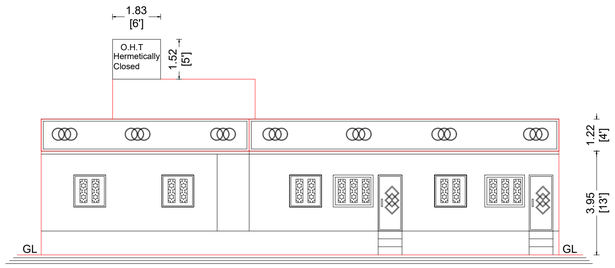
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

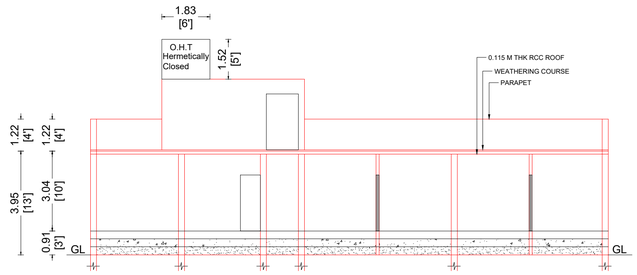
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR WITH SIX DWELLING UNITS OF RESIDENTIAL BUILDING IN S.NO:379 /7, AS PER PATTA (NO.1575) NEW S.NO:379 /7A, AT SENGARAI VILLAGE, UTHUKOTTAI TALUK, THIRUVALLUR DISTRICT. (SENGARAI VILLAGE PANCHAYAT & ELLAPURAM PANCHAYAT UNION).



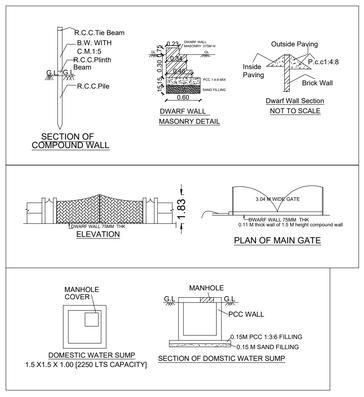
KEY PLAN [N.T.S]

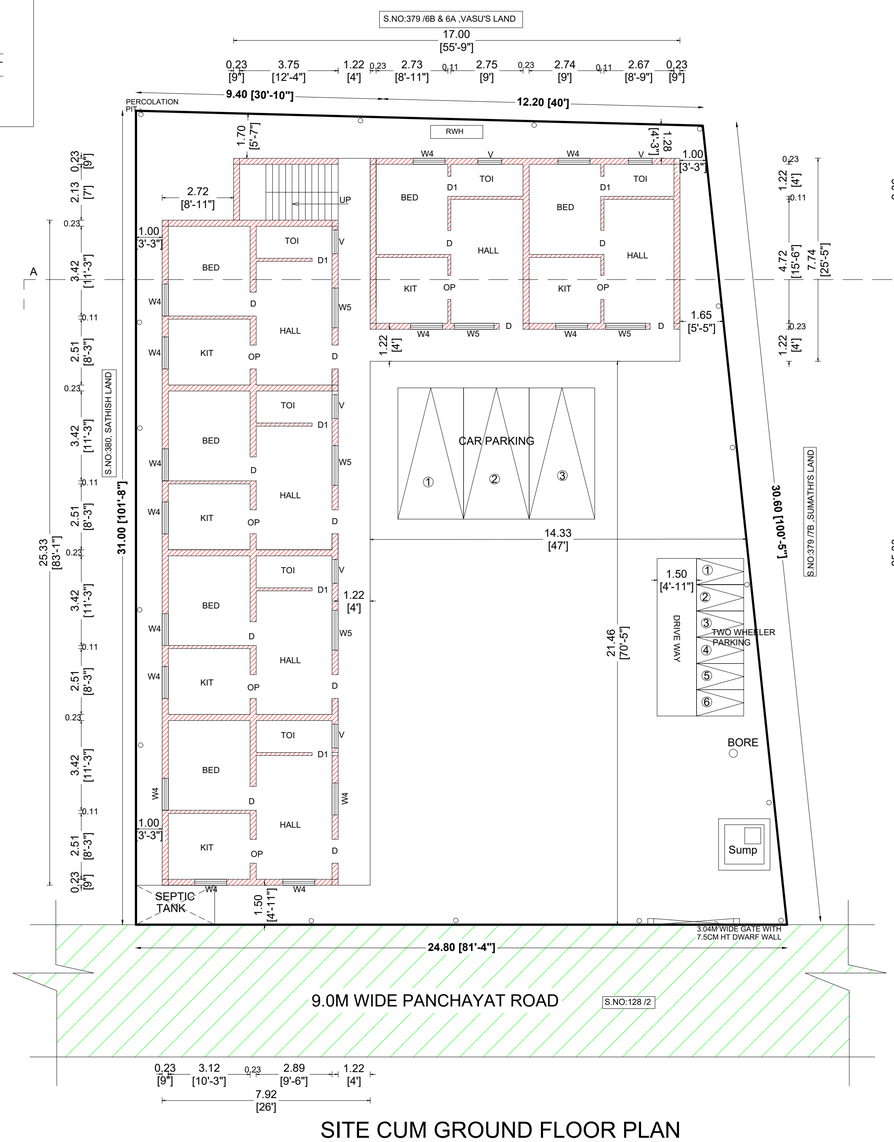


FRONT ELEVATION (PROPOSED)

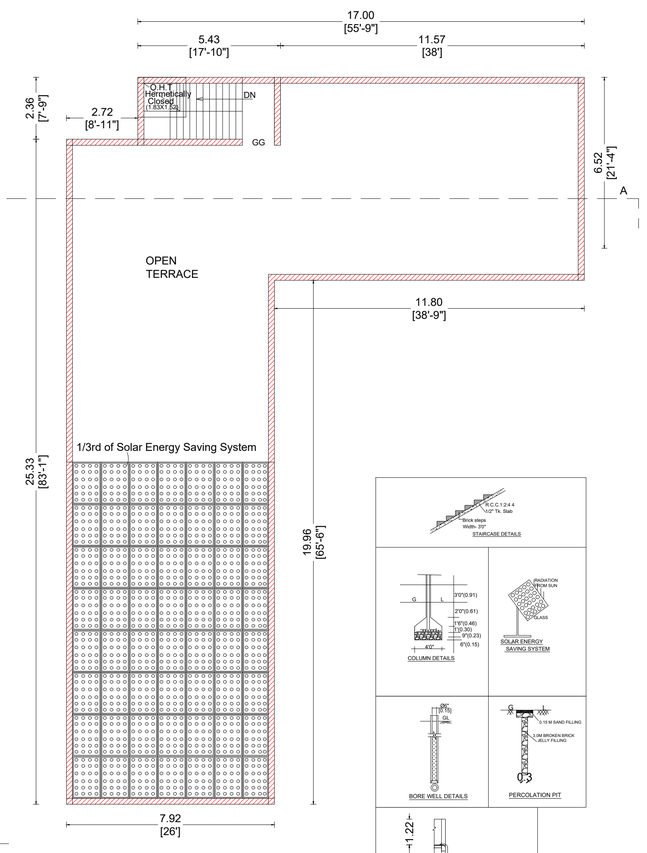


SECTION ON AA (PROPOSED)





SITE CUM GROUND FLOOR PLAN
(PROPOSED)



TERRACE FLOOR PLAN
(PROPOSED)

SHEET NO :1/1	SCALE : 1:110

AREA DETAILS:-

DESCRIPTION	EXTENT IN sq.ft	EXTENT IN sq.m
AS PER DOCUMENT	7630.00	708.82
AS PER PATTA	7534.98	700.00
AS PER SITE / FMB	7664.47	712.03
LEAST	7534.98	700.00

BUILT UP AREA DETAILS :-

DESCRIPTION	FSI (sq.m)	NON-FSI (sq.m)	TOTAL sq.ft	TOTAL sq.m
GROUND FLOOR	304.18	--	3274.27	304.18
FIRST FLOOR	--	--	--	--
SECOND FLOOR	--	--	--	--
HEAD ROOM	--	14.06	151.34	14.06
TOTAL	304.18	14.06	3425.61	318.24

FSI CALCULATION :-
FSI ALLOWED= 2.0
FSI ACIEVED : 304.18 / 700.00 = 0.434

PARKING DETAILS :-

Descriptions	Required	Provided
Car parking	3	3
Two wheeler Parking	6	6
Cycle Parking	-	-

SPECIFICATIONS :-
MASONRY STOCK BRICK IN C.M 1:5
FOUNDS STONE JELLY CON IN CC 1:4:8
FLOORING 3/4" THICK IN CM 1:4 MIX
4.5" THICK RCC ROOF IN CC 1:2:4
PLASTERING 1/2" THICK IN CM 1:4 MIX.
RCC COLUMNS IN CC 1:1.5:3.

JOINERIES :-

DESCRIPTION	SYMBOL	DIMENSION IN M
MAIN DOOR	MD	0.91 X 2.13
DOOR	D	0.91 X 2.13
DOOR	D1	0.76 X 2.13
WINDOW	W4	1.22 X 1.22
WINDOW	W5	1.52 X 1.22
VENTILATOR	V	0.91 X 0.76

1. ALL DIMENSIONS ARE IN METER.
2. ALL THE DOORS & WINDOWS ARE OPENING OUTWARDS.

DIRECTION SYMBOL	COLOUR INDEX:-
W / S / N / E	PROPOSED : ROAD : BOUNDRY :

(V.J.JAYANTHI)
OWNER

V. SARASWATHI DCE
Registration No :
TVLR / RE / Gr - III / 2020 / 12 /004
District Town & Country Planning Office
Thiruvallur
No. 1/147, 3rd Street, Balamurugan Nagar,
Attanthangal, Chennai - 600 067.
Cell : 9840471222, 7708735029

ENGINEER
AISHWARIYAA PLANNERS
9840471222, 7708735029

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.