Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



BuildingPlan Approval-Final Approval Letter

Proceedings of Executive Officer/ Village Panchayat President of Pudupakkam Village Panchayats 224325 LGD Code -Thiruporur Block Panchayat, Chengalpattu District

Present: Mr./Mrs : M ARUMUGAM

Roc No: 36/2024-2025 Date: 26/12/2024

Sub:

Building License –Pudupakkam Village Panchayat , 224325 LGD Code, to grant permission to construct Residential building at S.no.29/2A1 29/3A1 261/1B2 , Pudupakkam , Vandalur , Chengalpattu. Building Survey No : 29 subdivision: 2A1,29 subdivision: 3A1,261 subdivision: 1B2 Plot No : -Orders issued – reg.

Ref:

Application from Mr./Mrs.:Casagrand Fresh Pvt Ltd rep by SRAmuthasakaran S/o, H/o. , SWP/BPA/185481/2024 Survey No: 29 subdivision: 2A1,29 subdivision: 3A1,261 subdivision: 1B2 in Pudupakkam Village Panchayat , Plot No: Dt: 04/04/2024 B.A.No. (36)

Your application regarding building approval for Residential Building and subject to the following conditions, permission to construct the building is granted in S.no.29/2A1 29/3A1 261/1B2 of Pudupakkam Village Chengalpattu District is scrutinised and permission is here by accorded to construct the building subject to the following condition.

Proposed Floor Details :

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
Block 1	0	Basement Floor	Nill	Residential	RCC	79746.6	7408.70
Block 1	0	Floor 0	Nill	Commercial	Bricks	8289.9	770.16
Block 1	21	Floor 0	Nill	Residential	Bricks	28877.8	2682.83
Block 1	0	Floor 1	Nill	Commercial	Bricks	8298.7	770.97
Block 1	23	Floor 1	Nill	Residential	Bricks	28728.8	2668.99
Block 1	0	Floor 2	Nill	Commercial	Bricks	4539	421.69

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
Block 1	26	Floor 2	Nill	Residential	Bricks	31551.7	2931.25
Block 1	29	Floor 3	Nill	Residential	Bricks	35696	3316.27
Block 1	29	Floor 4	Nill	Residential	Bricks	34550	3209.80
Block 1	29	Floor 5	Nill	Residential	Bricks	34550	3209.80
Block 1	29	Floor 6	Nill	Residential	Bricks	34550	3209.80
Block 1	29	Floor 7	Nill	Residential	Bricks	34550	3209.80
Block 1	29	Floor 8	Nill	Residential	Bricks	34550	3209.80
Block 1	29	Floor 9	Nill	Residential	Bricks	34550	3209.80
Block 1	29	Floor 10	Nill	Residential	Bricks	34550	3209.80
Block 1	29	Floor 11	Nill	Residential	Bricks	34550	3209.80

Professional Details :

Professional Name	Professional Category
J. Suresh	Structural Engineers Grade I
R.Mangalraj	Construction Engineers
M.R.Aravind	Quality Auditors

1. This permission will be valid for a period of five years from 26/12/2024 to 26/12/2029

2. No encroachment shall be made on Government/Village Panchayat land or Street.
3.The building should be constructed in accordance with Tamil Nadu Combined Development and Building Rules 2019
4. No soil shall be taken for the construction of the said building where permission has been obtained for the building.
5. The building should be constructed without any change in the approved plan. If any alteration is needed, prior permission should be obtained.
6. Application for renewal of permission should be submitted 30 days prior to the date of expiry of the license period.
7. A copy of the approved drawing shall be kept at the site and shall be produced to the Village Panchayat Official on demand.
8. Toilet, septic tank etc., should be laid in sanitary manner. It should be safe and easy to clean up.

9. If the amount already paid is later found to be less, the remaining amount should be paid to the Pudupakkam immediately.

10. Rain water harvesting structures must be constructed in the premises of the building.
11 .If any document submitted for permission is found incorrect later, their building license permission will be cancelled without any prior notice.
12 .When the construction is completed, it is obligatory to obtain the Completion Certificate.
13. Within 15 days of completion of construction or occupation in the building, the building owner should inform to the Executive authority the details with the relevant documents to assess property tax.

A copy of the approved drawing is enclosed herewith.

Encl- Approved Plan

To

Thiru./Tmt: Casagrand Fresh Pvt Ltd
rep by SRAmuthasakaran ,
S/o., W/o ,

111/59, LB Road, Thiruvanmiyur , Thiruvanmiyur , Velachery , Chennai

President M ARUMUGAM

Executive Officer/ Village

Pudupakkam Viilage Panchayat,224325

Thiruporur Block Panchayat,

Chengalpattu District.

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2024.12.26 17:28:50



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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