PP APPROVAL RECORD

Planning Permission

Survey 21

Nanmangalam

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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+91 9996 12 9996

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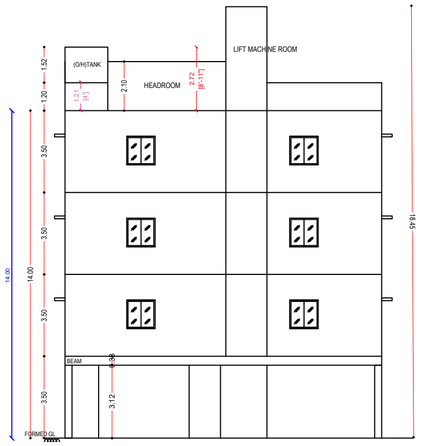
NOTE :

SUBDIVISION PLAN APPROVED BY CMDA VIDE PLANNING PERMISSION NO : OL-PPD/LO/0135/2025,

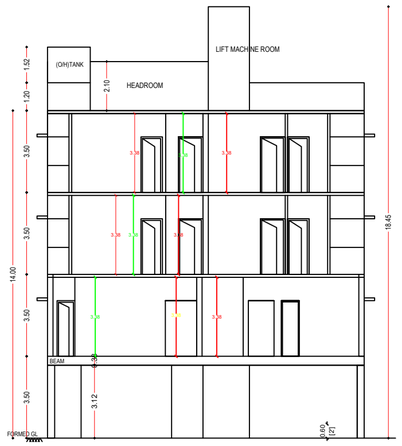
PERMIT NO : OL-01957, DATED : 14.07.2025

FINAL APPROVAL LETTER ROC NO : 01 / 2025-26, DATED : 17.09.2025.



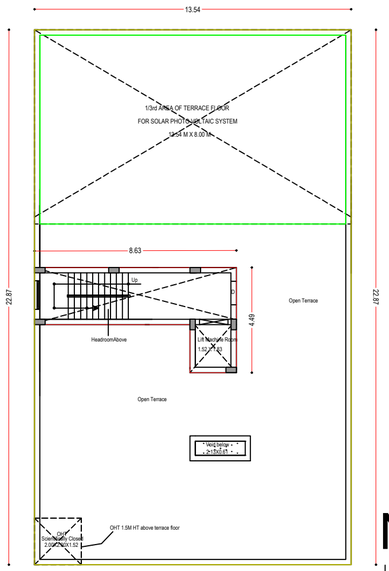
ELEVATION

(PROPOSED)



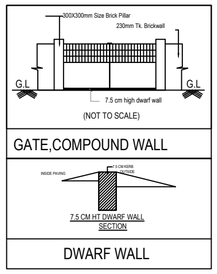
SECTION ON AA

(PROPOSED)



TERRACE FLOOR PLAN

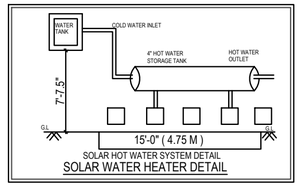
(PROPOSED)



GATE,COMPOUND WALL

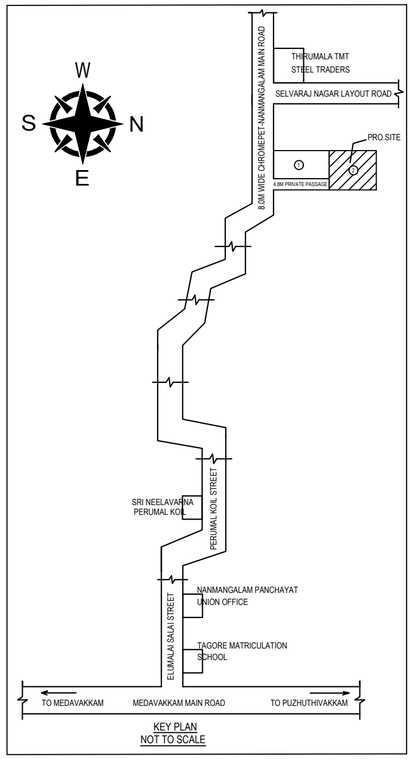
7.5 CM HT DWARF WALL SECTION

DWARF WALL



SOLAR HOT WATER SYSTEM DETAIL

SOLAR WATER HEATER DETAIL



KEY PLAN

NOT TO SCALE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 3 FLOORS (HEIGHT 14.00M) COMMERCIAL (OFFICE) CUM RESIDENTIAL BUILDING WITH 8 DWELLING UNITS AT PLOT NO : 2, COMPRISED IN S.NO: 21/1J1 & 21/1L1A, PATTA NO.1281 OF CHROMEPET-NANMANGALAM MAIN ROAD OF NANMANGALAM VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT PANCHAYAT UNION, TAMBARAM TALUK,CHENGALPATTU DISTRICT.

JOINERY DETAILS		
M.D	DOOR	1.00 x 2.10
D	DOOR	0.90 x 2.10
D1	DOOR	0.76 x 2.10
O	OPENING	0.90 x 2.10
W	WINDOW	1.22 x 1.22
D	VENTILATOR	0.61 x 0.60
R/S	ROLLING SHUTTER	1.83 x 2.10

SPECIFICATION :

BRICK WORK	SUPER STRUCTURE WITH MAIN WALL USING CM 1:5 MORTAR PARAPET WALL CM 1:4 MORTAR.
WOOD WORK	MAIN DOOR TEAK, AND OTHER DOORS KONGU WOOD
RCC WORK	MIMIMUM GRADE OF CONCRETE M25 (1:1:2)
FLOORING	ALL ROOM CERAMICS TILES FLOORING.
PLASTERING WORK	PLASTERING WORK IN C.M. 1:4.
WEATHERING COURSE	WEATHERING COURSE IN BRICK JELLY CONCRETE IN C.M. WITH TWO COURSES OF FLAT TILES LAID TO DETAIL

AREA DETAILS	
PLOT AREA DETAILS IN SQ.M	
AS PER DOC	1133.00 SQ.M
AS PER PATTA	1150.00 SQ.M
AS PER SUB-DIVISION PLAN (PLOT NO - 2)	481.40 SQ.M
FSI AREA DETAILS IN SQ.M	
FLOOR	AREA IN SQ.M
FIRST FLOOR (COMMERCIAL)	299.59
FIRST FLOOR (RESIDENTIAL)	10.05
SECOND FLOOR (RESIDENTIAL)	309.64
THIRD FLOOR (RESIDENTIAL)	309.64
TOTAL FSI AREA	928.92
STILT FLOOR PLAN (NON FSI)	309.64
TOTAL BUILTUP AREA	1238.56
HEADROOM	25.11
F.S.I	1.93

COLOR INDEX

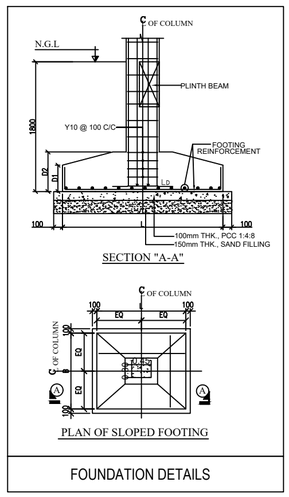
PROPOSED

ROAD

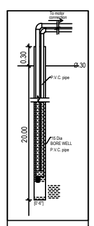
BOUNDARY

SCALE 1: 100

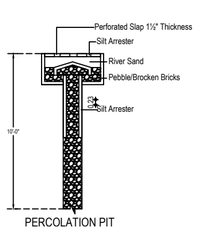
OWNER



FOUNDATION DETAILS



BORE WE



PERCOLATION PIT

S.NO : 21/1L5A

S.NO : 21/1L5B

S.NO : 21/1I

S.NO : 27

(16.60 M)

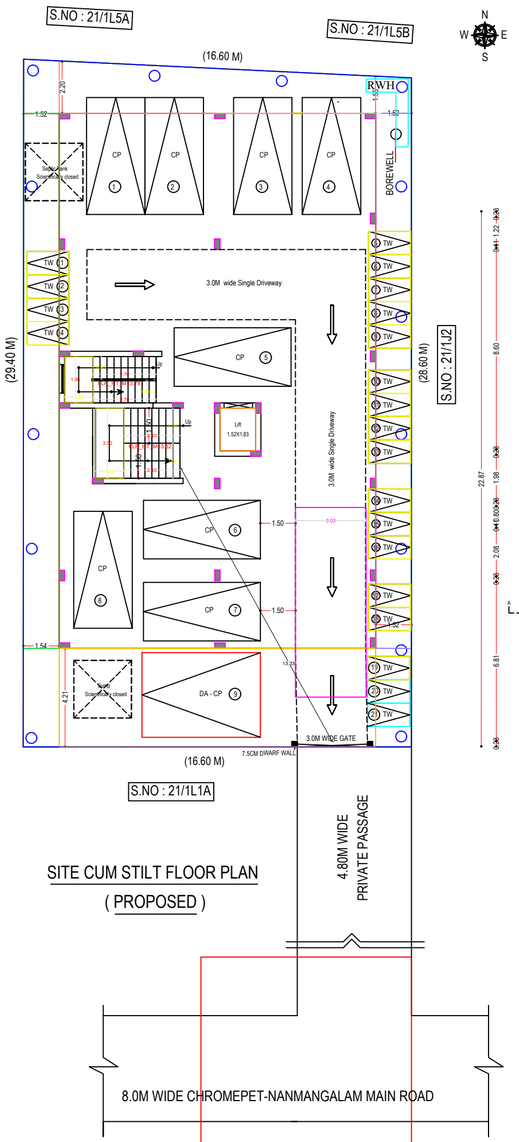
(29.40 M)

(28.60 M)

(16.60 M)

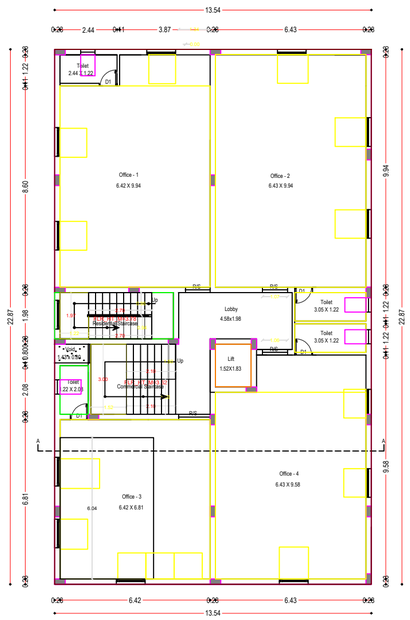
S.NO : 21/1L1A

S.NO : 21/1J2



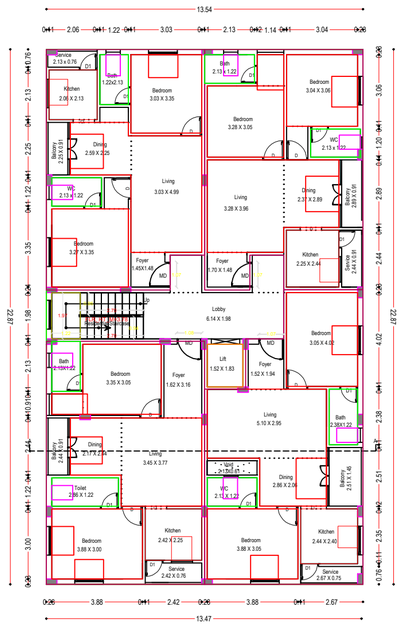
SITE CUM STILT FLOOR PLAN

(PROPOSED)



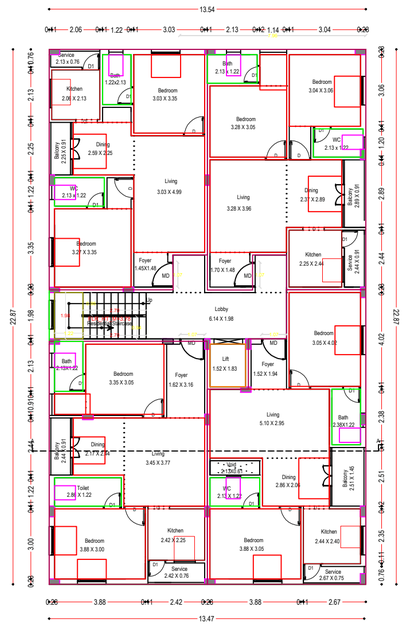
FIRST FLOOR PLAN

(PROPOSED)



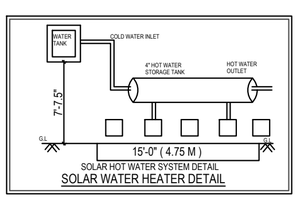
SECOND FLOOR PLAN

(PROPOSED)



THIRD FLOOR PLAN

(PROPOSED)



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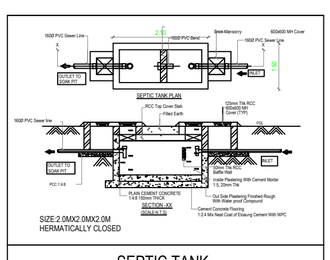
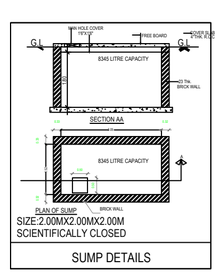
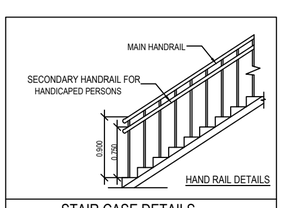


SEPTIC TANK



SUMP DETAILS



HAND RAIL DETAILS

STAIR CASE DETAILS

Er.SEETHA RAAMAN
LICENSED SURVEYOR &
REGISTERED
ENGINEER(CMDA),
REG.NO.RE/GR-III/19/06/225,
NO.91, Power Tower, Arcot Road,
Virugambakkam, Chennai-600092.
Cell:9042378496

LICENSED SURVEYOR

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.