Verified RealEstate™

REFERENCE
09-2025-2026

ISSUED
05 March 2026

PP APPROVAL RECORD

Planning Permission

Survey 389

Nellikupam

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

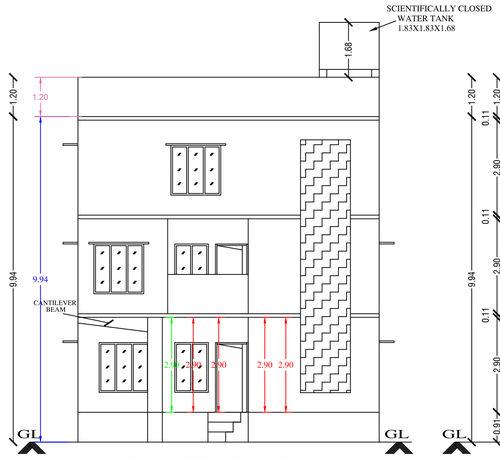
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

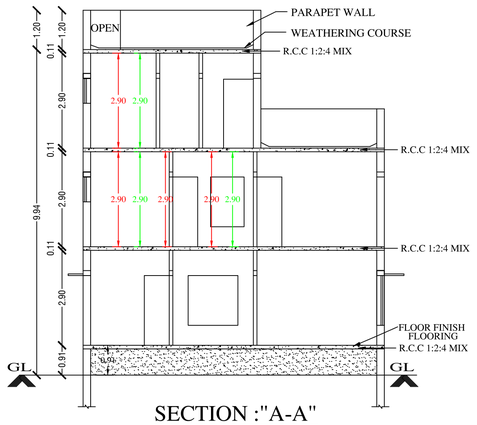
PLAN SHOWING THE PROPOSED GROUND FLOOR , FIRST FLOOR & SECOND FLOOR PART CONSTRUCTION OF RESIDENTIAL BUILDING PLOT No:PP2 & PP3, "HARINI CITY'S- THE PALACE", IN OLD S.Nos:389/7A & 389/7B, SUB DIVISION S.Nos:389/7A1A11A1A1 & 389/7B1A1A, AS PER PATTA NEW S.NO:389/28, PATTA NO:3286 OF NELLIKUPPAM VILLAGE & PANCHAYAT (THIRUPORUR PANCHAYAT UNION), THIRUPORUR TALUK, CHENGALPET DISTRICT.

OWNER'S NAME: Mr.D.RAMESH

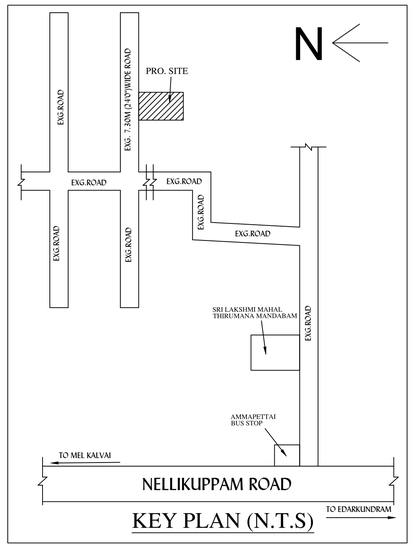
SUB-DIVISION PLAN WAS APPROVED
செ.(மு.நி.க.எண்:2437-26A/2021/831
நாள்: 17.11.2021



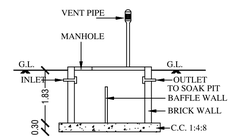
FRONT ELEVATION



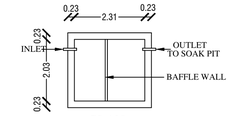
SECTION :"A-A"



KEY PLAN (N.T.S)

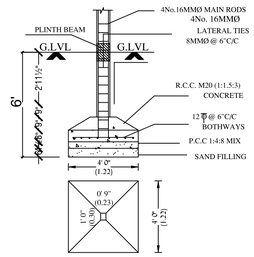


SECTION OF SEP.TANK

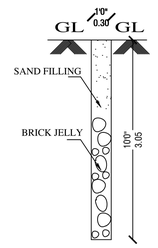


PLAN
SEPTIC. TANK

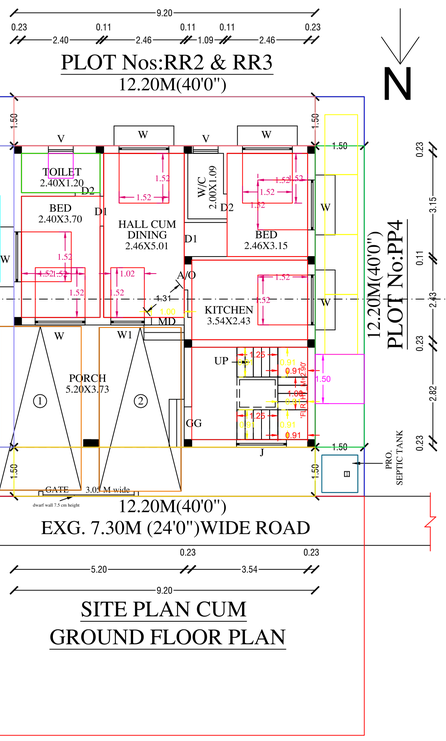
RAIN WATER HARVESTING SYSTEM



FOUNDATION DETAIL
[SCALE: 1:50]



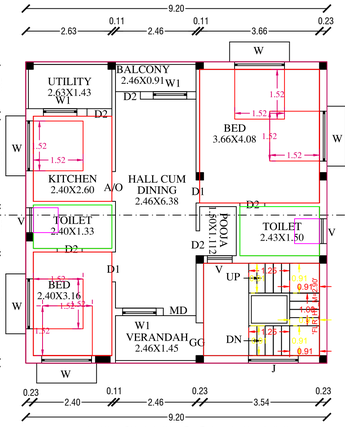
PERCULATION PIT



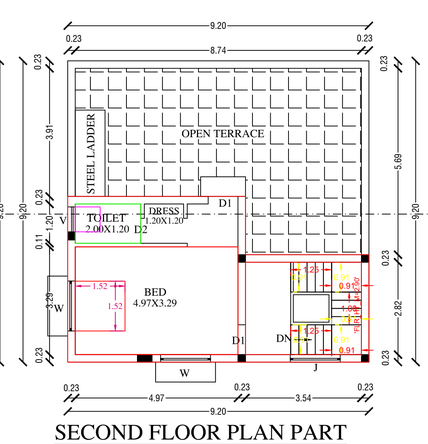
PLOT Nos:RR2 & RR3
12.20M(40'0")

SITE PLAN CUM
GROUND FLOOR PLAN

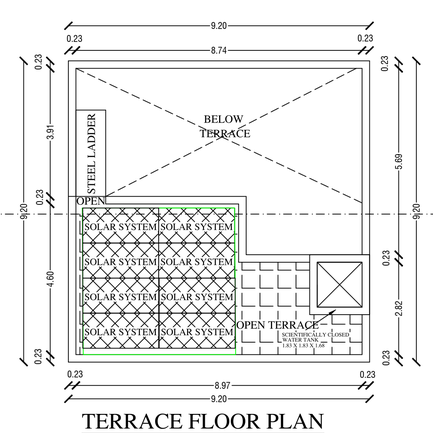
N



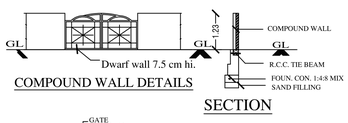
FIRST FLOOR PLAN



SECOND FLOOR PLAN PART

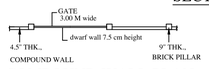


TERRACE FLOOR PLAN

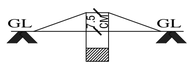


COMPOUND WALL DETAILS

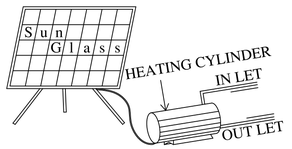
SECTION



COMPOUND WALL PLAN



Dwarf Wall Details



SOLAR WATER HEATING SYSTEM
SCALE-1:30

PLAN_INFO
APPLICANT_NAME=Mr.D.RAMESH
PLOT_AREA_M2=148.64
AS_AT_SITE=148.84
FMB_OR_PLR=148.00
AS_PER_DOCUMENT=148.64
PLOT_NO=PP2 & PP3
TALUK=THIRUPORUR
DISTRICT=CHENGALPET
AVG_PLOT_DEPTH=12.20
AVG_PLOT_WIDTH=12.20
AREA_TYPE=OTHERS
ROAD_WIDTH=7.30
ROAD_LENGTH=250
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=250
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=PRIMARY RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO=389/28
PATTA_NO=3286
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

JOINERIES — SCALE: 1:100

MAIN DOOR	MD	1.00 X 2.13
ARCH OPEN	A/O	0.91 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.52 X 1.22
VENTILATOR	V	0.76 X 0.76
JOLLY	J	1.22 X 1.22

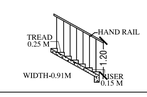
COLOUR INDEX

PROPOSED

EXG.ROAD

SITE BOUNDARY

STAIRCASE



ALL DIMENSION ARE IN Mtr

EXTENT IN	SQFTS	SQMTS
PLOT AREA (AS PER DOC.)	1600.00	148.64
PLOT AREA (AS PER PATTA)	1593.07	148.00
PLINTH AREA OF G.FLOOR	911.06	84.64
PLINTH AREA OF F.FLOOR	911.06	84.64
PLINTH AREA OF S.FLOOR PART	428.83	39.84
TOTAL AREA	2250.95	209.12
F.S.I	1.41	
COVERAGE	57.18%	

OWNER

Cell No. 94442 50437
R. GANESAN, B.Tech.,
Registered Engineer
CMDA: RE/GR-II/19/03/007
Structural Engineer
Tambaram City Municipal Corporation
Maraimalai Nagar Municipality
Nandhivaram - Guduvanchery Municipality
Kundrathur Municipality
Royal Planners
No. 29/6, Phoenix Towers, Venkatesan Street,
West Tambaram, Chennai - 600 045.
Phone: 044 - 2226 4757, 044 - 2226 4216

860_R16 REGISTERED ENGINEER:

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.