Verified RealEstate™

REFERENCE
19 Nallambakkam /2025-2026

ISSUED
25 February 2026

PP APPROVAL RECORD

Planning Permission

Survey 340

Nallambakkam

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.

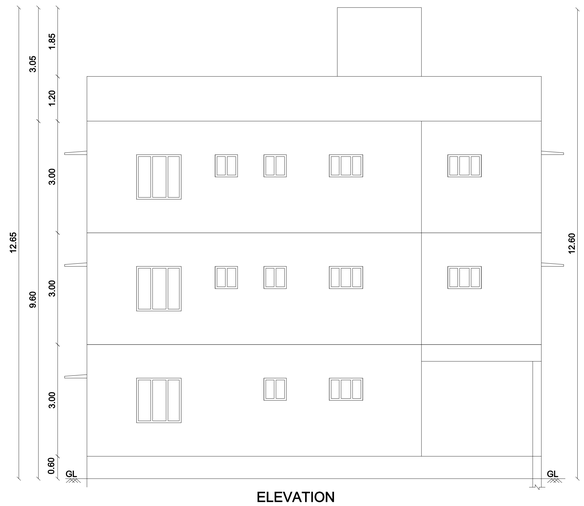
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Chennai 600 097, India

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+91 9996 12 9996
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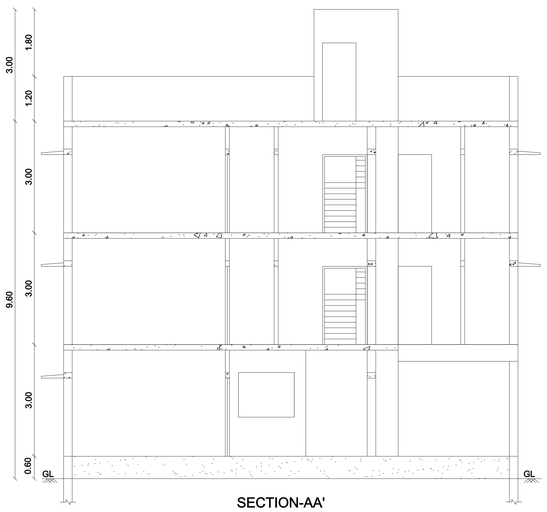
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO. 2B & 2C ,"GRS VILLA GARDEN EXTENSION" NALLAMBAKKAM, IN OLD S.NOS.340/2A1 & 340/3A1A1A1, NEW S.NOS. 340/18 & 340/23, PATTA NO.10390, NALLAMBAKKAM VILLAGE, VANDALUR TALUK, KATTANKULATHUR PANCHAYAT UNION, CHENGALPATTU DISTRICT.

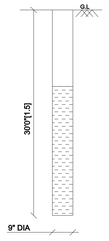
NOTE : APPROVED SUBDIVISION NO.46/2021-2022 DATED 06/01/2022



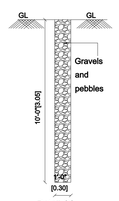
ELEVATION
(PROPOSED)



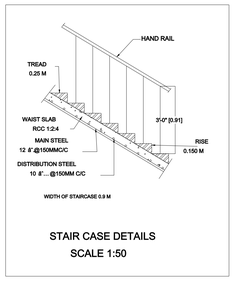
SECTION-AA'
(PROPOSED)



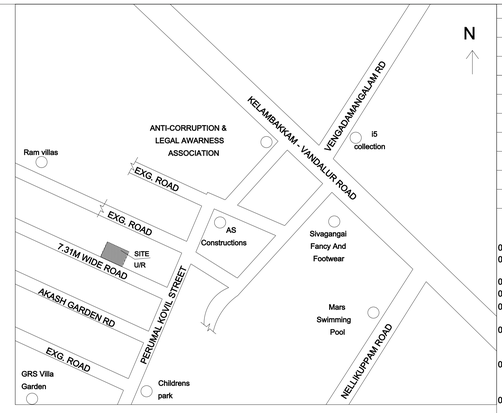
BORE WELL



Detail Of
Percolation Pit



STAIR CASE DETAILS
SCALE 1:50



KEY PLAN
N.T.S

ALL THE MEASUREMENTS ARE IN METER

JOINERY DETAILS

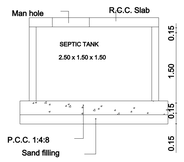
S.NO		DESCRIPTION	METER
01.	MD	MAIN DOOR	1.07 X 2.20
02.	D1	DOOR	1.20 X 2.20
03.	D2	DOOR	0.91 X 2.20
04.	GD	GRILL DOOR	2.95 X 2.20
05.	BD	BALCONY DOOR	2.95 X 2.20
06.	W	WINDOW	1.22 X 1.20
07.	W1	WINDOW	1.83 X 1.20
08.	V	VENTILATION	0.61 X 0.61

SPECIFICATION

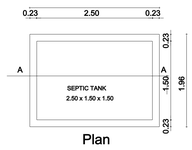
01. RCC ISOLATED FOOTING.
02. RCC COLUMNS, BEAMS & SLAB IN M25 DESIGN MIX CONCRETE.
03. BLOCK WORK IN C.M 1:5.
04. PLASTERING IN C.M -BLOCK WORK 1:4 & 1: 3 FOR RCC.
05. ALL DOORS ARE TEAK FLUSH DOORS AND WINDOWS IN ALUMINIUM/UPVC.
06. PAINTING FOR ALL PLASTERED SURFACE WITH ACRYLIC EMULSION PAINT - ONE COAT OF PRIMER, TWO COATS OF PUTTY & TWO COATS OF APPROVED PAINT SHADE.
07. ALL M.S WORK TO BE PAINTED WITH ENAMEL PAINT - ONE COAT OF ZINC CHROMATE PRIMER & TWO COATS OF APPROVED PAINT SHADE.
08. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE IN 1:3 RATIO.
09. FLOORING IN VITRIFIED TILE / GRANITE / MARBLE.

SCALE 1: 100

DIRECTION N

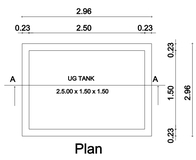


SECTION A-A



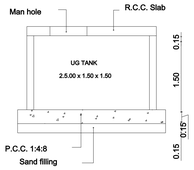
Plan

Details of SEPTIC TANK

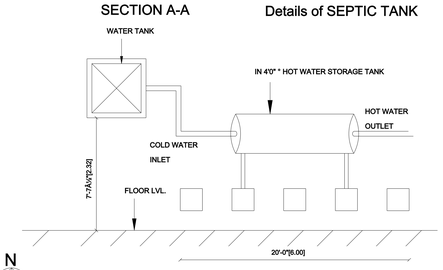


Plan

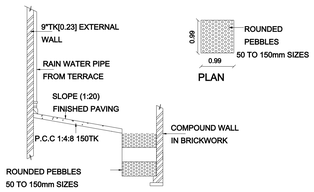
Details of UG TANK



SECTION A-A

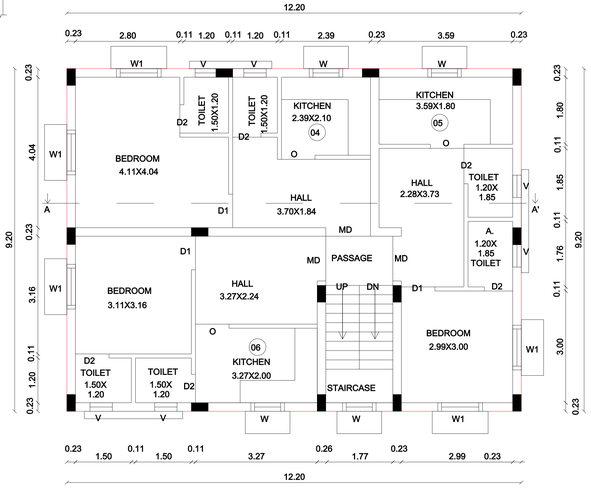


SOLAR HOT WATER SYSTEM DETAIL

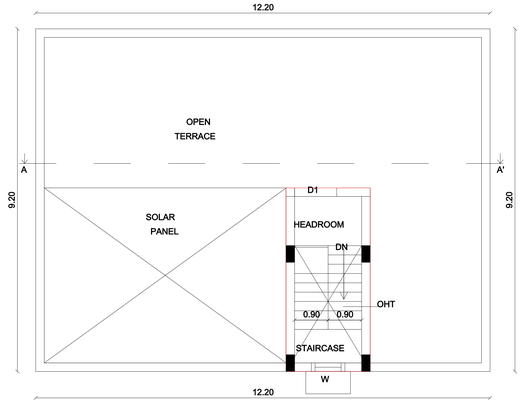


RAINWATER HARVESTING DETAIL

PLAN



SECOND FLOOR PLAN
(PROPOSED)



TERRACE FLOOR PLAN
(PROPOSED)

AREA STATEMENT

AS PER PATTA	:	188.00	SQ.M.
AS PER DOC	:	188.50	SQ.M.
AS PER SITE	:	185.44	SQ.M.

AREA STATEMENT

FLOOR	UNITS (Nos.)	FSI AREA (In Sq.m)	NON FSI AREA (In Sq.m)	Builtup AREA (In Sq.m)
RESIDENTIAL				
GROUND	01	80.07	32.17	112.24
FIRST	02	112.24	0.00	112.24
SECOND	03	112.24	0.00	112.24
TERRACE	00	0.00	11.14	11.14
TOTAL	06	304.55	43.31	347.86

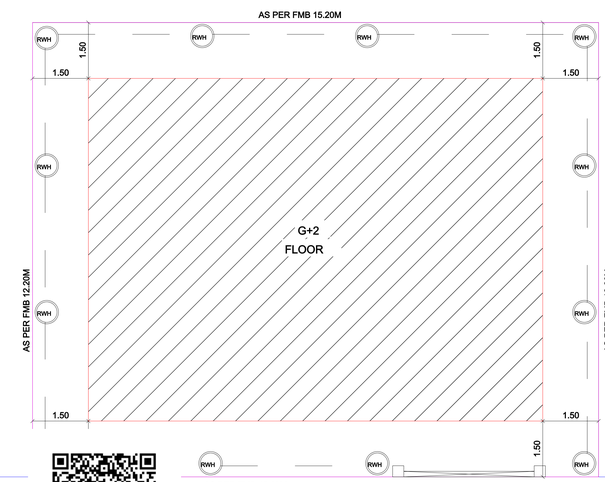
F.S.I = 304.55 / 185.44 = 1.642

COVERAGE : 112.24 / 185.44 X 100 : 60.53 %

Color Index

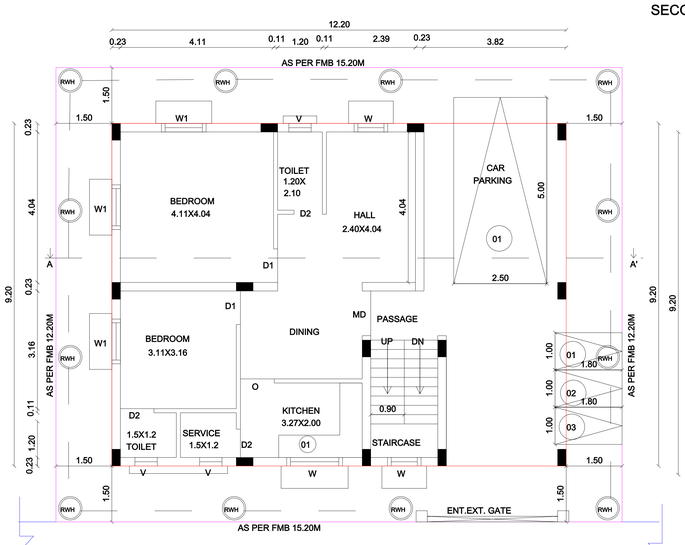
Proposed — Boundary

Road



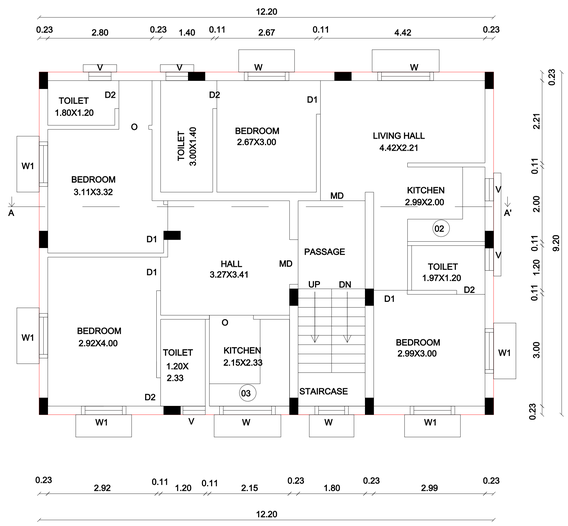
7.31M WIDE ROAD

SITE PLAN
(PROPOSED)

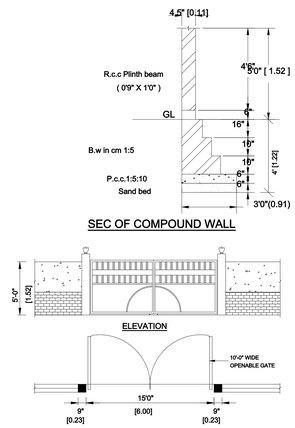


7.31M WIDE ROAD

GROUND FLOOR PLAN
(PROPOSED)



FIRST FLOOR PLAN
(PROPOSED)



APPLICANT SIGNATURE

K.G SHAIK HAJA MOHIDEEN. B.TECH CIVIL
Registered Engineer - Grade II
KPM/RE/Gr - II/009/2025/30
No: G 48, CBI Quarters Kamarajar Salai,
K.K. Nagar,Chennai-600078
Mobile No-7358168008, 9710112883

REGISTERED ARCHITECT/ENGINEER SIGNATURE

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.