Verified RealEstate™

REFERENCE
19 Nallambakkam /2025-2026

ISSUED
07 March 2026

PP APPROVAL RECORD

Planning Permission

Survey 195/55 and 1 more

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.

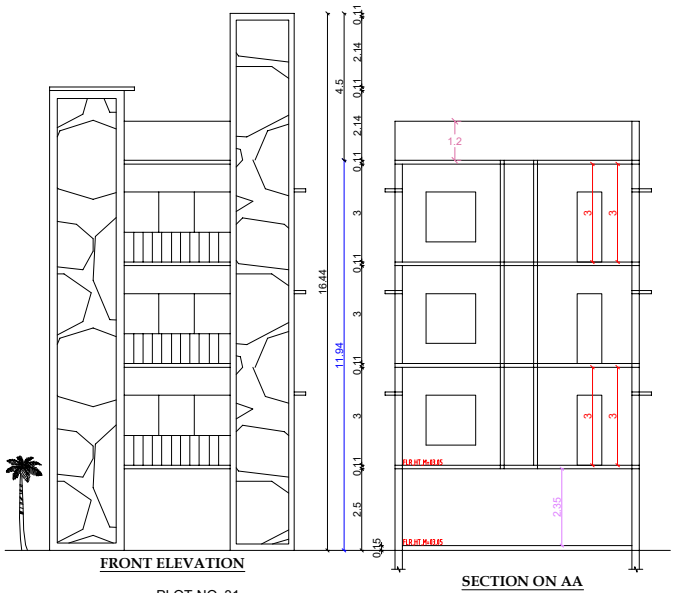
Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THREE DWELLING UNIT (STILT + THREE FLOORS 11.94 M HEIGHT) BUILDING AT PLOT NO. 15, IN OLD S. NO. 195/10B1A1A (AS PER PATTA NO. 9132) NEW S. NO. 195/55 (AS PER PATTA NO. 10192) "GITA GARDEN" NALLAMBAKKAM VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT. SCALE : 1"=8'0" (1:100)

KATTANKULATHUR PANCHAYAT UNION LIMIT.

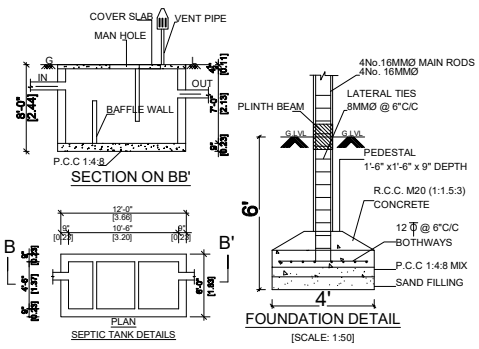


FRONT ELEVATION

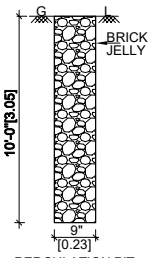
SECTION ON AA

SPECIFICATIONS:

* R.C.C FOUNDATION IN C.M 1:5 OVER 6" TK P.C.C 1:5:10 OVER 6"TK SAND FILLING.
* BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 6"TK R.C.C TIE BEAM 1:2:4.
* TILES FLOORING OVER 4"TK P.C.C 1:5:10 6"TK SAND FILLING.
* 9" TK BRICK WALL IN C.M 1:3.
* R.C.C ROOF SLAB 1:2:4 MIX 41/2" TK.



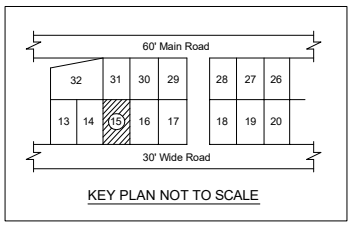
PLAN INFO		
PLOT_NO=15		
PATTA_NO=10192	ACCESS_WIDTH_M=9.00	CRZ=NO
SURVEY_NO=195/55	ROAD_WIDTH=9.00	SECURITY_ZONE=NO
TALUK=VANDALUR	ROAD_LENGTH=500.00	IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=Chengalpattu	SINGLE_FAMILY_BLDG=NO	BUILDING_NEAR_GOVT_BLDG=NO
AS_PER_DOCUMENT=167.28	AREA_TYPE=Others	IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
AS_AT_SITE=164.70	IS_APPROVED_LAYOUT=YES	NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
FMB_OR_PLR=167.00	RWH_DECLARED=YES	WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=167.28	PREMIUM_FSI_REQUIRED=NO	BUILDING_NEAR_TO_RIVER=NO
AVG_PLOT_WIDTH=9.0M	OSR_APPLICABLE=NO	BUILDING_NEAR_MONUMENT=NO
AVG_PLOT_DEPTH=18.30M	LAND_USE_ZONE=RESIDENTIAL	JURISDICTION_TYPE=PANCHAYAT



PERCULATION PIT

LAYOUT APPROVED BY DTCP
CHENGALPATTU REGION
PLANNING PERMIT NO. 86 / 2016
DATED : 01 / 07 / 2016

N



KEY PLAN NOT TO SCALE

AREA DETAILS:

		SQ.FT	SQ.M
PLOT AREA (AS PER PATTA)	:	1797.00	167.00
PLOT AREA (AS PER DOC)	:	1800.00	167.28
PRO. FIRST FLOOR AREA	:	1198.00	111.38
PRO. SECOND FLOOR AREA	:	1198.00	111.38
PRO. THIRD FLOOR AREA	:	1198.00	111.38
TOTAL F.S.I AREA	:	3594.00	334.01
F.S.I.	:	1.996	
NON-F.S.I AREA			
PRO.STILT FLOOR AREA		1198.00	111.38
HEADROOM AREA	:	225.00	20.91
LIFT MACHINE ROOM AREA	:	49.00	4.55
TOTAL NON F.S.I. AREA	:	1472.00	136.80

SCHEDULE OF JOINERY:

MD	MAIN DOOR	3'-6" x 7'-0" (1.08 x 2.13)
D1	DOOR	3'-0" x 7'-0" (0.91 x 2.13)
D2	DOOR	2'-6" x 7'-0 (0.76 x 2.13)
OP	OPENING	3'-6" x 7'-0" (1.08 x 2.13)
W	WINDOW	5'-0" x 5'-0" (1.52 x 1.52)
KW	KITCHEN WINDOW	3'-6" x 3'-0" (1.07 x 0.91)
V	VENTILATOR	2'-6" x 2'-6" (0.76 x 0.76)

COLOUR INDEX:

PROPOSED BUILDING

EXISTING ROAD

SITE BOUNDARY LINE

STAIRCASE DETAILS:

TREAD	10"(0.25)
RISER	6"(0.15)
WIDTH	3'0"(0.91)

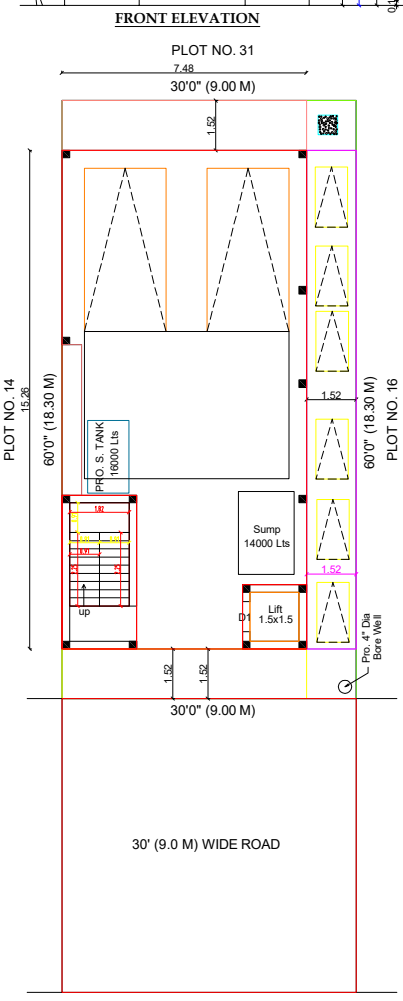
OWNERS : Mr. S. SURYANARAYANAN & Mrs. V. BHUVANESWARI

A.SELVARAJ,D.C.E.,
Registered Engineer (Grade-III)
Corporation of Chennai
Regn. No: RE 303832025
No.5, Vaishnavi Nagar, Medavakkam,
Chennai-600 100.
Mobile No: 9994547550
Email: raniplanners@gmail.com

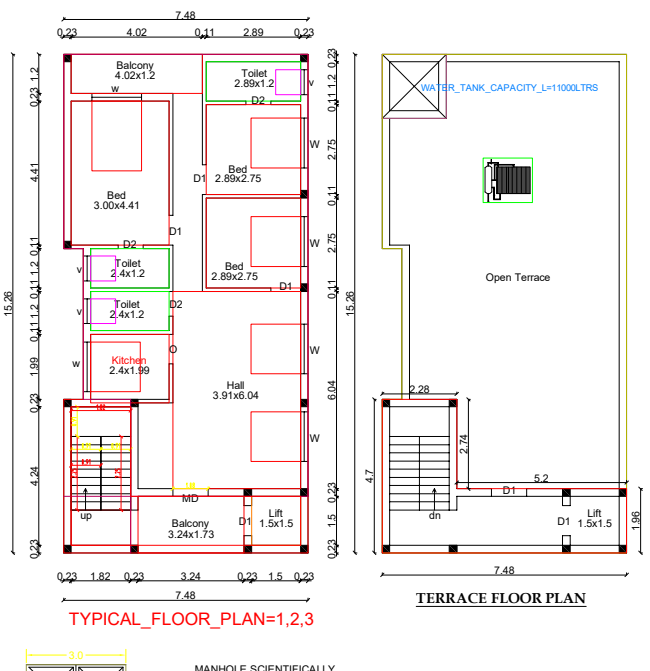
REGISTERED ENGINEER

RANI PLANNERS
ENGINEERS & REGISTERED ENGINEER
PLOT NO. 5, VAISHNAVI NAGAR,
MEDAVAKKAM, CHENNAI - 600 100
PHONE : 9994547550
Email : raniplanners@gmail.com

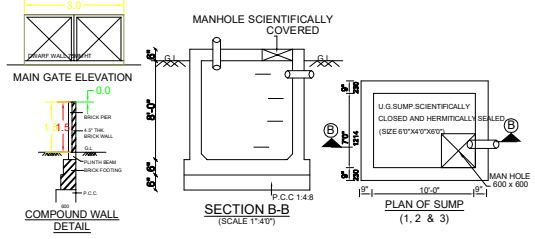
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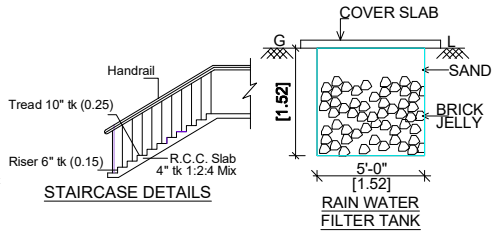


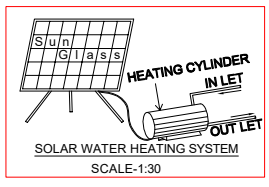
SITE CUM PRO. STILT FLOOR PLAN



TERRACE FLOOR PLAN







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.