

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

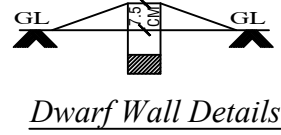
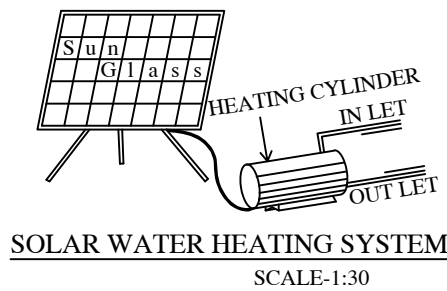
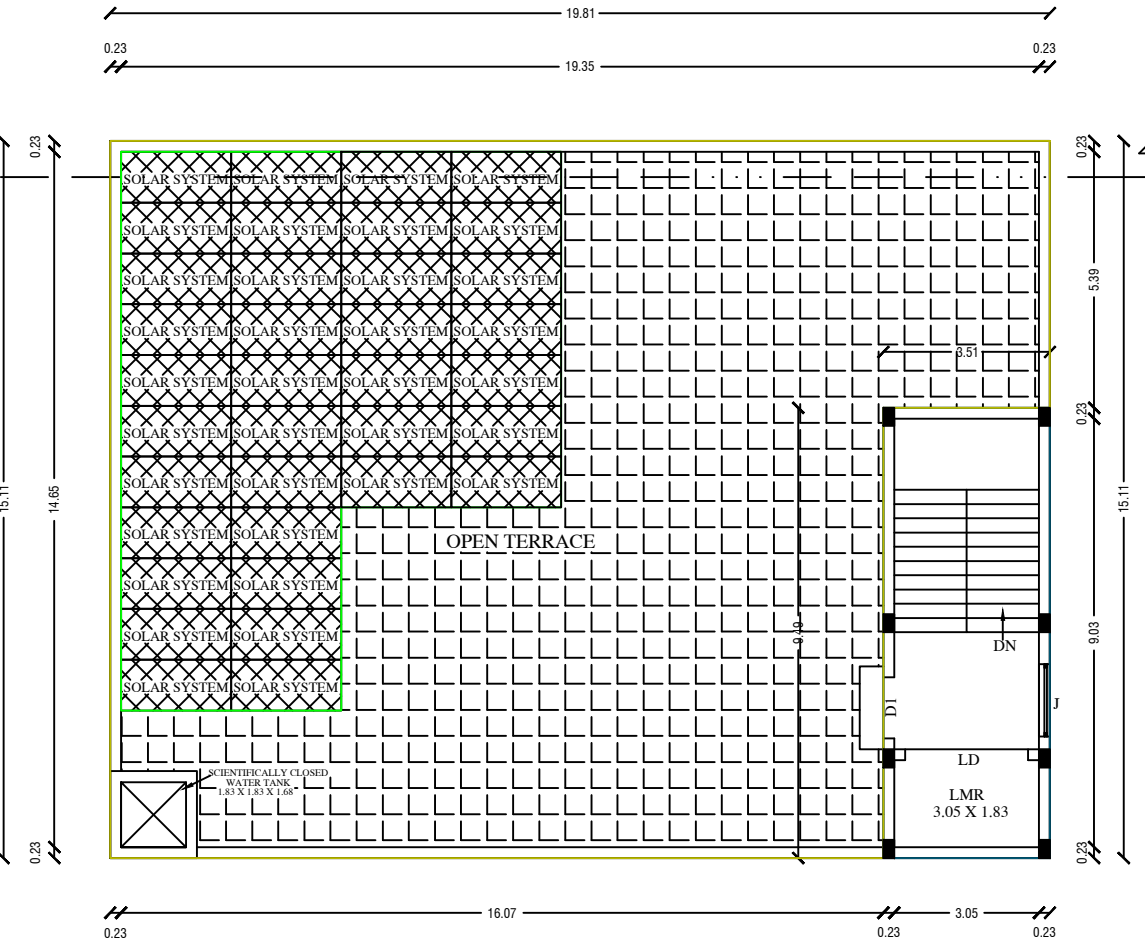
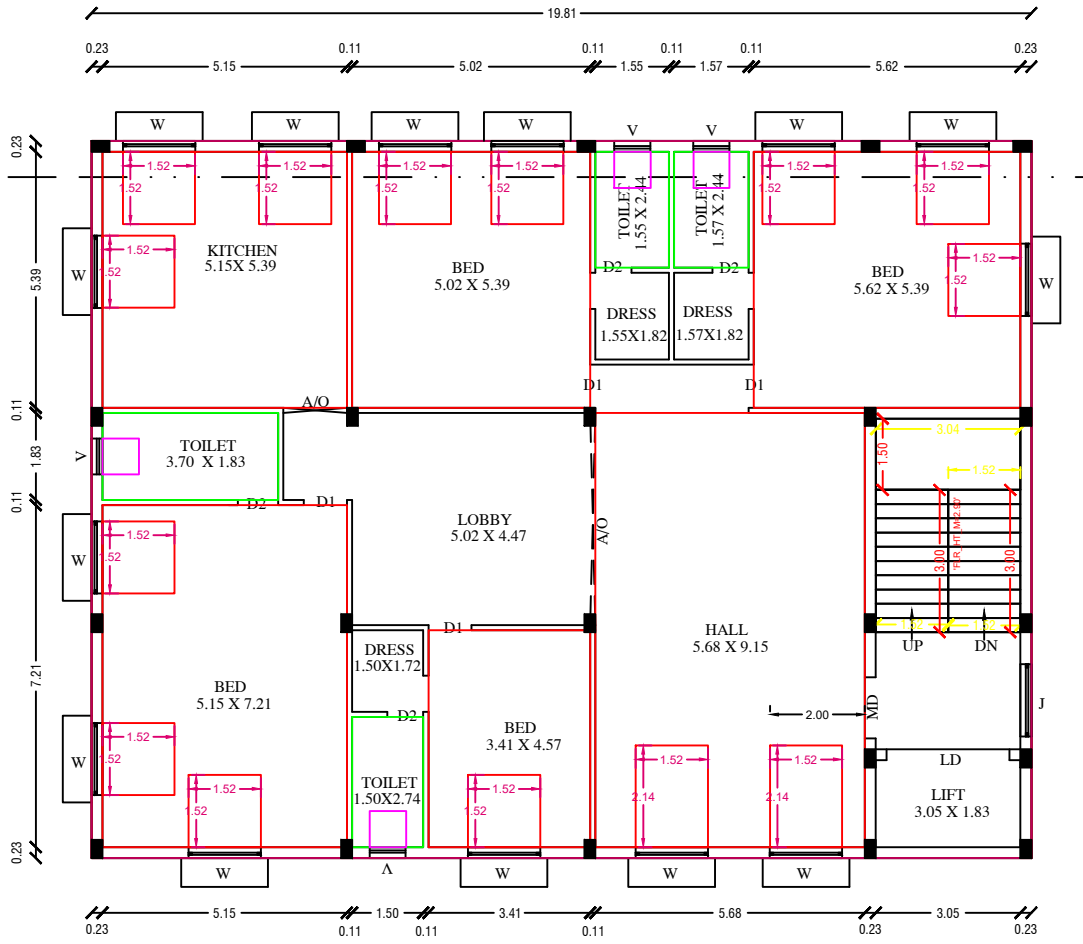
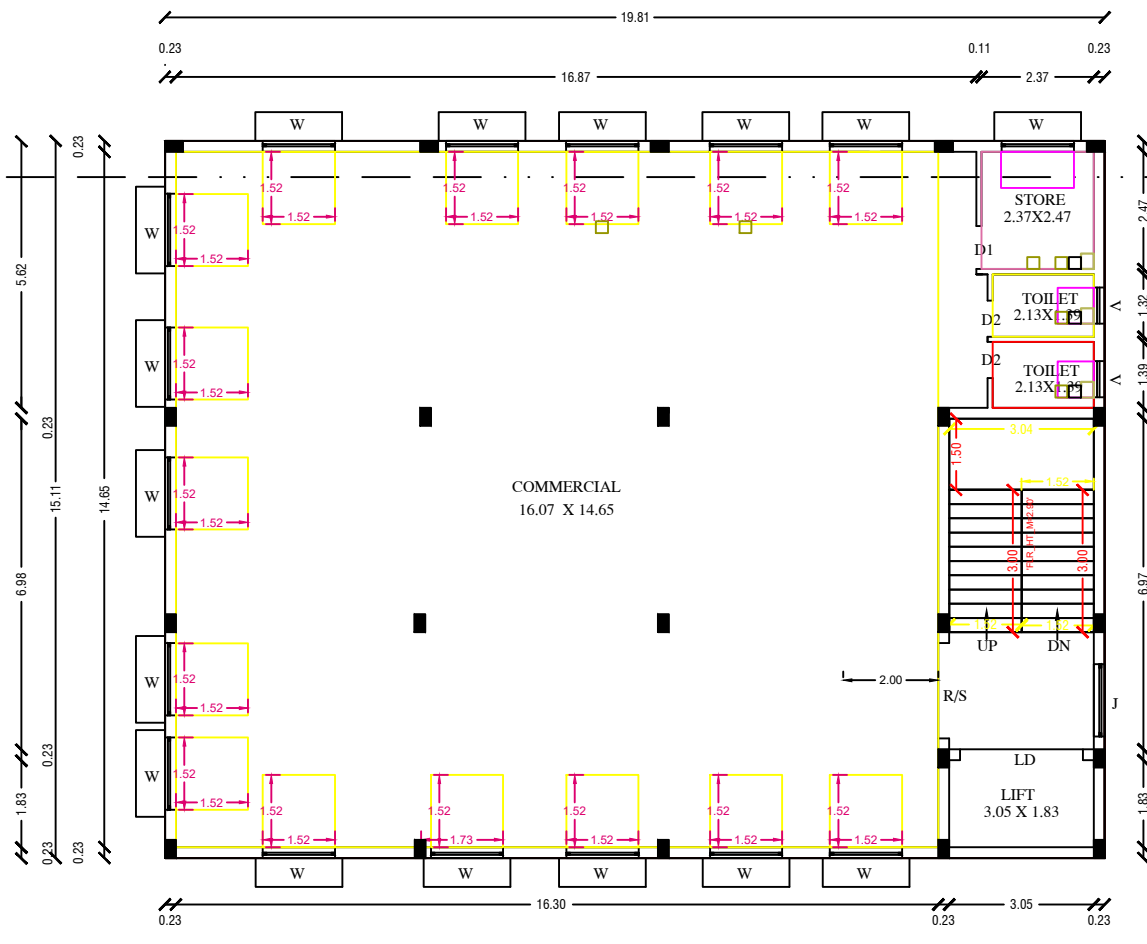
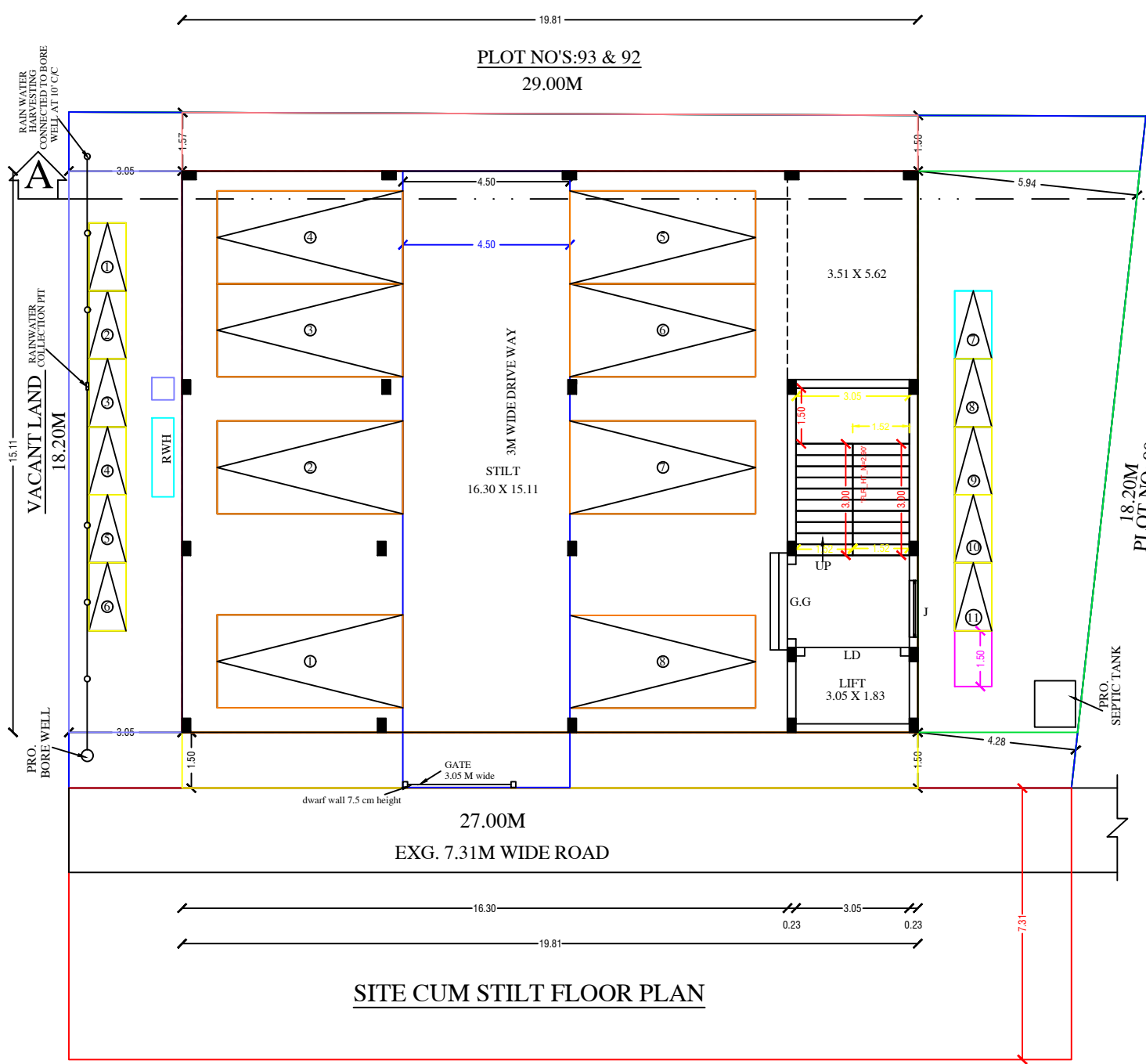
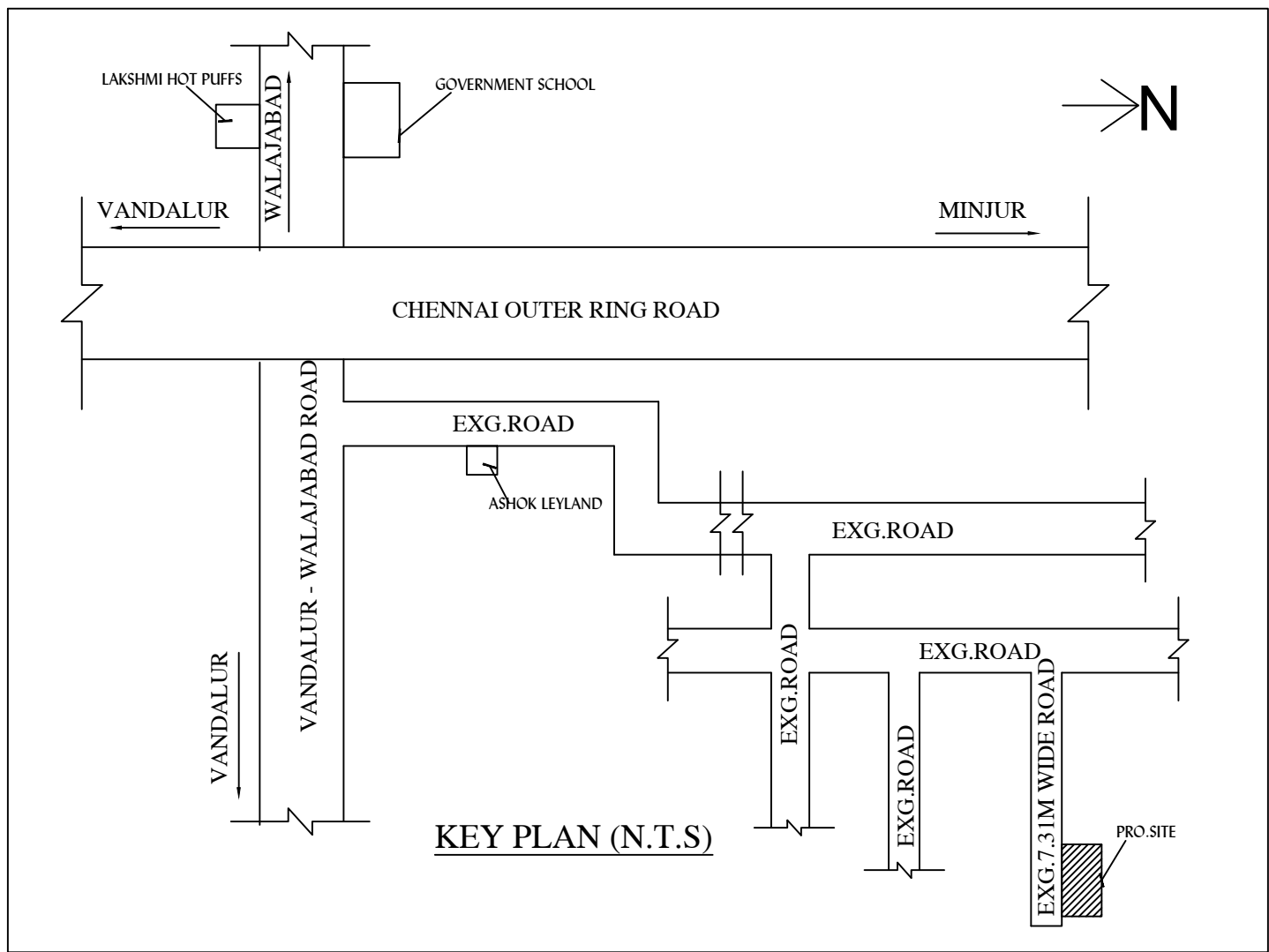
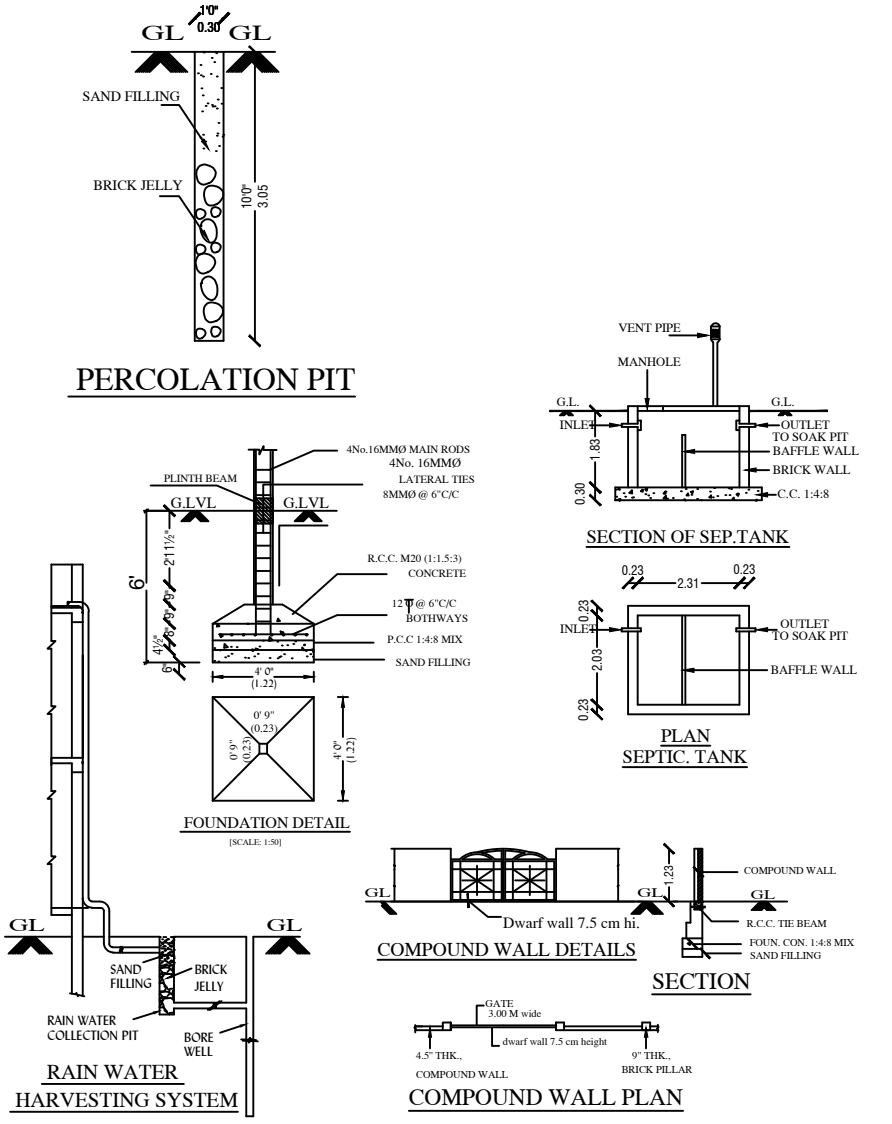
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED STILT FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR CONSTRUCTION OF COMMERCIAL CUM RESIDENTIAL BUILDING AT PLOT NOs:88 & 89, " ERANI AMMAN NAGAR " , IN OLD S.NO:1/3, AS PER NEW PATTa S.NOs:1/2B1G & 1/2B1H, PATTa NO:9459, OF VANDALUR VILLAGE, KATTANKOLATHUR PANCHAYAT UNION, VANDALUR TALUK, CHENGALPET DISTRICT.

LAYOUT WAS APPROVED BY CMDA:
PPD/LO NO: 90/2003

OWNER NAME:M/S.SUBA SOLUTIONS PRIVATE LIMITED,
Mr.BALAJI GURRAM



PLAN INFO

PLOT AREA	M2=506.54
AS AT SITE	508.11
FMB OR PLR	500.00
AS PER DOCUMENT	506.54
PLOT NO	88 & 89
TALUK	VANDALUR
DISTRICT	CHENGALPET
AVG PLOT DEPTH	18.20
AVG PLOT WIDTH	27.00
AREA TYPE	OTHERS
ROAD WIDTH	7.31
ROAD LENGTH	50
SINGLE FAMILY BLDG	NO
CRZ	NO
SECURITY ZONE	NO
ACCESS WIDTH	M=27.00
WHETHER GOVT OR AIDED SCHOOL	NO
LAND USE ZONE	MIXED
RWH DECLARED	YES
BUILDING NEAR TO RIVER	NO
BUILDING NEAR MONUMENTS	NO
BUILDING NEAR GOVT BLDG	NO
NOC FOR CONSTRUCTION NEAR MONUMENT	NO
SURVEY NO	1/2B1G & 1/2B1H
PATTa NO	9459
BLOCK 1 B-PCO MEMBER COUNT	2
JURISDICTION TYPE	PANCHAYAT
OSR APPLICABLE	NO
PREMIUM FSI REQUIRED	NO
IS APPROVED LAYOUT	NO
IS SWIMMING POOL EXISTS	NO
IF HERITAGE TOWN LESS THAN 1KM RADIUS	NO

SCALE: 1:100

JOINERIES		
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 1.52
VENTILATOR	V	0.76 X 0.76
JOLLY	J	1.52 X 1.52

COLOUR INDEX	STAIRCASE
PROPOSED	
EXG.ROAD	
SITE BOUNDARY	

ALL DIMENSION ARE IN Mtr DATE: 10/02/2025

EXTENT	IN	SQFTS	SQMTS
PLOT AREA (AS PER DOCUMENT)		5452.50	506.54
PLOT AREA (AS PER PATTa)		5382.00	500.00
PLINTH AREA OF F.FLOOR(COM.)		3223.00	299.42
PLINTH AREA OF S.FLOOR(RES.)		3223.00	299.42
PLINTH AREA OF T.FLOOR(RES.)		3223.00	299.42
TOTAL AREA		9669.00	898.26
F.S.I		1.80	
COVERAGE		59.88%	

NON-FSI AREA		
HEADROOM & LIFT AREA	358.54	33.31
PLINTH AREA OF STILT FLOOR	3223.00	299.42

For SUBA SOLUTIONS PVT LTD
Managing Director

OWNER:

Cell No. 94442 50437
R. GANESAN, B.Tech.,
Registered Engineer,
CMDA-RE/GR-19/03/007
Structural Engineer
Tambaram City Municipal Corporation
Maramalai Nagar Municipality
Nandivaram - 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

31012025_K680_PLOT_88 & 89_VANDALUR VILLAGE_R13 REGISTERED ENGINEER:

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](#)



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



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.

