

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

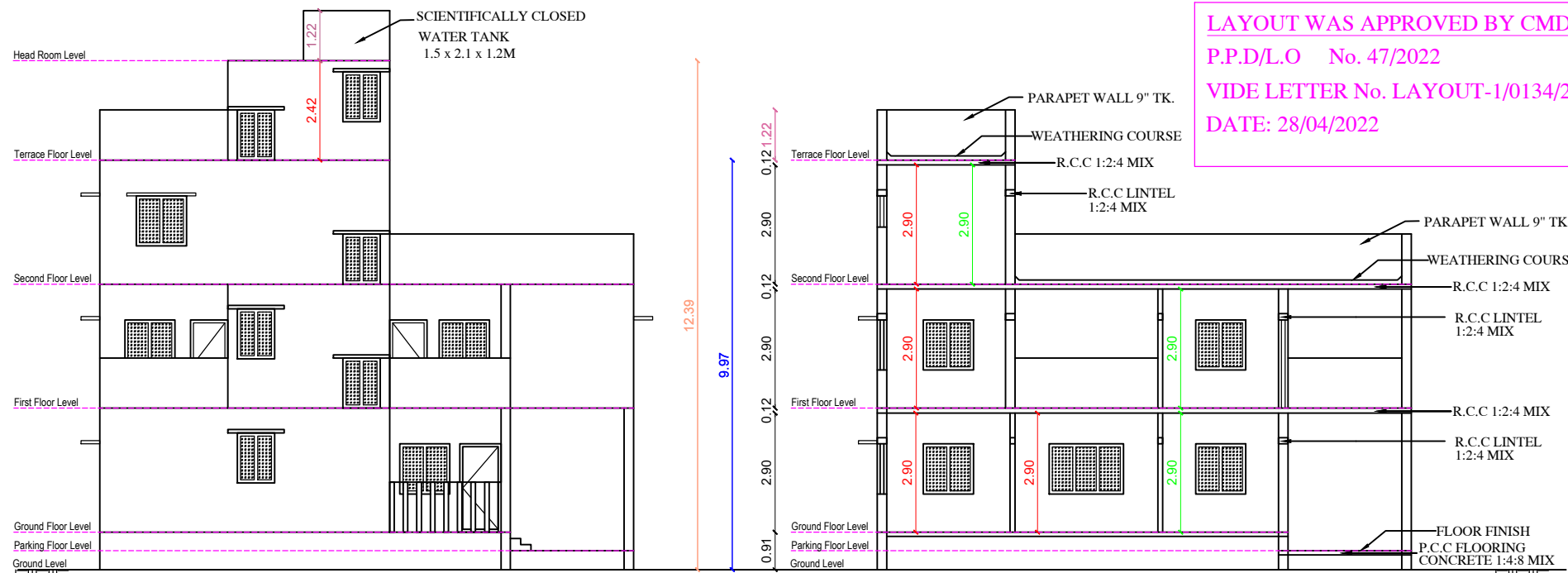
Building Plan

ISSUING AUTHORITY

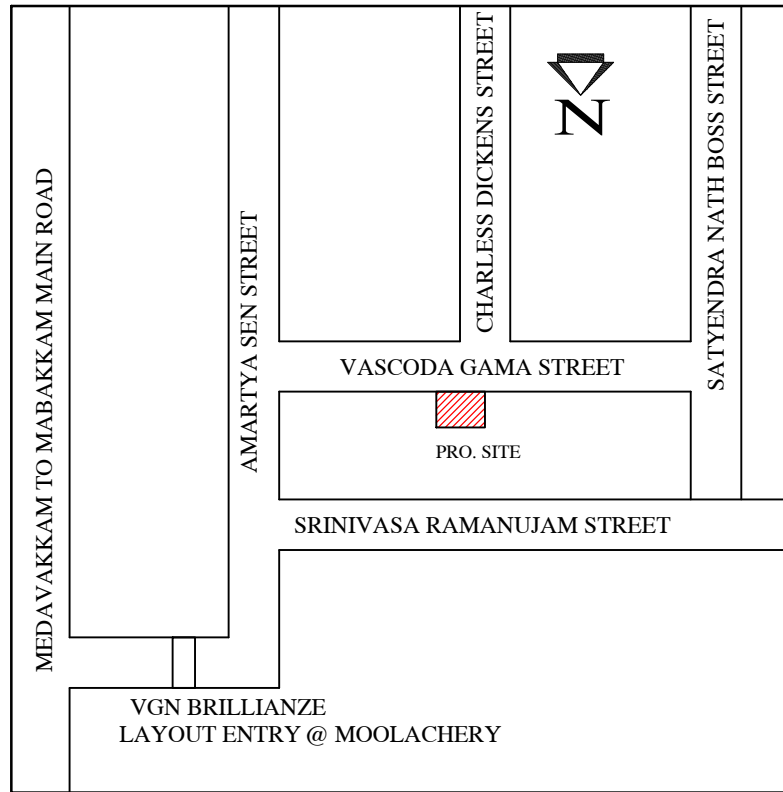
Rural Panchayat

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.



LAYOUT WAS APPROVED BY CMDA
P.P.D/L.O No. 47/2022
VIDE LETTER No. LAYOUT-1/0134/2021
DATE: 28/04/2022



KEY PLAN
(NOT TO SCALE)

PLAN INFO
PLOT_NO= 89 & 90
PATTA_NO=370 & 371
SURVEY_NO= 5/28, 5/34, 5/39, 5/29, 5/35
T.S_NOS=
TALUK=TAMBARAM
AS_PER_DOCUMENT= 192.00
AS_AT_SITE=192.00
FMB_OR_PLR=192.00
DISTRICT=CHENGALPATTU
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=16.00
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=192.00
AVG_PLOT_DEPTH=12.00
AVG_PLOT_WIDTH= 16.00
AREA_TYPE=OTHERS
ROAD_WIDTH=7.20
ROAD_LENGTH=100
BLK_1_NON_FSI_AREA=45.47
LAND_USE_ZONE = PRIMARY RESIDENTIAL
RW_H_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=CORPORATION
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=0.00

PLAN SHOWING THE NEW
CONSTRUCTION OF RESIDENTIAL
BUILDING WITH 1 DWELLING
(Ground, First and Second Floors Only)
ON PLOT NO. 89 & 90, OLD S.NO. 5/1,
5/3C & 5/3D, AS PER PATTA R.S NO.
5/28, 5/34, 5/39, 5/29 & 5/35, PATTA
NO. 370 & 371 SITUATED AT VGN
BRILLIANZE LAYOUT,
MOOLACHERY VILLAGE,
MADHURAPAKKAM PANCHAYAT
LIMIT, TAMBARAM TALUK,
CHENGALPATTU DISTRICT.

(ST.THOMAS MOUNT UNION OFFICE
LIMIT @ CHITLAPAKKAM)

OWNER NAME : Mr. VIJAYAKUMAR D
& Mrs. V JAYANTHI

CMDA LAND USE MAP ZONE
PRIMARY RESIDENTIAL

ALL DIMENSIONS ARE IN METER

JOINERIES

MAIN DOOR	MD	1.06 X 2.13
ARCH OPEN	A/O	1.21 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W1	1.81 X 1.21
WINDOW	W2	1.22 X 1.22
VENTILATOR	V	0.76 X 0.76

COLOUR INDEX

EXG.BUILDING TO BE DEMOLISHED	1. NO.OF FLOORS : GROUND + 2
PROPOSED	2. NO.OF DWELLING : 1
EXG.ROAD	3. THE COMPOUND WALL RUNNING METER : 56 M
SITE BOUNDARY	

SCALE - 1:100 & 1:200 DATE :25/08/2025

EXTENT	IN	SQ.FTS	SQ.MTS
PLOT AREA (DOC NO. 13573/2022)		1033.00	96.00
PLOT AREA (DOC NO. 13574/2022)		1033.00	96.00
TOTAL PLOT AREA (DOCUMENTS)		2066.00	192.00
PLOT AREA (AS PER PATTA)		2066.00	192.00
PLOT AREA (AS ON SITE)		2066.00	192.00
PLOT AREA (SUPER IMPOSED)		2066.00	192.00
PRO.GROUND FLOOR		968.40	90.00
PRO.FIRST FLOOR		1258.92	117.00
PRO.SECOND FLOOR		511.63	47.55
TOTAL AREA		2738.95	254.55
F.S.I		254.55/192.00 = 1.32	
PLOT COVERAGE		60.93%	

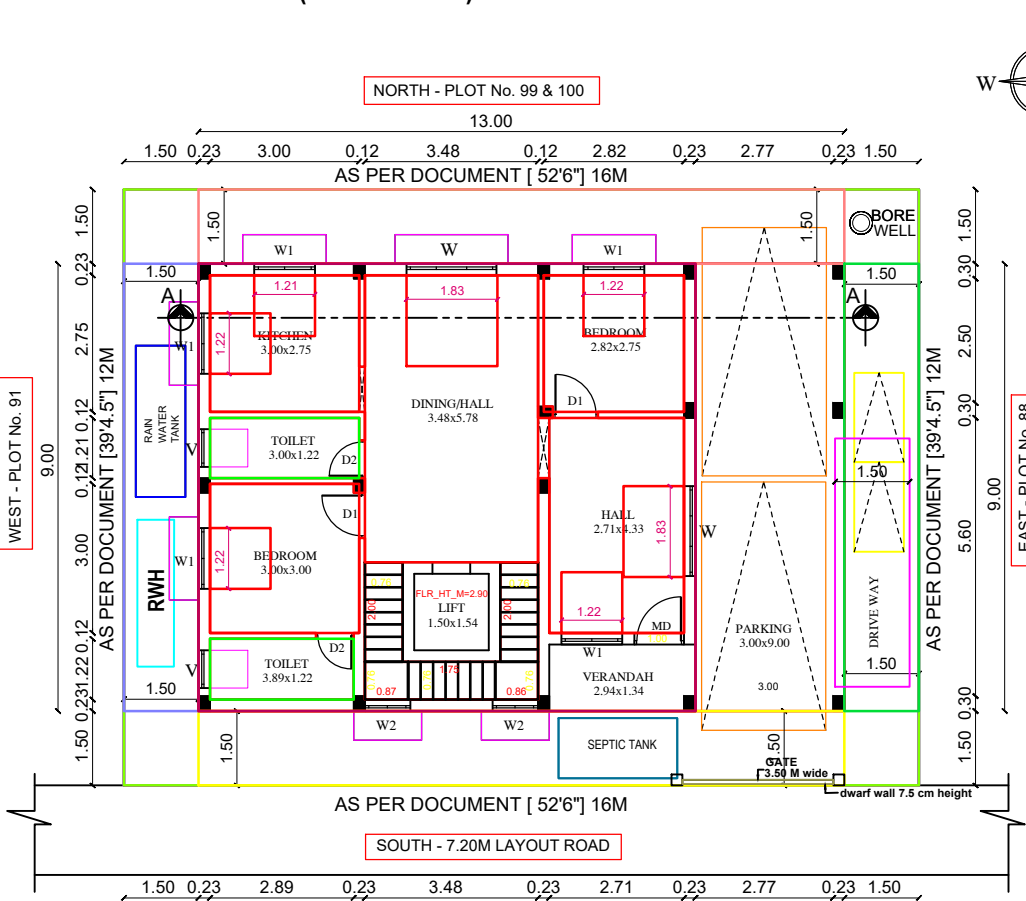
NON-FSI AREA		
HEAD ROOM AREA	198.73	18.47
PARKING AREA	290.52	27.00
TOTAL NON F.S.I AREA	489.25	45.47

OWNER/POWERAGENT.

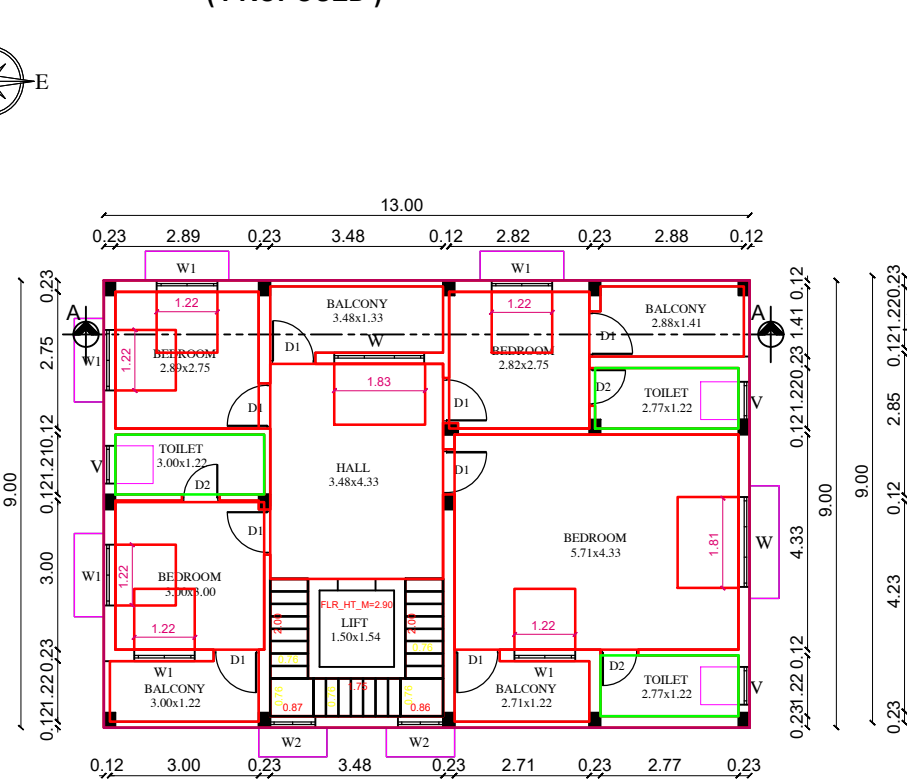
(OWNER NAME: Mr. VIJAYAKUMAR D
& Mrs. V JAYANTHI)

REGISTERED ENGINEER:

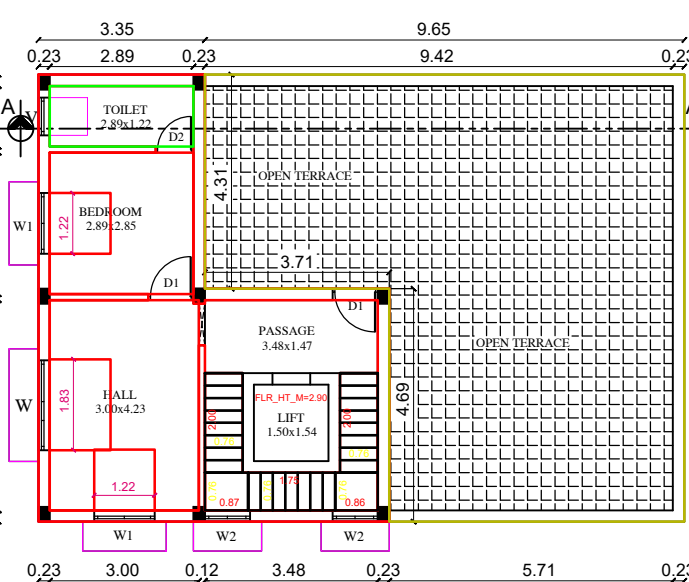
Er.S.NOORTUL AMEEN.,B.E (Civil)
Registered Engineer - Grade II
CMDA Reg.No: RE/GR-II/2022/09/232
GCC Reg.No: RE203122022
Tambaram Corporation : 009/LS/2022/00003
Ministry Of Defence: PB-SK-2022-06-03-321013
SAHA PLANNERS
No: 27, Jothi Nagar 1st Street, Chitlapakkam,
Landmark Opposite to Chitlapakkam Police Station
Chennai - 600 064, Phone : 99428 12218



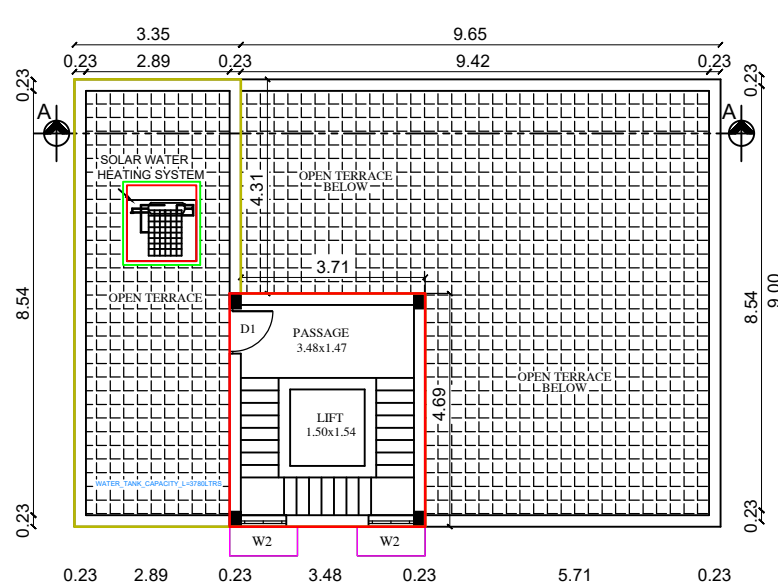
SITE CUM GROUND FLOOR PLAN
(PROPOSED)



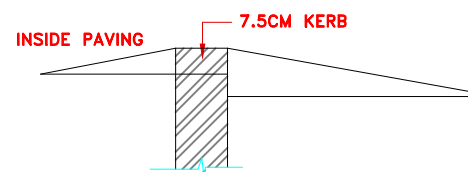
FIRST FLOOR PLAN
(PROPOSED)



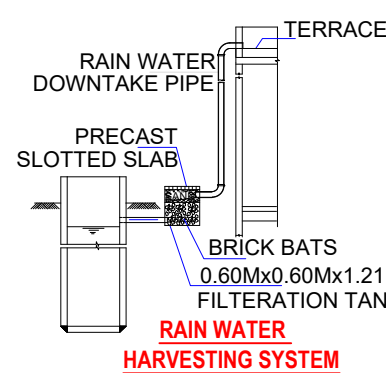
SECOND FLOOR PLAN
(PROPOSED)



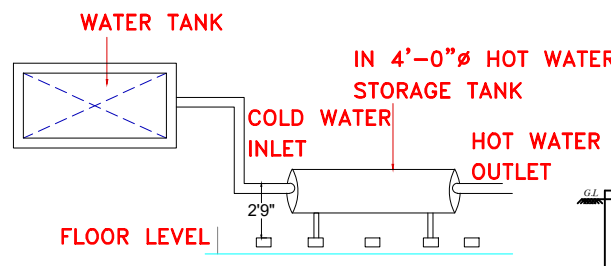
TEERACE FLOOR PLAN
(PROPOSED)



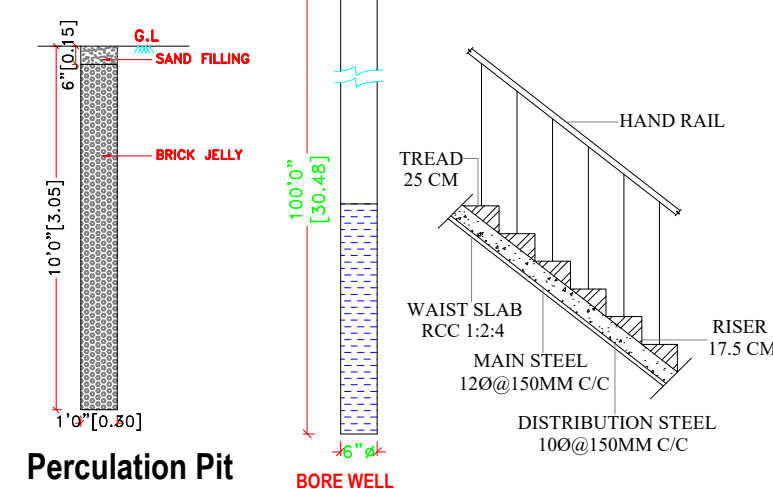
DWARF WALL SECTION



RAIN WATER
HARVESTING SYSTEM



Solar Waterheater Detail



Percolation Pit

REFERENCE No. 70/2025/BPA

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.

