Verified RealEstate™

REFERENCE
20-2026-2027

ISSUED
15 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 154

Vadakambadi

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 CONSTRUCTION OF G.FLOOR & F.FLOOR RESIDENTIAL BUILDING AT OLD S.NO-154/5C2 AS PER PATTA NO-1371, NEW S.NOS-154/5C2L, 5C2K, 5C2J & 5C2I, "TIERAA RESORTS", PLOT NOS-33, 34, 35, & 36, V.NO-51, PERUMALERI VILLAGE, VADAKADAMBADI PANCHAYAT, THIRUKKAZHUKKUNDRAM PANCHAYAT UNION & TALUK, CHENGALPATTU DISTRICT.

LAYOUT APPROVED IN (REG.) NO-
மவ/மா.உ.தி.கு.எண் : 82(R)/2018
DATED :- 16/10/2018

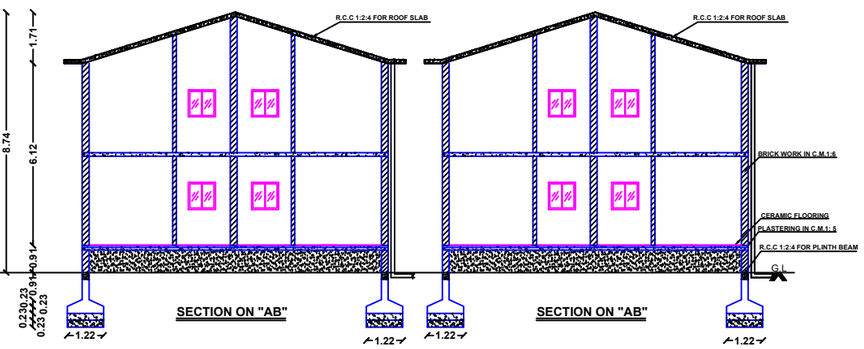
PLOTS APPROVED IN (REG.) IN BDO
(கி.ஊ.) செ.மு.ந.க. எண் : 991/2026
DATED :- 09/07/2026

SCALE-1:100



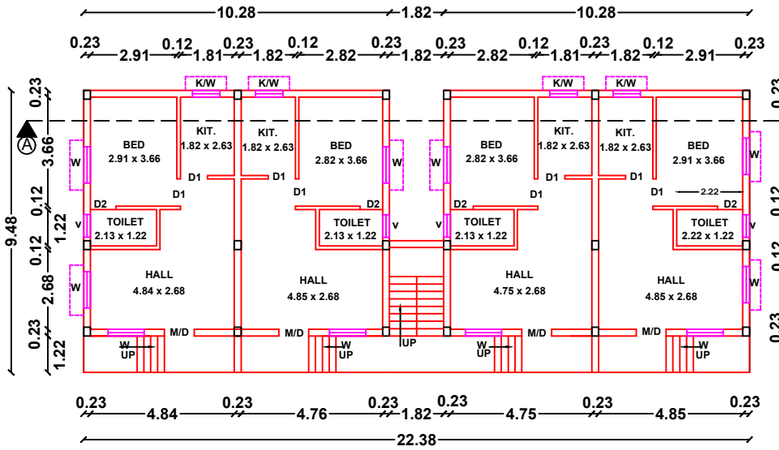
FRONT ELEVATION

FRONT ELEVATION

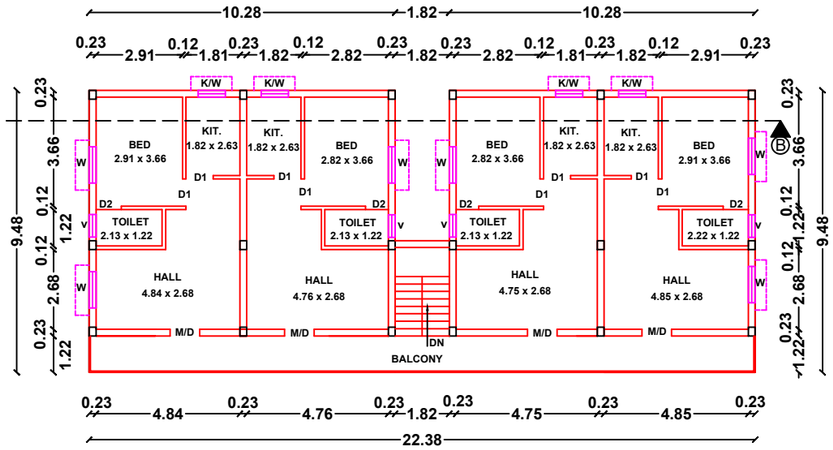


SECTION ON "AB"

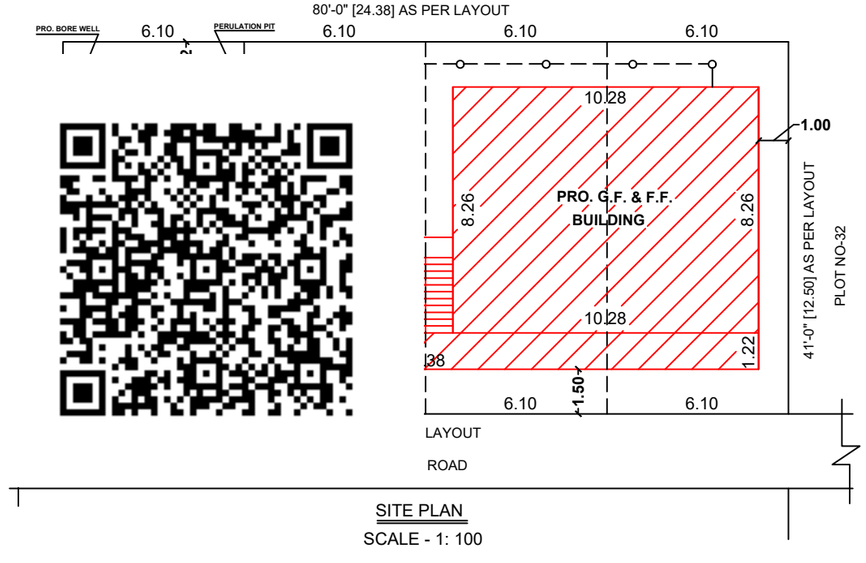
SECTION ON "AB"



GROUND FLOOR PLAN

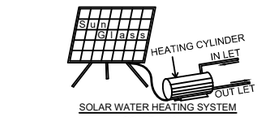


FIRST FLOOR PLAN

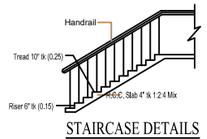


SITE PLAN
SCALE - 1: 100

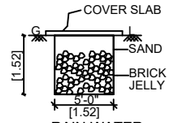
S.NO-154/4C1B
80'-0" [24.38] AS PER LAYOUT



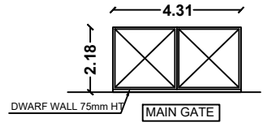
SOLAR WATER HEATING SYSTEM
SCALE-1:30



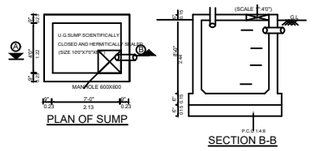
STAIRCASE DETAILS



RAIN WATER FILTER TANK

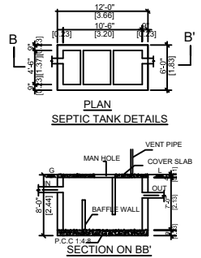


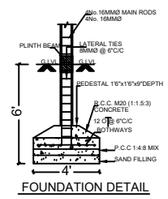
MAIN GATE



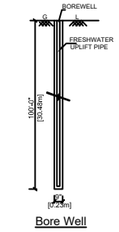
PLAN OF SUMP

SECTION B-B





FOUNDATION DETAIL
[SCALE: 1:50]



Bore Well

SCHEDULE OF JOINERY			COLOUR INDEX
M/D	MAIN DOOR	1.00 X 2.10	PLOT BOUNDARY
D1	DOOR	0.91 X 2.10	PRO. BUILDING
D2	DOOR	0.76 X 2.10	ROAD
W	WINDOW	1.22 X 1.37	
W1	WINDOW	0.91 X 1.37	
K/W	K.WINDOW	1.22 X 0.91	
V	VENTILATOR	0.91 X 0.76	

AREA STATEMENT

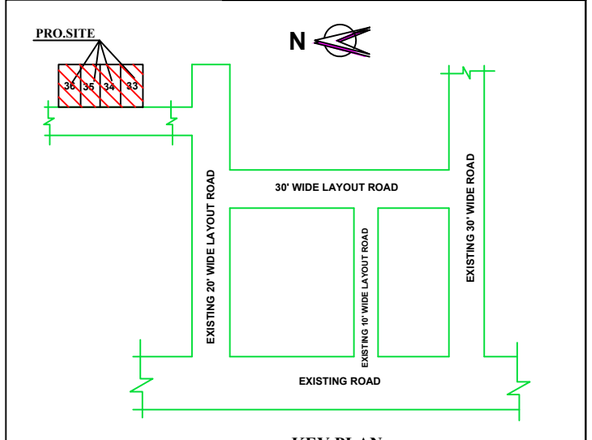
(P.NOS- 33, 34, 35, 36)	SQ.FT.	SQ.MT.
PLOT AREA (AS PER DOCUMENT) (820+ 820+ 820 + 820 SQ.FT.)	3280.00	304.72
PLOT AREA (AS PER PATTA)	3272.26	304.00
PLOT AREA (AS PER FMB)	3280.00	304.72
F.S.I AREA		
PROPOSED G.F. BUILDING	2184.50	202.94
PROPOSED F.F. BUILDING	2121.50	197.10
TOTAL	4306.00	400.04
COVERAGE : 67 %	F.S.I : 1.31	

OWNER'S NAME:- MAZHARDEEN
S/O MOHAMED HANIFFA

OWNER'S SIGN

T.THIYAGARAJAN, BE.,
Registered Engineer
Reg No.CGL DIST/RE/Gr-I/2025/04/005
District Town and Country Planning Office
THIRU BUILDERS Ph-9940485486
No.162, 6th Cross Street, Ambal Nagar
Vadakadambadi Post, Mamallapuram Via
Chengalpattu-603104

REGISTERED ENGINEER SIGN



KEY PLAN
NOT TO SCALE

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.