

PP

APPROVAL RECORD

Planning Permission

Ponmar

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

PURPOSE

Residential

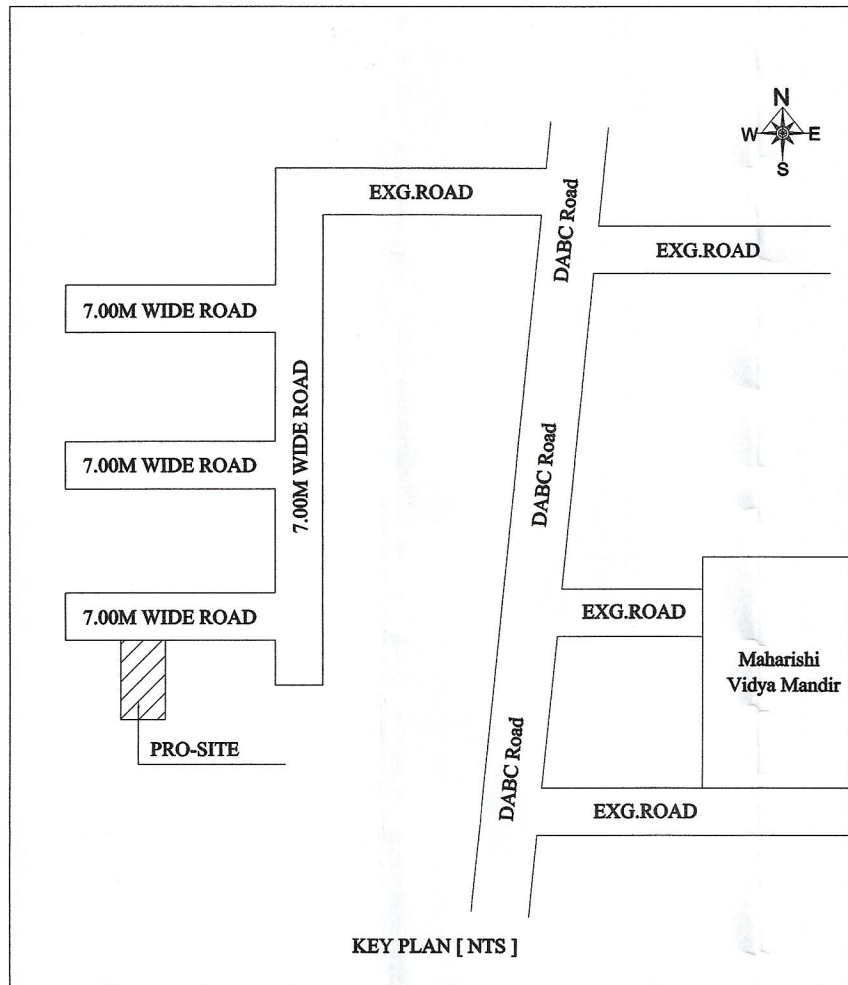
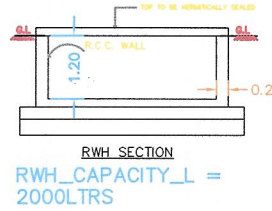
The approval as the planning authority issued it, reproduced in full behind this page.

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

Plan Showing The Proposed Construction Of Residential Building At Plot No.:14, FREESIA GARDEN,
In Survey No.: 5/1B2 Part & 5/1C, Patta No.:1782, As Per Patta New Survey No.:5/15 & 5/16,
of Polacheri Village (Ponmar Village panchayat), Vandalur Taluk, Chengalpattu District.
(Thiruporur Panchayat Union Limit).



DTCP APPROVED LAYOUT
L.P/D.T.C.P No.:12/2016
Approval No.: 3
Dated : 15-02-2016



PLAN INFO
PLOT_AREA_M2=165.24
AS_PER_DOCUMENT=165.24
AS_AT_SITE=162.61
FMB_OR_PLR=166.00
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.00
ROAD_LENGTH=100
AVG_PLOT_DEPTH=17.75
AVG_PLOT_WIDTH=9.00
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=14
SURVEY_NO=5/15 & 5/16
DISTRICT=CHENGALPATTU
TALUK=VANDALUR
PATTA_NO=1782
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
PROVISION_FOR_ORANGE_BUILDINGS_AND_SUSTAINABILITY=NO
OSR_APPLICABLE=NO
OSR_SURRENDER_OR_BUYBACK=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
OSR_SURR_BUYBACK_RETAIN=BUYBACK
IS_SWIMMING_POOL_EXISTS=NO
JURISDICTION_TYPE=THIRUPORUR PANCHAYAT UNION LIMIT

AREA DETAI

PLOT AREA (As Per Document)	: 165.24
PLOT AREA (As Per Patta)	: 166.00
PLOT AREA (As Per Site)	: 162.61
PLOT AREA (As Per Super Imposed Plot Boundary)	: 162.61
GROUND FLOOR AREA (Part)	: 55.35
FIRST FLOOR AREA	: 112.25
TOTAL AREA	: 167.60
PLOT COVERAGE	: 69 %
FSI	: 1.03
NON FSI :	
HEADROOM AREA	: (10.36)
PARKING AREA	: (56.89)

SCHEDULE OF JOINERY:

MD -- MAIN DOOR	---- 3'-3"X7'-0"(0.99X2.13)
D -- DOOR	---- 3'-0"X7'-0"(0.91X2.13)
D1 -- DOOR	---- 2'-6"X7'-0"(0.76X2.13)
W -- WINDOW	---- 5'-0"X5'-0"(1.50X1.50)
W1 -- WINDOW	---- 5'-3"X5'-0"(1.60X1.50)
W2 -- WINDOW	---- 6'-0"X6'-0"(1.80X1.80)
V -- VENTILATOR	---- 2'-6"X2'-6"(0.76X0.76)

ALL DIMENSION ARE IN METER

COLOUR INDEX:

PROPOSED BUILDING	
EXISTING ROAD	

SCALE : 1"=8'.0" (1: 100)

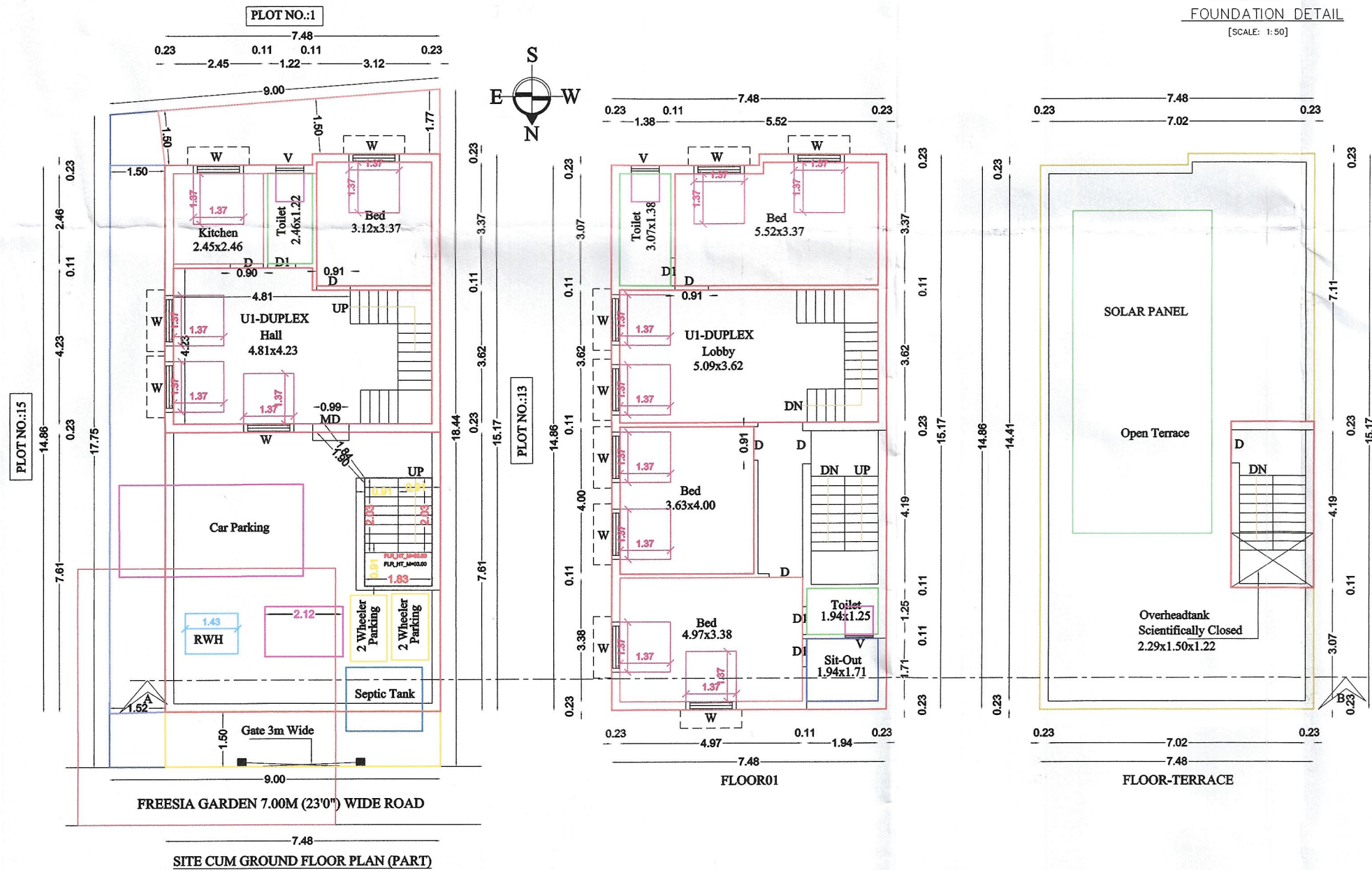
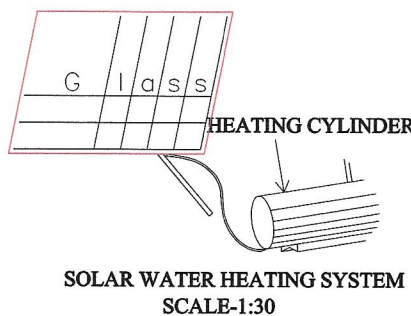
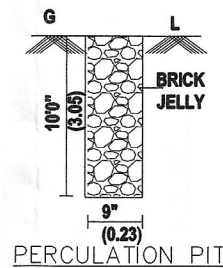
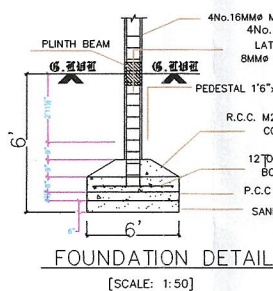
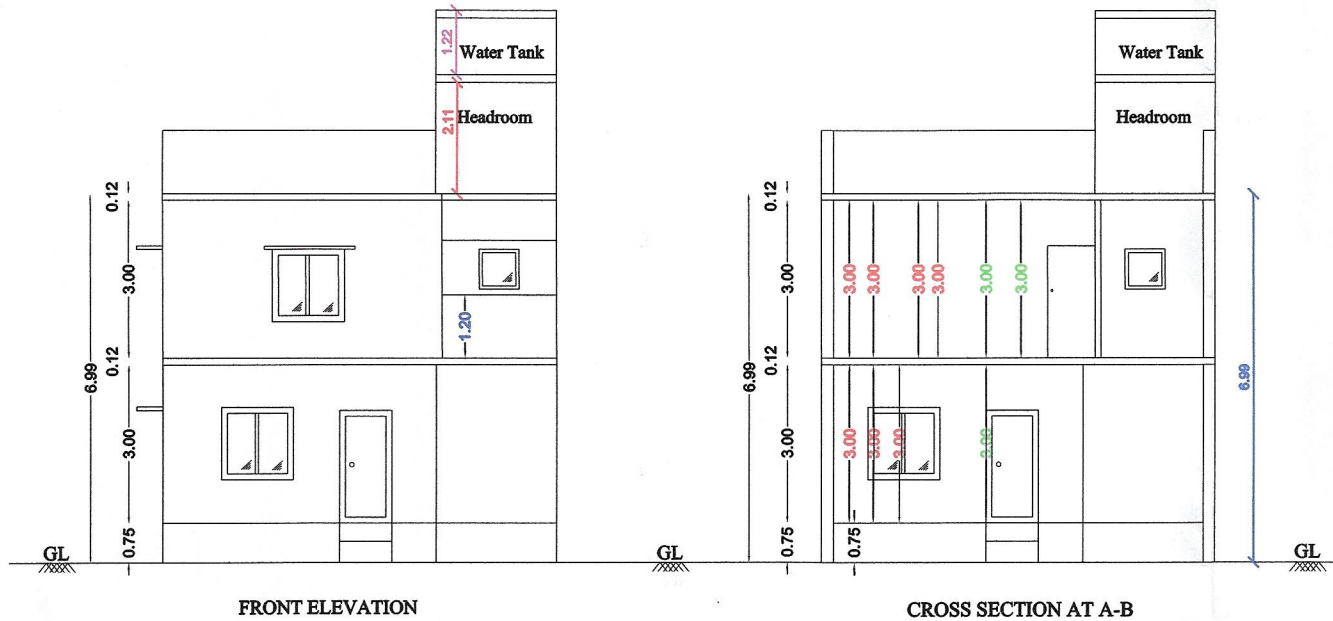
OWNER:

C. PANNEER SELVAM
Reg.Engineer, Licenced Surveyors for
CMDA: RE /GR/119/08/248 / Chennai Corporation RE 30256 /19,
Municipality, Town Panchayat, Panchayat at Union
30, IInd Main Road, New Colony, Chrompet.
Other Branches : Keelkattai, Pammal, Padappai, Palukaranai.

LICENSED SURVEYOR:

DESIGNS & DRAFTED BY : IDEAL PLANNERS
CHROMPET-600 044, 8939108959.131023

(S1)



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.

