

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 GROUND FLOOR AND FIRST FLOOR CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:30, VETRIVEL AVENUE, IN OLD S.NO.422, AS PER PATT A S.NO.422/6, PATT A NO.5147, OF PONMAR VILLAGE & PANCHAYAT, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK, CHENGALPET DISTRICT.

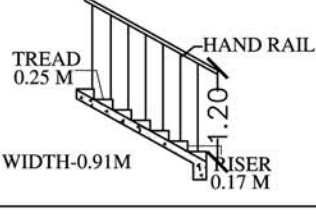
OWNER NAME: Mr.P. SUBRAMANIAN
Mrs.S. RANGANAYAKI

LAYOUT WAS APPROVED
DTCP - 07/2022

PLAN_INFO
APPLICANT_NAME=Mr.P. SUBRAMANIAN
Mrs.S. RANGANAYAKI
PLOT_AREA_M2=80.63
AS_AT_SITE= 80.52
FMB_OR_PLR=81.00
AS_PER_DOCUMENT=80.63
PLOT_NO=30
TALUK=VANDALUR
DISTRICT=CHENGALPET
AVG_PLOT_DEPTH=12.20
AVG_PLOT_WIDTH=6.60
AREA_TYPE=RESIDENTIAL
ROAD_WIDTH=9
ROAD_LENGTH=6.70
SINGLE_FAMILY_BLDG= YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_GOV'T_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
RISDICTION_TYPE=NO
RVEY_NO= 422/6,
TTA_NO= 5147
R_APPLICABLE=NO
EMIUM_FSI_REQUIRED=NO
APPROVED_LAYOUT=NO
SWIMMING_POOL_EXISTS=NO
HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

SCALE: 1:100 & 1:200

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	1.22 X 1.22

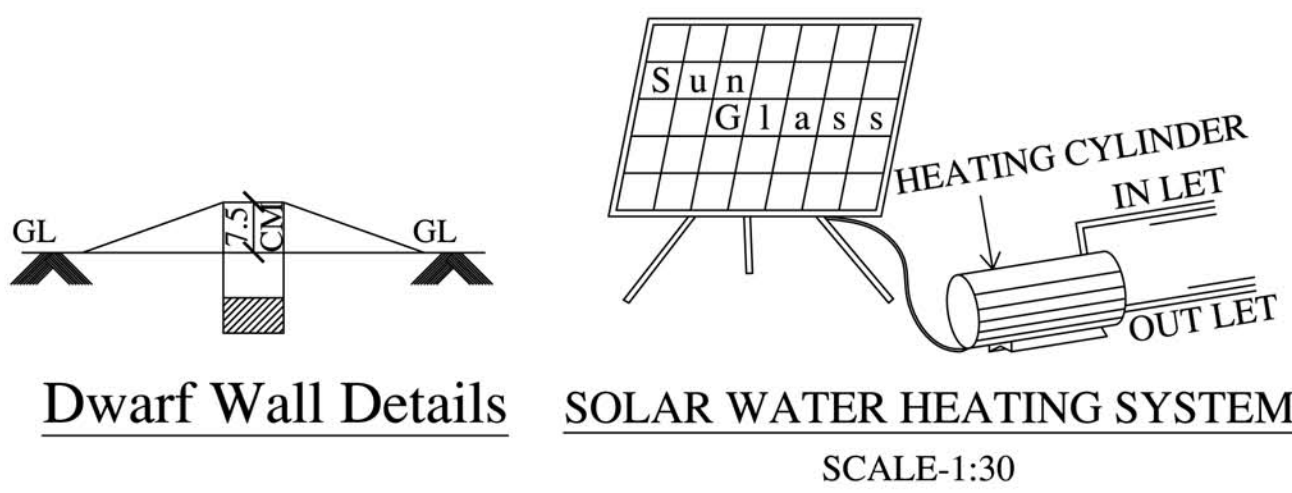
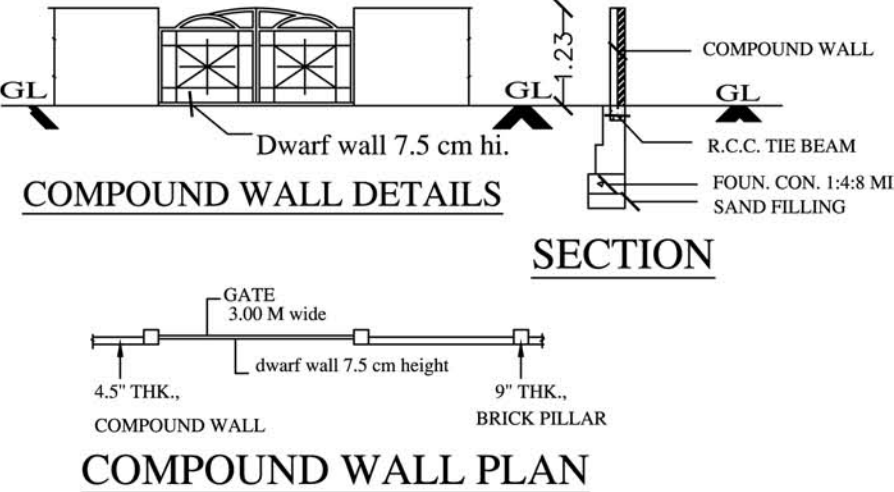
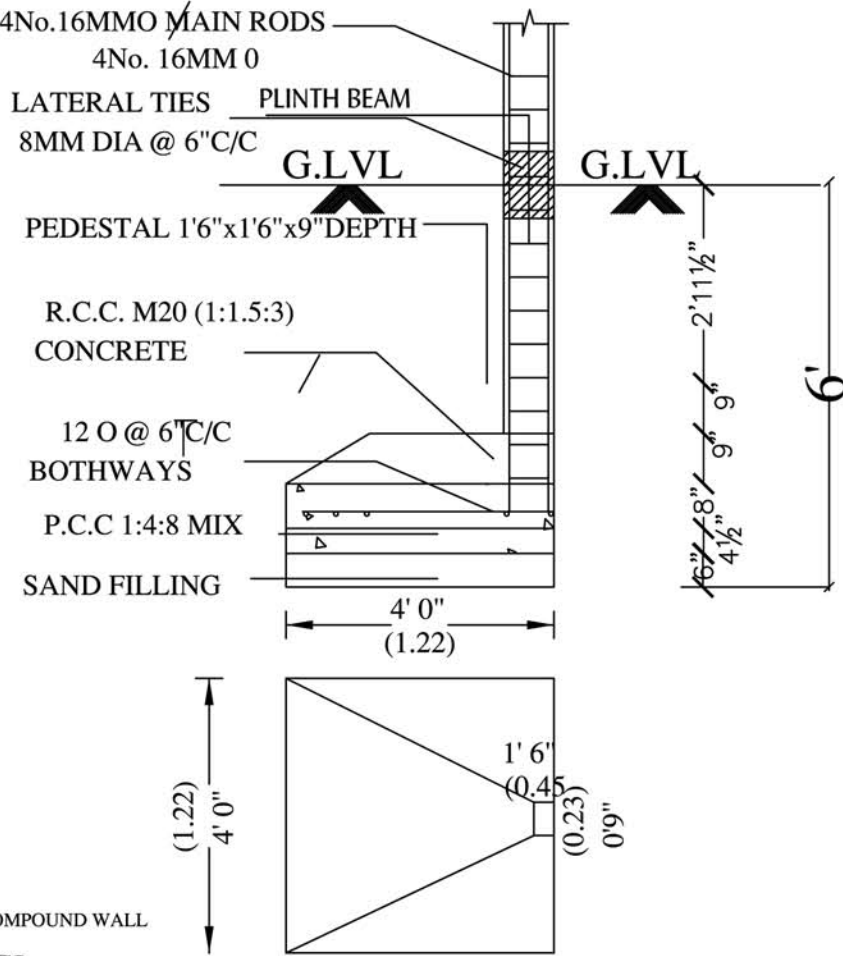
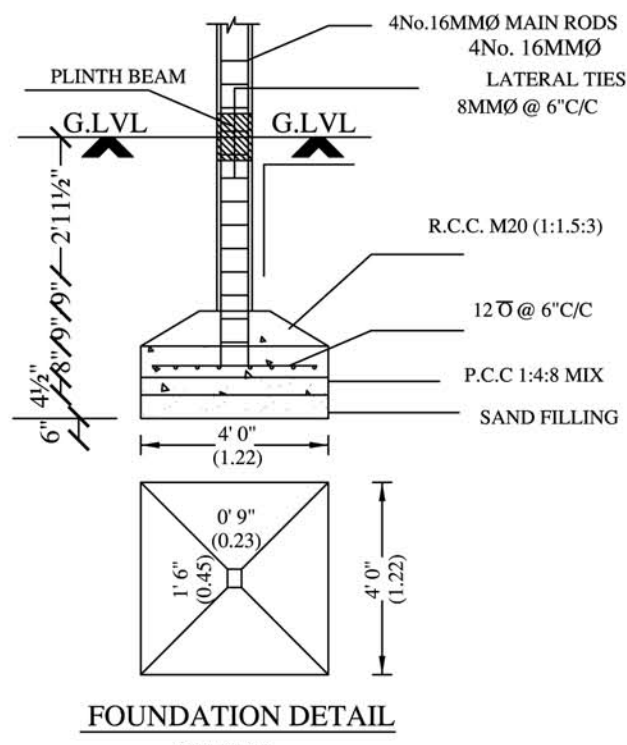
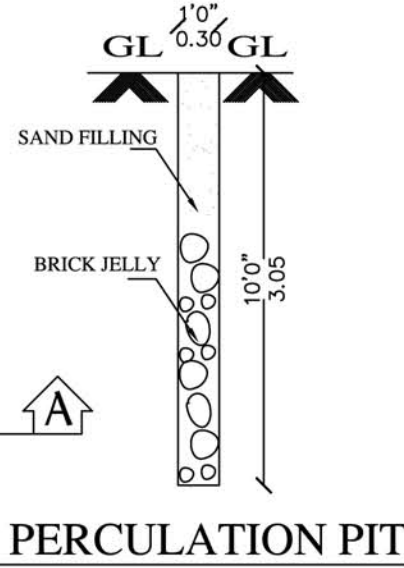
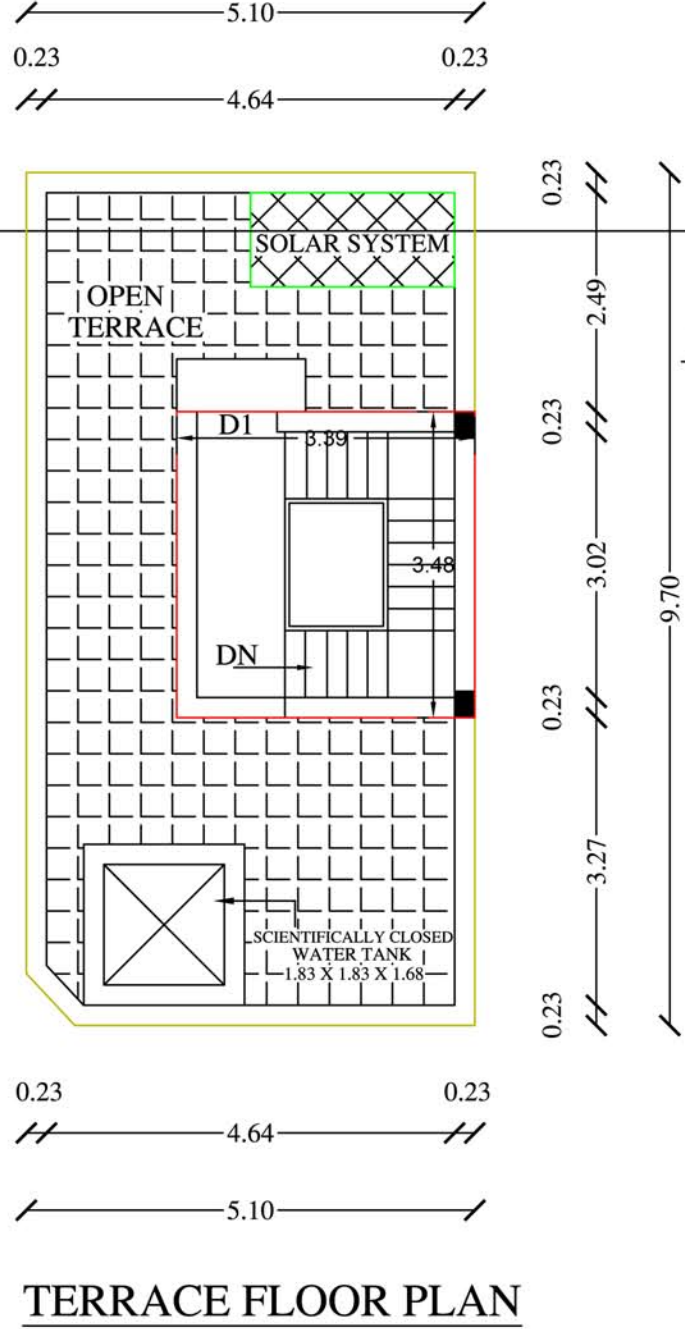
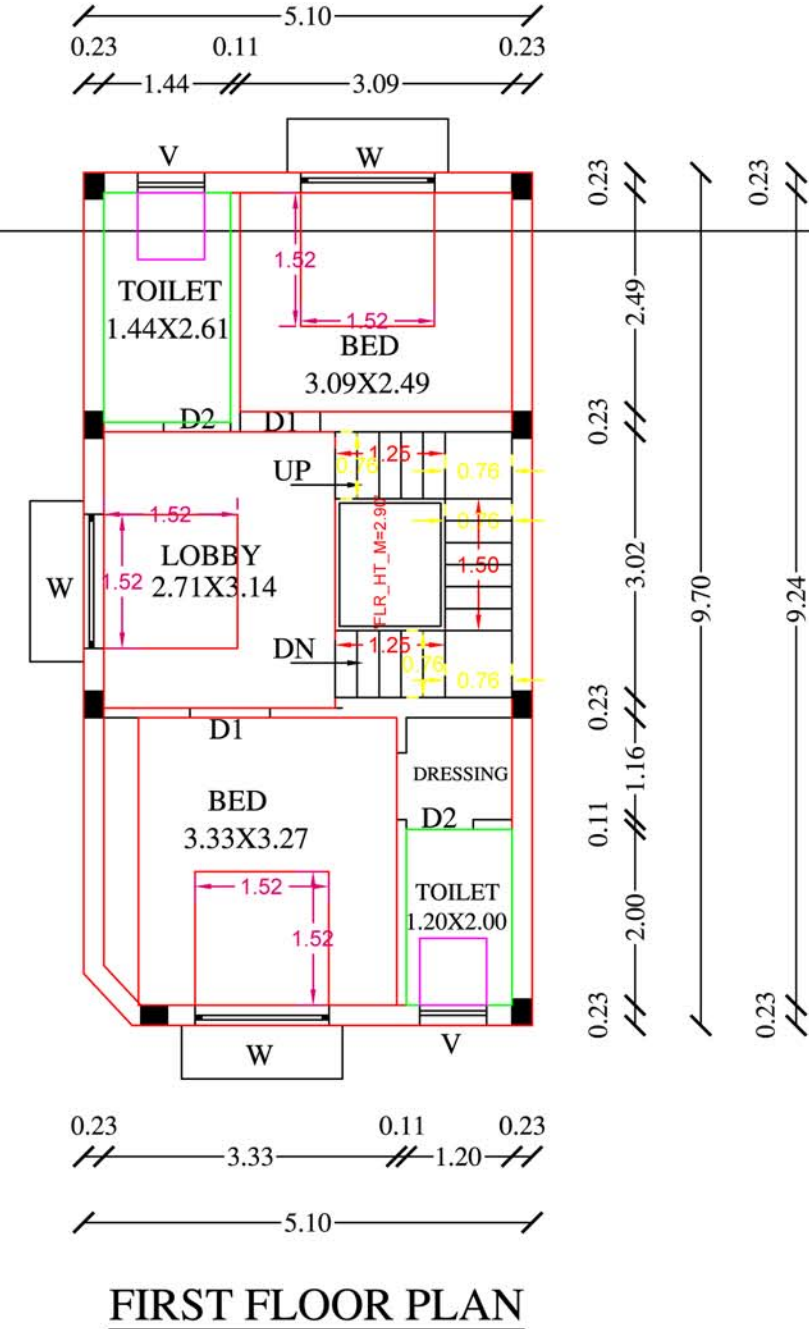
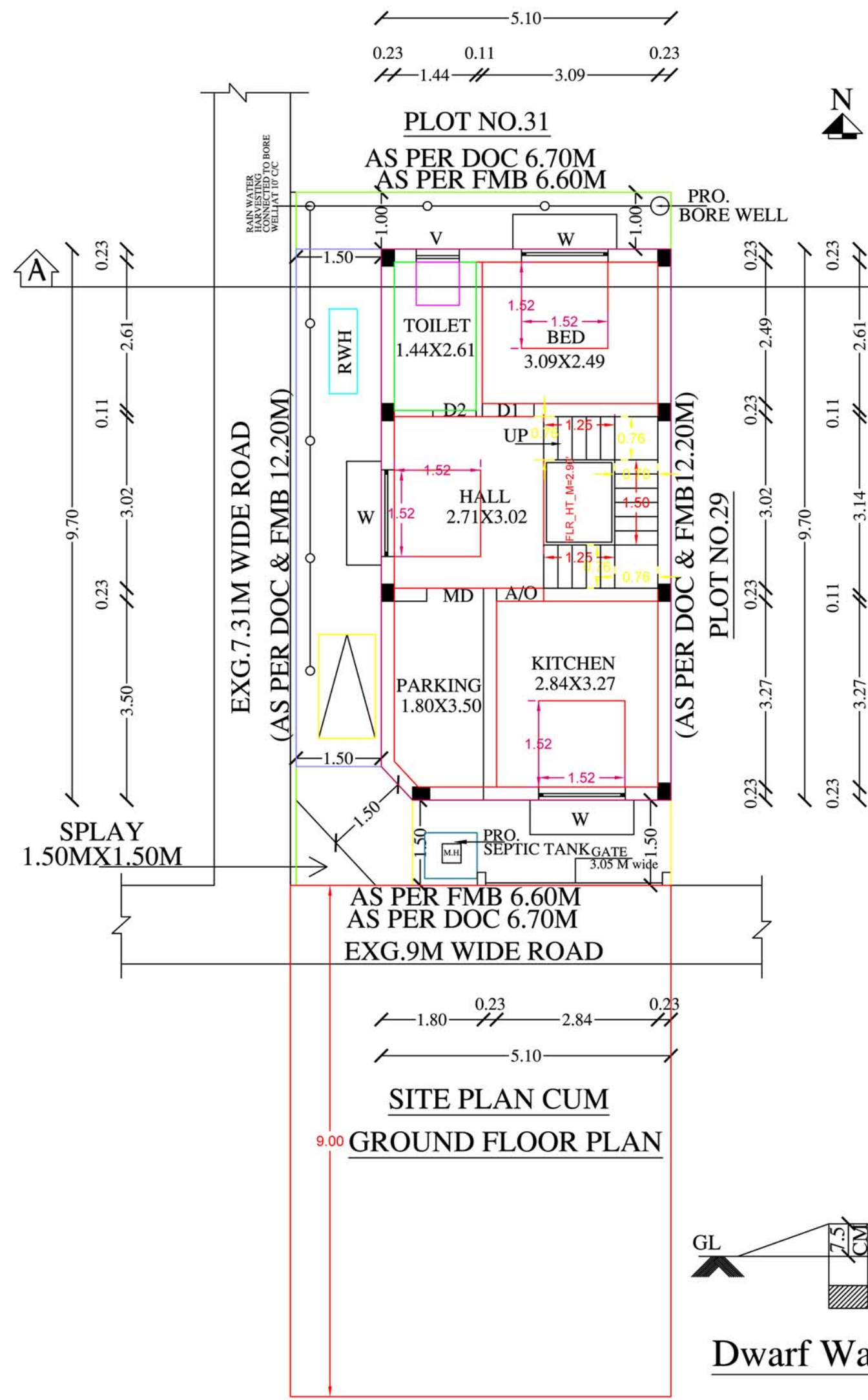
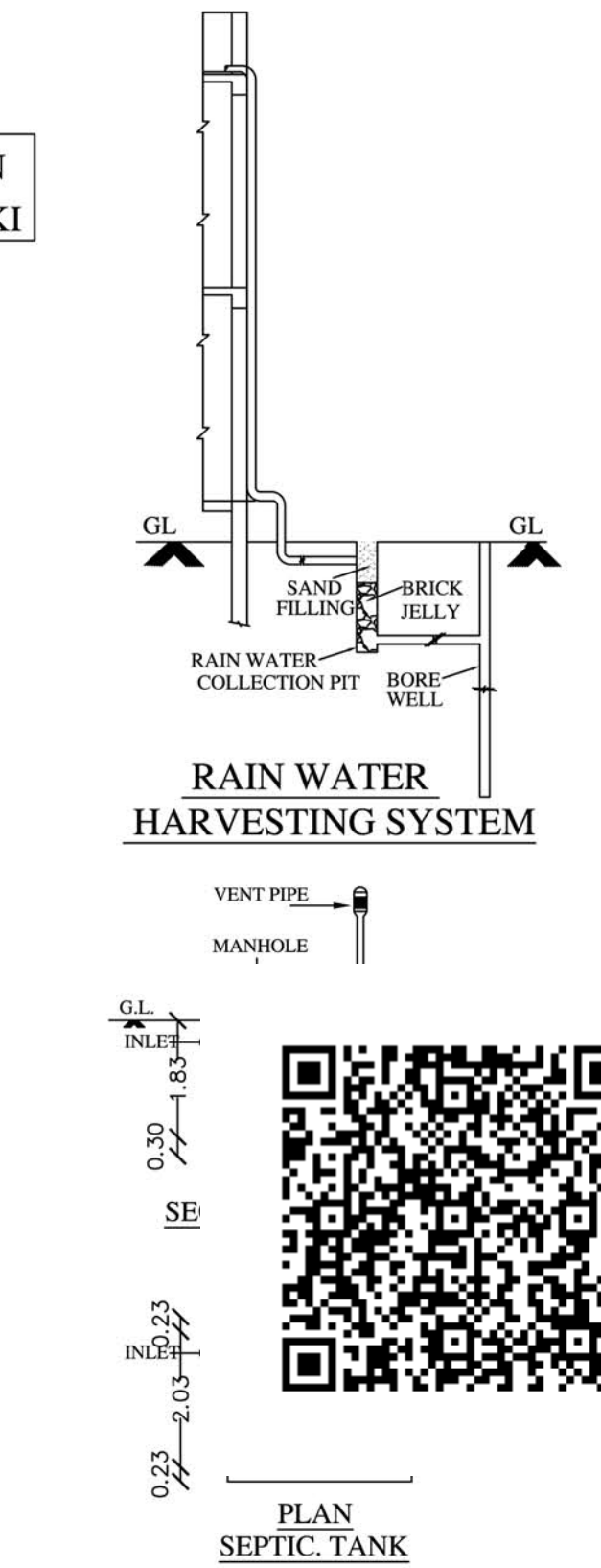
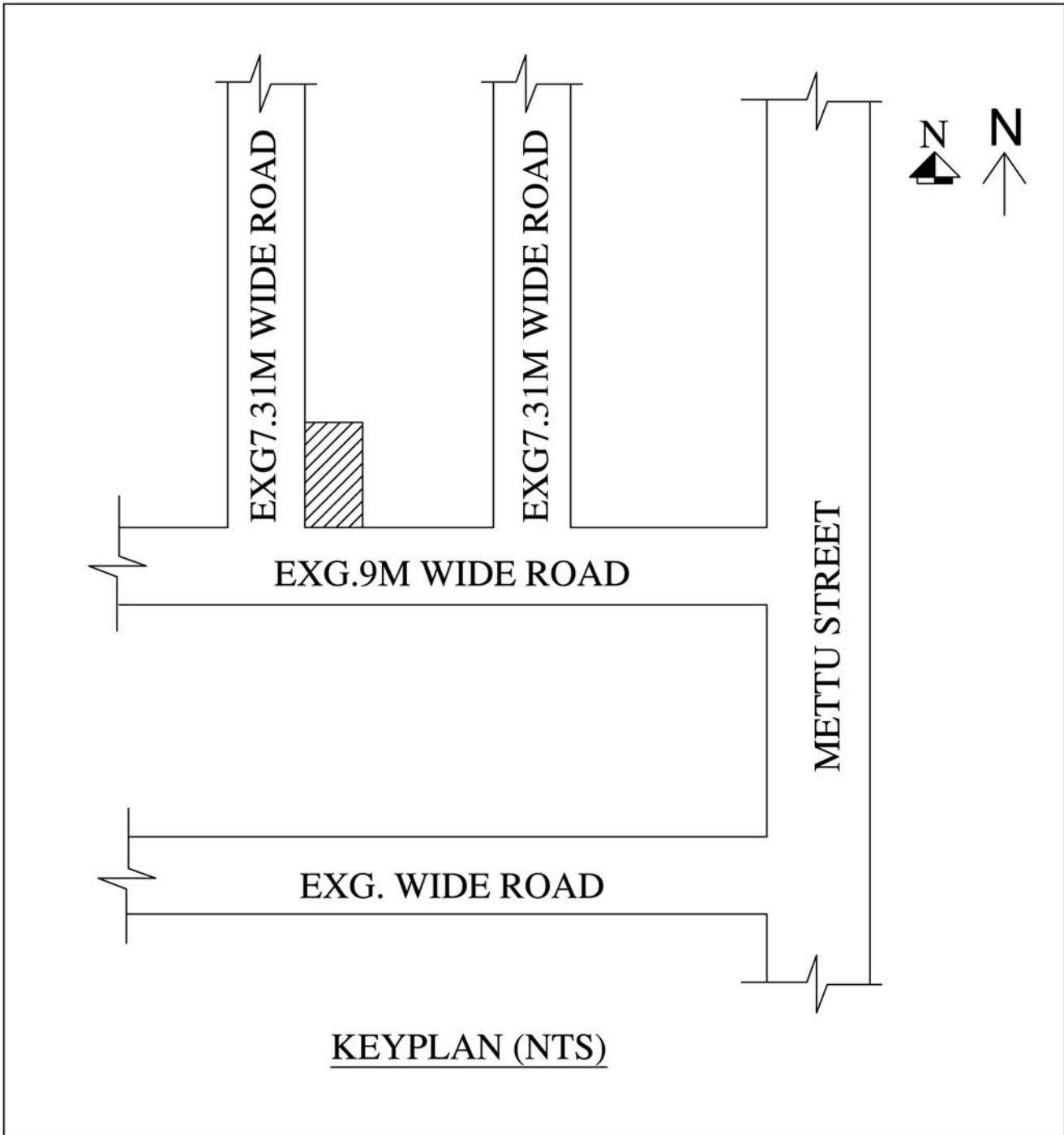
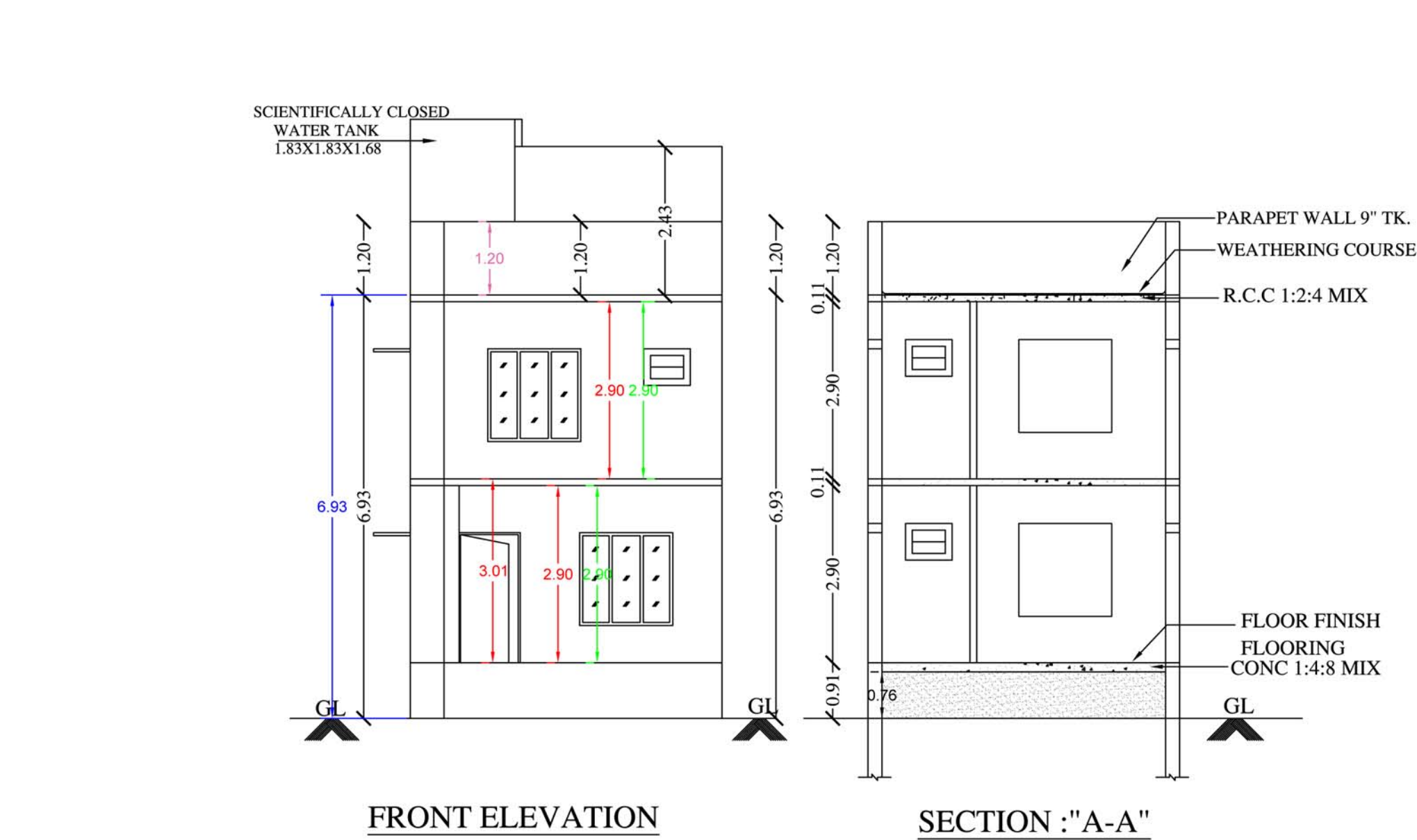
COLOUR INDEX		STAIRCASE
PROPOSED	☐	
EXG.ROAD	☐	
SITE BOUNDARY	☐	
ALL DIMENSION ARE IN Mtr		DATE :27/04/2024

EXTENT	IN	SQFTS	SQMTS
PLOT AREA (AS PER PATT A)		871.88	81.00
PLOT AREA (AS PER DOCUMENT)		868.00	80.63
SUPER IMPOSED AREA		866.71	80.52
PLINTH AREA OF G.FLOOR		530.66	49.30
PLINTH AREA OF F.FLOOR		530.66	49.30
TOTAL AREA		1061.32	98.60
F.S.I		1.22	
COVERAGE		61.22%	
NON-FSI AREA			
PLINTH AREA OF HEAD ROOM		126.90	11.79

OWNER

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

REGISTERED ENGINEER:



J154_VETRIVEL AVENUE_PONMAR_R6

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.

