

PP

APPROVAL RECORD

Planning Permission

Ponmar

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

PURPOSE

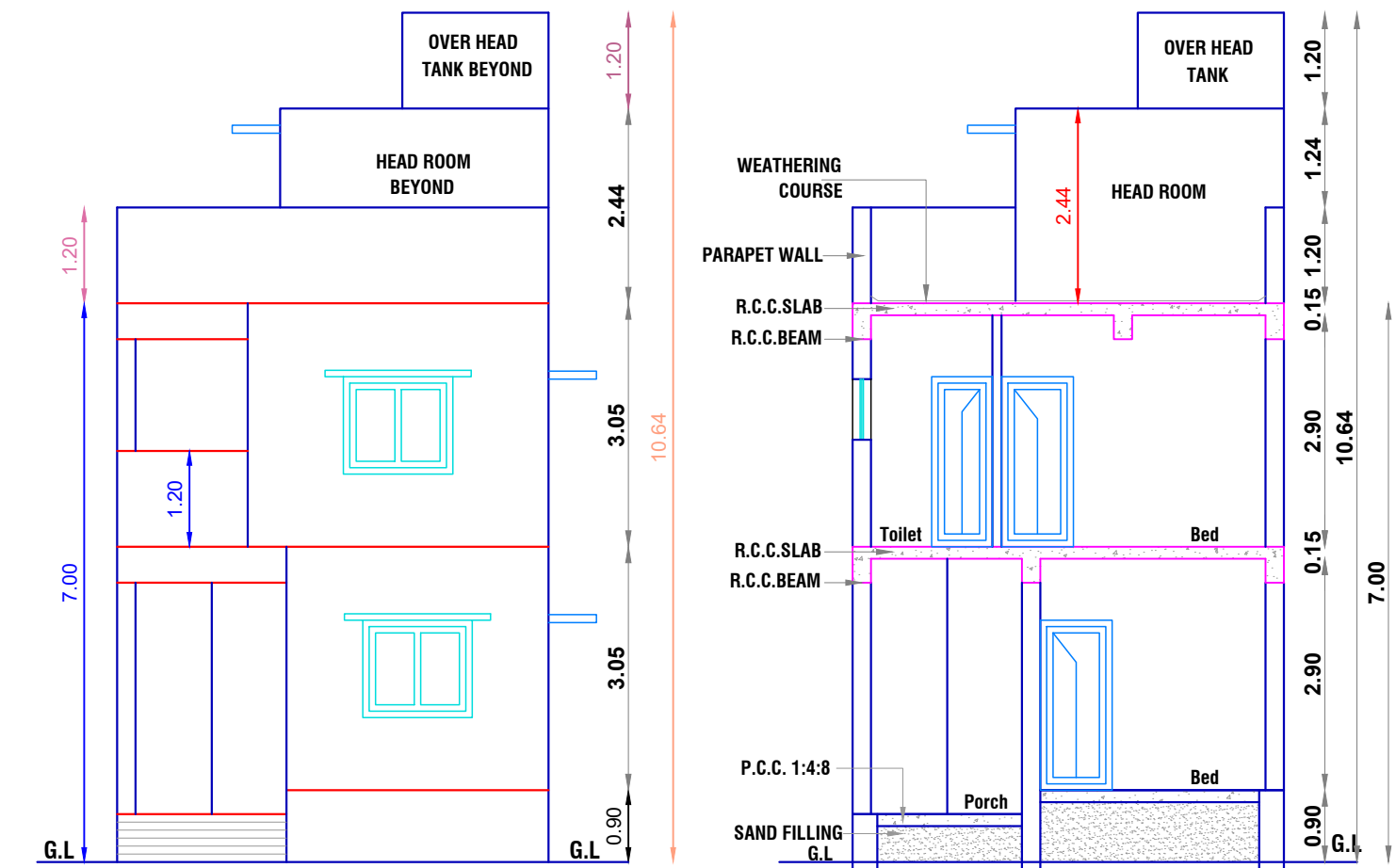
Residential

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.

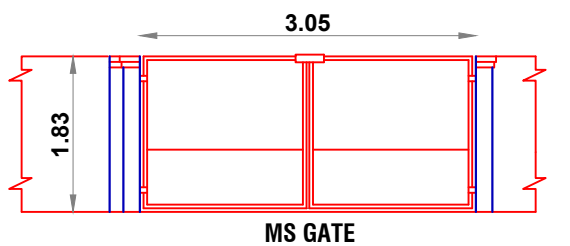
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND & FIRST FLOOR DUPLEX RESIDENTIAL BUILDING [1 - DWELLING UNIT] IN OLD S.NO.135/3, AS PER PATTa S.NO. 135/3A1B [PATTa NO. 1512] @ PLOT NO. 5, KANNIYAPPAN NAGAR EXTENSION OF POLACHERI VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT. THIRUPORUR PANCHAYAT UNION LIMIT.

NOTE : LAYOUT APPROVAL NO. 467 / 2021 / A1, DATED ON 11.08.2021.

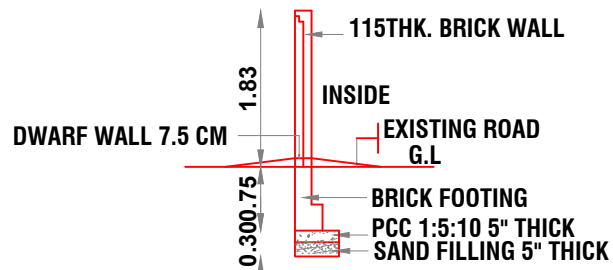


ELEVATION

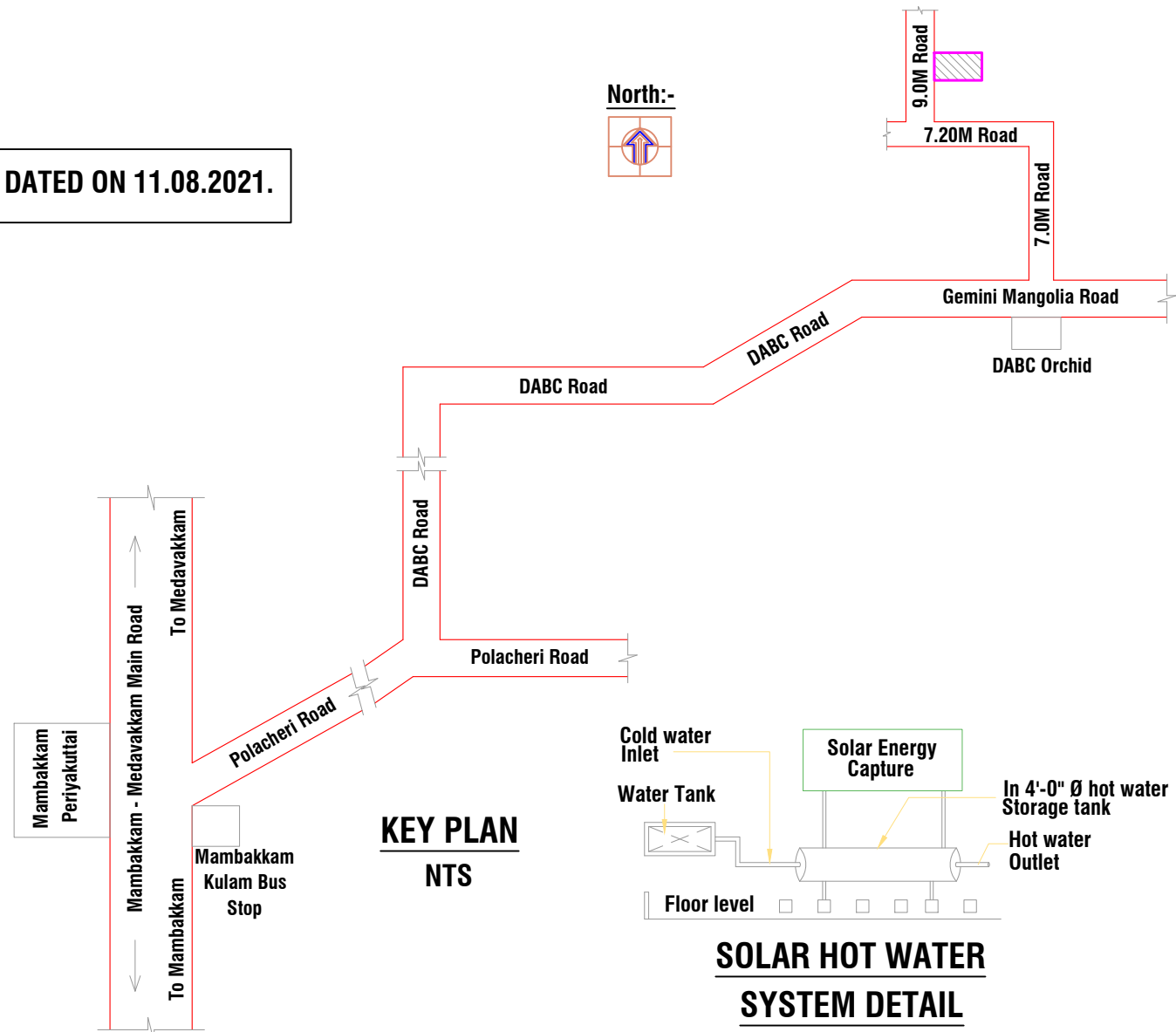
SECTION A - A



ELEVATION OF COMPOUND WALL

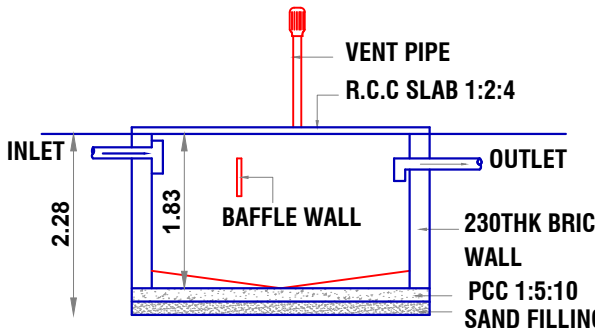


SECTION OF COMPOUND WALL

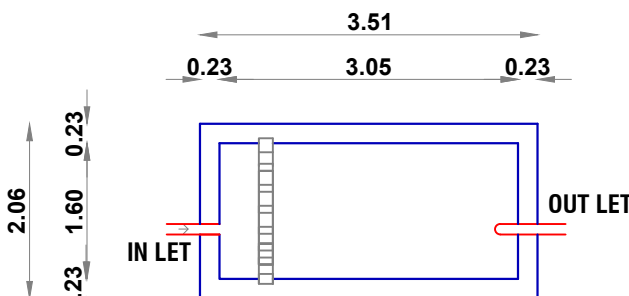


KEY PLAN
NTS

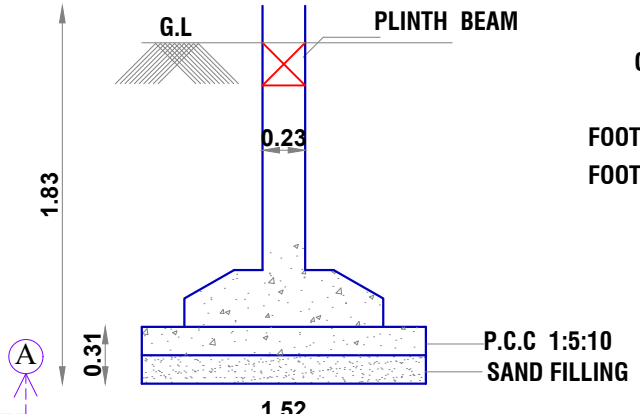
SOLAR HOT WATER
SYSTEM DETAIL



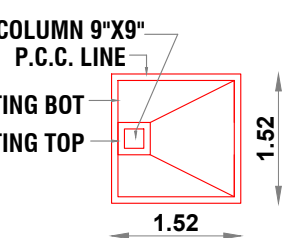
SECTION OF SEPTIC TANK



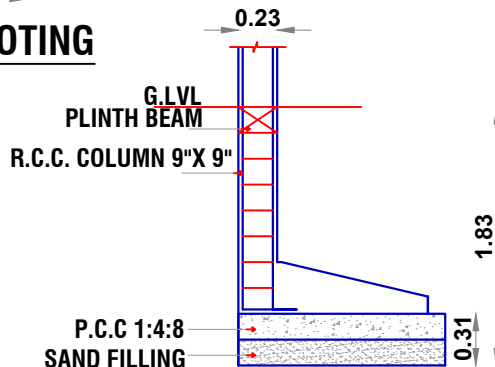
PLAN OF SEPTIC TANK
CAPACITY - 8000 LITRES



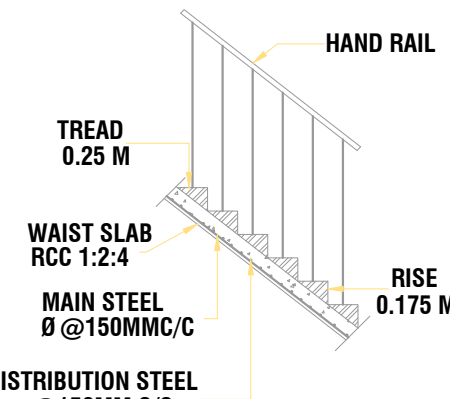
FOUNDATION DETAIL



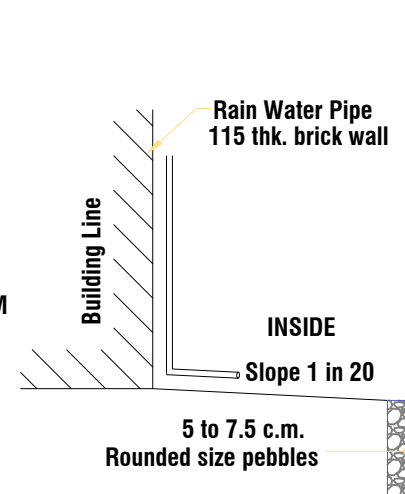
PLAN OF FOOTING



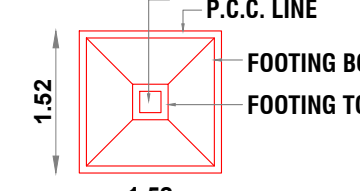
END FOOTING DETAILS



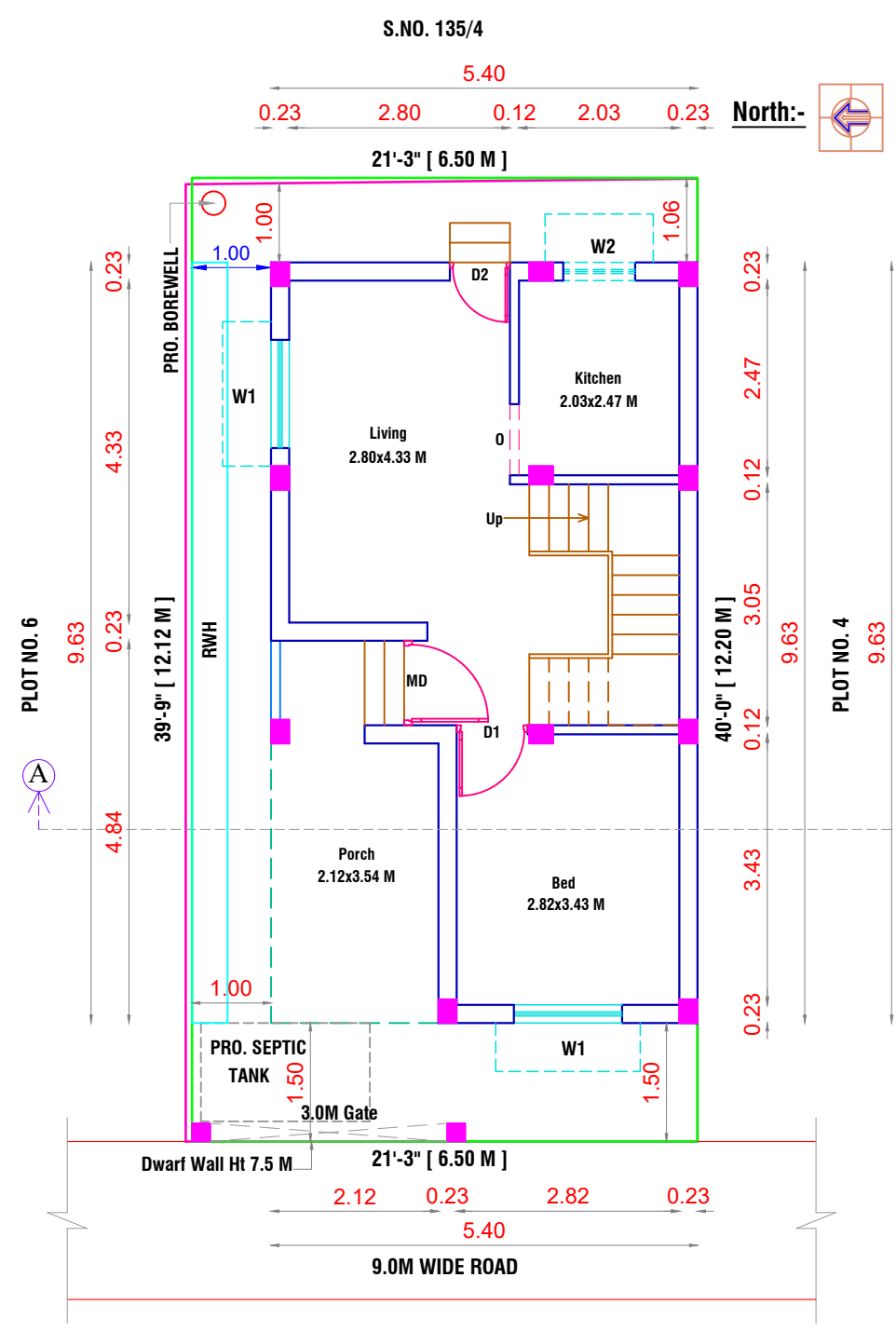
STAIR CASE DETAILS
SCALE 1:300



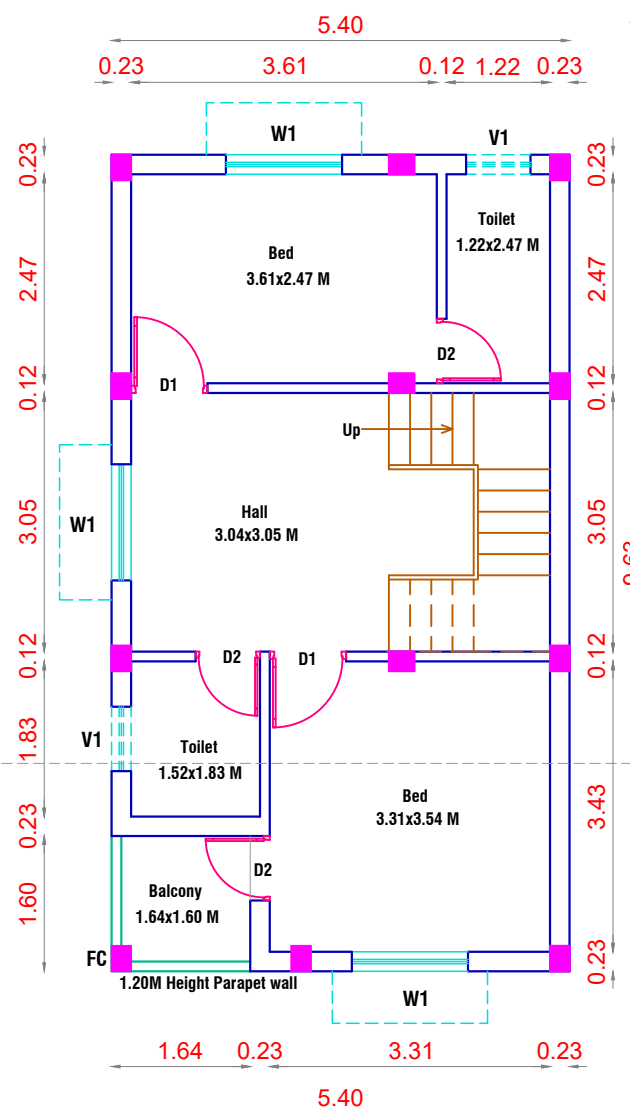
RWHTrench



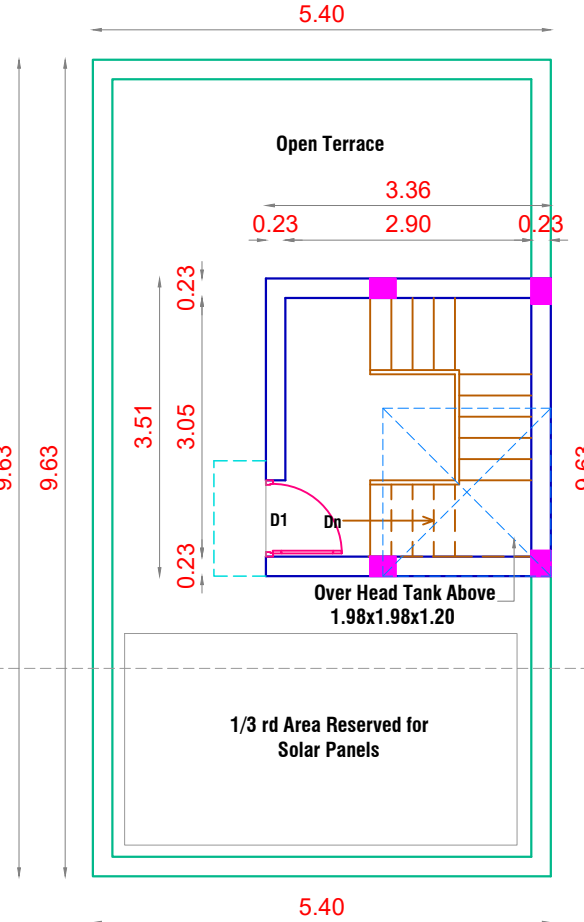
PLAN OF FOOTING



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



HEIGHT EET (METER)
7'-0" (2.14 M)
7'-0" (2.14 M)
7'-0" (2.14 M)
7'-0" (2.14 M)
7'-0" (2.14 M)
7'-0" (2.14 M)
7'-0" (2.14 M)

SUPERSTRUCTURE	: 9" & 4 1/2" THICK B.W IN C.M 1:5 (1 OF CEMENT AND 5 OF SAND).
R.C.C. WORK	: R.C.C. 1:2:4 (1 CEMENT : 2 SAND : 4 AGGREGATE).
DOORS & WINDOWS	: WOOD FRAME & SHUTTER FOR DOORS WOOD FRAME & GLAZED FOR WINDOWS.
PLASTERING	: CEILING AND BEAMS IN C.M. 1:3 INTERIOR AND EXTERIOR IN C.M. 1:4.
FLOORING	: VITRIFIED TILES FLOORING & CERAMIC TILE FLOORING FOR TOILETS.
WEATHERING COURSE	: 12MM THICK PRESSED LAY OVER LIME CONCRETE 1:3 LAID TO SLOPE NECESSARY C.M. 1:3
PAINTING	: 2 COATS EMULSION FOR INTERIOR & WEATHERSHIELD FOR EXTERIOR WALLS.
WATER TANK	: WATER TANK SCIENTIFICALLY CLOSED.
SEPTIC TANK	: SEPTIC TANK HERMITICALLY CLOSED.

AREA STATEMENT [FSI]

DESCRIPTION	SQM
PLOT EXTENT [AS PER DOC]	78.69
PLOT EXTENT [AS PER PATTa]	79.00
GROUND FLOOR	52.00
FIRST FLOOR	52.00
TOTAL FLOOR AREA	104.00

F.S.I.	: 1.32
NO. OF DWELLING UNITS	: 1

AREA STATEMENT [NON FSI]

DESCRIPTION	SQM
HEAD ROOM	11.79

COLOUR CODE REFERENCE

PROPOSED	: 	SCALE - 1" = 8'-0"
EXISTING ROAD	: 	
BOUNDARY LINE	: 	

G. Bakky

SIGNATURE OF OWNER

P. Ramkumar
REG.NO. CGLRGN/RE/Gr-II/2019/091 013
CHENGALPATTU DISTRICT
View Points
No.7/4, Munavar Avenue, 4th Street,
Essa Pallavaram, Chennai - 600 043.
Mob: 99529 72184
Email : vpointr@rediffmail.com

SIGNATURE OF REGISTERED ENGINEER

VIEW POINTS
Consulting Engineers & Licensed Surveyors
No.10, Ponniyammam Kovil 1st Street,
Pallavaram, Chennai - 600 043.
Ph: 044-2264 2184, Telefax: 044-2264 4252
Mob: 98842 11274.
Email: vpointr@rediffmail.com

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.

