

PP

APPROVAL RECORD

Planning Permission

Ponmar

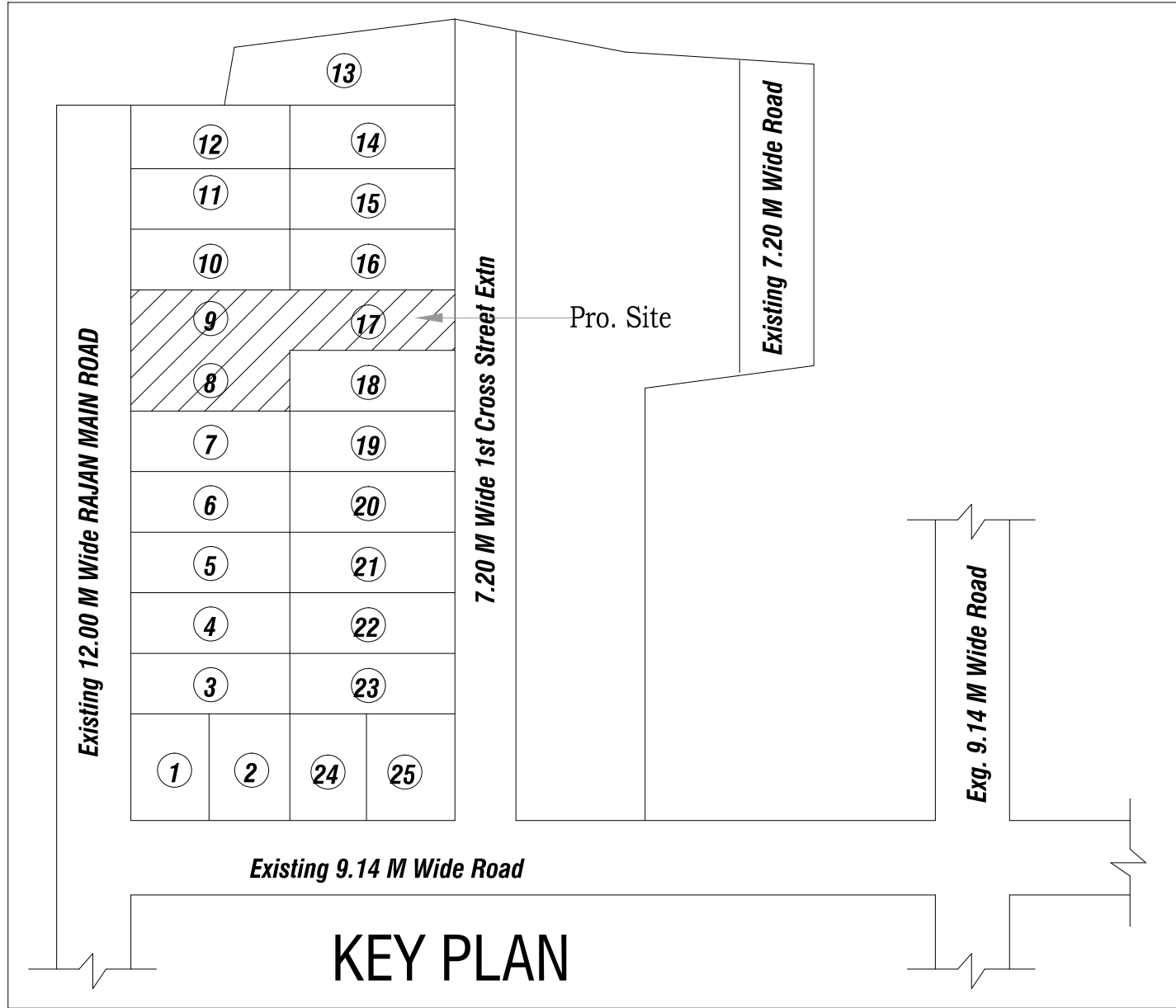
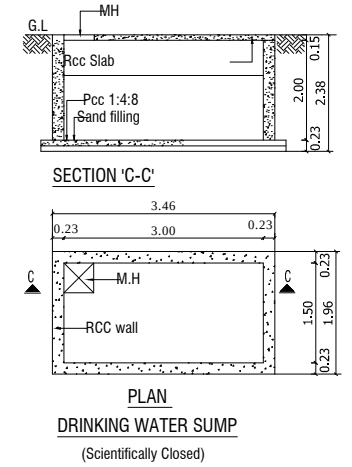
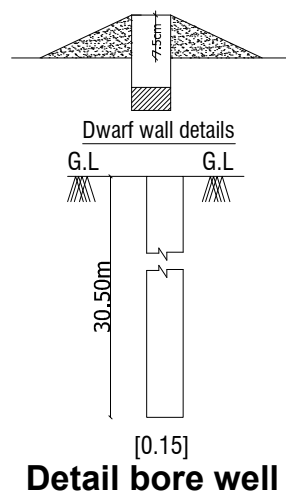
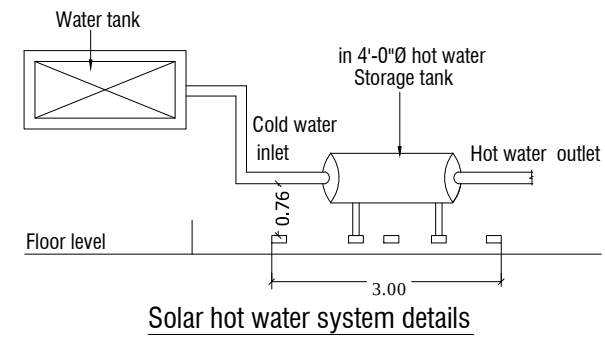
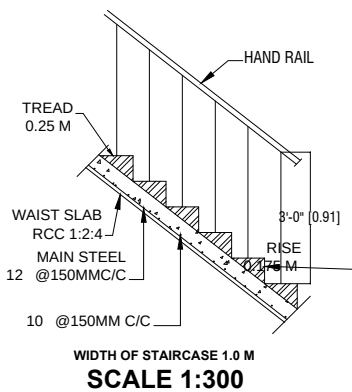
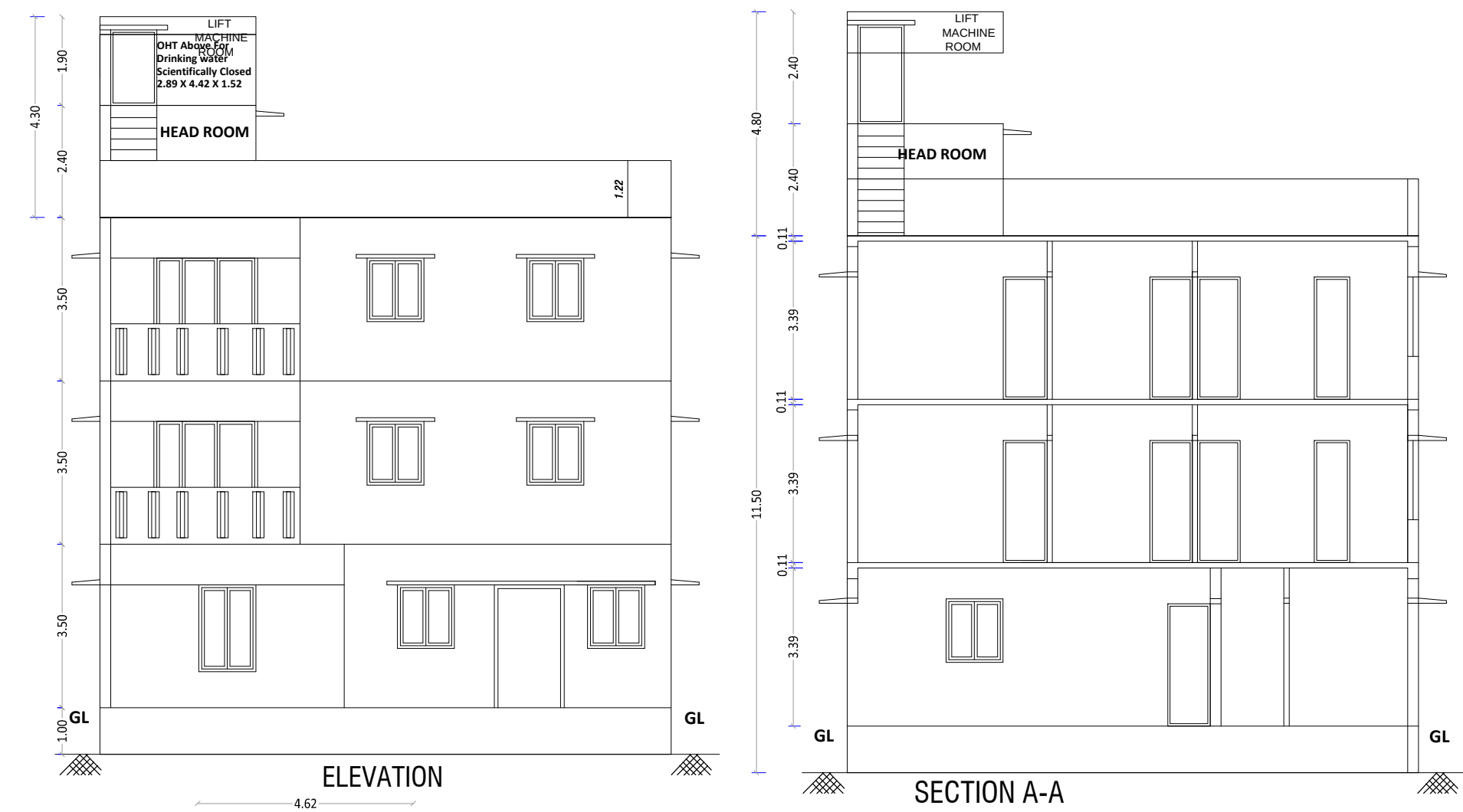
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
Rural PanchayatPURPOSE
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 A NURSHING HOME CUM RESIDENTIAL BUILDING AT PLOT NO:8, 9 & 17, "WATERWAY PHASE 2",
RAJAN MAIN ROAD & 1ST CROSS STREET EXTN, PONMAR, COMPRISED IN OLD S.NO: 389/1B, 367/1A1, 389/1A & 367/1B3, PATTa NO. 4970 , AS PER PATTa NEW
S.NO: 367/1B3B, 367/3, 389/23 & 389/24, OF PONMAR VILLAGE , VANDALUR TALUK , CHENGALPATTU DISTRICT, THIRUPORUR PANCHAYAT UNION LIMITS .



NOTE :
LAY - OUT PLAN APPROVED BY VIDE :
P.P.D. / L.O.NO.78/2021, DATED : 20 - 03 - 2021.

JOINERY DETAILS		
MD	MAIN DOOR	1.00 x 2.13
D1	DOOR	0.91 X 2.13
D2	DOOR	0.76 X 2.13
A/O	ARCH OPENING	0.91 X 2.13
W1	WINDOW	1.22 x 1.37
FW	FRENCH WINDOW	2.00 x 2.13
KW	WINDOW	1.22 x 1.00
V	VENTILATOR	0.76 x 0.91

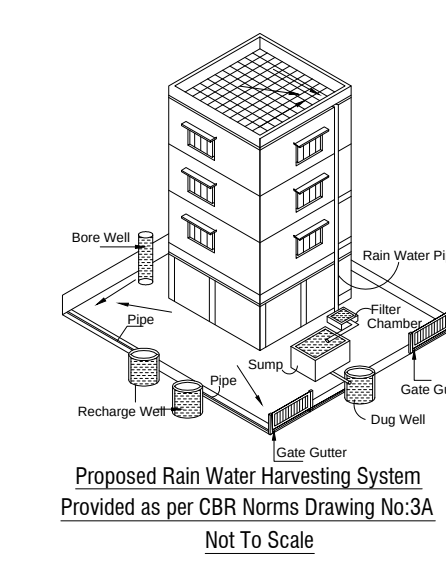
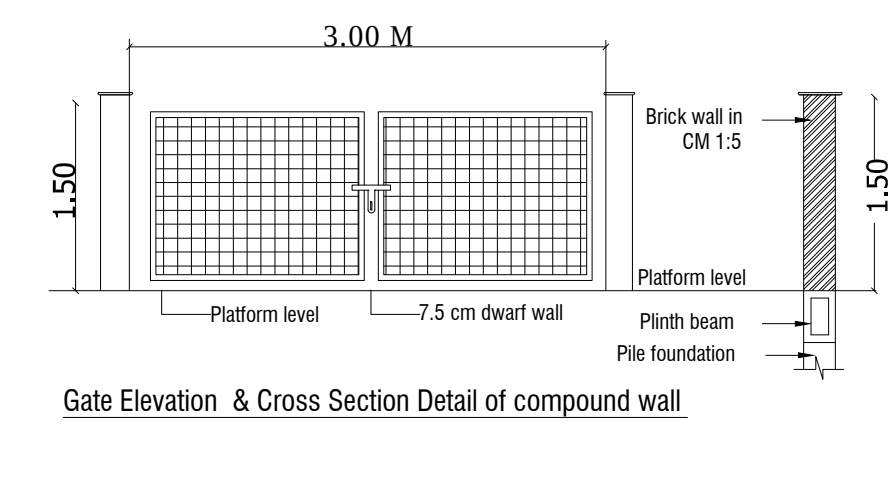
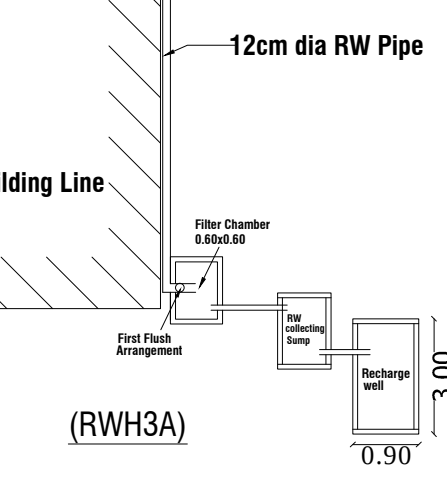
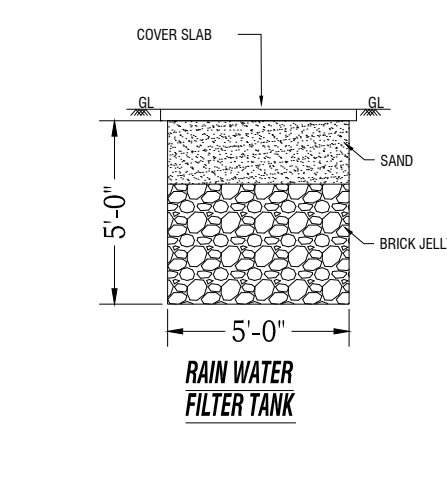
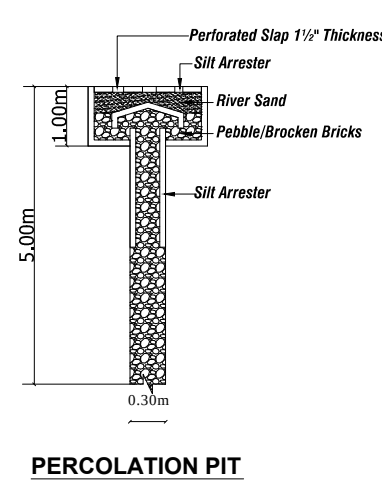
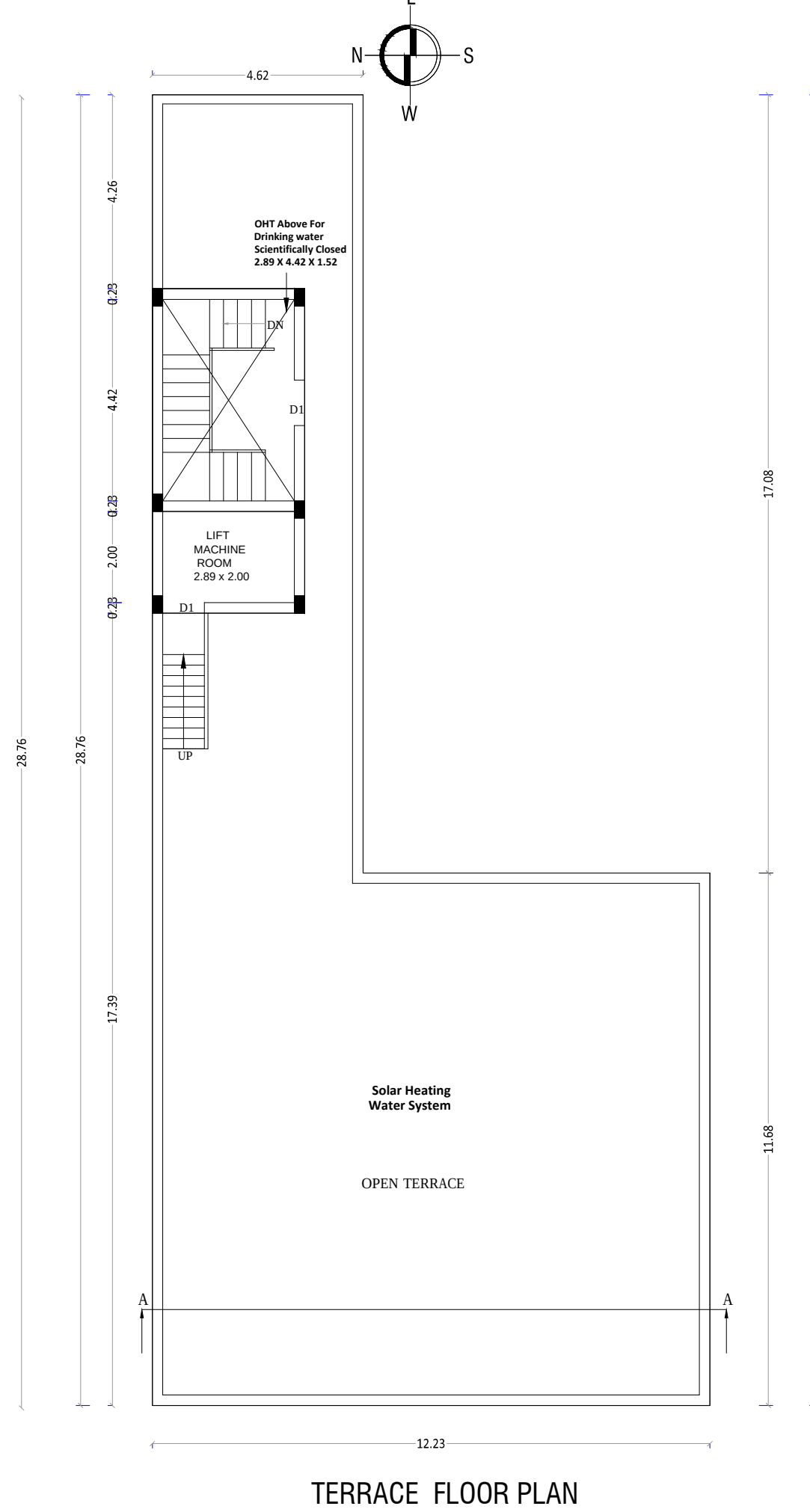
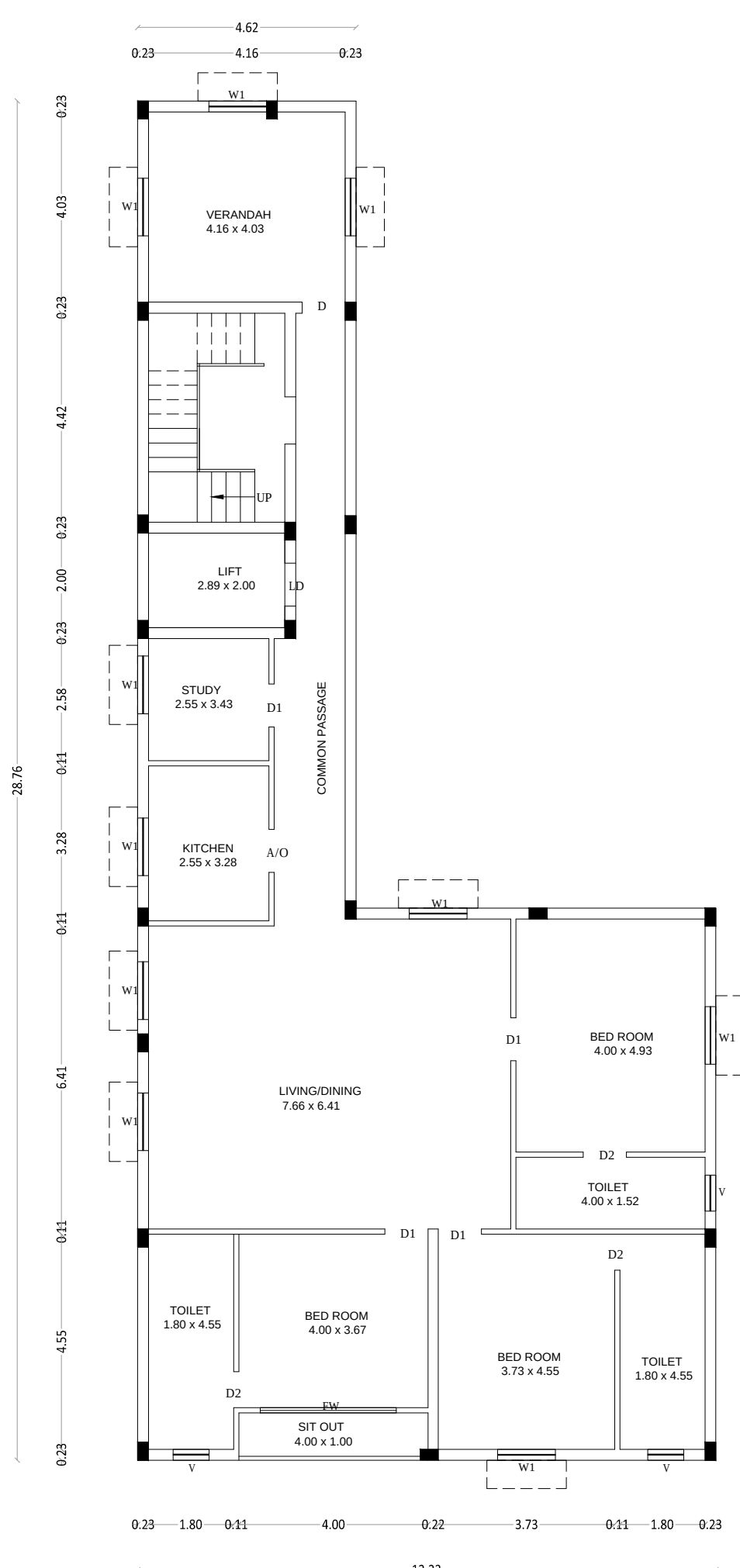
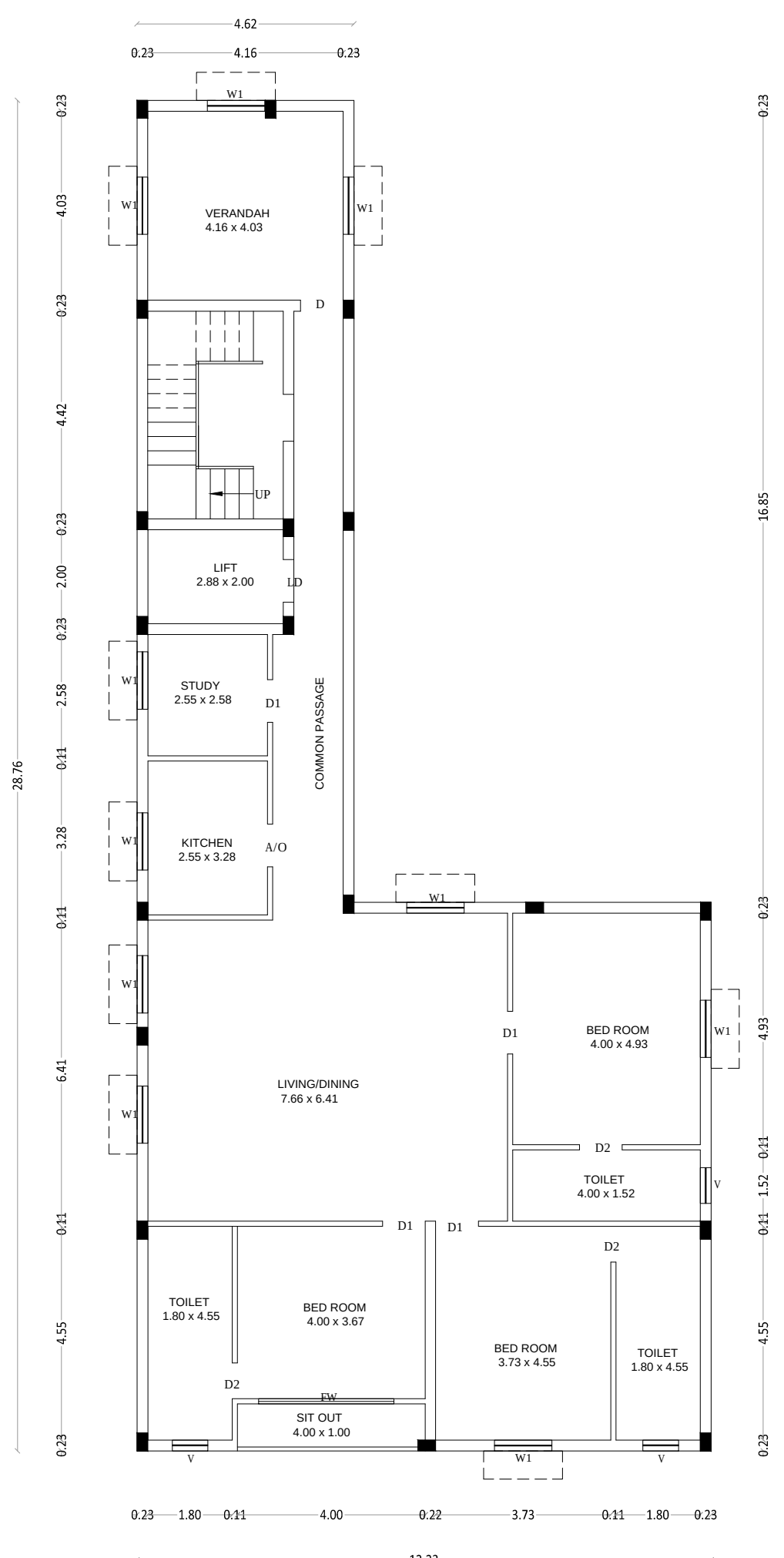
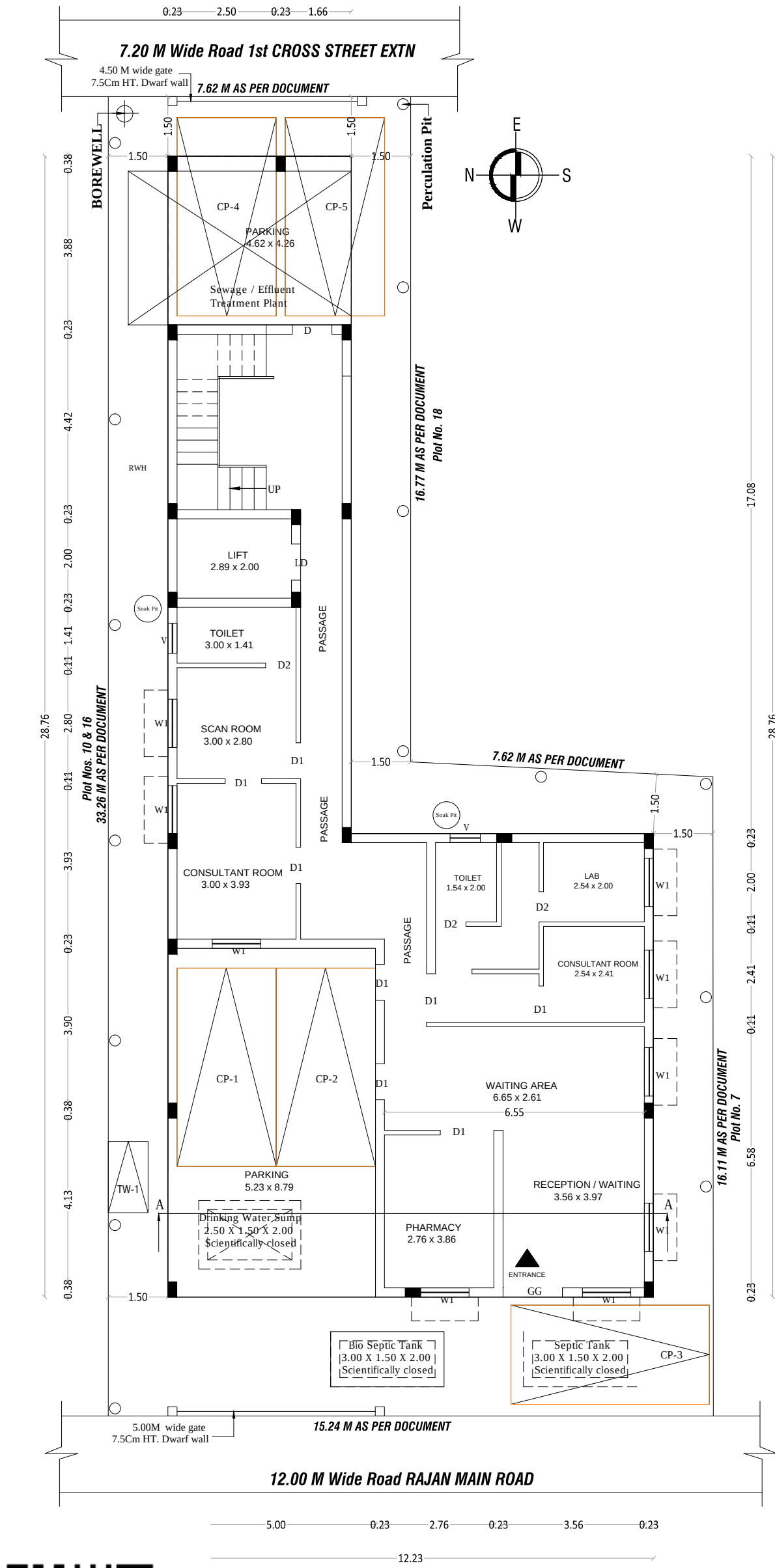
SPECIFICATION :
BRICK WORK SUPER STRUCTURE WITH MAIN WALL USING CM 1:5
WOOD WORK MAIN DOOR TEAK; AND OTHER DOORS KONGU WOOD
RCC WORK MINIMUM GRADE OF CONCRETE M25 (1:1:2)
FLOORING ALL ROOM CERAMICS TILES FLOORING.
PLASTERING WORK PLASTERING WORK IN C.M. 1:4.
WEATHERINGCOURSE WEATHERING COURSE IN BRICK JELLY CONCRETE IN C.M. 1:4.
WITH TWO COURSES OF FLAT TILES LAID TO DETAIL

S.NO.	PLOT AREA DETAILS IN SQ.M	
1	AS PER PATTa	376.00 SQ.M
2	AS PER DOCUMENT	375.88 SQ.M
3	AS PER SITE	377.57 SQ.M

FSI AREA DETAILS IN SQ.M		
S.NO.	FLOOR	AREA IN SQ.M
1	GROUND FLOOR AREA	156.17
2	FIRST FLOOR AREA	221.79
3	SECOND FLOOR AREA	221.79
4	TOTAL	599.75
5	FSI	1.588

NON FSI AREA DETAILS IN SQ.M		
1	CAR PARKING	65.62
2	HEAD ROOM	23.80
3	LIFT MACHINE ROOM	5.79
4	TOTAL NON FSI AREA	95.21
5	TOTAL BUILDUP AREA	694.96

COLOR INDEX	PROPOSED	SCALE 1: 100
ROAD	BOUNDARY	



SITE CUM GROUND & PARKING FLOOR PLAN
(PROPOSED)

OWNER

N. DINESH KUMAR, M.Tech., (STRUCT.)
RE / GR-1/2023/04/410-CMDA
G1, Plot No: 43, Raghava Homes, Srinivasa Apartments,
Hindhu Colony, 2nd Main Road, Ullagaram,
Puzhuthivakkam, Chennai - 600 091.
Cell : 9551213123, 9551151234
email : sustainconsultants@gmail.com

LICENSED SURVEYOR

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.

