

PP

APPROVAL RECORD

Planning Permission

Ponmar

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
Rural PanchayatPURPOSE
Residential

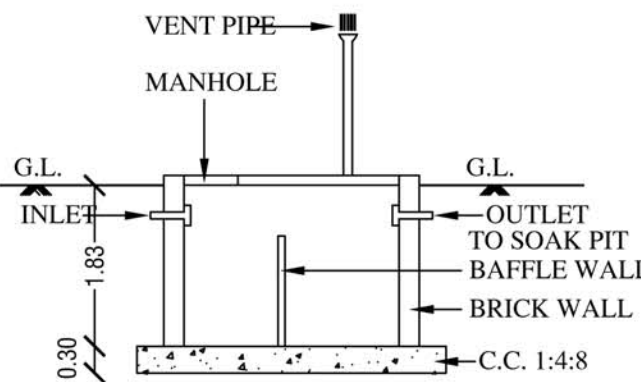
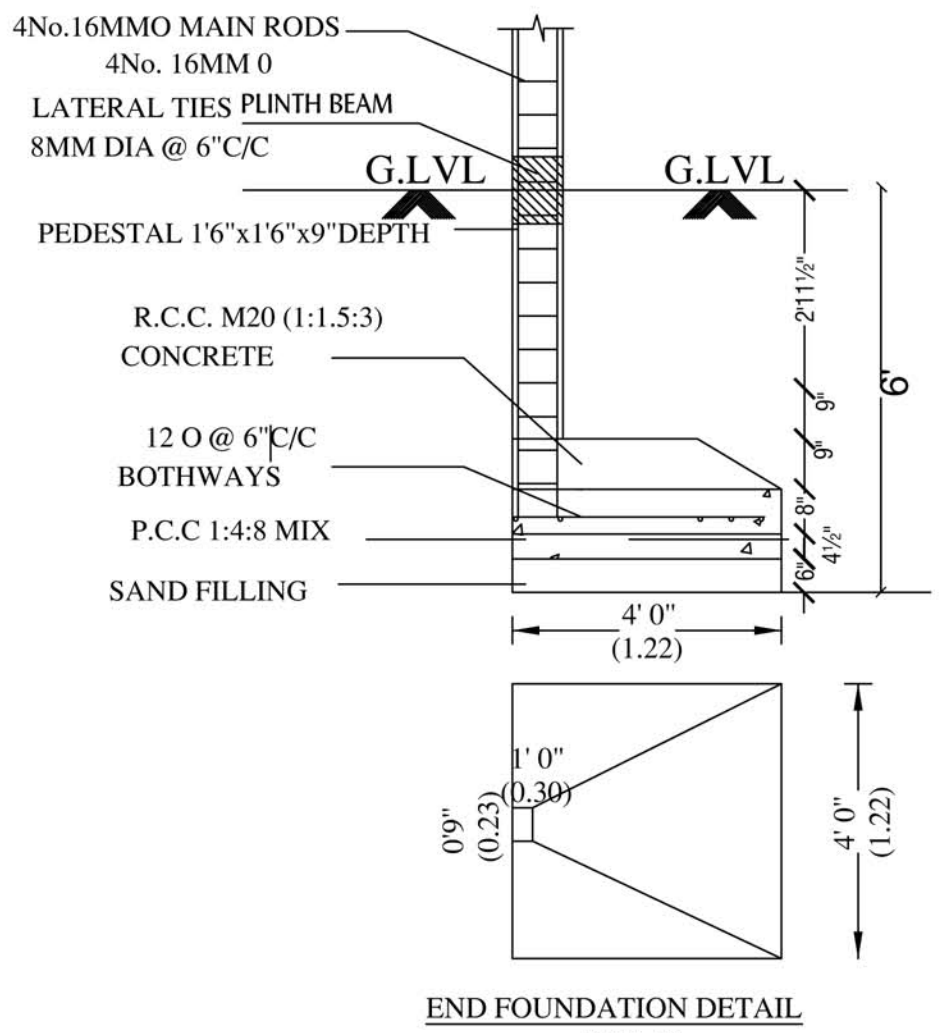
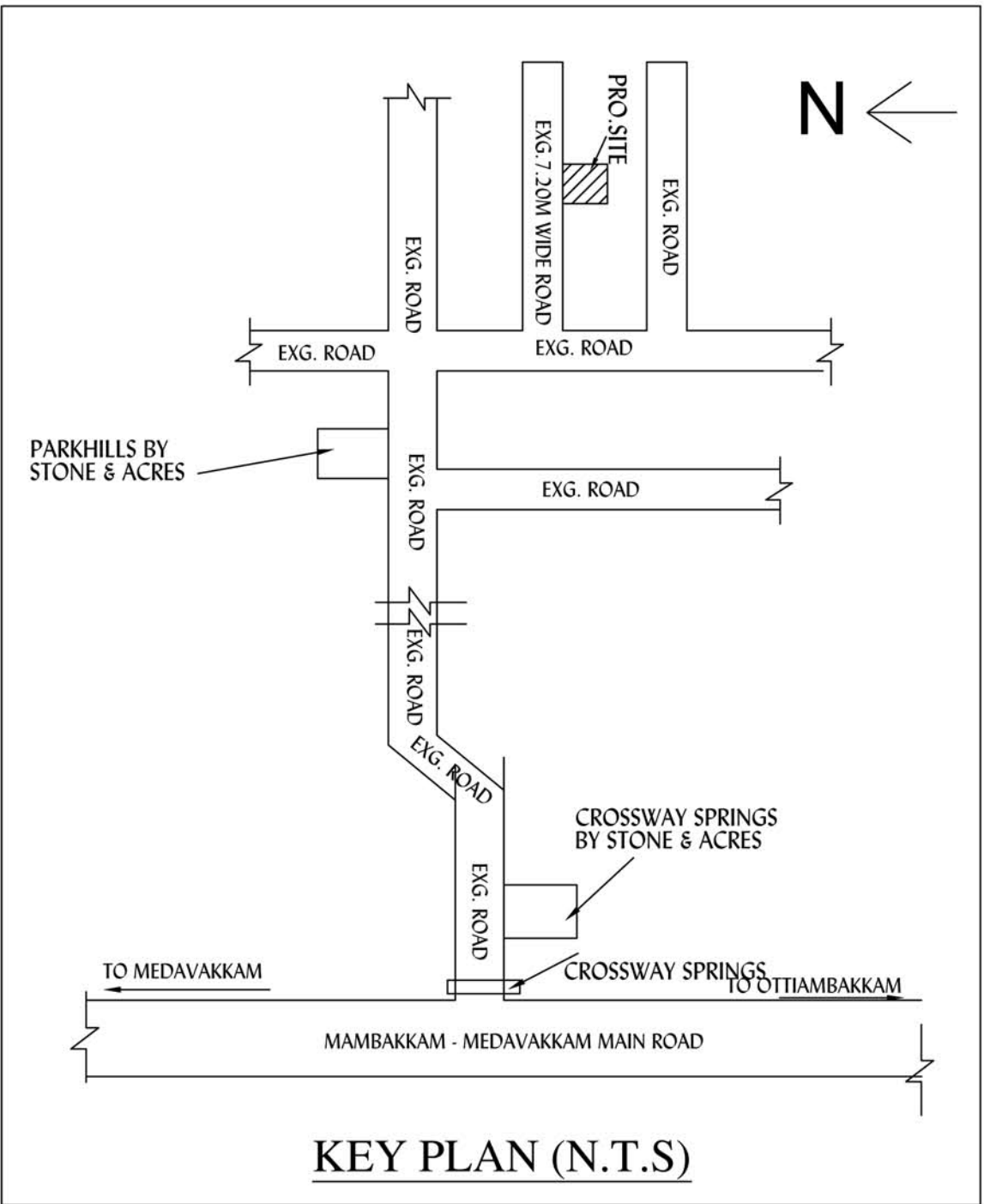
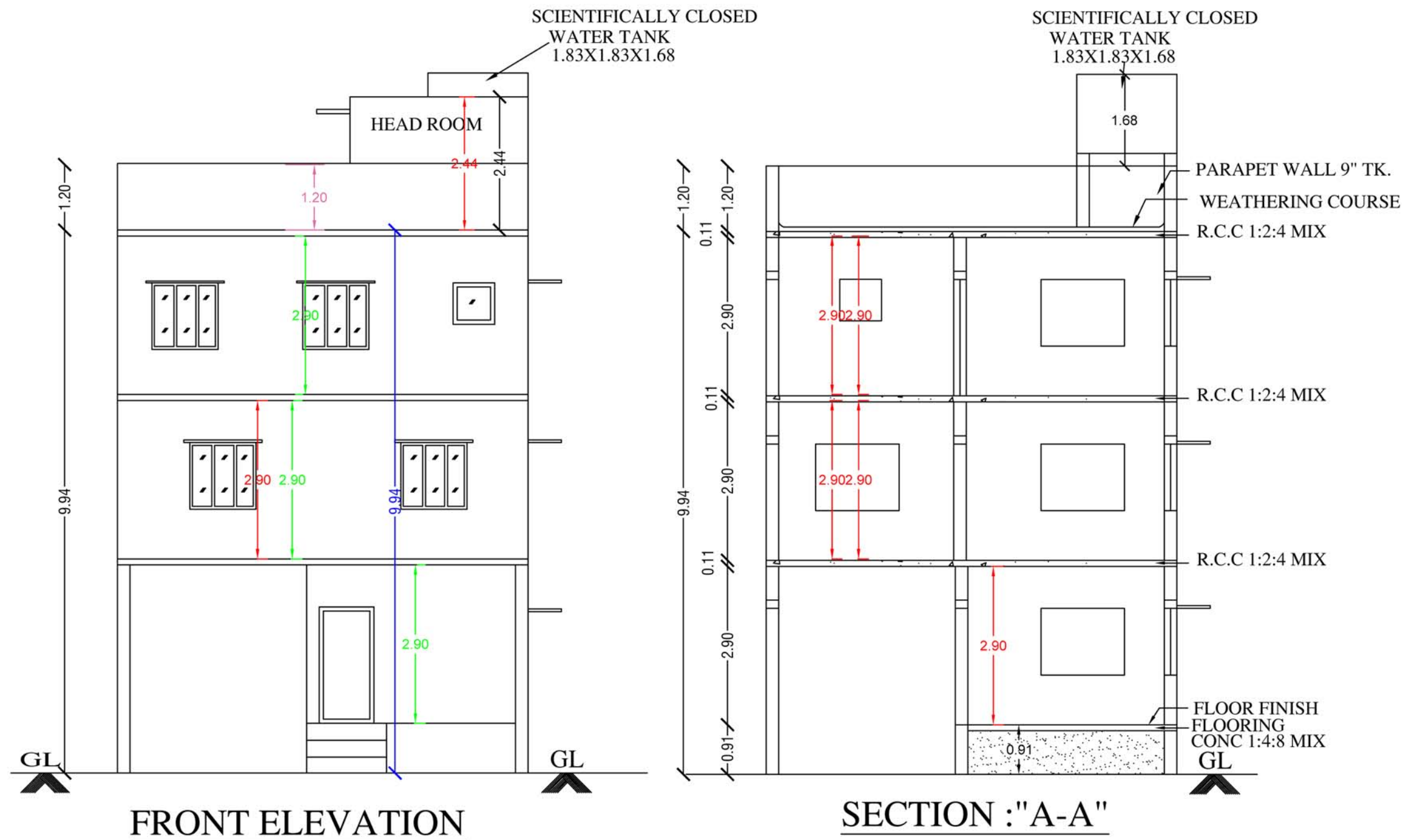
The approval as the planning authority issued it, reproduced in full behind this page.

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

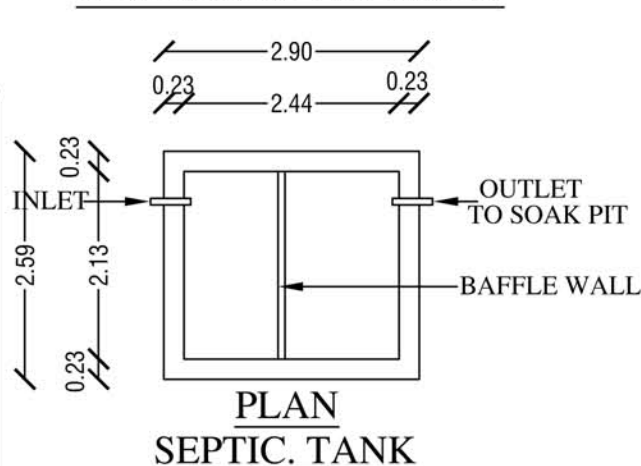
PLAN SHOWING THE PROPOSED GROUND FLOOR, FIRST FLOOR & SECOND FLOOR CONSTRUCTION OF RESIDENTIAL BUILDING
AT PLOT NO:163, "ATMOS PHASE - III " IN OLD S.NOs:314 & 308/1, AS PER PATTANew S.NOs:308/31 & 314/16, PATTANo:5641, OF
PONMAR VILLAGE & PANCHAYAT, (THIRUPORUR PANCHAYAT UNION LIMITS), VANDALUR TALUK, CHENGALPET DISTRICT.

LAYOUT PLAN WAS APPROVED
DTCP NO:23/2022

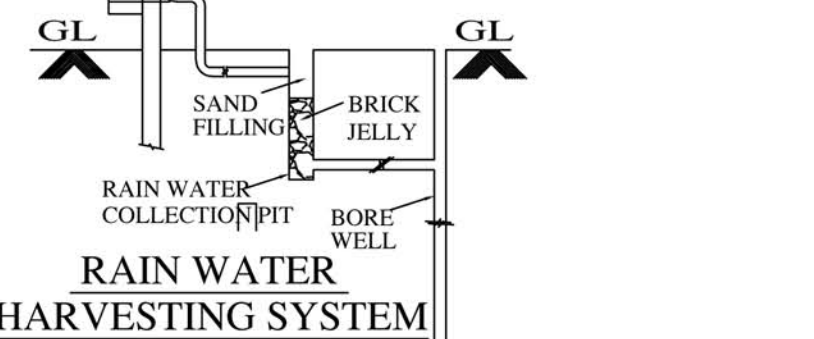
OWNER NAME: Mr.S.SATHISH KUMAR &
Mrs.SUDHARANI RAJAN



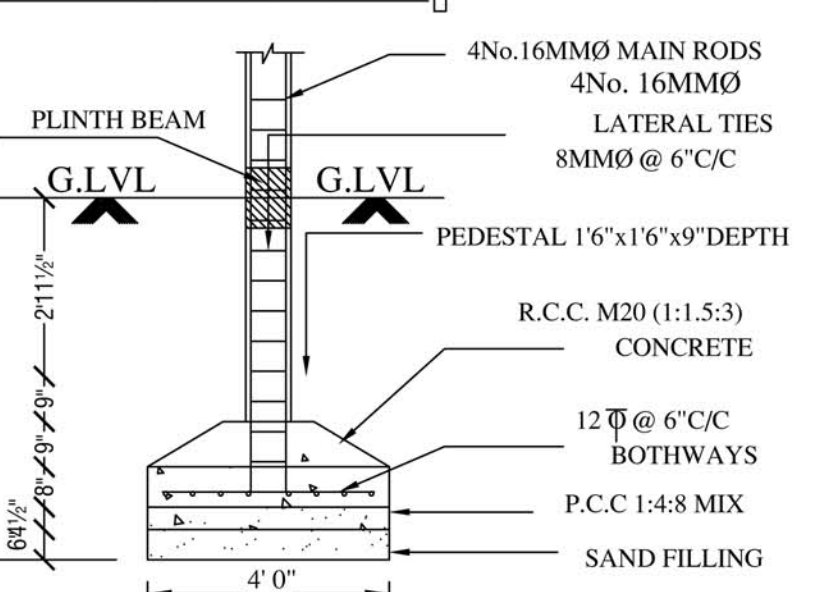
SECTION OF SEP.TANK



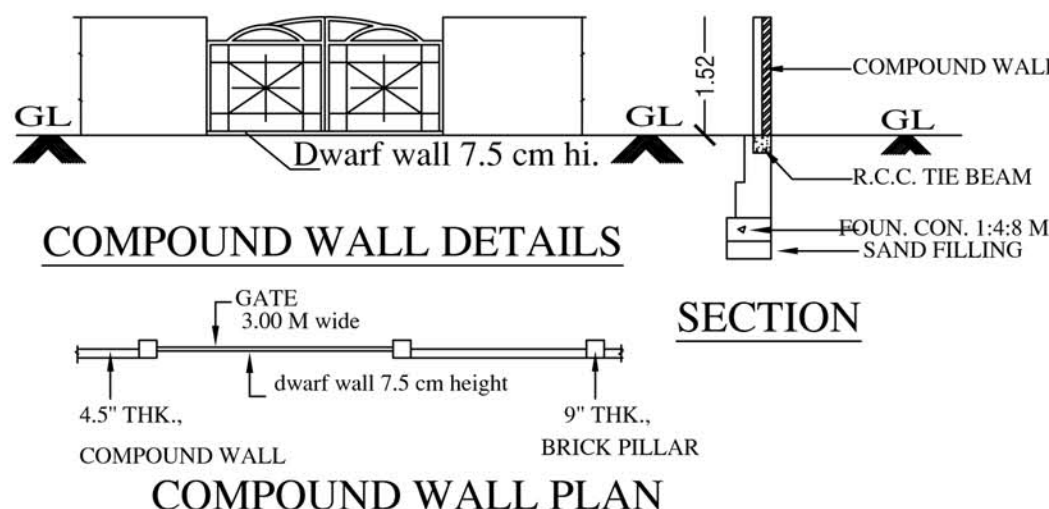
PLAN SEPTIC. TANK



RAIN WATER HARVESTING SYSTEM

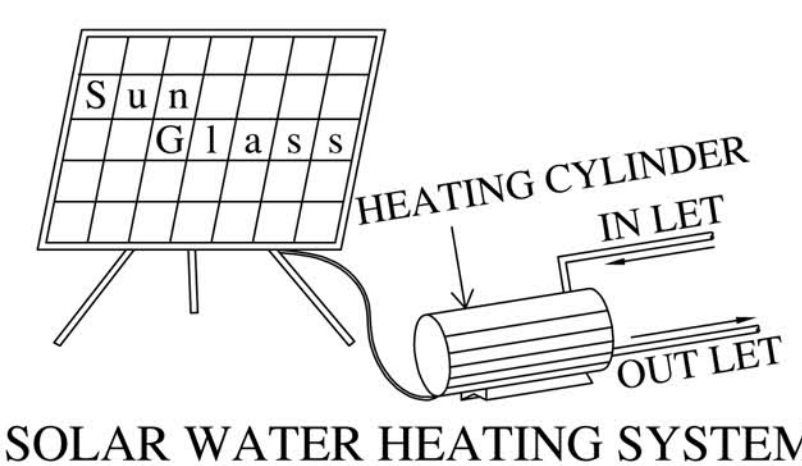


FOUNDATION DETAIL

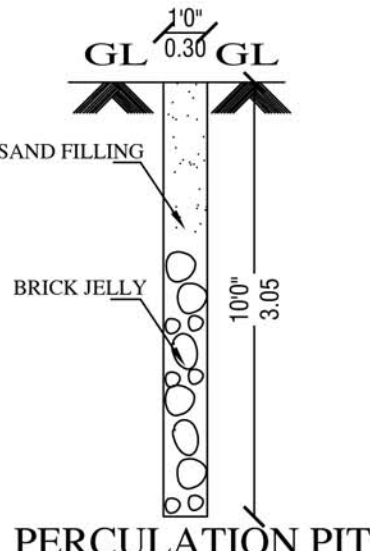


COMPOUND WALL DETAILS

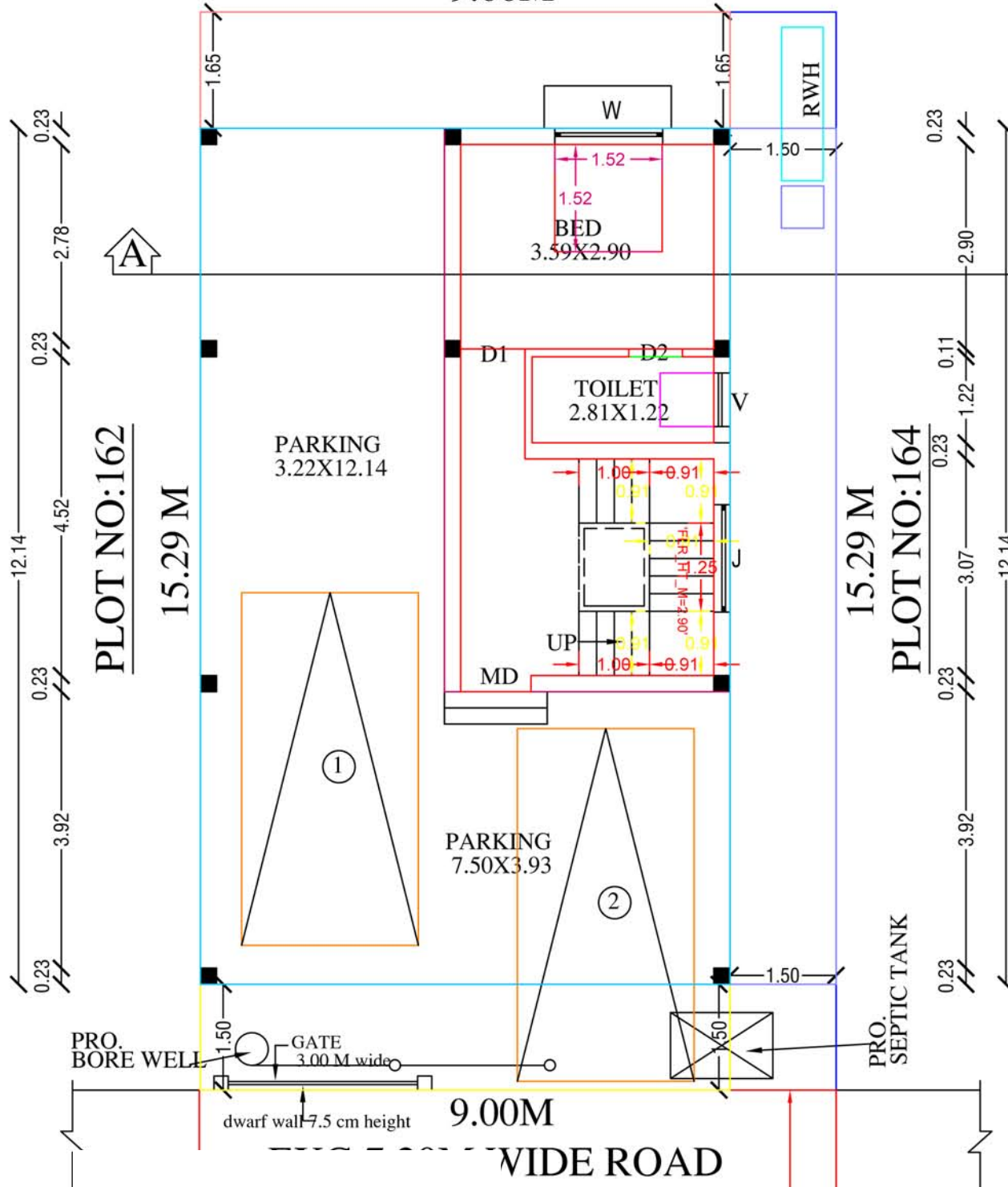
SECTION



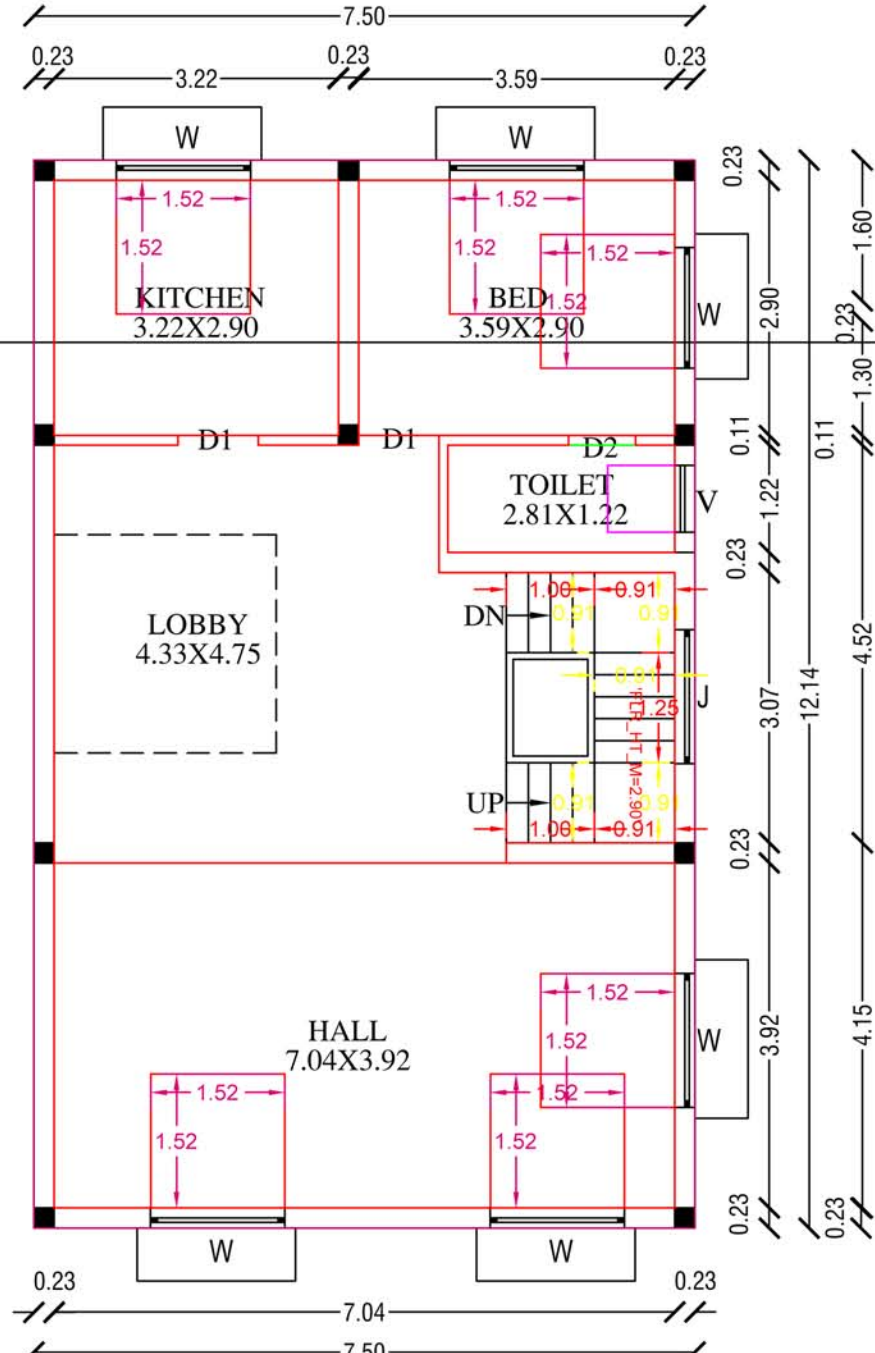
SOLAR WATER HEATING SYSTEM



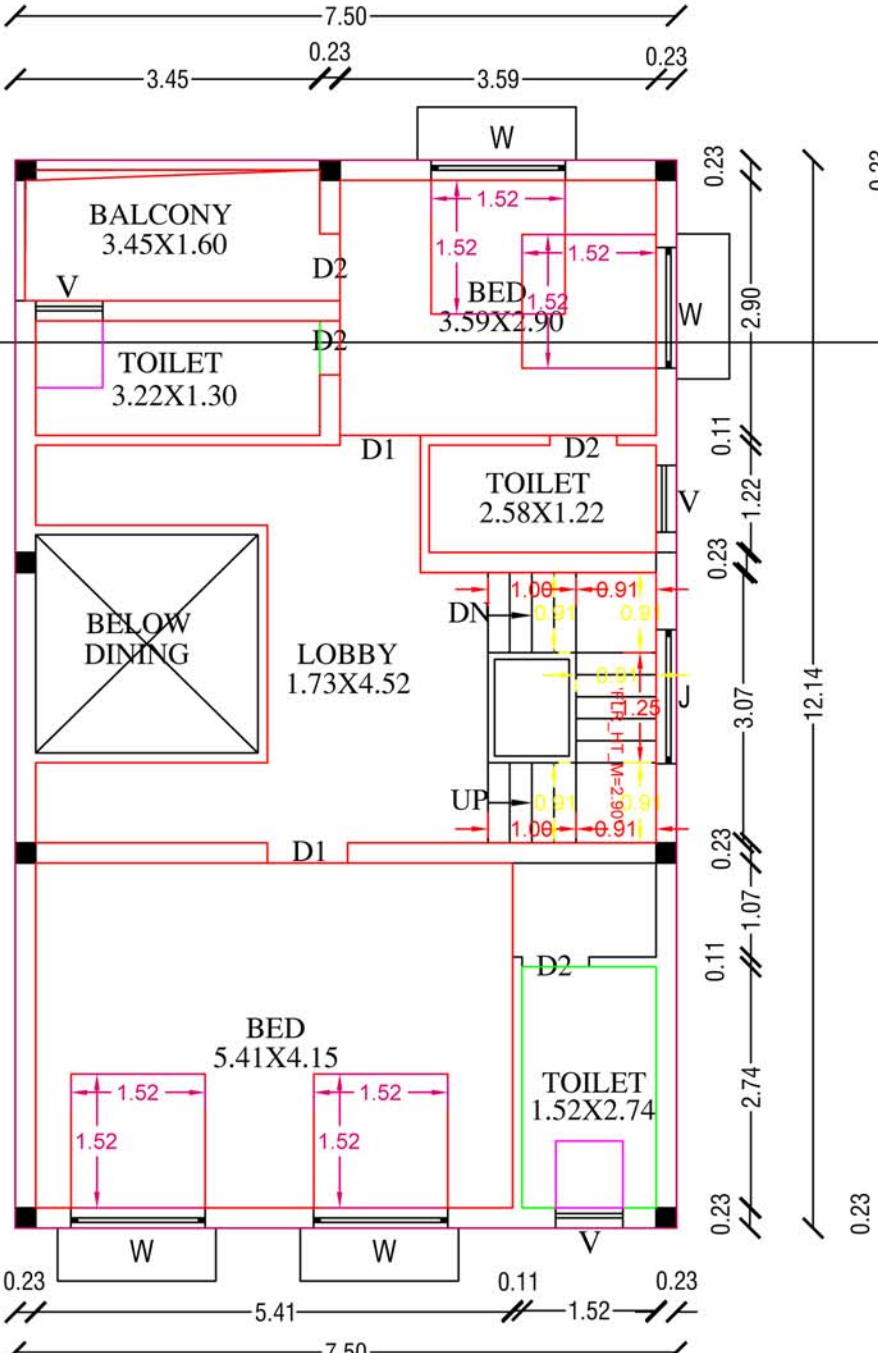
PERCOLATION PIT



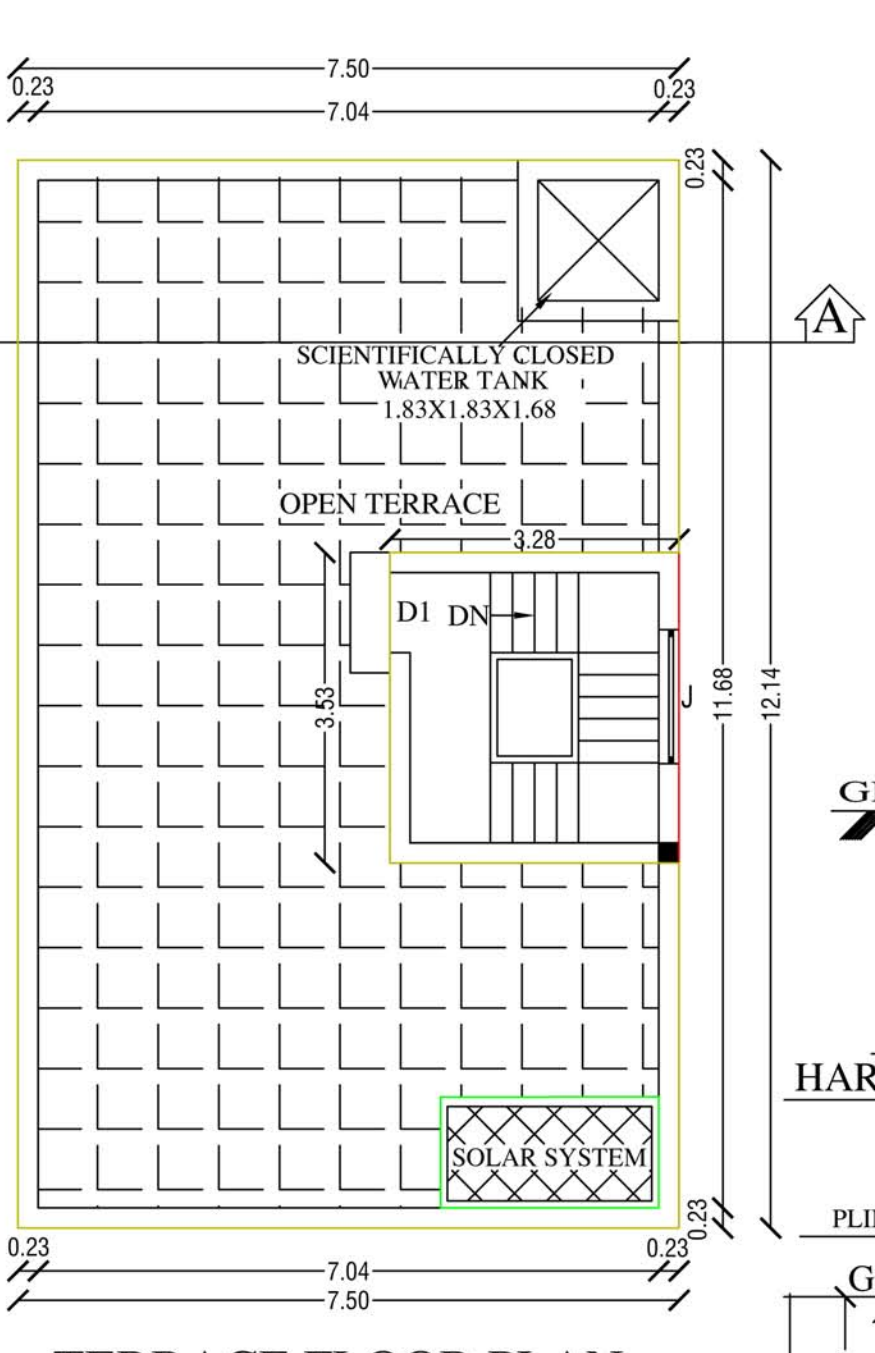
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

PLAN INFO
PLOT AREA M2= 139.07
AS AT SITE= 137.61
FMB OR PLR= 139.00
AS PER DOCUMENT=139.07
PLOT NO= 163
TALUK=VANDALUR
DISTRICT=CHENGALPET
AVG PLOT DEPTH=15.29
AVG PLOT WIDTH=9.00
AREA TYPE= OTHERS
ROAD WIDTH= 7.20
ROAD LENGTH=12
SINGLE FAMILY BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
WHETHER GOVT OR AIDED SCHOOL=NO
LAND_USE_ZONE=PRIMARYRESIDENTIAL
RW DECLARED=YES
BUILDING NEAR TO RIVER=NO
BUILDING NEAR MONUMENTS=NO
BUILDING NEAR GOVT BLDG=NO
NOC FOR CONSTRUCTION NEAR MONUMENT=NO
JURISDICTION TYPE= PANCHAYAT
SURVEY_NO= 308/31 & 314/16
PATTANo= 5641
OSR APPLICABLE=NO
PREMIUM FSI REQUIRED=NO
IS APPROVED LAYOUT=NO
IS SWIMMING POOL EXISTS=NO
IF HERITAGE TOWN LESSTHAN 1KM RADIUS=NO

SCALE: 1:100

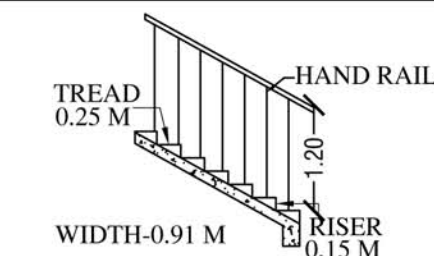
JOINERIES

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 1.22
VENTILATOR	V	0.76 X 0.76

COLOUR INDEX

PROPOSED		
EXG.ROAD		
SITE BOUNDARY		

STAIRCASE



ALL DIMENSION ARE IN Mtr DATE :30/09/2024

EXTENT	IN	SQFTS	SQMTS
PLOT AREA (AS PER DOCUMENT)		1497.00	139.07
PLOT AREA (AS PER PATTANew)		1496.20	139.00
PLOT AREA (AS PER SUPERIMPOSED)		1481.23	137.61
PLINTH AREA OF G.FLOOR		980.06	91.05
PLINTH AREA OF F.FLOOR		980.06	91.05
PLINTH AREA OF S.FLOOR		980.06	91.05
TOTAL AREA		2940.18	273.15
F.S.I		1.98	
COVERAGE		66.16%	
NON FSI AREA			
HEAD ROOM AREA		124.65	11.58

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:

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

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

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

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.

