

PP

APPROVAL RECORD

Planning Permission

Ponmar

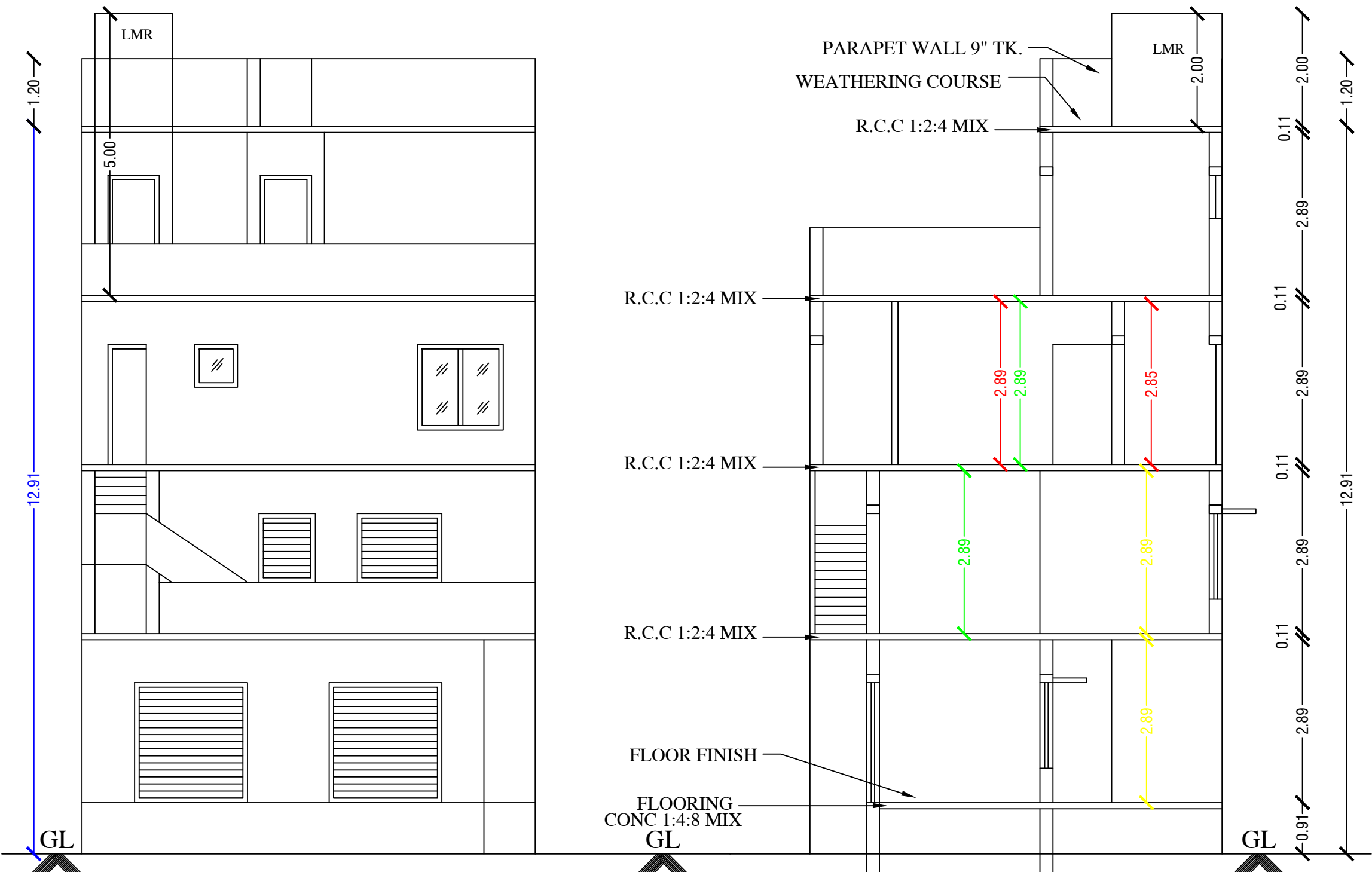
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
Rural PanchayatPURPOSE
Residential

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

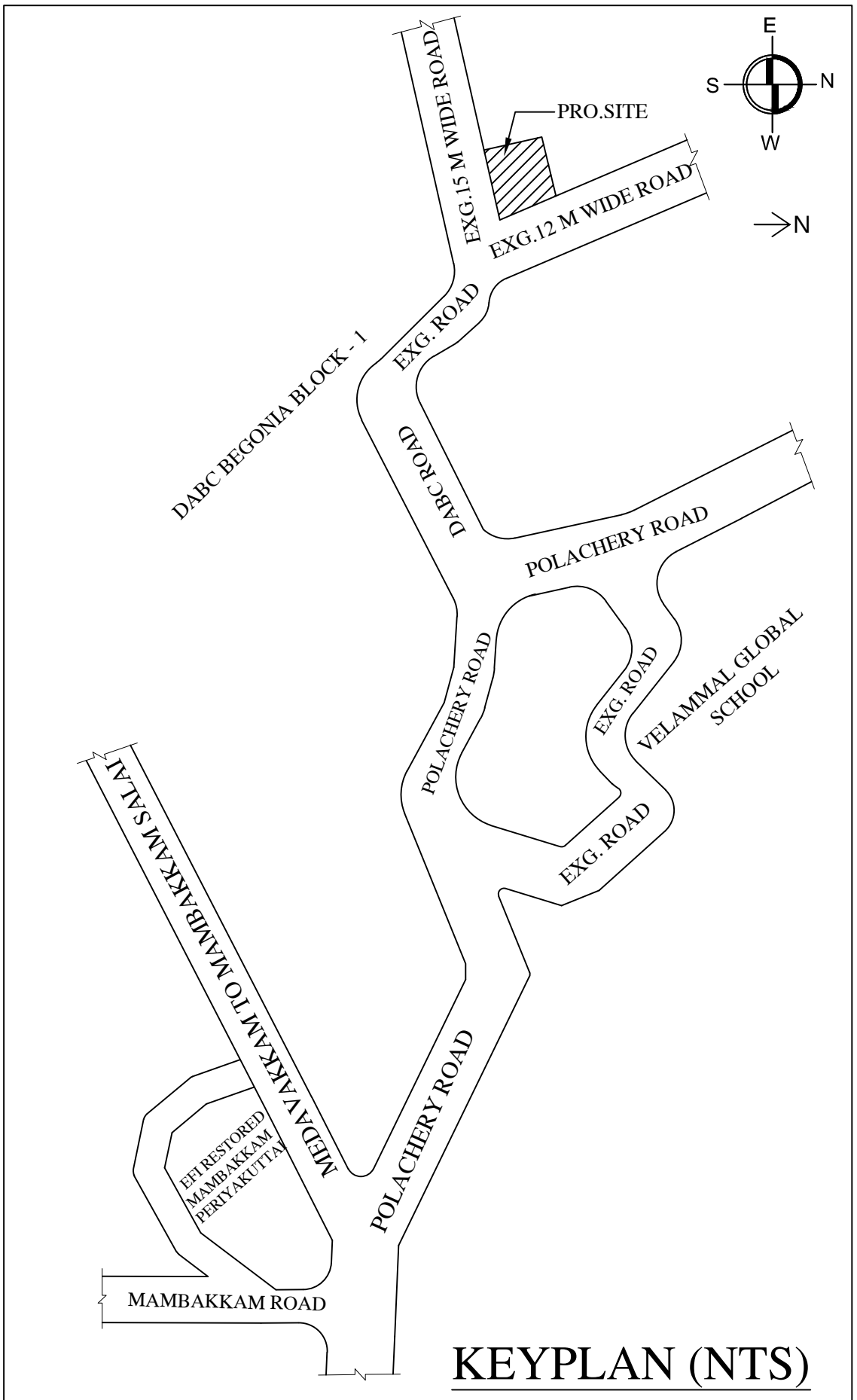
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED GROUND FLOOR PART, FIRST FLOOR,SECOND FLOOR,THIRD FLOOR PART CONSTRUCTION OF COMMERCIAL CUM RESIDENTIAL BUILDING AT PLOT NO:1, " BLISS IN THE TOWN " IN OLD S.NO:70/3A1A1A1, AS PER PATT A NEW S.NO:70/42, PATT A NO:2150, POLACHERY VILLAGE, THIIRUPORUR PANCHAYAT UNION, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

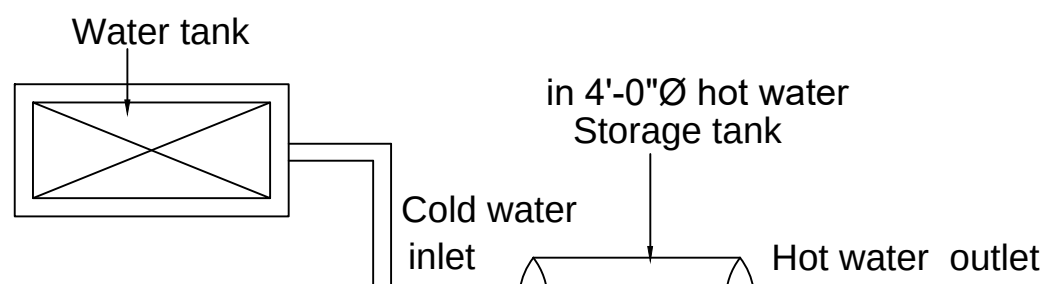


FRONT ELEVATION

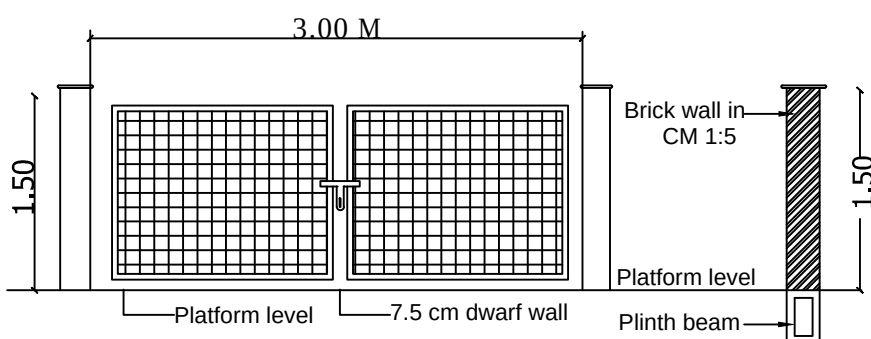
SECTION : "A-A"



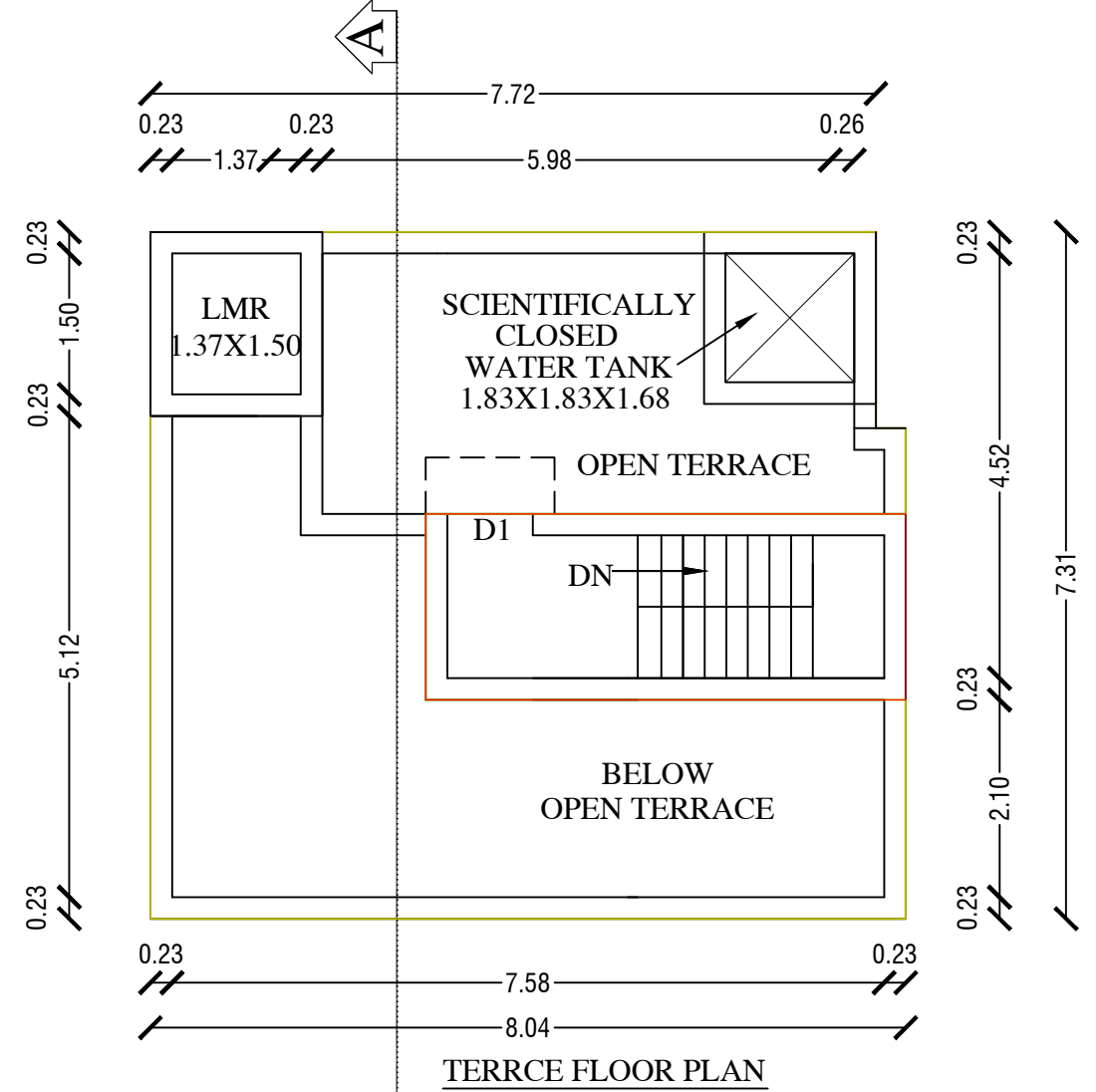
KEYPLAN (NTS)



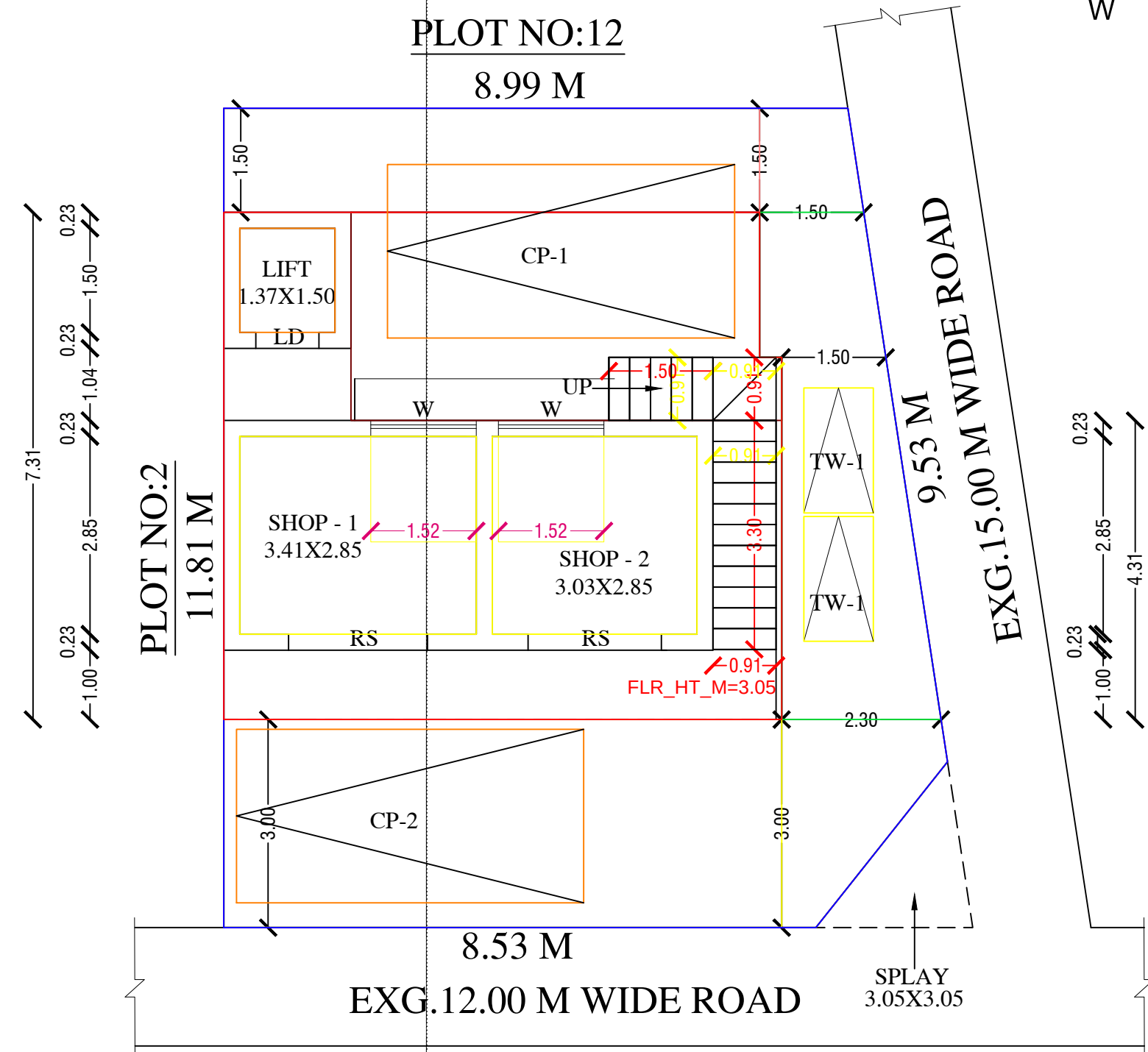
Solar hot water system details



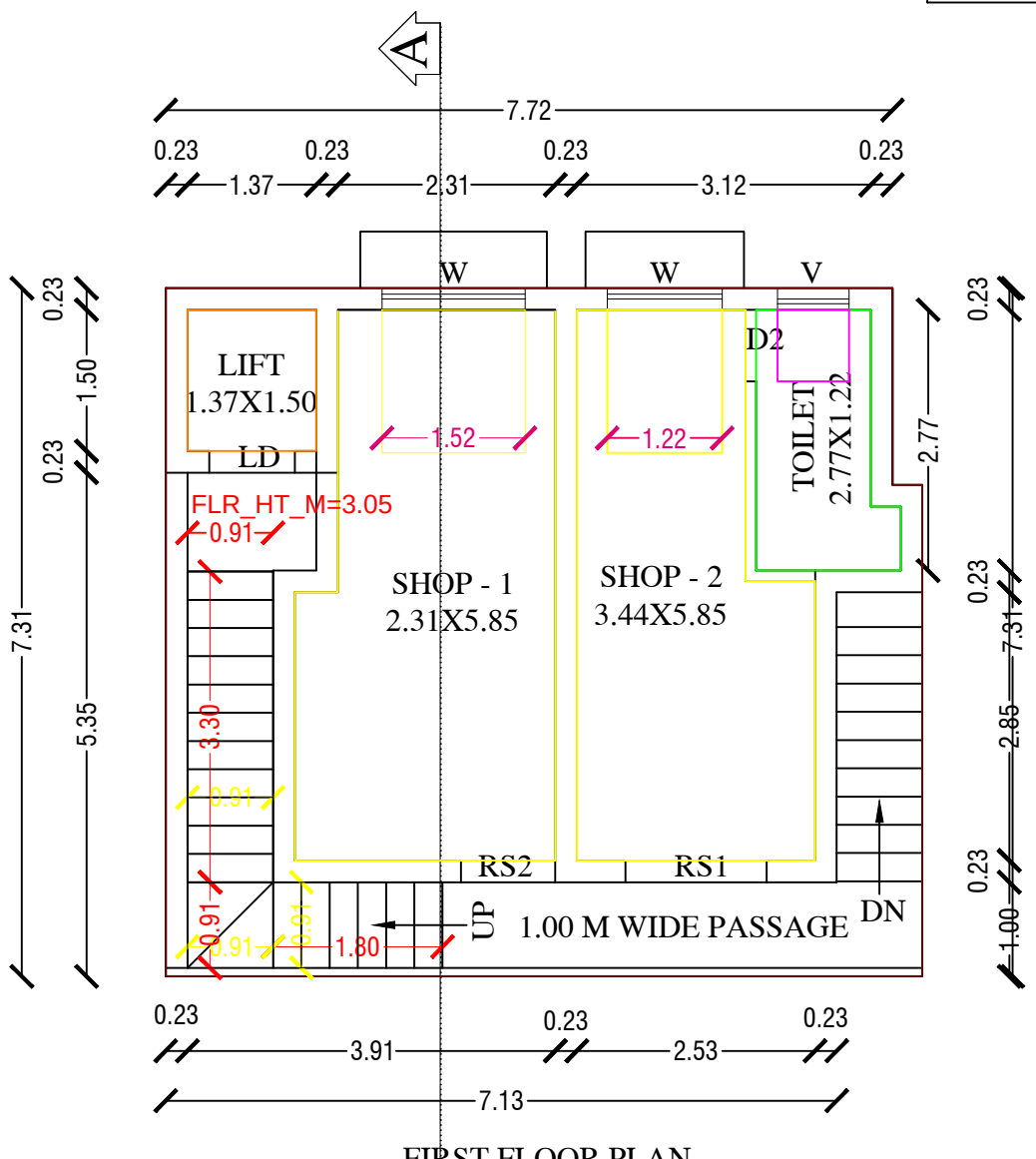
Gate Elevation & Cross Section Detail of compound wall



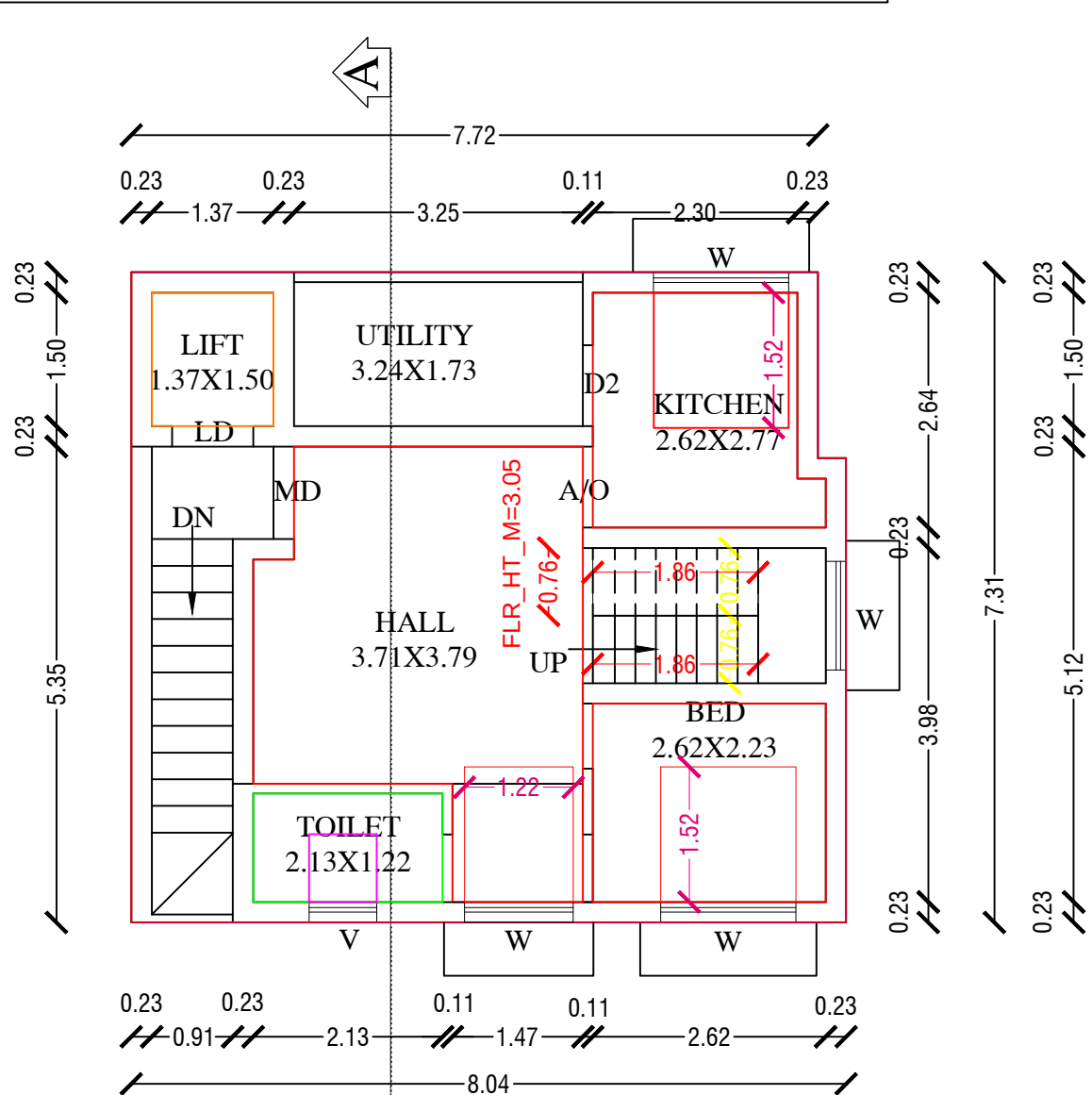
TERRECE FLOOR PLAN



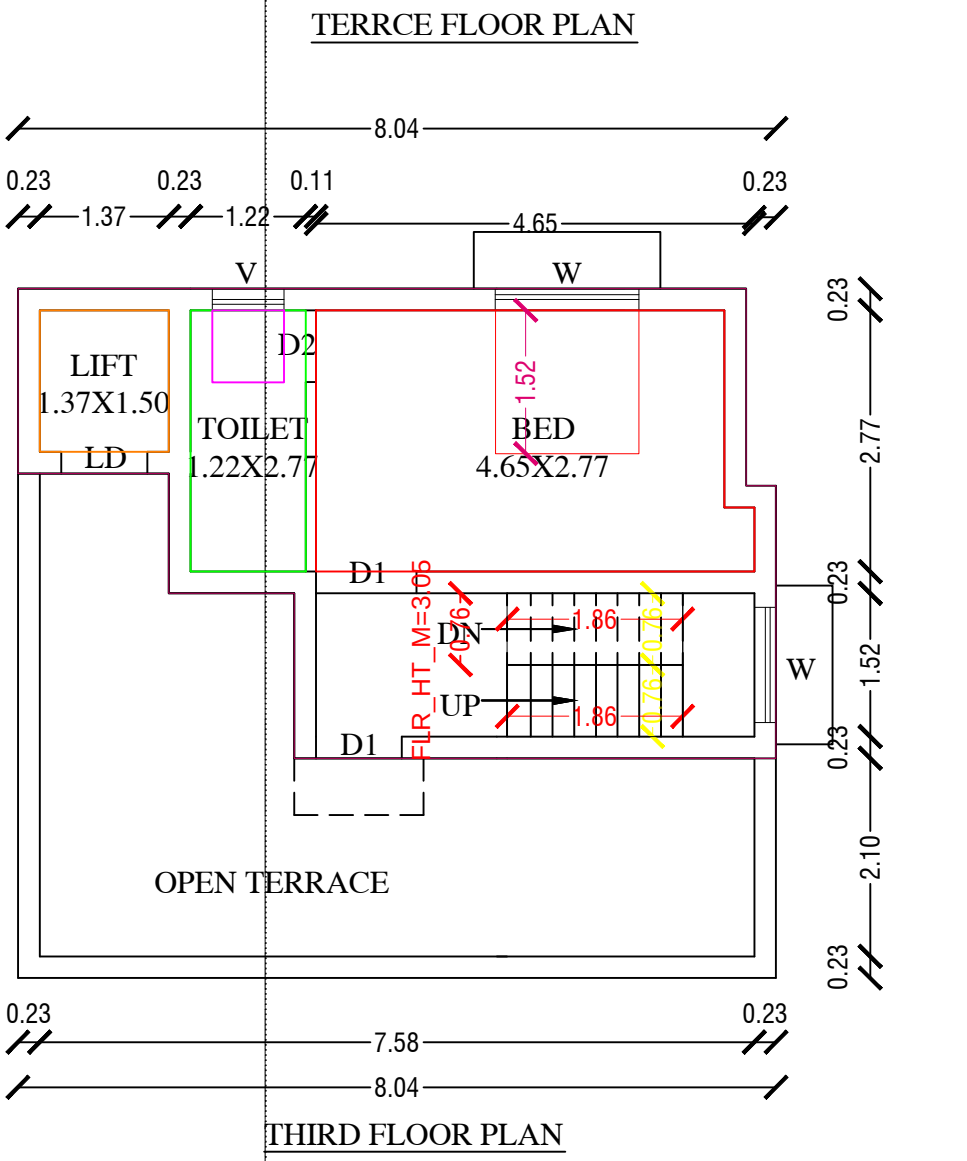
GROUND FLOOR PLAN



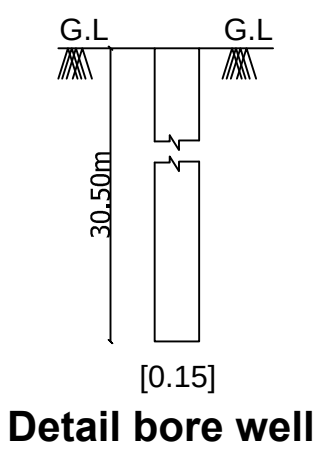
FIRST FLOOR PLAN



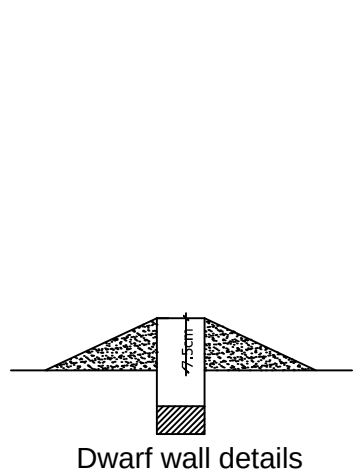
SECOND FLOOR PLAN



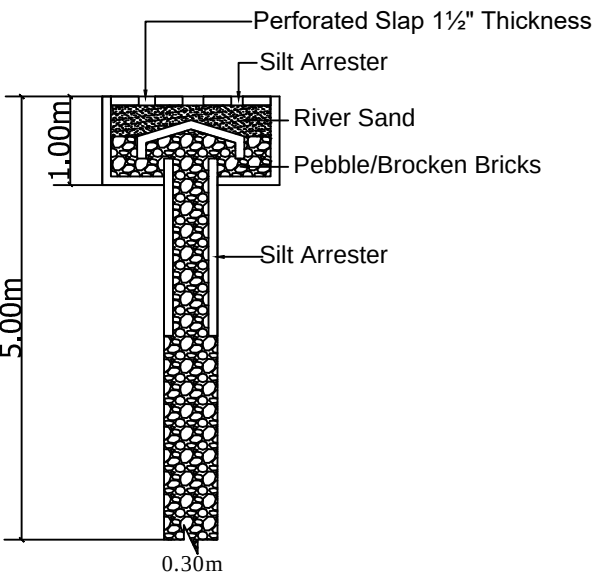
THIRD FLOOR PLAN



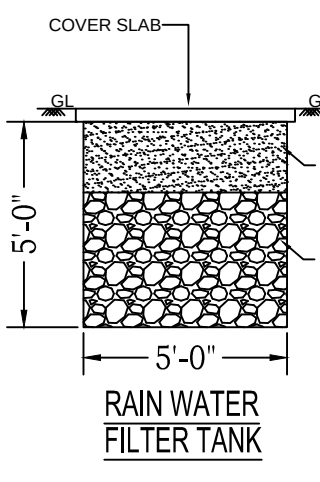
Detail bore well



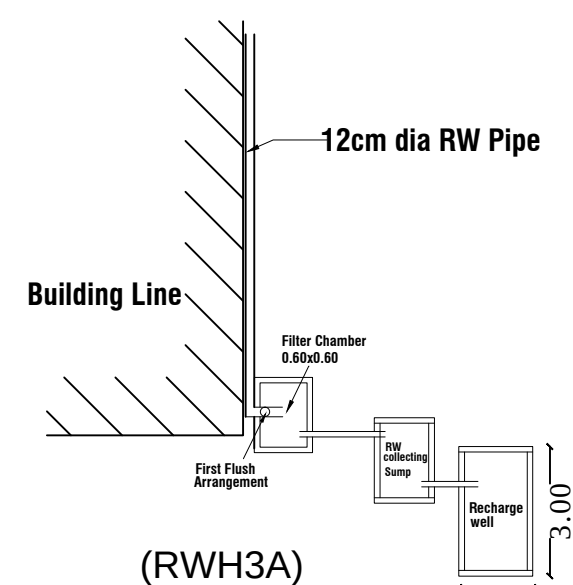
Dwarf wall details



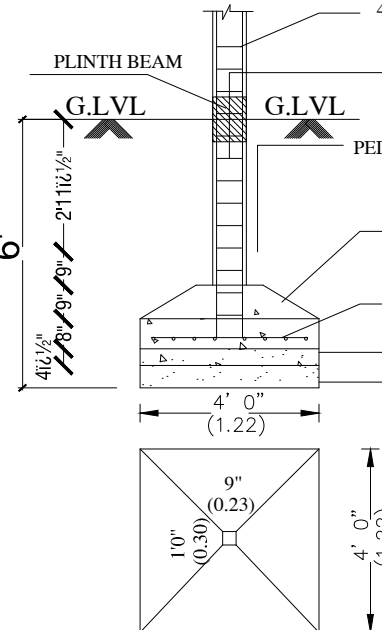
PERCOLATION PIT



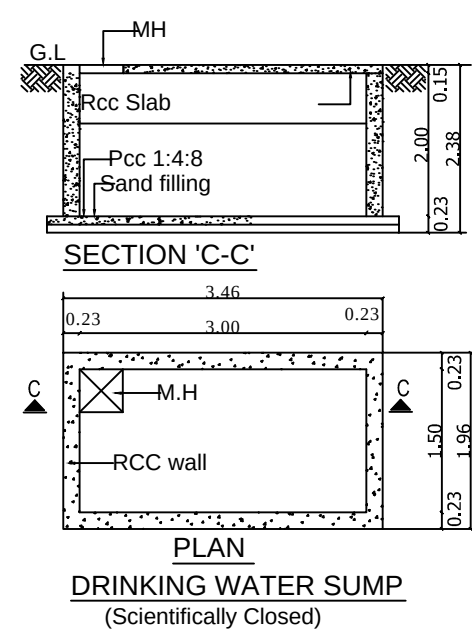
RAIN WATER FILTER TANK



(RWH3A)



FOUNDATION DETAIL



DRINKING WATER SUMP

PLAN INFO
PLOT AREA M2=113.00
AS AT SITE=114.10
FMB OR PLR=114.10
AS PER DOCUMENT=113.43
AS AT SITE / FMB OR PLR=114.10
SINGLE FAMILY BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=8.53
WHETHER GOVT OR AIDED SCHOOL=NO
ROAD_WIDTH=12.00
ROAD_LENGTH=350
AVG_PLOT_DEPTH=12.20
AVG_PLOT_WIDTH=10.29
LAND_USE_ZONE=RESIDENTIAL
PLOT_NO=1
SURVEY_NO=70/42
PATT A NO=2150
DISTRICT=CHENGALPET
TALUK=THIRUPORUR
JURISDICTION_TYPE=PANCHAYAT
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_TO_RIVER=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
RWH_DECLARED=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=168.35

LAYOUT PLAN WAS APPROVED BY DTCP
LAYOUT NO:106/2022
LETTER RC.NO:D3X7FUWN/2022/TCP
DATE:30-08-2022

OWNER'S NAME: M. GANESH PRAKASH
DHANALAKSHMI

SCALE: 1:100 & 1:200

JOINERIES		
MAIN DOOR	MD	1.00 X 2.13
LIFT DOOR	LD	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
LIFT DOOR	LD	1.00 X 2.13
WINDOW	W	1.52 X 1.52
WINDOW	W1	1.20 X 1.52
WINDOW	W2	1.52 X 1.82
VENTILATOR	V	0.76 X 0.76
JOLLY	J	1.52 X 1.52

COLOUR INDEX	STAIRCASE
PROPOSED	
EXG.ROAD	
SITE BOUNDARY	

EXTENT	IN	SQFTS	SQMTS
PLOT AREA (AS PER PATT A)		1216.33	113.00
PLOT AREA (AS PER DOCUMENT)		1221.00	113.43
SUPER IMPOSED AREA		1228.17	114.10
PLINTH AREA OF G.FLOOR PART(COM.)		431.95	40.13
PLINTH AREA OF F.FLOOR (COM.)		625.28	58.09
PLINTH AREA OF S.FLOOR (RES.)		625.28	58.09
PLINTH AREA OF T.FLOOR PART (RES.)		346.60	32.20
TOTAL AREA		2029.11	188.51
F.S.I		1.66	
COVERAGE		51.21%	

NON-FSI AREA

PLINTH AREA OF S.FLOOR PART(COM.)	193.32	17.96
HEAD ROOM & LIFT AREA	44.94	13.70

M. Ganesh Prakash

OWNER/POWERAGENT:

R. MURALI, B.E.(Civil)
Registered Engineer G-II
Reg No: RE203922024 (GCC)
RE/II/2024/7/0106 (CHDA)
#8, 50th Street, 7th Avenue, Ashok Nagar,
Chennai - 600 083. Ph: 9962913123

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.

