

PP

APPROVAL RECORD

Planning Permission

Ponmar

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

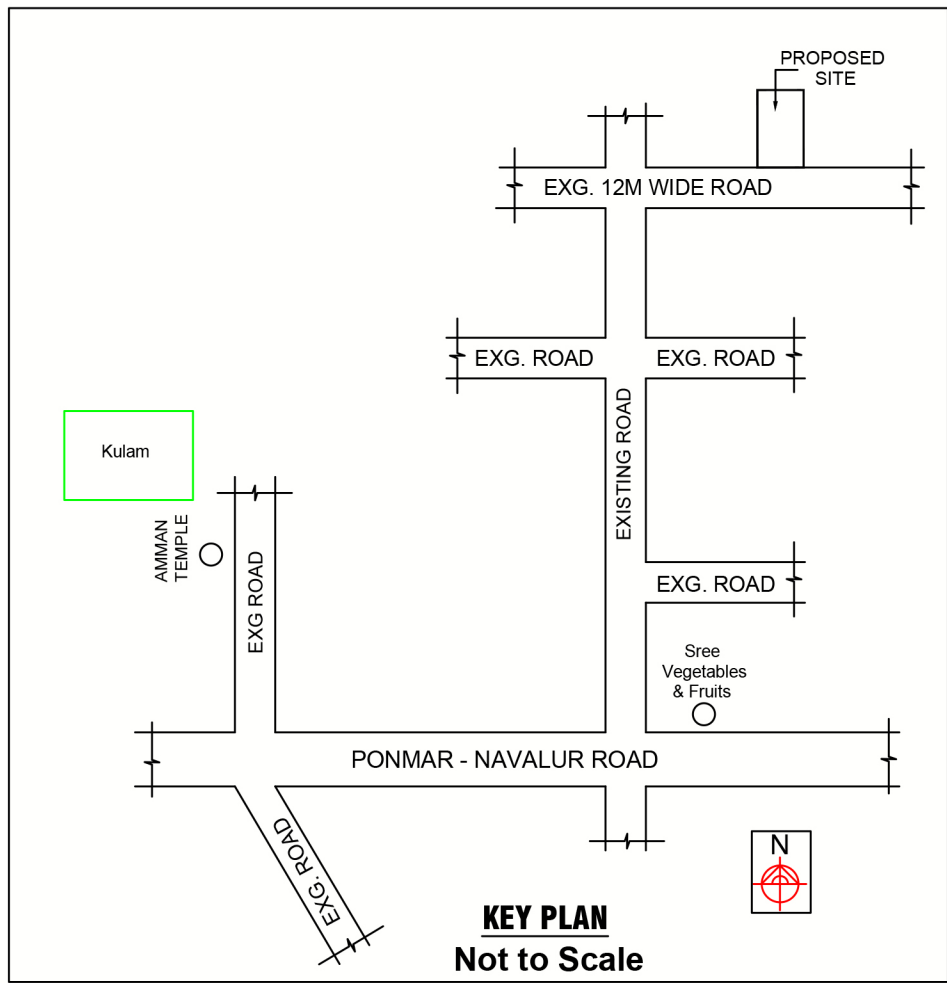
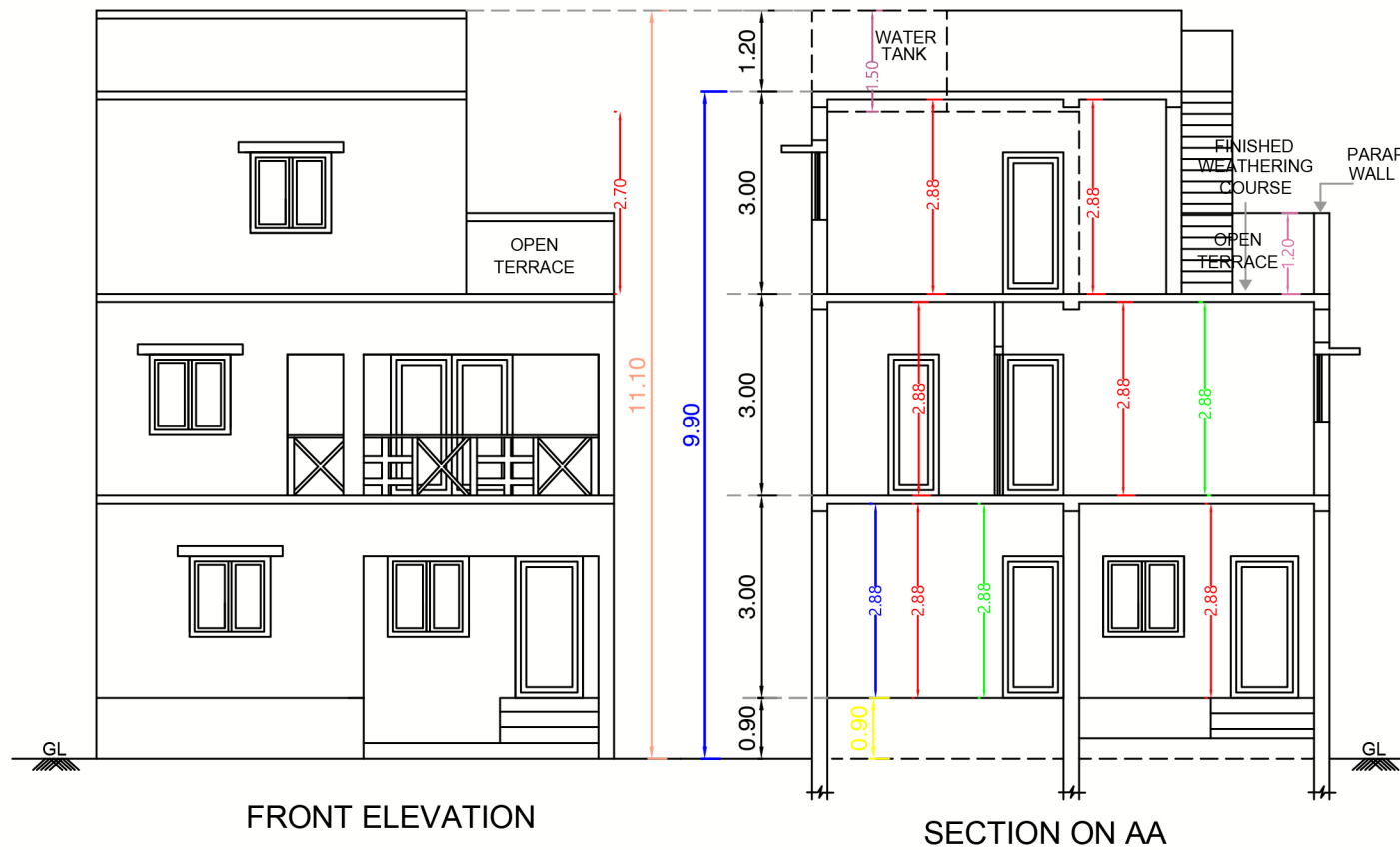
PURPOSE

Residential

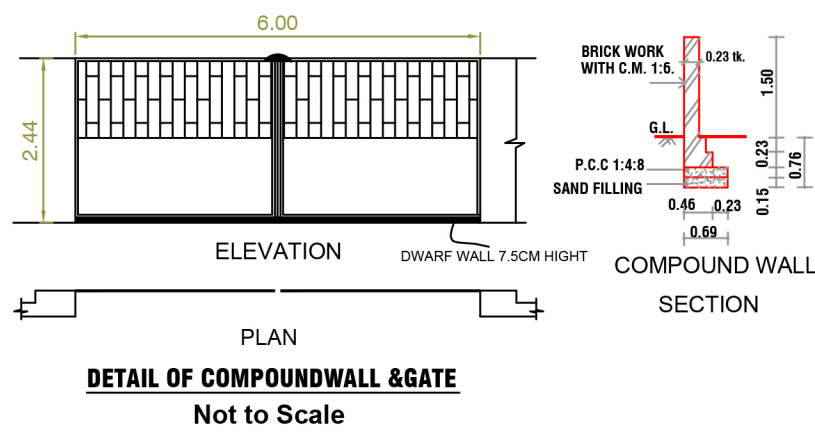
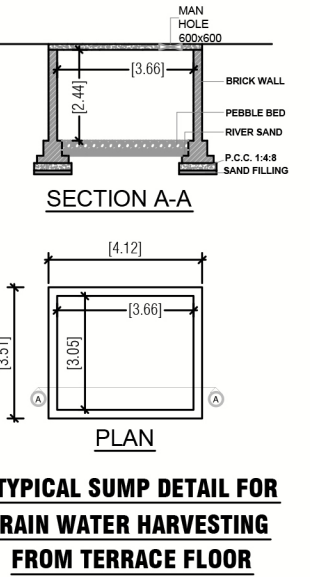
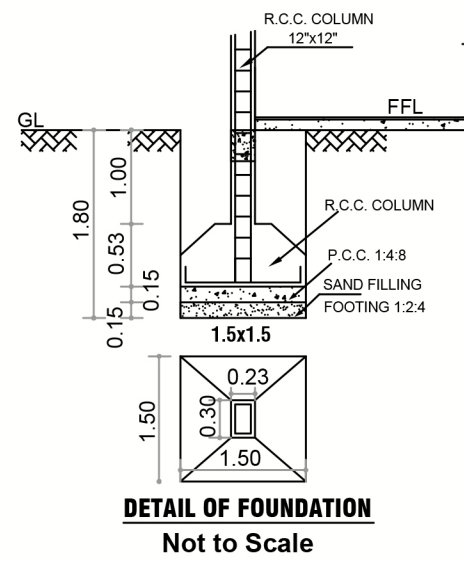
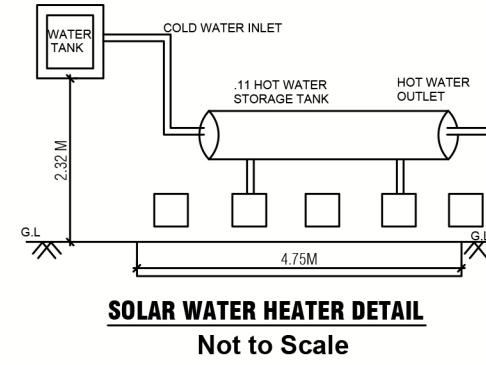
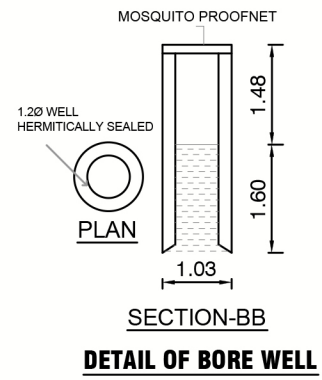
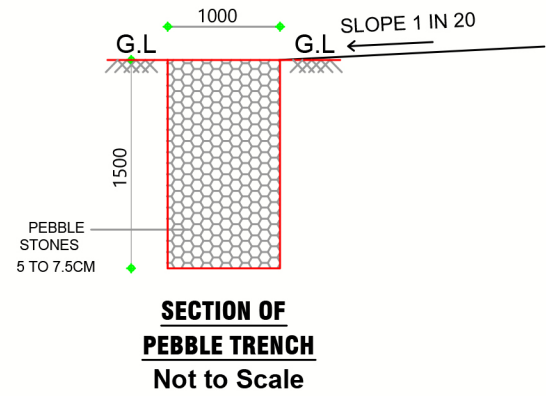
The approval as the planning authority issued it, reproduced in full behind this page.

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

Plan Showing The Proposed Construction Of Residential Building [Ground,First, Partly second Floor
And Partly Terrae Floor] At Plot No- 24 "Sri Lakshmi Nagar Extension 1", In S.No.225/3A3, As Per Patta No- 501,
In S.No.338/1 'O', As Per Patta No- 564(Old S.No-225/3A & 338/2B) Of Ponmar Village, Vandalur Taluk,
Chengalpattu District. Ponmar Panchayat Limits.Thiruporur Panchayat Union Limits.



Layout Approved By
L.P/D.T.C.P - 690/1990



CMDA LANDUSE ZONE: PRIMARY RESIDENTIAL SCALE - 1:100

JOINERIES		
MAIN DOOR	MD	1.00 X 2.13
DOOR	D1	0.90 X 2.13
DOOR	D2	0.75 X 2.13
OPEN	O	0.75 X 2.13
WINDOW	W	1.50 X 1.80
WINDOW	W1	1.20 X 1.50
FRENCH WINDOW	FW	1.80 X 2.00
KITCHEN WINDOW	KW	1.20 X 1.50
VENTILATOR	V	0.75 X 0.90
COLOUR INDEX		STAIRCASE
PROPOSED		WIDTH - 0.90
ROAD		RISER - 0.15
SITE BOUNDARY		TREAD - 0.25

ALL DIMENSION ARE IN Mtr

EXTENT	IN	SFT	SMT
PLOT AREA (AS PER SITE)		1,925.00	178.83
PLOT AREA (AS PER DOCUMENT)		1,925.00	178.83
PLOT AREA (AS PER PATTI)		1,614.60	150.00
SUPER IMPOSED PLOT AREA		1,614.60	150.00
PLINTH AREA OF G.FLOOR		635.83	59.07
PLINTH AREA OF F.FLOOR		789.11	73.31
PLINTH AREA OF S.FLOOR (part)		338.63	31.46
TOTAL AREA		1,763.57	163.84
F.S.I	1.09	COVERAGE	48.87 %

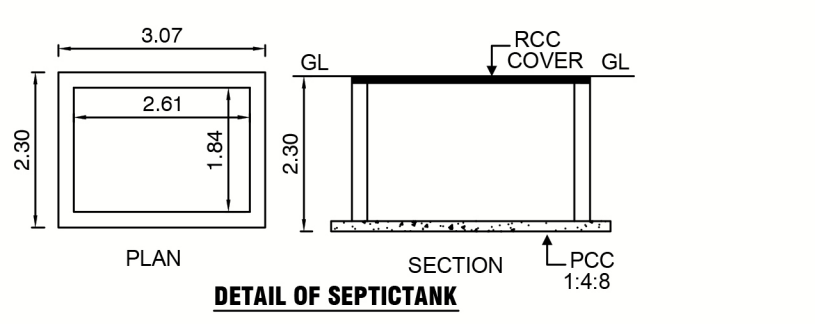
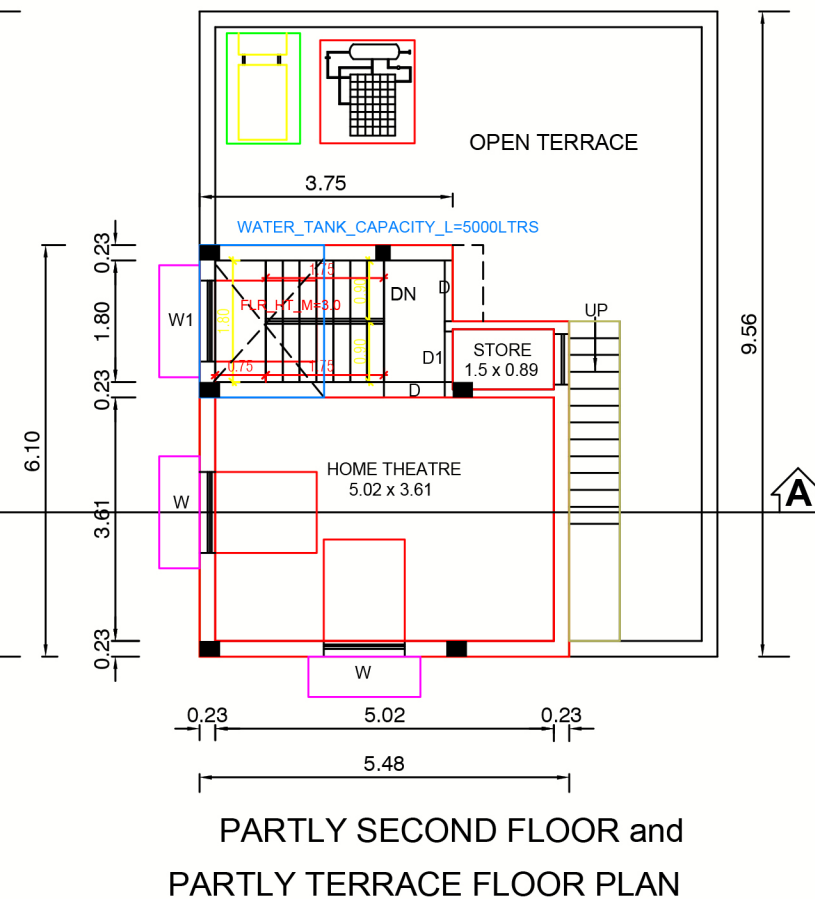
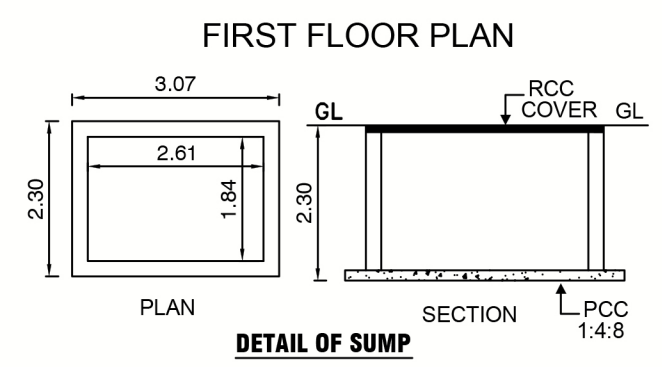
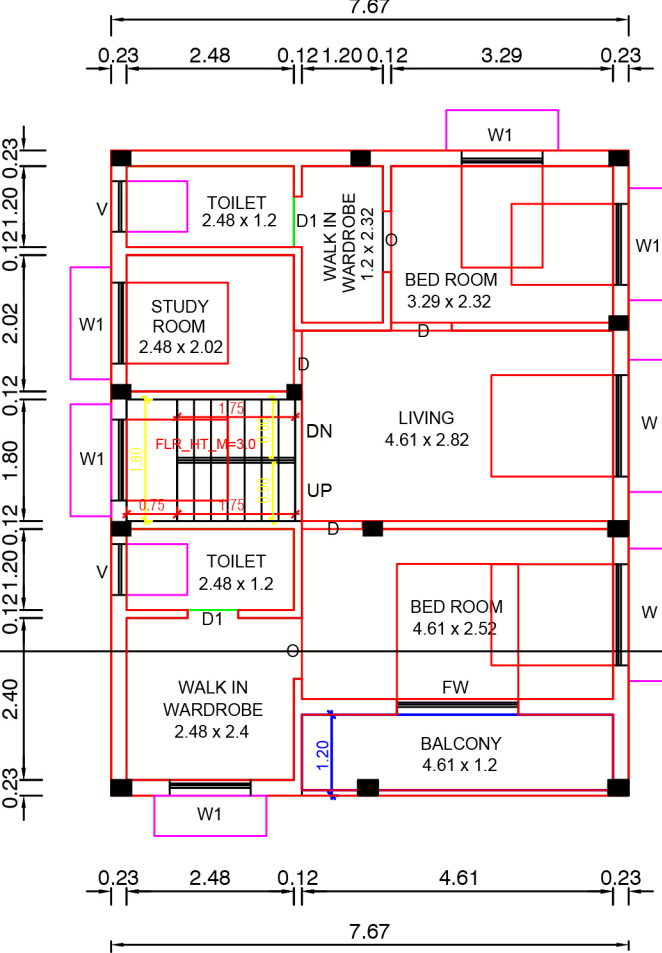
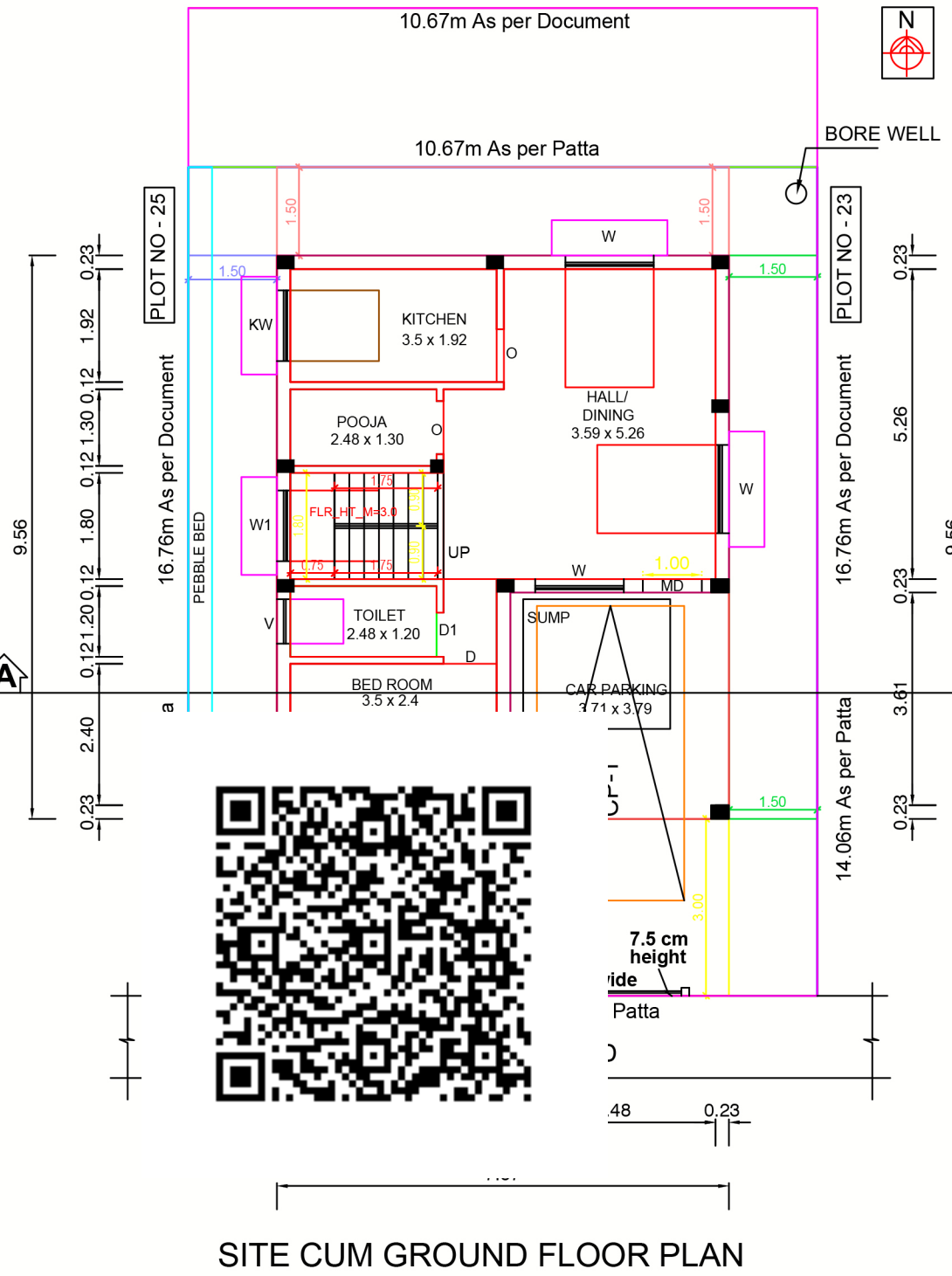
NON F.S.I AREA		
CAR PARKING AREA	153.28	14.24
HEADROOM AREA	38.21	3.55
TOTAL NON F.S.I AREA	191.49	17.80
TOTAL FSI & NON F.S.I AREA	1,955.06	181.64
COMPOUND WALL (RM)	46.5M (153'-0")	

APPLICANT:

REGISTERED PROFESSIONAL

ROYAL DESIGNERS
A. HEMAVATHY
Registered Architect in D.T.C.P.
CGLRGN / RA / GR II / 2019 / 06 / 002
Cell: 94444 74927

ROYAL DESIGNERS
REGISTERED ARCHITECT (grade-2)
IN CMDA,DTCP,GCC,
TAMBARAM CITY MUNICIPAL CORPORATION
royaldesigners08@yahoo.co.in
CELL-94444 74927



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.

