

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.

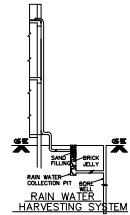
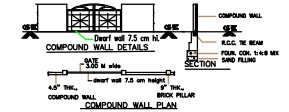
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

# Plan Showing The Existing Ground & First Floor & Proposed Additional Construction Of Second Floor Residential Building

At Plot No.:14, FREESIA GARDEN, In Survey No.: 5/1B2 Part & 5/1C, Patta No.:1782, As Per Patta New Survey No.:5/15 & 5/16,

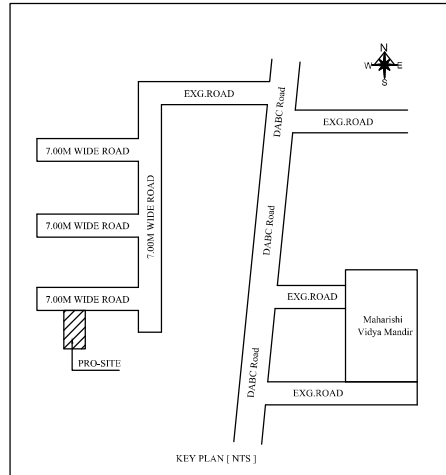
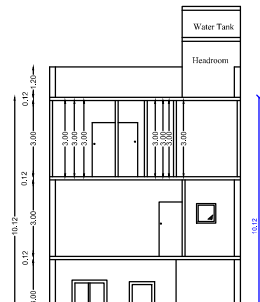
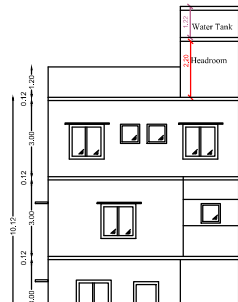
of Polacheri Village (Ponmar Village panchayat), Vandalur Taluk, Chengalpattu District.

(Thiruporur Panchayat Union Limit).

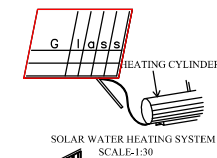
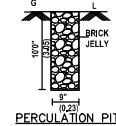
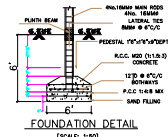


**DTCP APPROVED LAYOUT**  
L.P/D.T.C.P No.:12/2016  
Approval No.: 3  
Dated : 15-02-2016

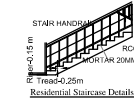
**EXISTING BUILDING APPROVAL NO.:**  
ROC NO.:2/2024  
Dated: 21-05-2024  
File No.: SWP/BPA/0202539/2024



**PLAN INFO**  
PLOT\_AREA\_M2=165.24  
AS\_PER\_DOCUMENT=165.24  
AS\_AT\_SITE=162.81  
FMS\_OR\_PLR=166.00  
SINGLE\_FAMILY\_BLDG=YES  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M=9.00  
WHETHER\_GOVT\_OR\_AIDED\_SCHOOL=NO  
ROAD\_WIDTH=7.00  
ROAD\_LENGTH=100  
AVG\_PLOT\_DEPTH=17.75  
AVG\_PLOT\_WIDTH= 9.00  
LAND\_USE\_ZONE = RESIDENTIAL  
PLOT\_NO=14  
SURVEY\_NO=5/15 & 5/16  
DISTRICT=CHENGALPATTU  
TALUK=VANDALUR  
PATTA\_NO=1782  
RWH\_DECLARED=YES  
BUILDING\_NEAR\_TO\_RIVER=NO  
AREA\_TYPE=OTHERS  
BUILDING\_NEAR\_MONUMENT=NO  
IF\_HERITAGE\_TOWN\_LESS\_THAN\_1KM\_RADIUS=NO  
BUILDING\_NEAR\_GOVT\_BLDG=NO  
PROVISION\_FOR\_GREEN\_BUILDINGS\_AND\_SUSTAINABILITY=NO  
FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=NO  
NOC\_FOR\_CONSTRUCTION\_NEAR\_MONUMENT=NO  
NOC\_FIRE\_DEPT=NO  
PROVISION\_FOR\_ORANGE\_BUILDINGS\_AND\_SUSTAINABILITY=NO  
OSR\_APPLICABLE=NO  
OSR\_SURRENDER\_OR\_BUYBACK=BUYBACK  
PREMIUM\_FSI\_REQUIRED=NO  
IS\_APPROVED\_LAYOUT=YES  
OSR\_SURRE\_BUYBACK\_RETAIN=BUYBACK  
IS\_SWIMMING\_POOL\_EXISTS=NO  
JURISDICTION\_TYPE=PANCHAYAT



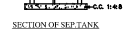
SOLAR WATER HEATING SYSTEM  
SCALE:1:30



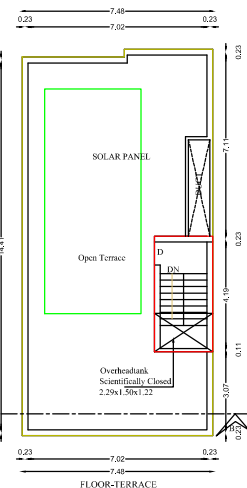
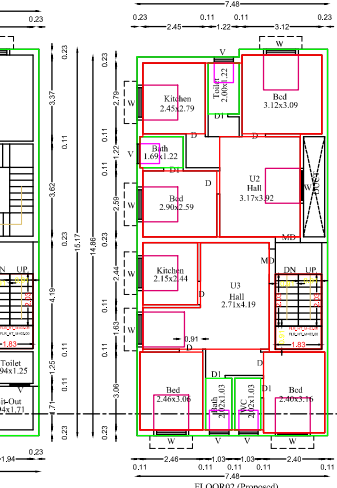
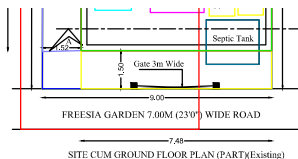
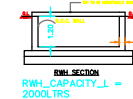
Residential Staircase Details



SECTION OF LOG STUMP



PLAN OF LOG STUMP



| AREA DETAILS:                                    | SQ.M    |
|--------------------------------------------------|---------|
| PLOT AREA (As Per Document) :                    | 165.24  |
| PLOT AREA (As Per Patta) :                       | 166.00  |
| PLOT AREA (As Per Site) :                        | 162.61  |
| PLOT AREA (As Per Super Imposed Plot Boundary) : | 162.61  |
| GROUND FLOOR AREA (Part) (Existing) :            | 55.35   |
| FIRST FLOOR AREA (Existing) :                    | 112.25  |
| SECOND FLOOR AREA (Proposed) :                   | 112.25  |
| TOTAL AREA :                                     | 279.85  |
| PLOT COVERAGE :                                  | 69 %    |
| FSI :                                            | 1.72    |
| NON FSI :                                        |         |
| HEADROOM AREA :                                  | (10.36) |
| PARKING AREA (Existing) :                        | (56.89) |

## SCHEDULE OF JOINERY:

|                  |      |                         |
|------------------|------|-------------------------|
| MD --- MAIN DOOR | ---- | 3'-3"X7'-0" (0.99X2.13) |
| D --- DOOR       | ---- | 3'-4"X7'-0" (0.91X2.13) |
| D1 --- DOOR      | ---- | 2'-6"X7'-0" (0.76X2.13) |
| W --- WINDOW     | ---- | 5'-4"X5'-0" (1.50X1.50) |
| W1 --- WINDOW    | ---- | 5'-3"X5'-0" (1.60X1.50) |
| W2 --- WINDOW    | ---- | 6'-0"X6'-0" (1.80X1.80) |
| V --- VENTILATOR | ---- | 2'-6"X2'-6" (0.76X0.76) |

ALL DIMENSION ARE IN METER

## COLOUR INDEX:

|                   |                      |
|-------------------|----------------------|
| PROPOSED BUILDING | <input type="text"/> |
| EXISTING ROAD     | <input type="text"/> |

SCALE : 1"=8'-0" ( 1: 100)

OWNER:

LICENSED SURVEYOR  
**C. PANNEER SELVAM**  
Reg.Engineer, Licenced Surveyors for  
CMDA : RE /GR/II/19/06/248 / Chennai Corporation RE 30255 /19,  
Municipality, Town Panchayat, Panchay at Union  
# 30, IInd Main Road, New Colony, Chrompet,  
Other Branches : Keelkattai, Pammal, Padappai, Palikaranai

LICENSED SURVEYOR:  
DESIGNS & DRAFTED BY : IDEAL PLANNERS  
CHROMPET-600 044, 903910859,210125

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

