Verified RealEstate™

REFERENCE
34/2025-2026

ISSUED
08 December 2025

PP APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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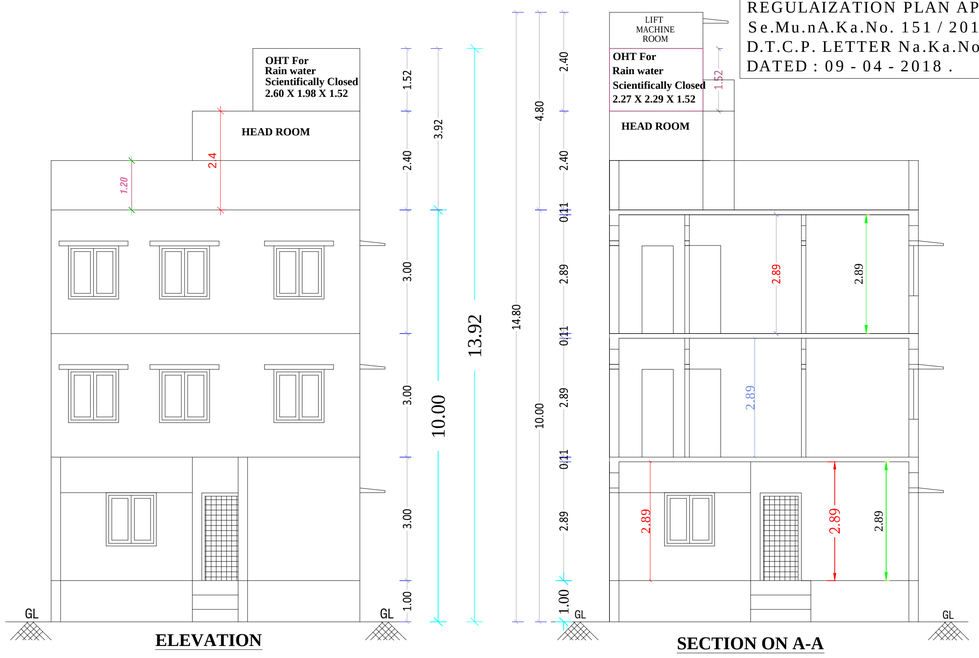
DIGITALLY VERIFIED RECORD

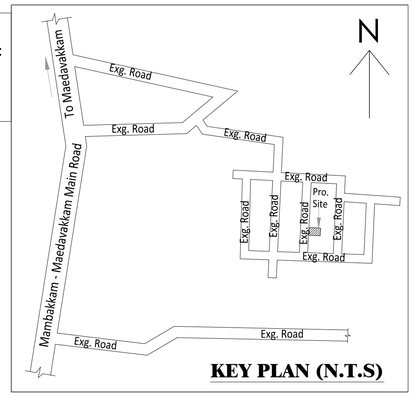
PLANNING PERMISSION APPLICATION IS FOR THE PROPOSED CONSTRUCTION OF GROUND FLOOR , FIRST FLOOR & SECOND FLOOR RESIDENTIAL BUILDING , WITH 5 DWELLING UNITS (10.00 M HEIGHT) , PLOT NO. 126 , " GNANAMMAL NAGAR " , PONMAR , COMPRISED IN OLD S.NO : 395 / 11 , PATTA NO. 6333 , AS PER PATTA S.NO: 395 / 1A1A10 , OF PONMAR VILLAGE , VANDALUR TALUK , CHENGALPATTU DISTRICT , THIRUPORUR PANCHAYAT UNION .

NOTE :
REGULAIZATION PLAN APPROVED BY VIDE : Se.Mu.nA.Ka.No. 151 / 2018 / A1 , D.T.C.P. LETTER Na.Ka.No. 789 / 2017 , DATED : 09 - 04 - 2018 .

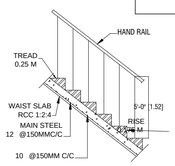


ELEVATION

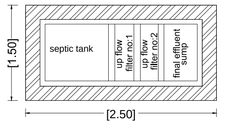
SECTION ON A-A



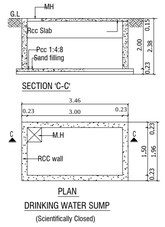
KEY PLAN (N.T.S)

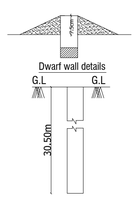


SCALE 1:100

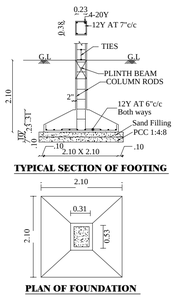


SEPTIC TANK DETAIL



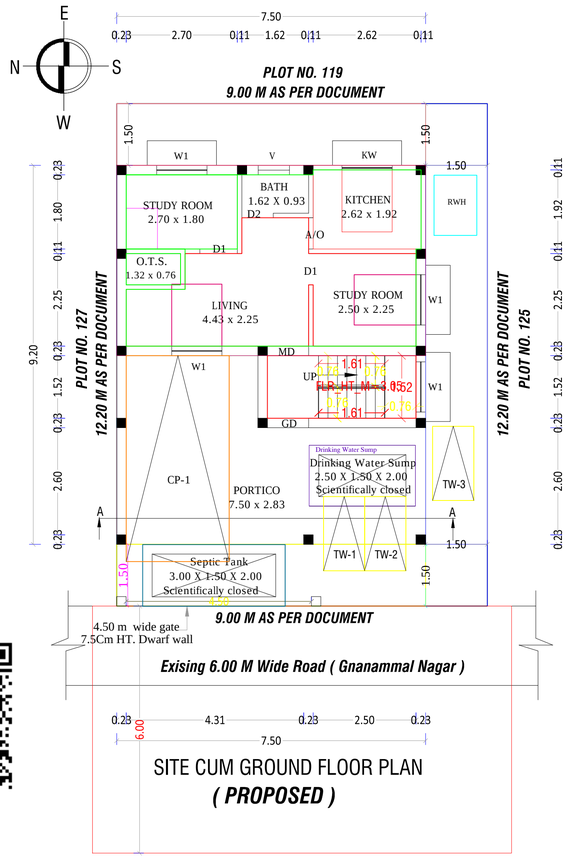


Detail bore well

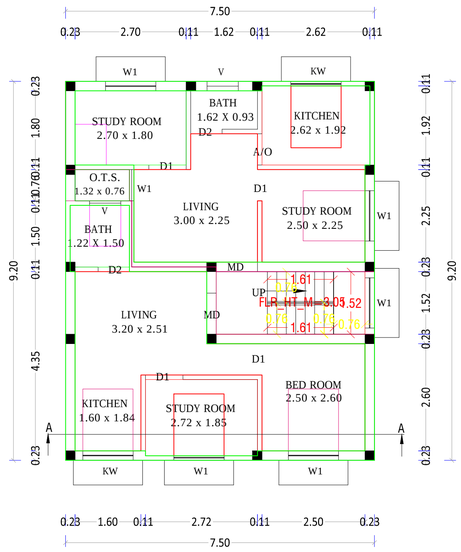


TYPICAL SECTION OF FOOTING

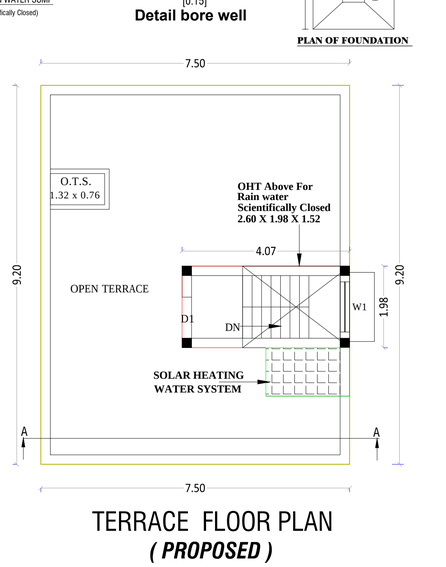
PLAN OF FOUNDATION



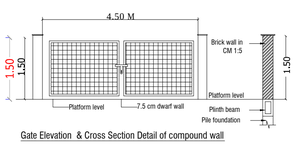
SITE CUM GROUND FLOOR PLAN
(PROPOSED)



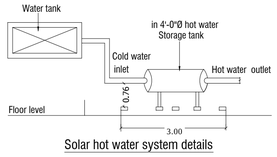
TYPICAL_FLOOR_PLAN=1,2,
(PROPOSED)



TERRACE FLOOR PLAN
(PROPOSED)



Gate Elevation & Cross Section Detail of compound wall



Solar hot water system details

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 MORTAR PARAPET WALL CM 1:4 MORTAR.
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 CONCRETEINC.M. : WITH TWO COURSES OF FLAT TILES LAID TO DETAIL

S.NO.	PLOT AREA DETAILS IN SQ.M	
1	AS PER PATTA	110.00 SQ.M
2	AS PER DOCUMENT	111.48 SQ.M
3	AS PER SITE	109.80 SQ.M

FSI AREA DETAILS IN SQ.M

S.NO.	FLOOR	AREA IN SQ.M
1	GROUND FLOOR AREA	33.65
2	FIRST FLOOR AREA	68.00
3	SECOND FLOOR AREA	68.00
4	TOTAL	169.65
5	FSI	1.545
6	PLOT COVERAGE	61.93 %
7	DWELLING UNIT	5

NON FSI AREA DETAILS IN SQ.M

1	CAR PARKING	34.35
2	HEAD ROOM	8.06
3	TOTAL NON FSI AREA	42.41
4	TOTAL BUILDUP AREA	212.06

COLOR INDEX	PROPOSED	BOUNDARY
ROAD		SCALE 1: 100

OWNERS (Mrs. G. Jayalakshmi)
(Mr. S. Arun)

Er. D.K.SRINIVASAN D.C.E.,
Registered Engineer GRADE - III (RE)
DTCP Chengalpattu
Reg No. RE303362024
SRINIVASA PLANNERS
Santhosapuram, Chennai - 600073
Cell : 9282111263

LICENSED SURVEYOR

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.