PP APPROVAL RECORD

Planning Permission

Survey 57

Ponmar

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™

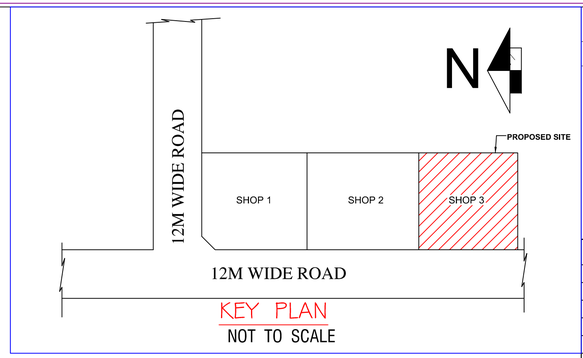
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

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PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR, FIRST FLOOR COMMERICAL BUILDING & SECOND FLOOR RESIDENTIAL BUILDING AT PLOT No:SHOP-3, "MARIGOLD GARDEN", POLACHERY. COMPRISED IN NEW S.No:57/6C , NEW PATTA No:2630 OF POLACHERY VILLAGE, VANDALUR TALUK, CHENGALPATTU DIST, THIRUPPORUR PANCHAYAT UNION LIMIT. REF:1, DTCP APPROVED NO.177/2023.



KEY PLAN

NOT TO SCALE

SCHEDULE OF JOINERY:

TYPE	DETAIL	WIDTH	HEIGHT
MD	C.W. PANELLED DOOR	1000	2100
D	C.W. PANELLED DOOR	900	2100
D1	C.W. PANELLED DOOR	750	2100
O	C.W. PANELLED DOOR	750	2100
W	C.W. GLAZED WINDOW	1500	1200
KW	C.W. GLAZED WINDOW	1500	1200
V	C.W. GLAZED VENTILATOR	750	750

General Specification

BRICK WORK	C.M 1:6 FOR SUPER STRUCTURE
PLASTERING	C.M 1:4 FOR WALLS & 1:3 FOR CEILING
CEMENT PAINT	2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
R.C.C.	M25(1:1:2) GRADE CONCRETE FOR SLABS & LINTELS
WOOD WORK	ALL WOOD WORKS IN TEAKWOOD
WEATHERING COURSE	BRICK JELLY LIME MORTAR OVER ROOF SLAB ONE LAYER OF COUNTRY TILES
STEPS	RISER 6", TREAD 10.5" & WIDTH 3'

AREA STATEMENT

AREA STATEMENT	Sq.FT	Sq.M
TOTAL SITE EXTENT (DOC)	2060.00	191.38
(PATTA)	2055.92	191.00
(SITE)	2025.89	188.21
GROUND FLOOR AREA(F.S.I)	882.65	82.00
GROUND FLOOR AREA(N.F.S.I)	141.65	13.16
FIRST FLOOR AREA	1024.30	95.16
SECOND FLOOR AREA	1024.30	95.16
HEAD ROOM AREA	137.99	12.82
TOTAL BUILD UP AREA	3210.89	298.30
TOTAL F.S.I AREA	2931.25	272.32

FLOOR SPACE INDEX: 272.32 / 188.21= 1.45%

PARKING	REQUIRED NOS	PROVIDED NOS
CAR	2	2
TWO WHEELER	3	3

INDEX :

SITE BOUNDARY -

PROPOSED BUILDING -

DEMOLITION BUILDING-

EXISTING ROAD -

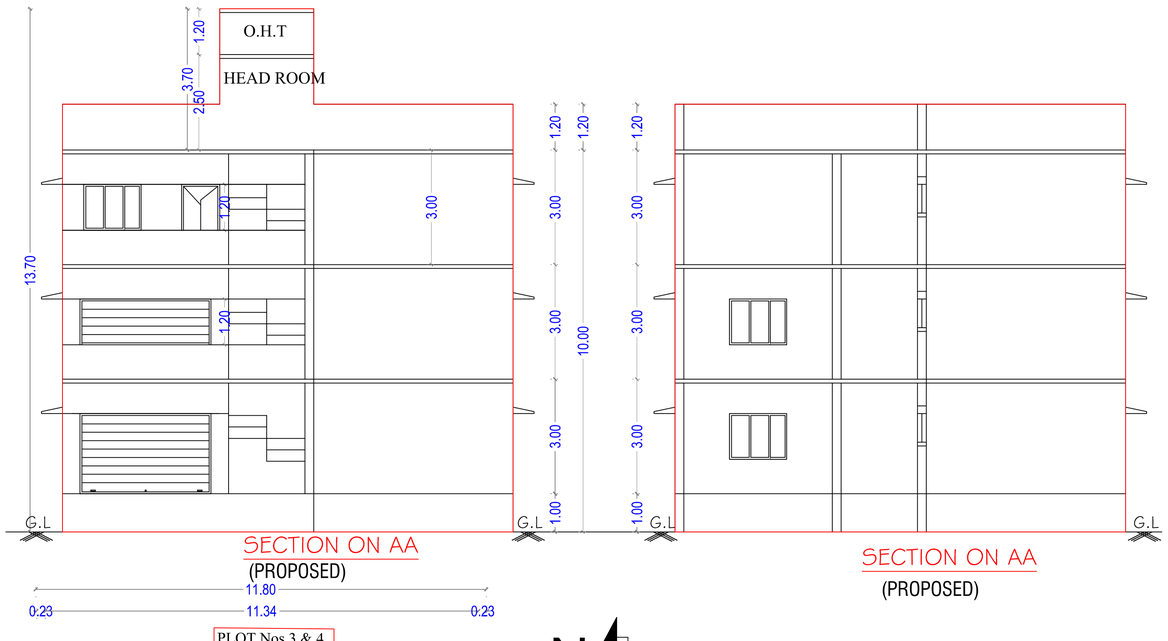
OWNER DETAILS:

Mrs.NANDYALA ASWINI, Mr.BANDI RAVI CHANDRA REDDY

SIGNATURE OF OWNER

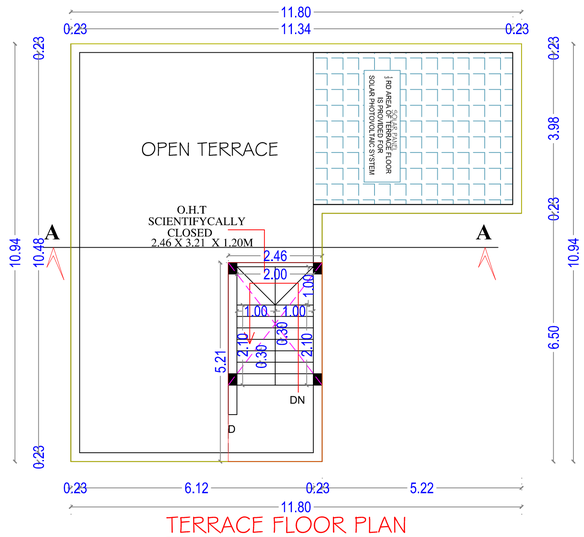
Er. J. Sundaresh. M.E.,
CONSULTING CIVIL ENGINEER
REGISTERED ENGINEER
STRUCTURAL ENGINEER (SE)
MARAIMALAI NAGAR MUNICIPALITY
Regn.No.020/LS/2021/00007
CMDA Regn.No.RE/Gr-II/19/11/139
DTCP Regn.No.KPMRGN/RE/Gr-II/001/2020
CGLDIST/SE/Gr-II/2023/04/003
No.4, Eswaran Kovil Street,
GST Road, Urapakkam-603 210.
Mob : 7010727279 / 88706 24357

LICENSED SURVEYOR

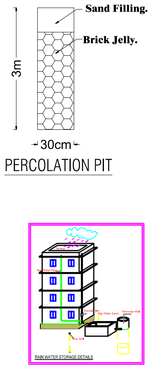


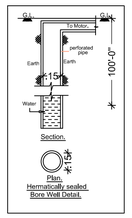
SECTION ON AA
(PROPOSED)

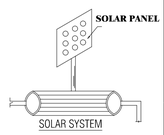
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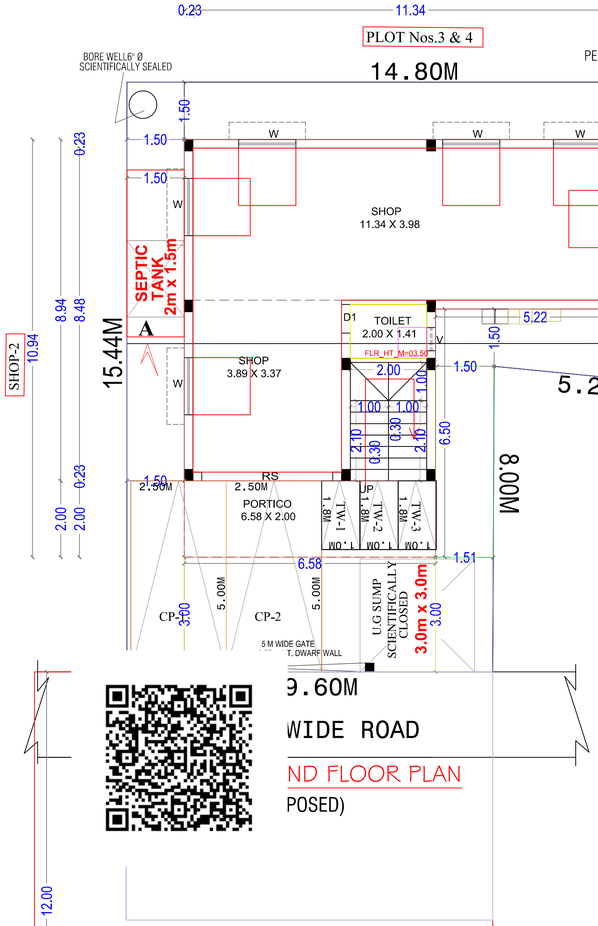


TERRACE FLOOR PLAN
(PROPOSED)

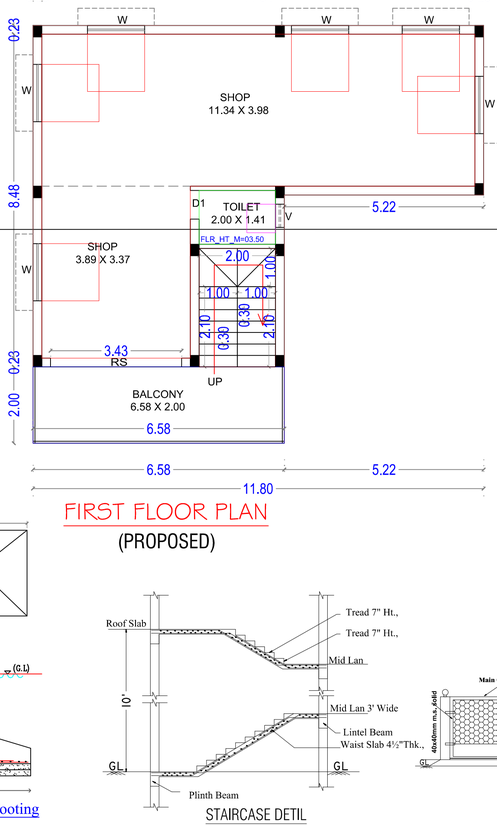




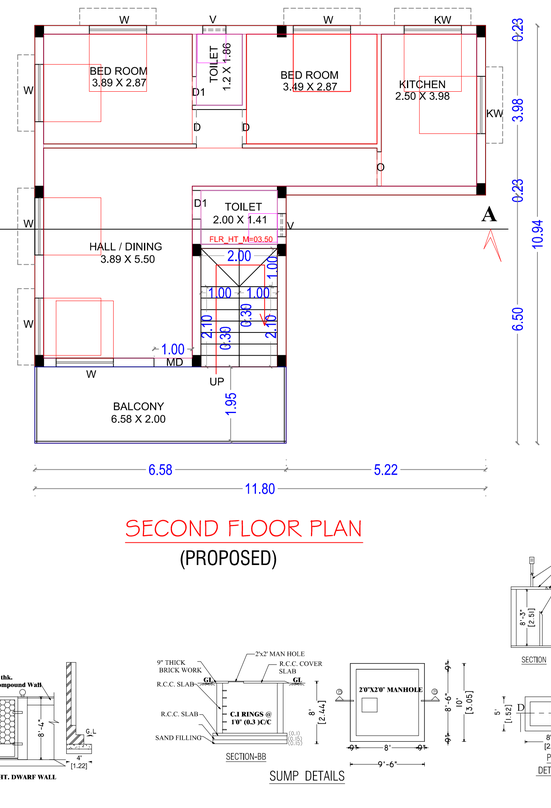




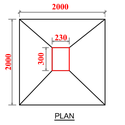
ND FLOOR PLAN
POSED)

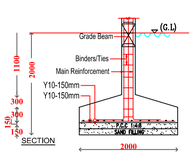


FIRST FLOOR PLAN
(PROPOSED)



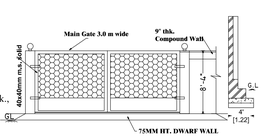
SECOND FLOOR PLAN
(PROPOSED)



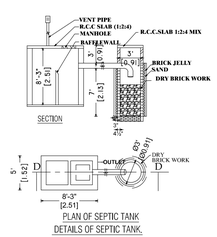


Details of Column Footing

STAIRCASE DETIL



SUMP DETAILS



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.