Verified RealEstate™

REFERENCE
24/2026-2027

ISSUED
15 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 205

Ponmar, Chengalapttu taluk

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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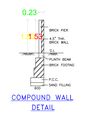
DIGITALLY VERIFIED RECORD



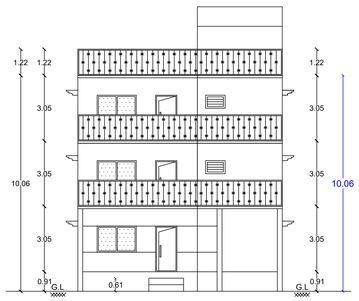
MAIN GATE ELEVATION



WIKET GATE ELEVATION



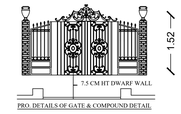
COMPOUND WALL DETAIL



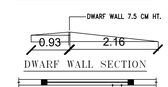
ELEVATION



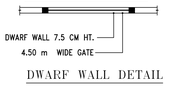
SECTION ON "AB"



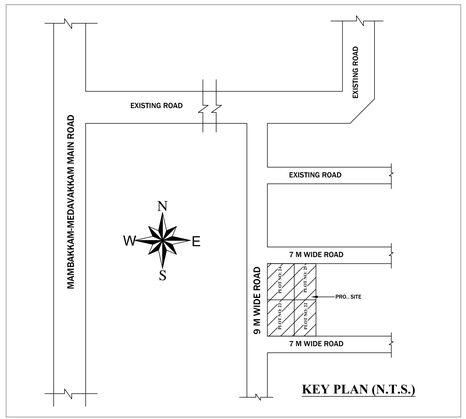
PRO. DETAILS OF GATE & COMPOUND DETAIL



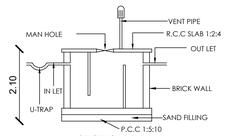
DWARF WALL SECTION



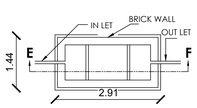
DWARF WALL DETAIL



KEY PLAN (N.T.S.)

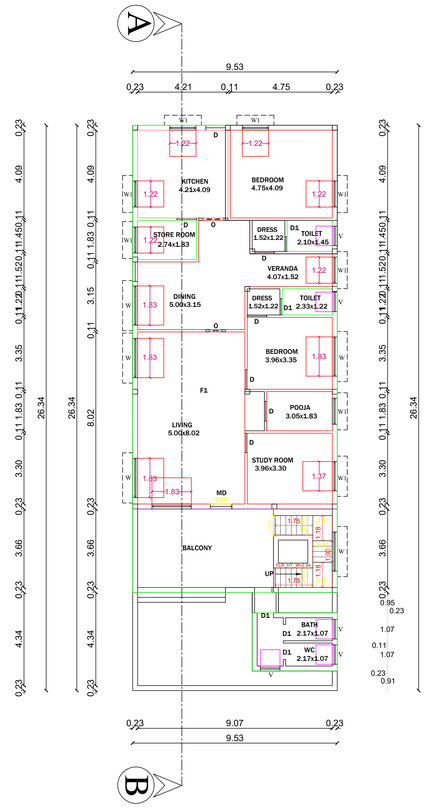


SECTION E,F
SEPTIC TANK DETAIL



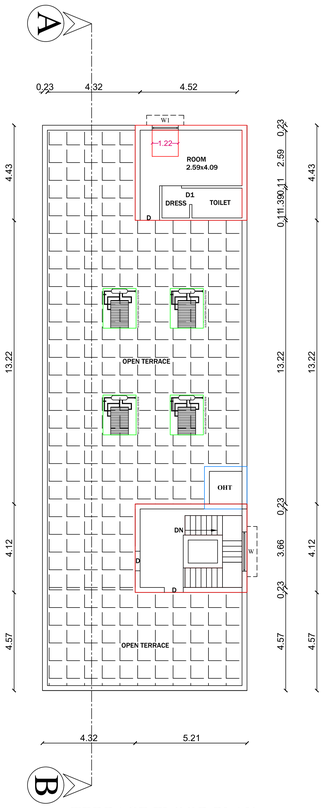
PLAN
PLAN OF SEPTIC TANK

SITE CUM PRO..GROUND FLOOR PLAN

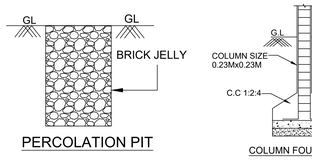


PRO.TYPICAL FIRST AND SECOND FLOOR PLAN

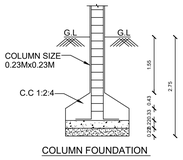
TYPICAL_FLOOR_PLAN=1,2,



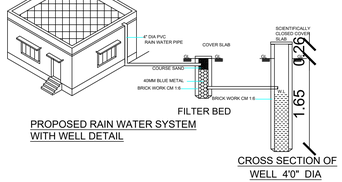
TERRACE FLOOR PLAN



PERCOLATION PIT

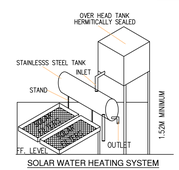


COLUMN FOUNDATION

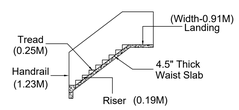


PROPOSED RAIN WATER SYSTEM WITH WELL DETAIL

CROSS SECTION OF WELL 4'0" DIA



SOLAR WATER HEATING SYSTEM



STAIRCASE DETAIL

Proposed Details:

Floor	Occupancy/ Sub Occupancy	Buildup Area in Sqm.	Deduction Area in Sqm.	FSI Area in Sqm.	Non FSI Area in Sqm.
0	Individual Residence	251.03	50.96	200.07	50.96
1	Individual Residence	218.20	0.00	218.20	0.00
2	Individual Residence	218.20	0.00	218.20	0.00
	Total	687.43	50.96	636.47	50.96

LAYOUT APPROVAL DETAILS

DTCP APPROVAL NO: 66/2016

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND, FIRST, SECOND & TERRACE FLOOR RESIDENTIAL BUILDING AT PLOT NO: 22, 23, 24 & 25, "FONTUS LAYOUT", PATTA NO: 5591,5593,6152 & 6153, R.S.NO: 205/1A1D & 3A1B, 205/3A1C, 205/3A1D, 205/18 & 19, PONMAR VILLAGE & PANCHAYAT, VANDALUR TALUK, CHENGALPATTU DISTRICT.

SPECIFICATIONS:

1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2. R.C.C. COLUMNS IN M20 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNTRY WOOD / UPVC / ALUMINIUM GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN CM 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX

AREA STATEMENT	SQ.M
PLOT AREA (As Per Patta)	624.00
PLOT AREA (As Per Document)	620.40
Super Imposed Plot Boundary	620.18
AREA STATEMENT	
EXG. APPROVAL GROUND FLOOR AREA	251.03
EXG. APPROVAL FIRST FLOOR AREA	218.20
EXG. APPROVAL SECOND FLOOR AREA	81.37
PRO. SECOND FLOOR AREA	136.83
PRO. TERRACE FLOOR AREA	41.48
PLOT COVERAGE	40.23 %
FLOOR SPACE INDEX	1 .102
NON-FSI AREA	
PRO.. PORTICO AREA	50.96

JOINERY DETAILS:

	DESCRIPTION	METER
MD	MAIN DOOR	1.00X2.13
D	DOOR	0.91X2.13
D1	TOILET DOOR	0.76X2.13
W	WINDOW	1.83X1.22
W1	WINDOW	1.22X1.22
V	VENTILATOR	0.91X0.76

COLOUR INDEX:

PROPOSED BUILDING

EXISTING ROAD

BOUNDARY LINE

SCALE :(1 : 100)

DATE: 10-09-2026

OWNER:

Er.V.VIJAY, B.E.,
Consulting Civil Engineer & Registered Engineer
VK CONSTRUCTIONS
Reg No: 105/LS/2019/00004-RE-III
97/1, Thiruvalluvar Nagar 1st Cross, Dr.Moorthy Road,
Kumbakonam 612 001 Cell: 88831 36790.

REGISTERED ENGINEER

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.