PP APPROVAL RECORD

Planning Permission

Ponnai

Vellore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Commercial

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™

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OMR Thoraipakkam,
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SHEET NO: 1/1

PLAN SHOWING THE PROPOSED DEMOLISHED AND RE-CONSTRUCTION OF A COMMERCIAL CUM RESIDENTIAL BUILDING IN GROUND FLOOR & FIRST FLOOR IN S.F.NO;1024/1 AT KAMAVAR LANE STREET, PONNAI VILLAGE & PANCHAYAT.KATPADI UNION & TALUK,VELLORE DISTRICT.

OWNER: Mr.M.GANGADHARAN.S/O Late.MUNUSAMY

OFFICE USE

	TOTAL AREA OF THE SITE	1353.00 SQFT	125.63 SQM
01	PRO. CONS.OF COMMERCIAL G. FLOOR	964.74 SQFT	89.66 SQM
02	PRO. CONS.OF RESIDENTIAL F. FLOOR	784.18 SQFT	72.88 SQM
03	TOTAL OPEN AREA	388.26 SQFT	35.97 SQM
	TOTAL FSI AREA -	1748.92 SQFT	162.54 SQM

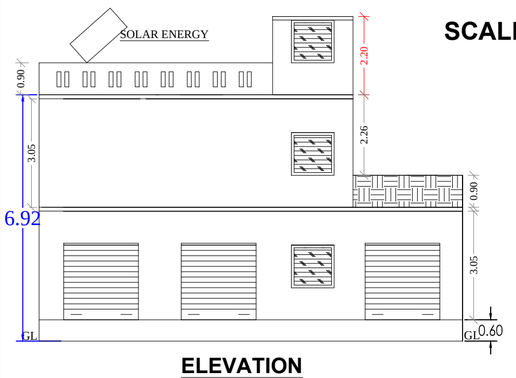
JOINERY DETAILS

MD - MAIN DOOR	- 1.200 x 2.13 m	W - WINDOW	- 1.200 x 1.20 m
MS - GATE	- 0.900 x 2.13 m	W1 - WINDOW	- 0.900 x 1.20 m
D - DOOR	- 1.050 x 2.13 m	V - VENTILAATOR	- 0.900 x 0.91 m
D1 - DOOR	- 0.750 x 2.13 m	RS - ROLLING SHUTTER	-2.100 x 2.10 m

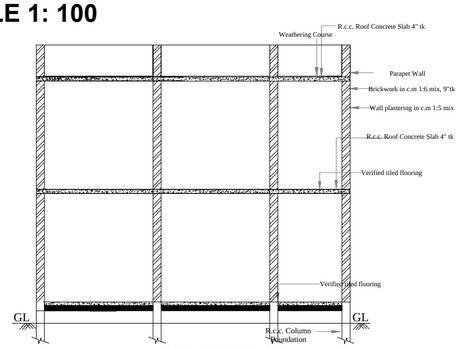
PLAN INFO
PLOT_AREA_M2=125.63
AS_AT_SITE=125.63
FMB_OR_PLR=125.63
AS_PER_DOCUMENT=125.63
SINGLE_FAMILY_BLDG=NO
IS_SWIMMING_POOL_EXISTS= NO
CRZ=YES
SECURITY_ZONE=YES
ACCESS_WIDTH_M=6.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=6.00
ROAD_LENGTH=250.00
AREA_TYPE=CBA
AVG_PLOT_DEPTH= 12.50
AVG_PLOT_WIDTH= 10.05
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=00
DISTRICT=VELLORE
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
SURVEY_NO=1024/1
PATTA_NO=00
TALUK=KATPADI
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=YES
NOC_FIRE_DEPT=YES
PREMIUM_FSI_REQUIRED=YES
IS_APPROVED_LAYOUT=YES
BLOCK_1_B-SHOP_MEMBER_COUNT=3
BLOCK_1_B-SHOP_NON_RESIDENTIAL_MEMBER_COUNT=0
BLOCK_1_B-SHOP_STAFF_MEMBER_COUNT=3
BLOCK_1_B-SHOP_PUBLIC_MEMBER_COUNT=3
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE= NO
OSR_SURR_BUYBACK_RETAIN=RETAIN
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS = NO

N

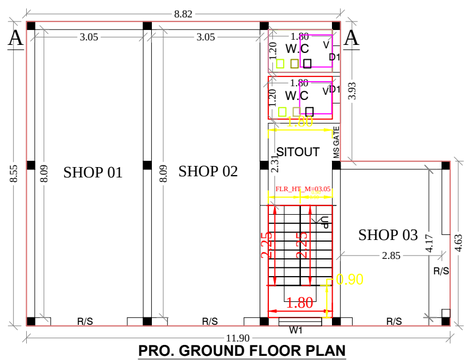
SCALE 1: 100



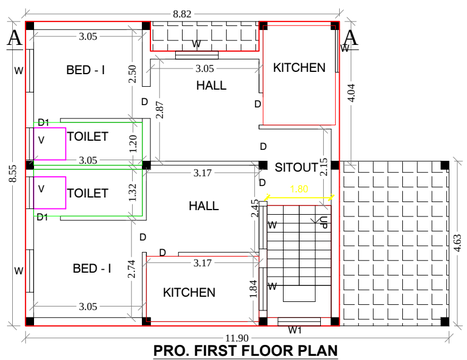
ELEVATION



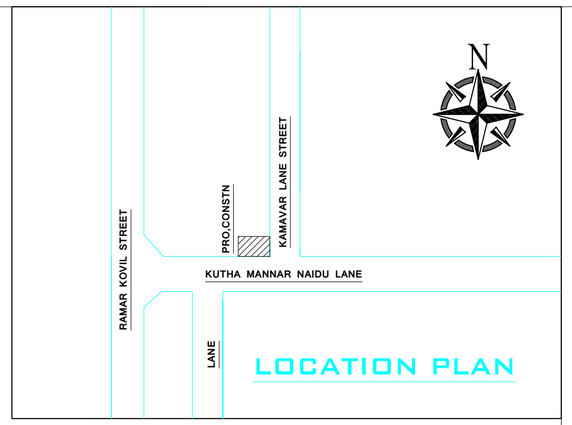
SECTION AA

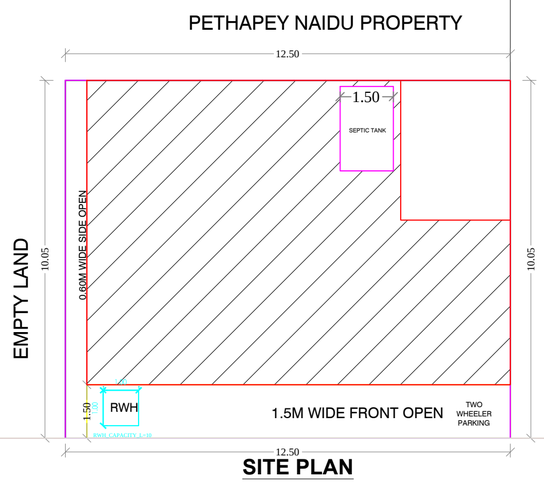


PRO. GROUND FLOOR PLAN



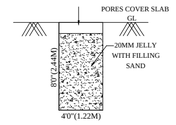
PRO. FIRST FLOOR PLAN



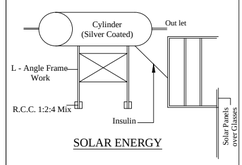


SITE PLAN

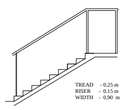
NOT TO SCALE



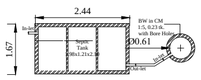
RAINWATER HARVESTING UNIT



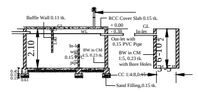
SOLAR ENERGY



STAIRCASE DETAILS



PLAN - SEPTIC TANK & SOAK PIT



SECTION - SEPTIC TANK & SOAK PIT

6M WIDE KUTHA MANNAR NAIDU LANE

APPLICANT

LICENSED 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.