

PP

APPROVAL RECORD

Planning Permission

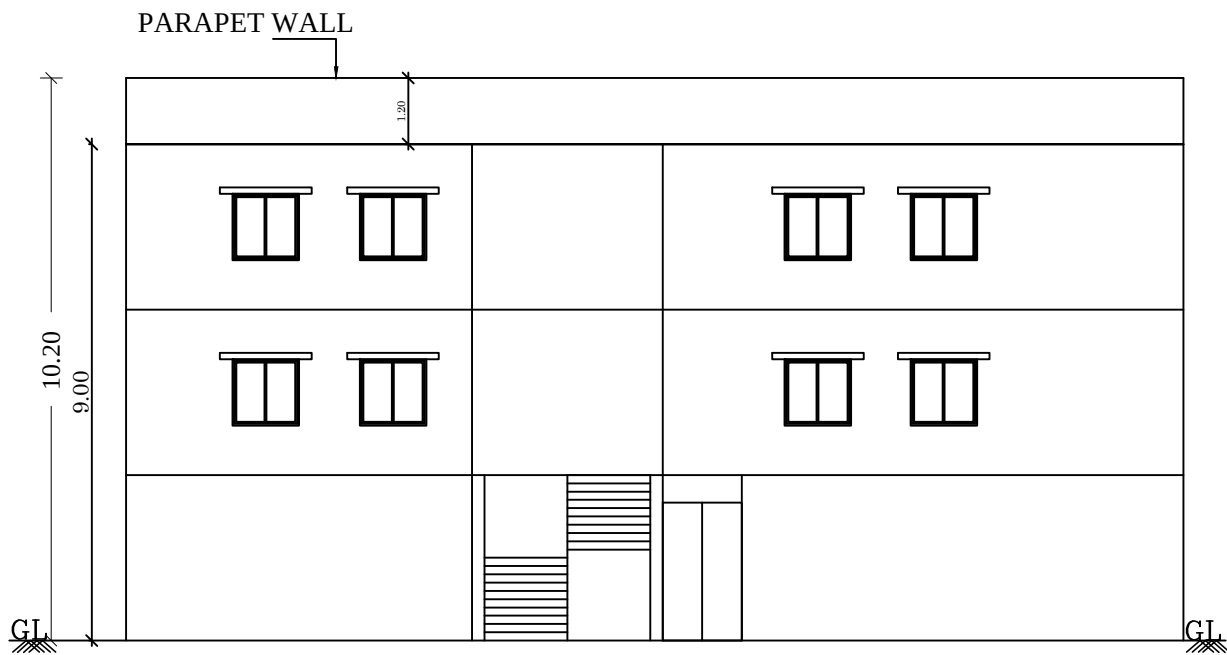
Kovalam

Chengalpattu district, Tamil Nadu

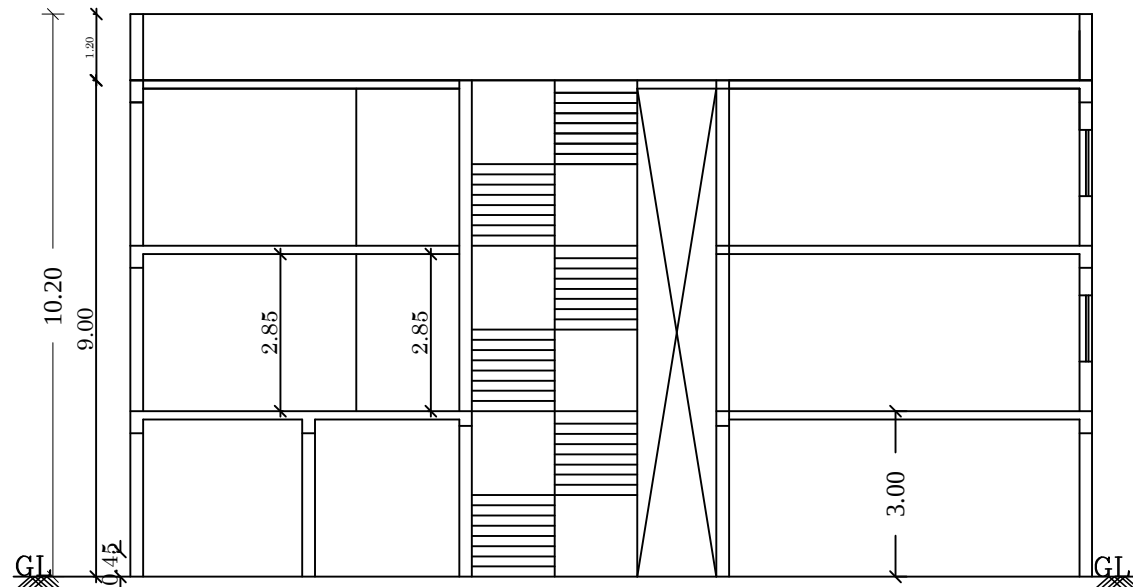
APPROVAL TYPE
Building PlanISSUING AUTHORITY
Rural PanchayatPURPOSE
Commercial

The approval as the planning authority issued it, reproduced in full behind this page.

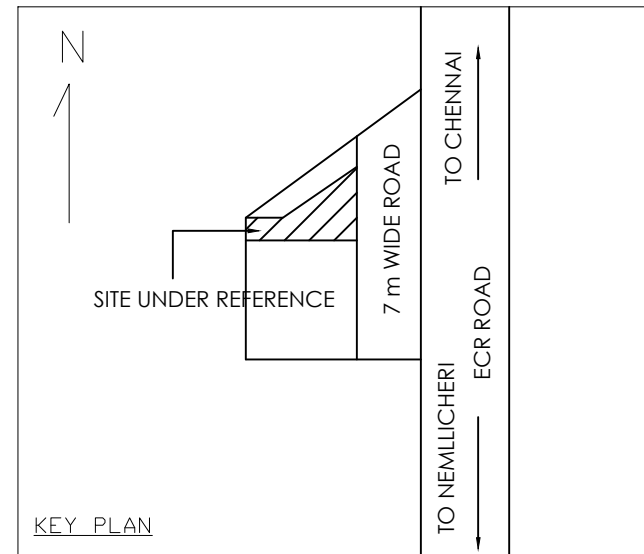
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



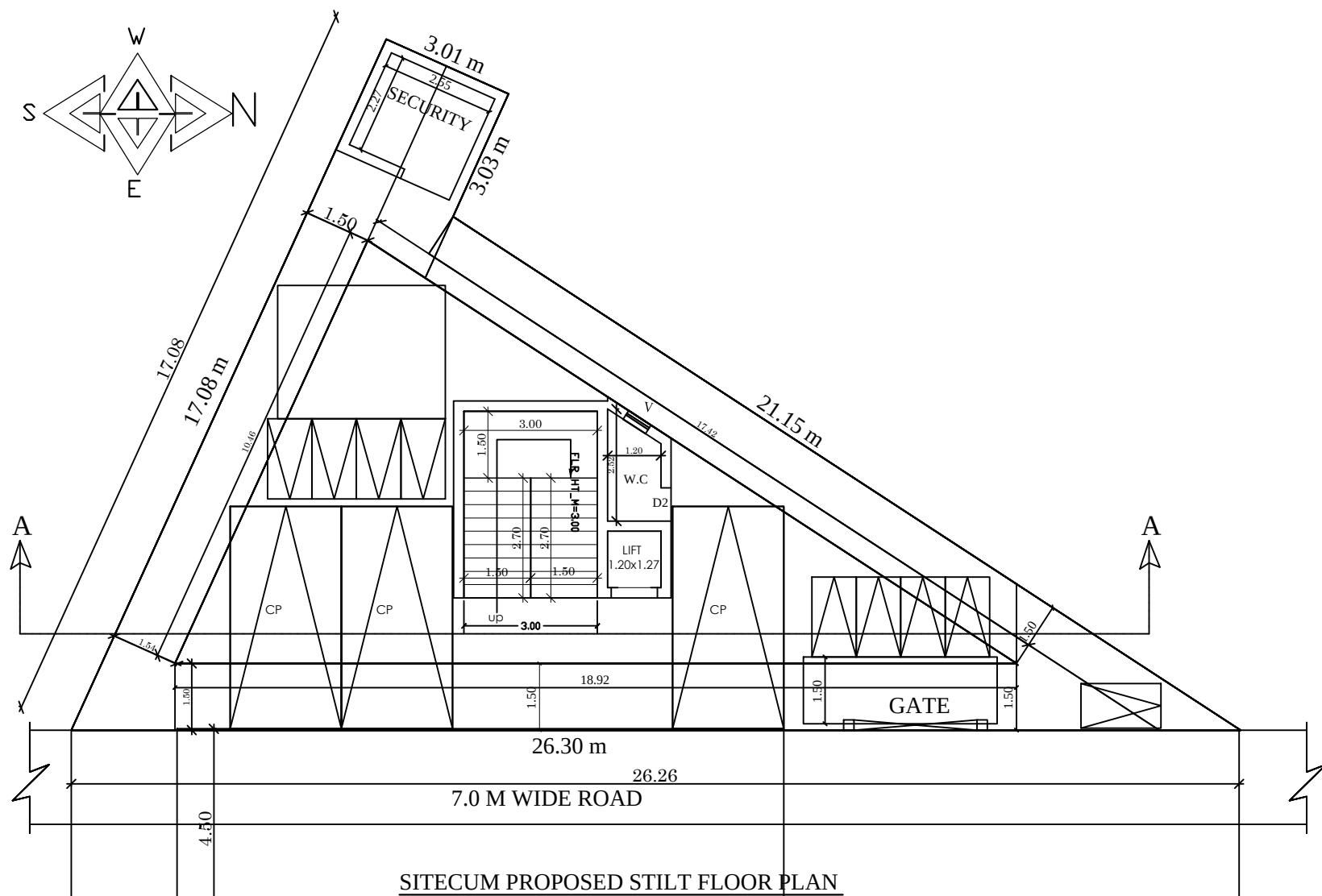
ELEVATION



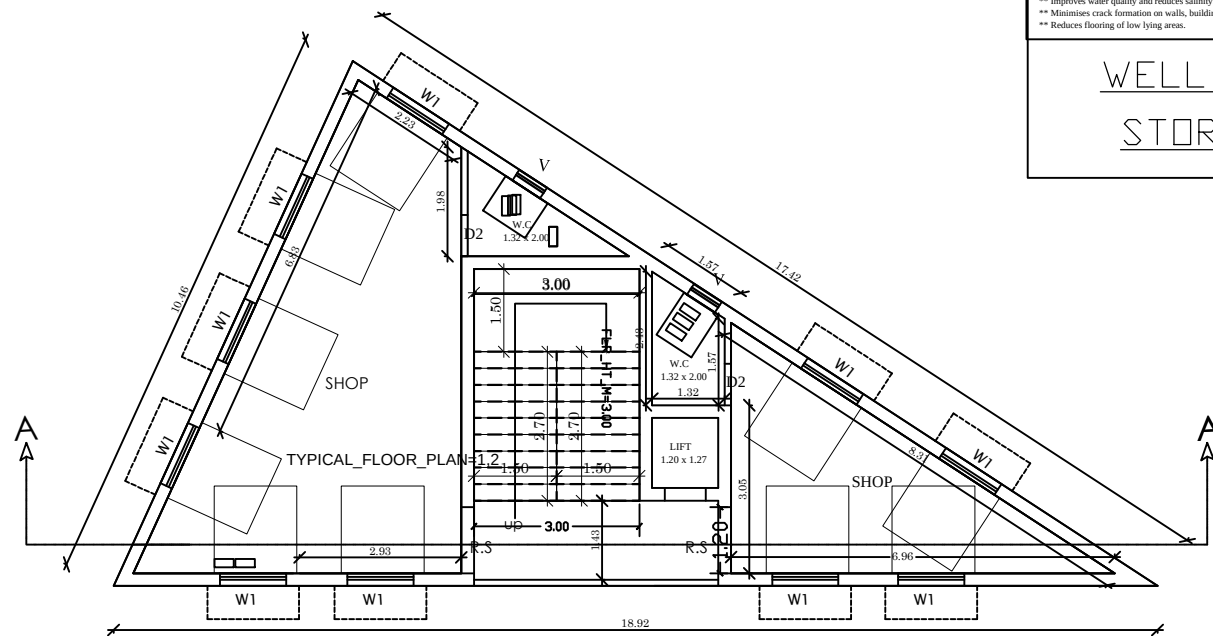
SECTION -AA



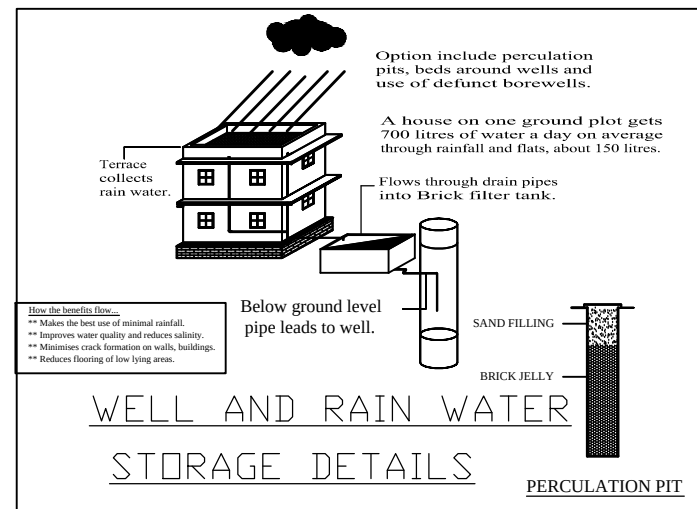
KEY PLAN



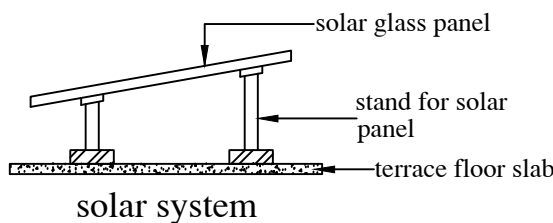
SITECUM PROPOSED STILT FLOOR PLAN



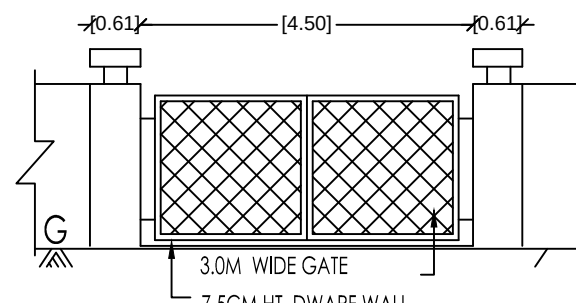
PROPOSED FIRST & SECOND FLOOR PLAN



WELL AND RAIN WATER STORAGE DETAILS



SOLAR SYSTEM



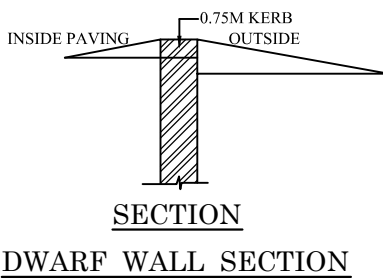
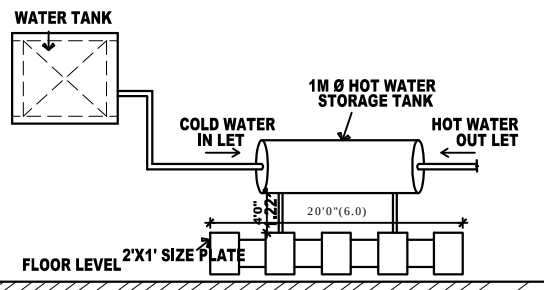
ELEVATION



PLAN OF FOOTING

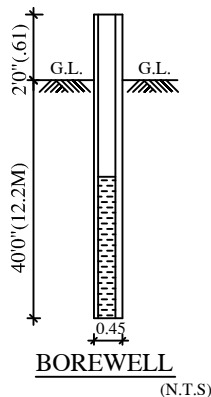
FOUNDATION DETAIL

th beam
5 x 850
UMN ROD 3 no 12#
UMN ROD 9 no 16#
COLUMN MATT BOTH WAYS
2 #80.15 m BOTH WAYS

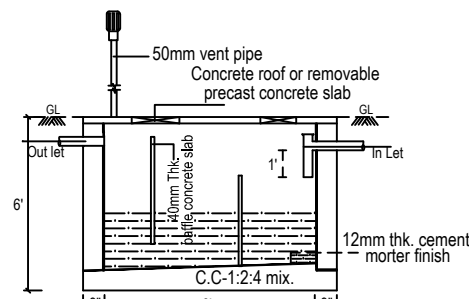


SECTION

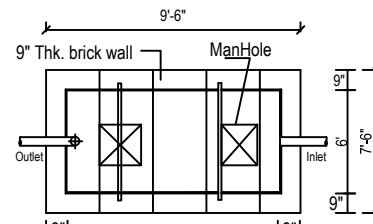
DWARF WALL SECTION



BOREWELL (N.T.S)



Sec. of Septic Tank



Plan of Septic tank

PLAN SHOWING THE PROPOSED CONSTRUCTION OF
COMMERCIAL BUILDING AT PLOT NO:01,
PRESTIGE PHASE-I COMMERCIAL,
COMPRISED IN SURVEY NO:30/282A1BOF
KUNNAKADU VILLAGE,THIRUVIDANTHAI GROUP,
THIRUPORUR TALUK,CHENGALPATTU DISTRICT.

DTCP APPROVED LAYOUT NO:113/2023
TNRERA NO.TN /01/LAYOUT/2404/2023
DATED:06/07/2023.

SUB DIVISION APPROVAL NO:50/2023

SPECIFICATION

FOUNDATION
FOUNDATION AND BASEMENT IN RCC COLUMN AND
PLINTH BEAM OVER A BED OF RCC 1:4:8, 6"THICK
AS PER STRUCTURAL DETAILS

SUPER STRUCTURE:-
SUPER STRUCTURE IN 23 TH. .11.5TH. COUNTRY BURNT
BRICK WALLS WITH CEMENT MORTAR 1:5

RCC MEMBERS
FOOTING , COLUMNS, PLINTH BEAMS ,LINTEL,
SUNSHADE, FLOOR, ROOF BEAMS, SLABS & STAIR WITH
RCC 1:1.5:3 USING 20MM NOMINAL SIZE
BROCKEN STONES.

PLASTERING
WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH.
CEILING IN CM 1:3 9mm TH.

PAINTING
FINISHING THE WALL , CEILING WITH CEMENT PAINT
OVER A PRIMING COAT

FLOORING
FINISHING THE FLOOR WITH 20 TH GRANO FLOORING
OVER A BED OF PCC 1:4:8 6"TH. AND RIVER SAND

DOORS &WINDOWS
DOORS WITH COUNTRY WOODEN FRAMES ,
32 TH. FLUSH DOOR SHUTTERS , SS FASTENINGS ,
PAINT FINISH
WINDOWS WITH MEDIUM ANODISED ALUMINIUM
OPENABLE SHUTTERS WITH 4 mm GLASS &
STANDARD FASTENINGS

AREA DETAIL:

TOTAL PLOT AREA AS DOCUMENT	182.43
TOTAL PLOT AREA AS PATTa	182.00

AREA DETAILS	F.S.I AREA	NON F.S.I AREA	TOTAL BUILTUP AREA
STILT FLOOR AREA		90.04	
FIRST FLOOR AREA (COMMERCIAL)	90.04	—	90.04
SECOND FLOOR AREA (COMMERCIAL)	90.04	—	90.04
TOTAL	180.08	90.04	180.08

REFERENCE

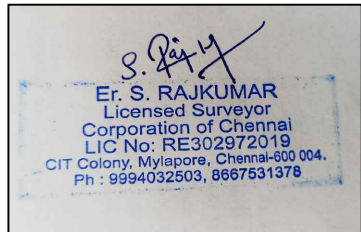
DESCRIPTION	CALCULATION	PROPOSED
PLOT COVERAGE	90.04 182.00 X 100	49.47 %
FLOOR SPACE INDEX	180.08 182.00	0.98
PARKING AREA	02 CARS WITH DIMENSION 2.5m x 5.0m 01 PHC CAR WITH DIMENSION 3.6m x 5.0m 07 BIKES WITH DIMENSION 1.0m x 1.8m 02 PHC BIKES WITH DIMENSION 1.0m x 1.8m	

COLOUR INDEX
BOUNDARY
PROPOSED
EXISTING ROAD
ROAD
EXISTING BUILDING

SCALE 1: 100 ALL DIMENSIONS ARE IN METRES

SCHEDULE OF JOINERIES:		
NO	DESCRIPTION	SIZE
R.S	ROLLING SHUTTER	3.80 x 3.80
D	DOOR	1.00 x 2.10
D1	DOOR	0.75 x 2.10
SLD	SLIDING DOOR	1.23 x 2.10
W	WINDOW	1.50 x 1.33
V	VENTILATOR	1.50 x 0.90
V1	VENTILATOR	0.60 x 0.90
V2	VENTILATOR	5.33 x 0.90

OWNER SIGNATURE



REGISTERED ENGINEER

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.

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

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

