

PP

APPROVAL RECORD

# Planning Permission

Kovalam

Chengalpattu district, Tamil Nadu

APPROVAL TYPE  
**Building Plan**ISSUING AUTHORITY  
**Rural Panchayat**PURPOSE  
**Residential**

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.

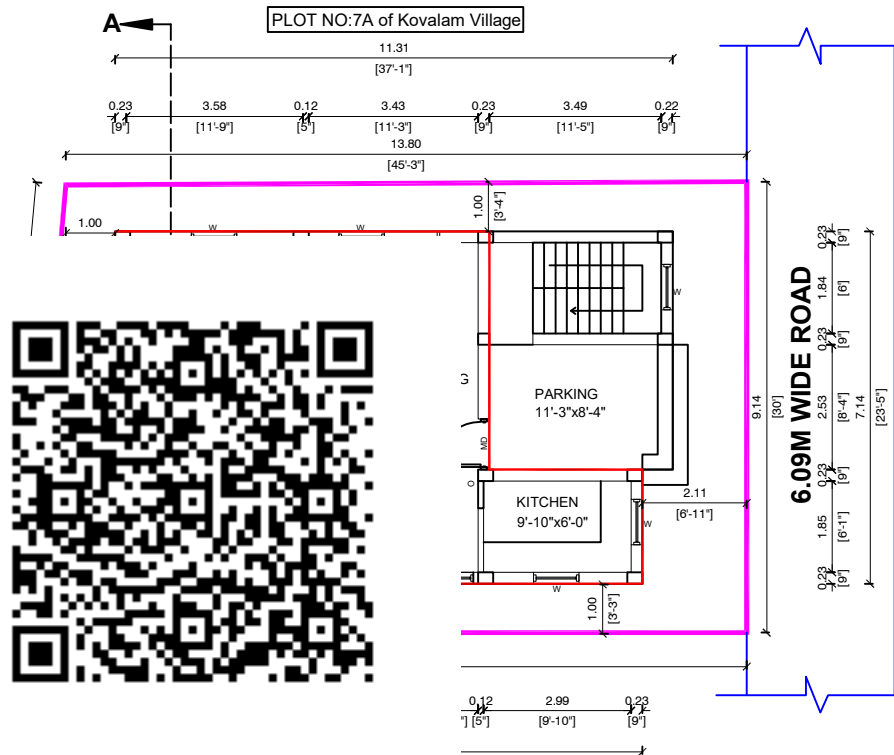
PLAN SHOWING THE PROPOSED GROUND FLOOR AND FIRST FLOOR RESIDENTIAL BUILDING AT PLOT NO:A1A,  
"SHREE CHAITHANYA" SURVEY NO:79/1B1B ,PATTA NO:4606,THIRUVIDANDAI REVENUE ,SEMMANCHERI VILLAGE ,  
KOVALAM PANCHAYAT,THIRUPORUR TALUK AND PANCHYAT UNION CHENGALPATTU DISTRICT,PIN CODE :603112.

OWNER NAME :- Mr.SATHISHKUMAR MANOHARAN

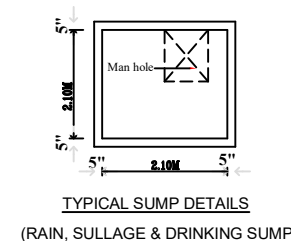
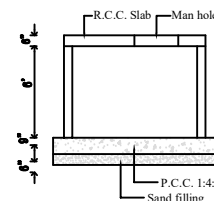
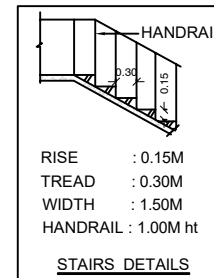
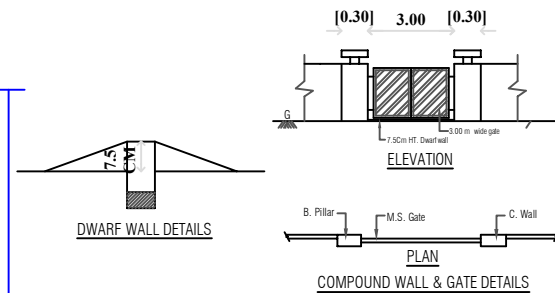
PLOT SUB DIVISION No:ந.க.எண்:4276-2/2021/ஆ1  
நாள்:18.04.2022

PLOT SUB DIVISION No:ந.க.எண்:1020-26/2022/ஆ1  
நாள்:02.09.2022

Rera Approval No:TN/01/LAYOUT/8936/2022  
Date :15/11/2022



SITE CUM GROUND FLOOR PLAN  
(PROPOSED)



SHEET NO: 01 / 02

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA : 129.42 SQ.M (1393.07SQ.Ft)

PROPOSED RESIDENTIAL BUILDING AREA DETAILS :

| S.NO | DESCRIPTION    | FSI (SQ.M) | NON-FSI (SQ.M) | TOTAL (SQ.M) |
|------|----------------|------------|----------------|--------------|
| 01   | GROUND FLOOR   | 61.37      | 17.95          | 79.32        |
|      | FIRST FLOOR    | 61.37      | 17.95          | 79.32        |
|      | HEAD ROOM AREA | -          | -              | -            |
|      | TOTAL AREA     | 122.74     | 35.90          | 158.64       |

TOTAL FSI AREA = 122.74 SQ.M

FLOOR SPACE INDEX = 122.74/129.42= 0.94

JOINERY SCHEDULE

|      |            |             |
|------|------------|-------------|
| M.D. | MAIN DOOR  | 1.00 X 2.10 |
| D    | DOOR       | 0.91 X 2.10 |
| D1   | DOOR       | 0.76 X 2.10 |
| W    | WINDOW     | 1.50 X 1.50 |
| V    | VENTILATOR | 0.91 X 0.91 |

DWELLING UNITS DETAILS :

DWELLING UNIT-01 : 53.38 SQ.M

DWELLING UNIT-02 : 53.38 SQ.M

INDEX :

PROPOSED  
ROAD  
SITE BOUNDARY



ARCHITECT / REGISTERED ENGINEER :

S. Rajkumar  
Er. S. RAJKUMAR  
Licensed Surveyor  
Corporation of Chennai  
LIC No: RE302972019  
CIT Colony, Mylapore, Chennai-600 004.  
Ph : 9994032503, 8667531378

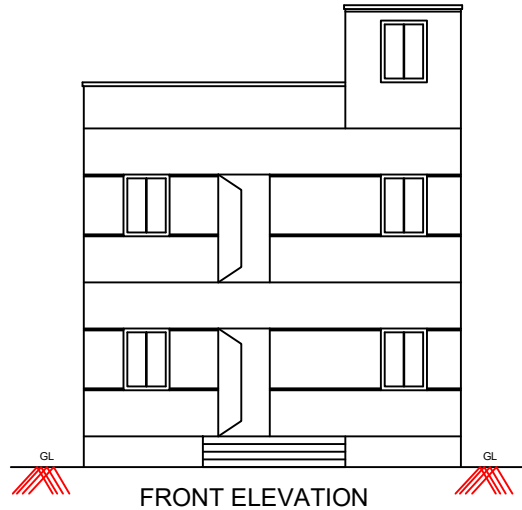
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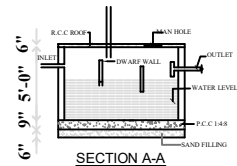
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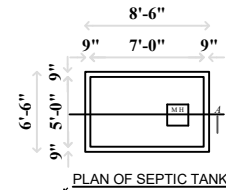


FRONT ELEVATION

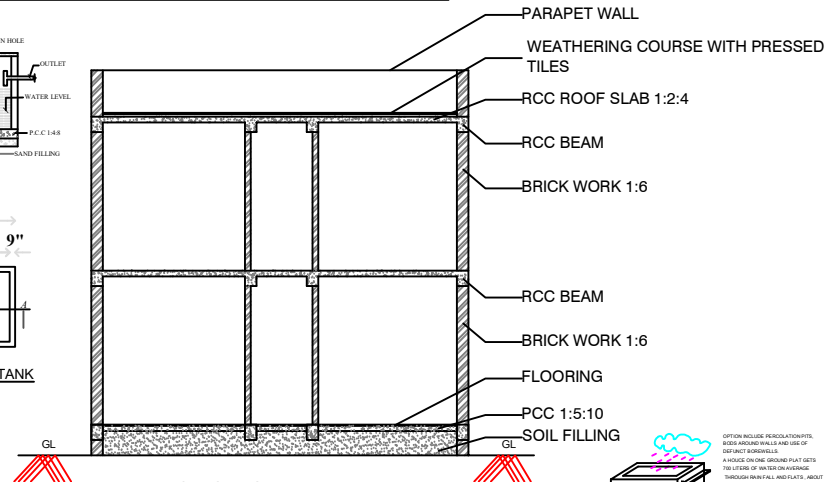
(PROPOSED)



SECTION A-A

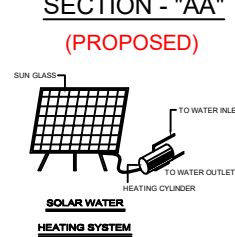


PLAN OF SEPTIC TANK

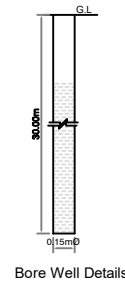


SECTION - "AA"

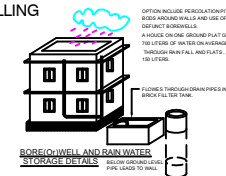
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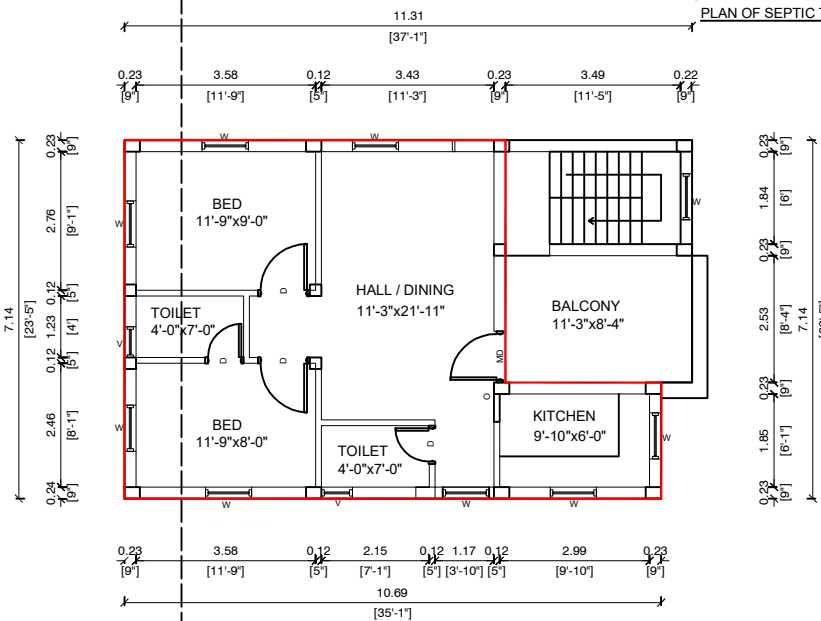
SOLAR WATER HEATING SYSTEM



Bore Well Details

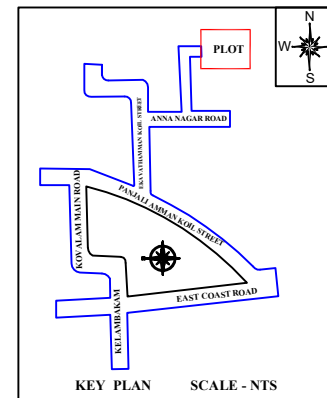


BOREWELL AND RAIN WATER STORAGE DETAILS



FIRST FLOOR PLAN

(PROPOSED)



KEY PLAN SCALE - NTS

SHEET NO: 02 / 02

|                                                                                                                                                       |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| NOTE : ALL DIMENSIONS ARE IN METRE                                                                                                                    |  |
| AREA STATEMENT DETAILS                                                                                                                                |  |
| SITE AREA : 129.42 SQ.M (1393.07SQ.Ft)                                                                                                                |  |
| SPECIFICATION :                                                                                                                                       |  |
| FOUNDATION : RCC 1:11/2:3 M25 Concrete Column footing Laid over sand filling and PCC 1:4:8.                                                           |  |
| RCC WORK : All Coloumn ,Beams ,Roof Slab,Lintel,& Sunshade are in CC 1:5:5:3(M-25)                                                                    |  |
| BRICK WORK : B.W in Basement & Superstructure are in CM 1:5.                                                                                          |  |
| JOINERY : Joineries are made with Steel ( or) first class teak wood                                                                                   |  |
| WEATHERING COURSE : 9"X9" Pressed Tiles laid over the Brick Jelly with Lime mortar & sloped with water proofing compound.                             |  |
| PLASTERING : Ceiling plastering with CM 1:3 Inside & Outside walls are Plastering with CM 1:4.                                                        |  |
| PAINTING : White washing with two coats over the one coat of primer for Ceiling .Colour washing with two coats over one coat of primer for all Walls. |  |

|               |  |
|---------------|--|
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| SITE BOUNDARY |  |



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*S. Rajkumar*  
**Er. S. RAJKUMAR**  
 Licensed Surveyor  
 Corporation of Chennai  
 LIC No: RE302972019  
 CIT Colony, Mylapore, Chennai-600 004.  
 Ph : 9994032503, 8667531378

Mr.N.VIGNESWARAN

*M. Sathish*

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

