PP APPROVAL RECORD

Planning Permission

Survey 165/4M and 1 more

Kovilambakkam

Chengalpattu district, Tamil Nadu

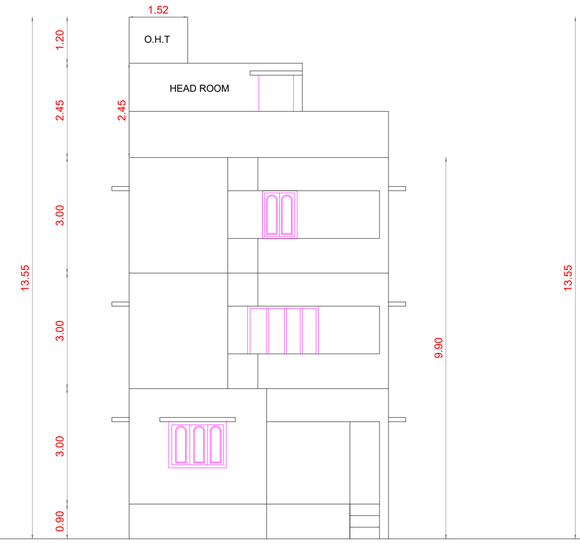
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

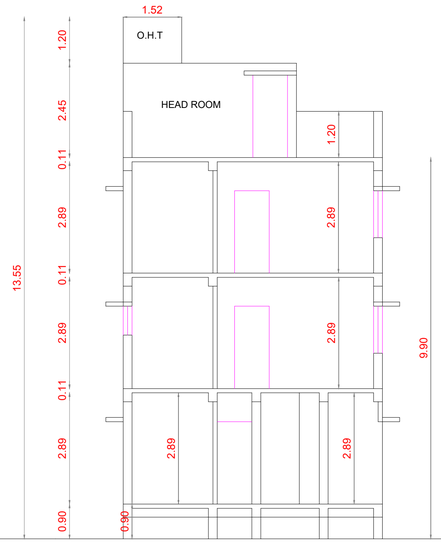
The approval as the planning authority issued it, reproduced in full behind this page.

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

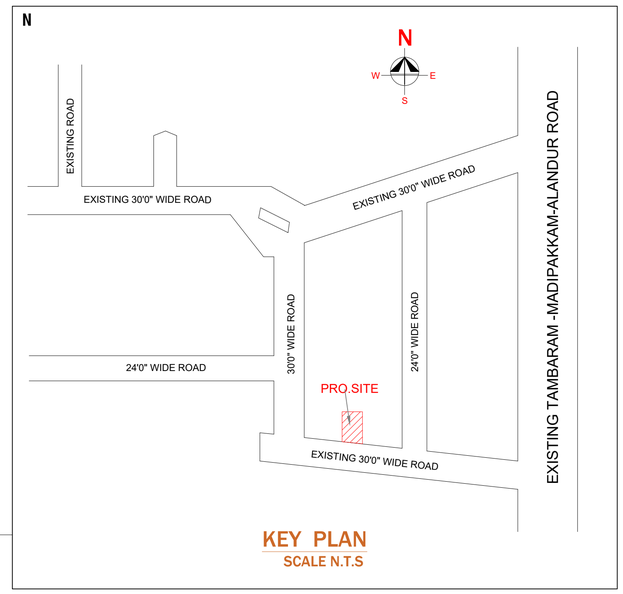
PLAN SHOWING THE PROPOSED CONSTRUCTION OF (GROUND , FIRST AND SECOND FLOOR) RESIDENTIAL BUILDING WITH ONE DWELLING UNIT (HEIGHT=9.90) AT PLOT NO: 25 Eastern Portion , IN OLD S.NO: 165/1 & 165/4, NEW PATTA S.NO: 165/4B , PATTA NO: 12595 OF KOVILAMBAKKAM VILLAGE & PANCHAYAT , TAMBARAM TALUK , CHENGALPET DISTRICT , St THOMOS PANCHAYAT UNION LIMIT.



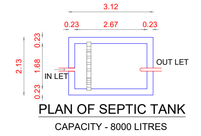
ELEVATION



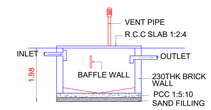
SECTION A-A



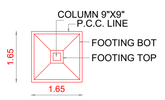
KEY PLAN
SCALE N.T.S



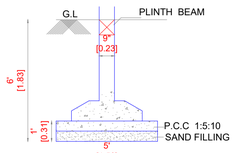
PLAN OF SEPTIC TANK
CAPACITY - 8000 LITRES



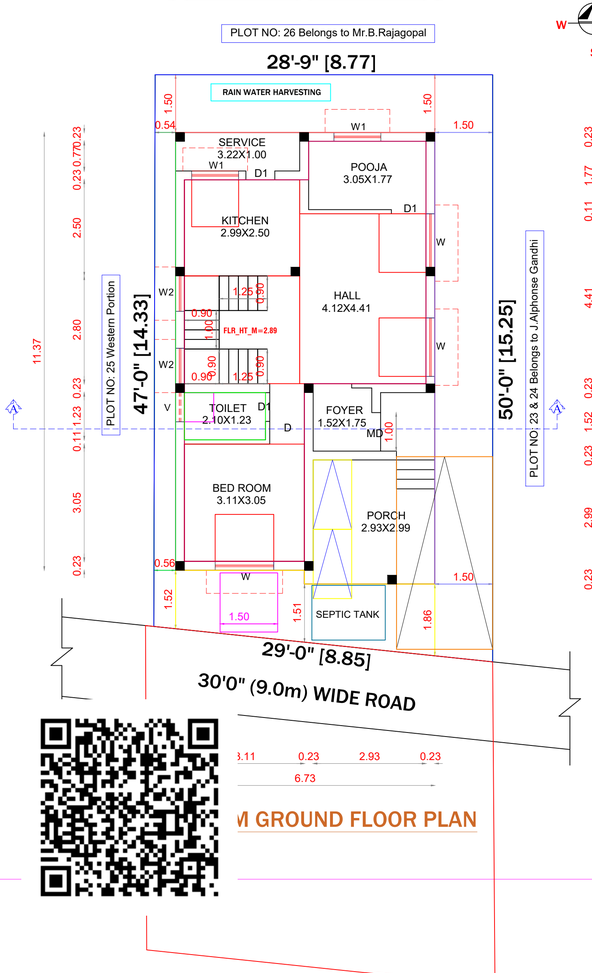
SECTION OF SEPTIC TANK



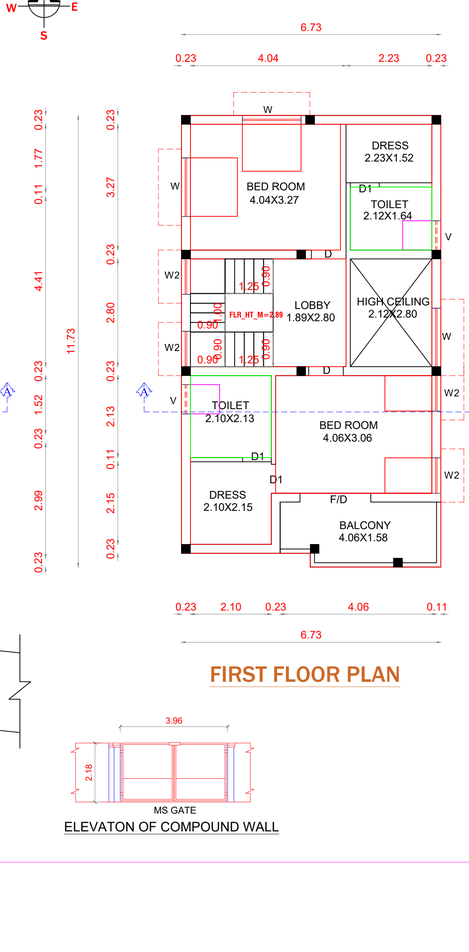
PLAN OF FOOTING



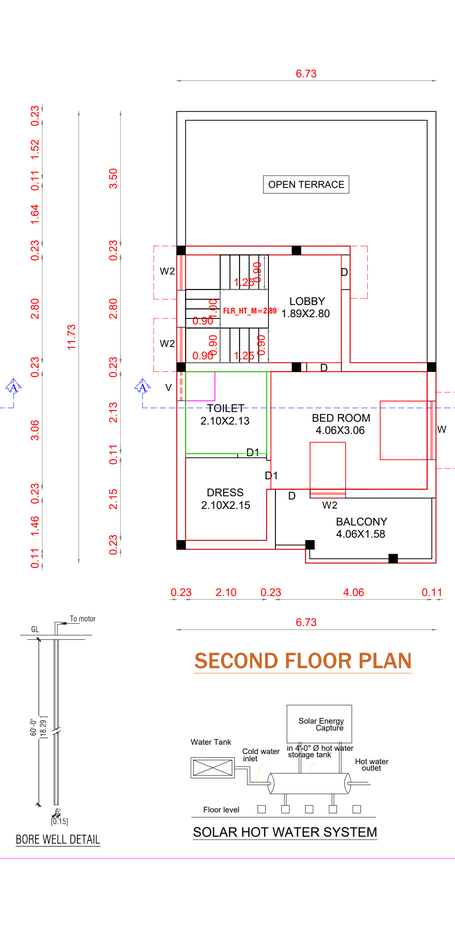
FOUNDATION DETAIL



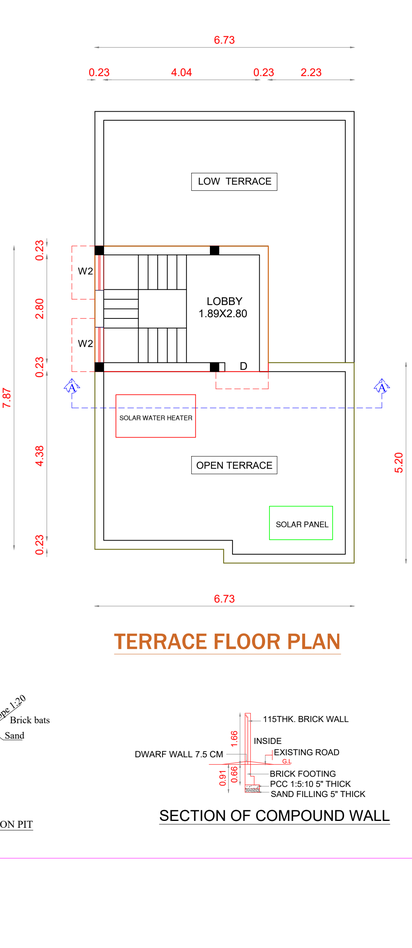
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

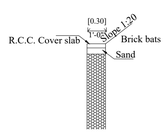


TERRACE FLOOR PLAN

ELEVATON OF COMPOUND WALL

BORE WELL DETAIL

SOLAR HOT WATER SYSTEM



PERCULATION PIT

SECTION OF COMPOUND WALL

NOTE :-

G.O.(Ms) No.95
Housing and Urban Development (UD4(10)
Department , Dated: 04.08.2023

SPECIFICATIONS:

* R.C.C FOUNDATION IN C.M 1:5 OVER 6" THICK P.C.C 1:5:10 OVER 6" THICK SAND FILLING.
* BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 6" THICK R.C.C TIE BEAM 1:2:4.
* TILES FLOORING OVER 4" THICK P.C.C 1:5:10 6" THICK SAND FILLING.
* 9" THICK BRICK WALL IN C.M 1:3.
* R.C.C ROOF SLAB 1:2:4 MIX 41/2" THICK.

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.00 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.75 X 2.13
W	WINDOW	1.52 X 1.22
W1	WINDOW	1.22 X 1.22
W2	WINDOW	1.00 X 1.22
V	VENTILATOR	0.76 X 0.76

COLOUR INDEX

PROPOSED	-	
ROAD	-	
SITE BOUNDARY	-	

AREA DETAILS:		SQ.FTS	SQ.MTS
PLOT AREA (As Per DOC)	-	1400.00	130.11
PLOT AREA (As Per SITE)	-	1397.83	129.91
PLOT AREA (Super Imposed)	-	1397.83	129.91
GROUND FLOOR	-	836.91	77.78
FIRST FLOOR	-	836.91	77.78
SECOND FLOOR	-	510.88	47.48
TOTAL AREA	-	2184.70	203.04
F.S.I	-	1.56	
PLOT COVERAGE	-	59.87%	
NON-FSI AREA			
HEAD ROOM	-	157.95	14.68

OWNER SIGNATURE: Mrs.V.GEETHA

P.BALAMURUGAN B.Tech.,
REGISTERED ENGINEER
REG: 0616 2020
GREATER CHENNAI CORPORATION
DHAKSHAN PLANNERS
No.40 , Pillaiyar Koil Street
Manancherri , Kundrathur , Chennai-69
Mob: 98843 55069
Email : dhakshanplanners2022@gmail.com

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

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.