PP APPROVAL RECORD

Planning Permission

Survey 116

Cowlbazar

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.

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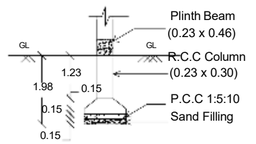
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND, FIRST & SECOND FLOOR RESIDENTIAL BUILDING WITH TWO DWELLING UNITS EACH AT GROUND & FIRST FLOOR, HEIGHT OF THE BUILDING SHOULD BE 11.71M, LOCATED AT PLOT NO : 1, NEW S.F NO : 116/7 , " VGN SOUTHERN GARDEN EXTENSION " , KOWL BAZAAR VILLAGE & PANCHAYAT , PALLAVARAM TALUK , CHENGALPATTU DISTRICT, ST.THOMAS MOUNT PANCHAYAT UNION.

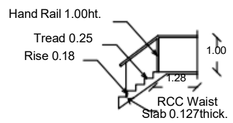
SCALE : 1 : 100

LAYOUT APPROVED BY CMDA
P.P.D/L.O NO.44/2012,
VIDE LETTER NO.LAYOUT-1/20808/2011
DATE: 26/12/2012



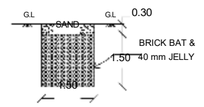
FOUNDATION DETAILS

(Scale 1:100)



STAIRCASE DETAILS

(Scale 1:100)



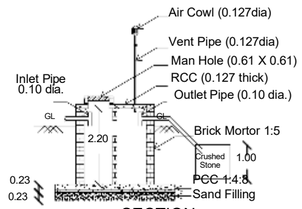
RAIN WATER HARVESTING SYSTEM

(Scale 1:100)

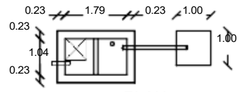


BORE WELL

(Scale : 1m:4m)



SECTION



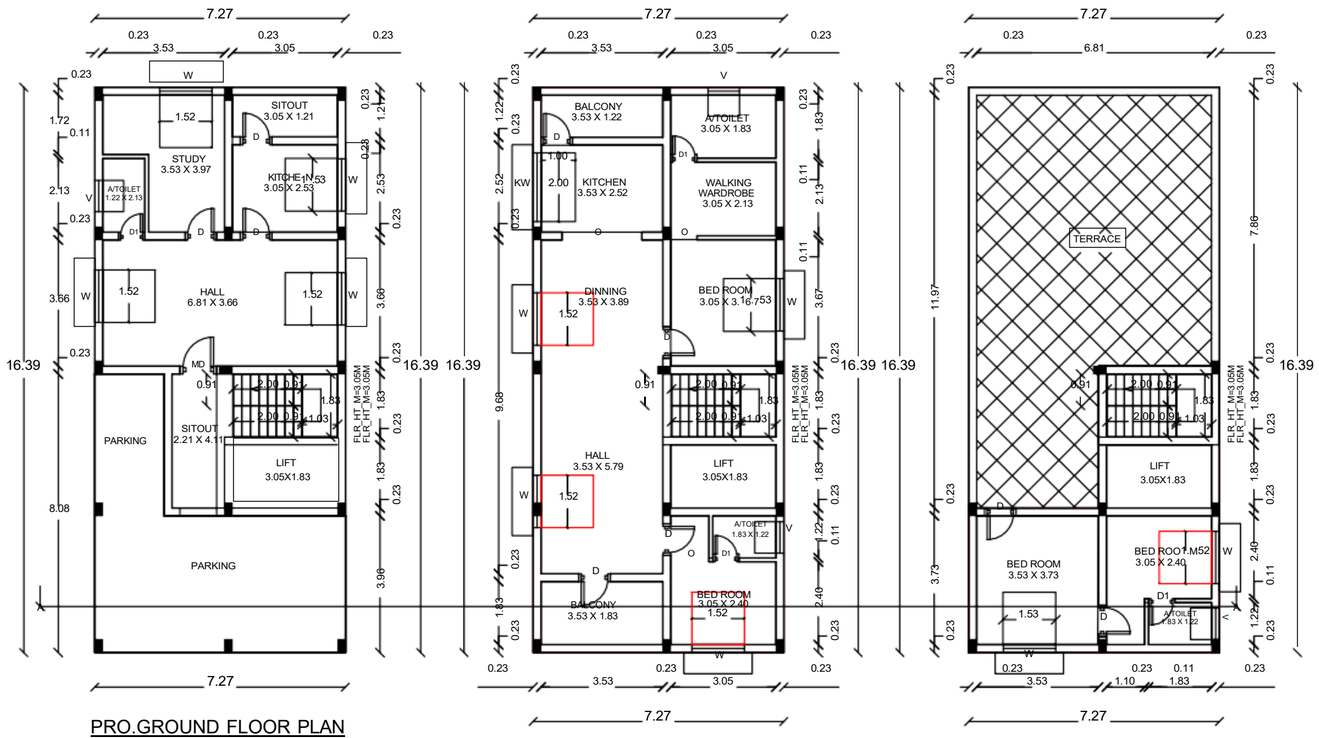
PLAN

SEPTIC TANK

D-TRENCH DETAILS

(Scale 1:100)

N

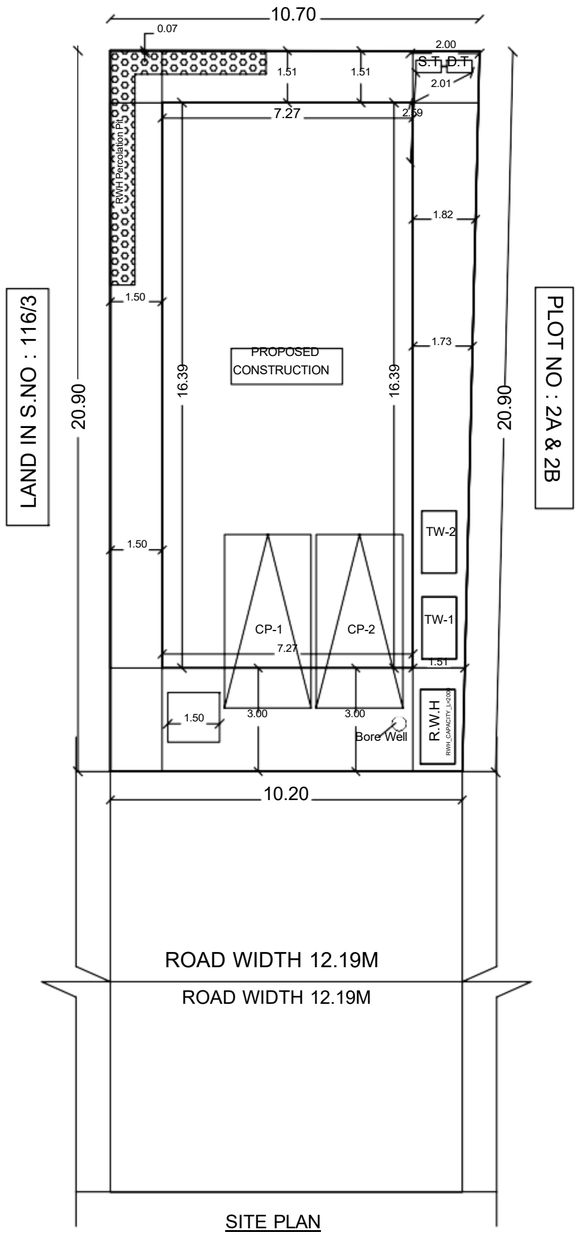


PRO.GROUND FLOOR PLAN

PRO.FIRST FLOOR PLAN

PRO.SECOND FLOOR PLAN (P)

PLOT NO : 3

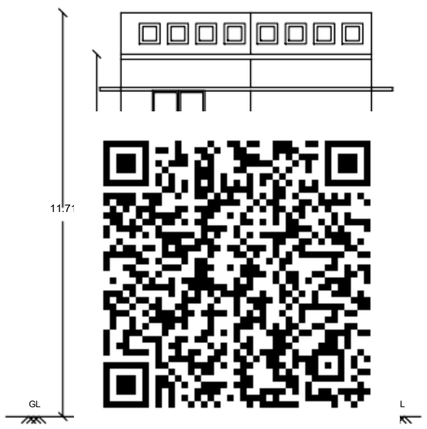


LAND IN S.NO : 116/3

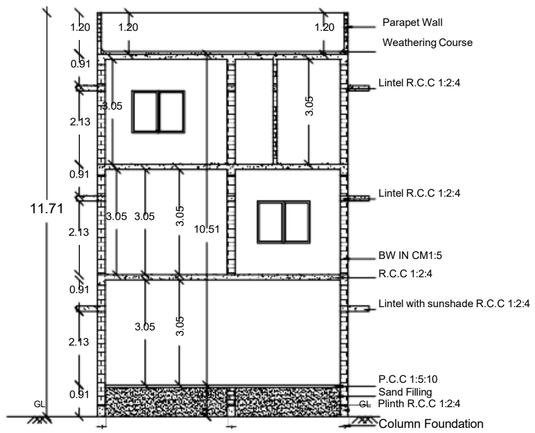
PLOT NO : 2A & 2B

SITE PLAN

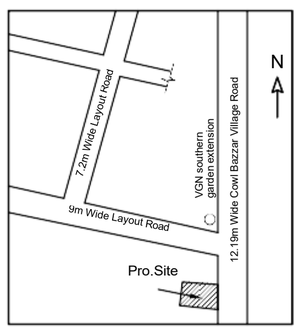
(Scale : 1:100)



ELEVATION



SECTION AA



KEY PLAN

(Not to Scale)

DWELLING UNITS DETAILS
DWELLING UNIT - 02 283.08 Sq.M
HEIGHT OF THE BUILDING 11.71 M

APPROVAL AUTHORITY

SCHEDULE OF JOINERIES

REFERENCE	METER	FEET
MD - MAIN DOOR	1.06 X 2.14	3'6" X 7'0"
D - DOOR	0.91 X 2.14	3'0" X 7'0"
D1 - DOOR	0.76 X 2.14	2'6" X 7'0"
OP - OPEN	1.22 X 2.14	4'0" X 7'0"
W - WINDOW	1.52 X 1.22	5'0" X 7'0"
V - VENTILATOR	0.91 X 0.61	3'0" X 2'0"

AREA DETAILS

DESCRIPTION	SQ.FT	SQ.M
TOTAL PLOT AREA (AS PER DOCUMENT)	2350.00	218.32
TOTAL PLOT AREA (AS PER PATTA)		220.00
SUPER IMPOSED PLOT AREA		218.37
PRO.GROUND FLOOR AREA	883.07	82.04
PRO.GROUND FLOOR AREA (NON FSI AREA - PARKING)	398.91	37.06
PRO.FIRST FLOOR AREA	1281.98	119.10
PRO.SECOND FLOOR AREA (P)	483.08	44.88
TOTAL BUILT UP AREA	3047.04	283.08
OPEN SPACE	1068.53	99.27

F.S.I - 1.127

PLOT COVERAGE = 119.10/218.37 X 100 = 54.54%

COLOUR INDEX

PLOT BOUNDARY SHOWN :

PROPOSED BUILDING SHOWN :

ROAD SHOWN :

NOTE

01 ALL MEASUREMENT ARE SHOWN IN METER

02 KITCHEN WASTE WATER TO BE CONNECTED TO GARDEN PURPOSE

OWNER

ENGINEER

REGISTERED ENGINEER / SURVEYOR

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.