PP APPROVAL RECORD

Planning Permission

Survey 114

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.

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3/350/2 Mettukuppam,
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Chennai 600 097, India

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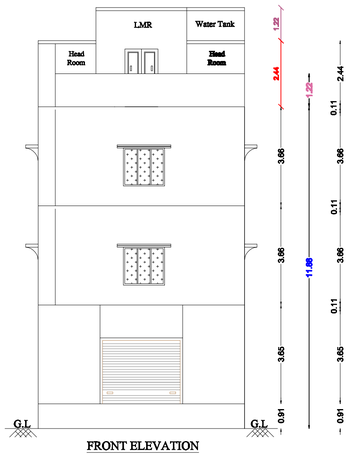
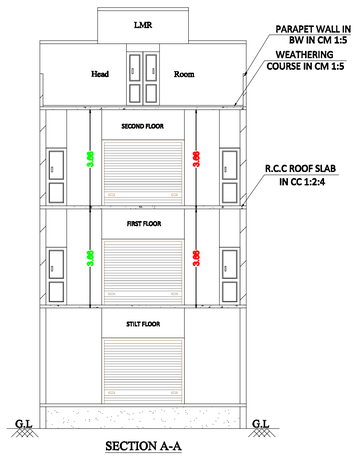
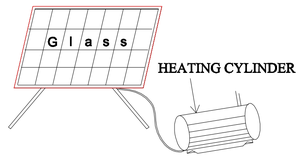
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 2 FLOOR COMMERCIAL BUILDING (HEIGHT OF THE BUILDING 11.88M) AT PLOT No: 1B, IN OLD S.No: 113/4 & 114/1, PATTA No: 1426, As PER PATTA NEW S.No: 114/3, KOVILAMBAKKAM VILLAGE, TAMBARAM TALUK, CHENGALPATTU DISTRICT, ST. THOMAS MOUNT PANCHAYAT UNION LIMIT.



FRONT ELEVATION



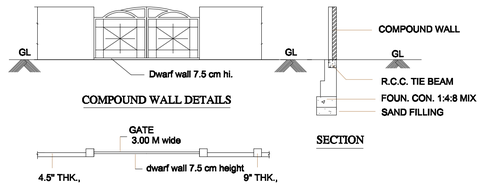
SECTION A-A

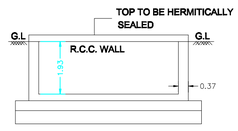


SOLAR WATER HEATING SYSTEM
SCALE-1:30

Existing Building Plan Approved No:
P.P.No: 2576/12-13, D.Dis No: 8303/12, Dt: 14/03/2013

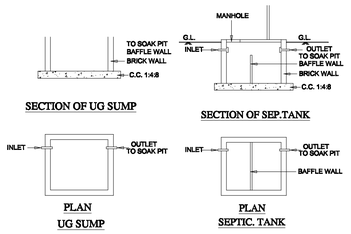
Renewal of Existing Building Plan Approved No:
P.P.No: 833/20156, D.Dis No: 1089/2016, Dt: 16/9/2016





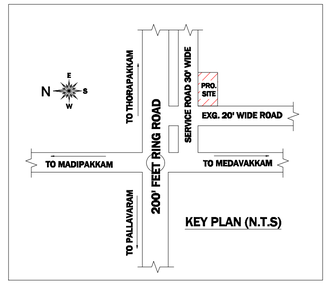
RWH SECTION

RWH_CAPACITY_L = 2000LTRS

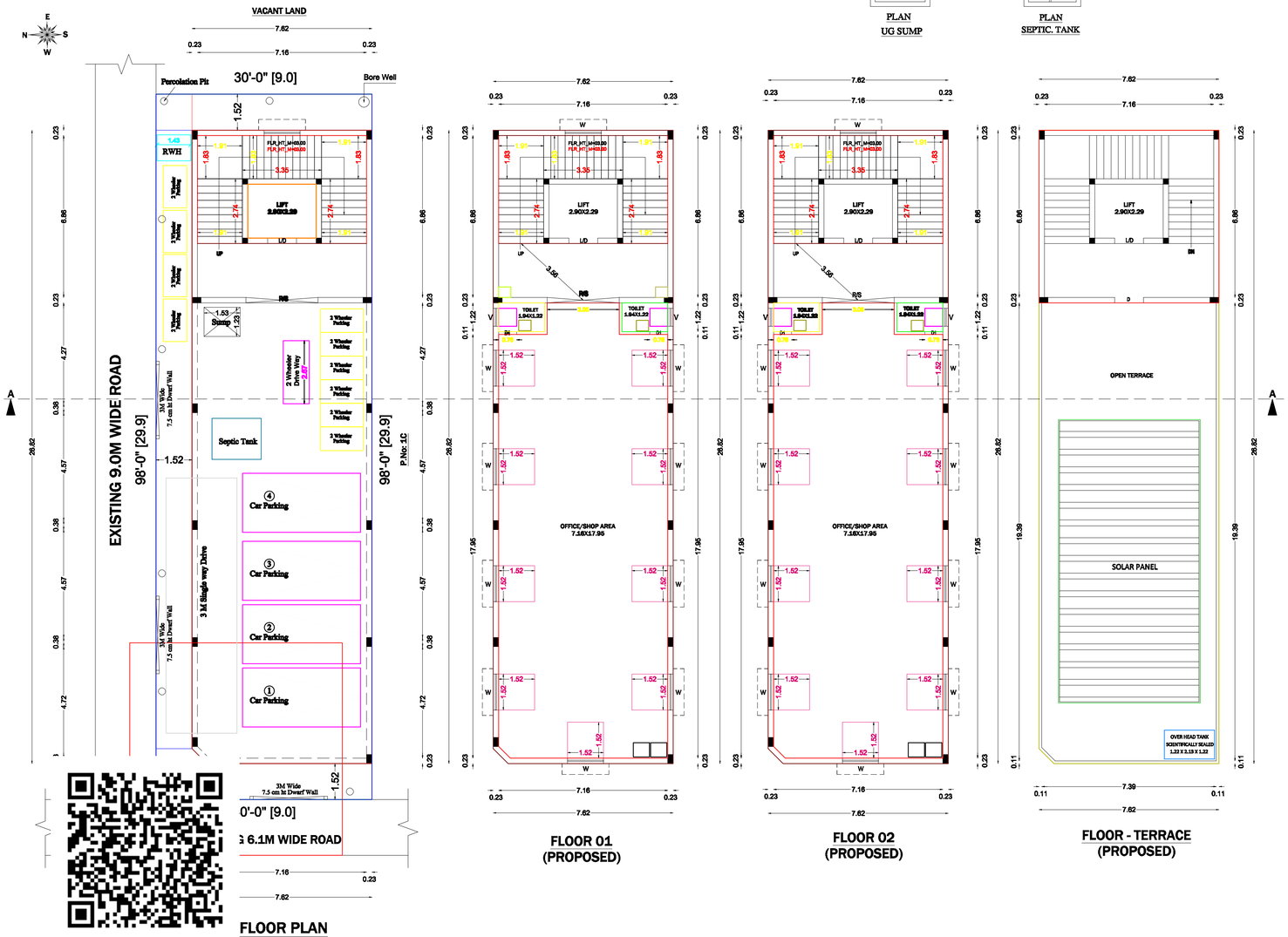


PLAN
UG SUMP

PLAN
SEPTIC. TANK



KEY PLAN (N.T.S)



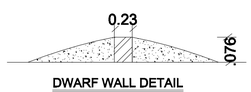
FLOOR PLAN
(PROPOSED)

FLOOR 01
(PROPOSED)

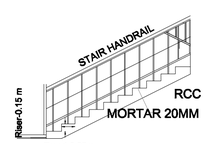
FLOOR 02
(PROPOSED)

FLOOR - TERRACE
(PROPOSED)

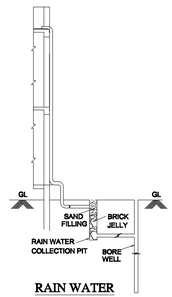
PLAN_INFO
PLOT_AREA_M2=271.97
AS_PER_DOCUMENT=271.97
AS_AT_SITE=271.97
FMB_OR_PLR=271.97
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.0
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=6.1
ROAD_LENGTH=100
AVG_PLOT_DEPTH=29.9
AVG_PLOT_WIDTH=9.0
LAND_USE_ZONE=MIXED RESIDENTIAL
PLOT_NO=1B
SURVEY_NO=114/3
DISTRICT=CHENGALPATTU
TALUK=TAMBARAM
PATTA_NO=1426
RWH_DECLARED=YES
BLOCK_1_B-PCO_MEMBER_COUNT=10
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=RESIDENTIAL
BUILDING_NEAR_MONUMENT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
PROVISION_FOR_ORANGE BUILDINGS_AND_SUSTAINABILITY=NO
OSR_APPLICABLE=NO
OSR_SURRENDER_OR_BUYBACK=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
OSR_SURR_BUYBACK_RETAIN=BUYBACK
IS_SWIMMING_POOL_EXISTS=NO
JURISDICTION_TYPE=PANCHAYAT



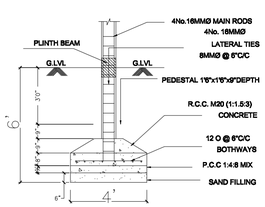
DWARF WALL DETAIL



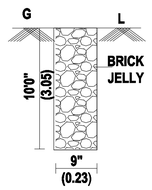
Residential Staircase Details



RAIN WATER
HARVESTING SYSTEM



FOUNDATION DETAIL
[SCALE: 1:50]



PERCULATION PIT

AREA DETAILS:

		SQ.M
PLOT AREA (As Per Site)	:	271.97
PLOT AREA (As Per Super Imposed Plot Boundary)	:	271.97
FIRST FLOOR AREA (Commercial)	:	148.45
SECOND FLOOR AREA (Commercial)	:	148.45
TOTAL AREA (Commercial)	:	296.90
PLOT COVERAGE	:	54%
FSI	:	1.091
NON FSI :		
STILT FLOOR PARKING AREA	:	148.45
STAIRCASE & LIFT AREA (Stilt , First & Second Floor)	:	167.22
HEADROOM AREA	:	55.74

SCHEDULE OF JOINERY:

MD	MAIN DOOR	3'-3"X7'-0"	(0.99X2.13)
GD	GRILL DOOR	3'-3"X7'-0"	(0.99X2.13)
D	DOOR	3'-0"X7'-0"	(0.91X2.13)
D1	DOOR	2 -6"X7'-0"	(0.76X2.13)
W	WINDOW	5'-0"X5'-0"	(1.52X1.52)
W	WINDOW	4'-0"X4'-0"	(1.22X1.22)
V	VENTILATOR	2'-6"X2'-6"	(0.76X0.76)

ALL DIMENSION ARE IN METER

COLOUR INDEX:

PROPOSED BUILDING

EXISTING ROAD

SCALE : 1"-8'.0" (1: 100)

OWNER:

(J.ESWARI)

REGISTERED ENGINNER:

S.PRAKASH, B.E., CIVIL
CMDA Regd. Civil Engineer
Reg. No: RE/II/2024/7/0169
No.1/96, Eswaran Kovil St,Padiyanallur,
Redhills, Chennai-52, Mb. 9750357502.

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.