PP APPROVAL RECORD

Planning Permission

Survey 121

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.

Verified RealEstate™

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

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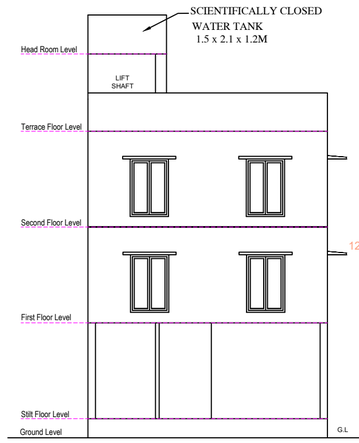
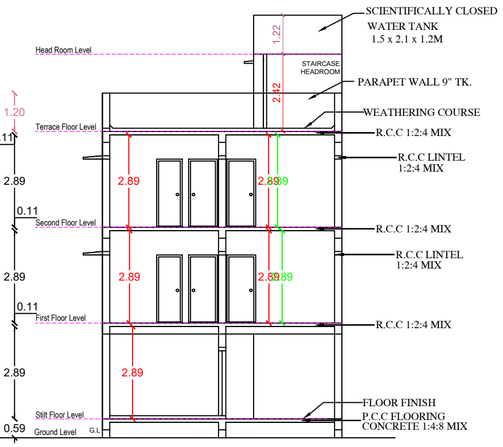
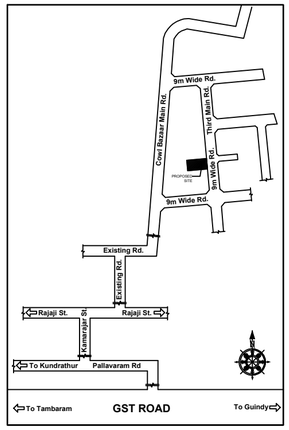


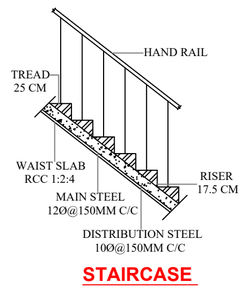
FRONT ELEVATION
(PROPOSED)



SECTION - AA
(PROPOSED)



KEY PLAN
(NOT TO SCALE)



STAIRCASE

PLAN INFO
PLOT_NO= 24
PATTA_NO=620
SURVEY_NO=121/1A5
T.S_NOS=-
TALUK=PALLAVARAM
AS_PER_DOCUMENT= 153.25
AS_AT_SITE=153.23
FMB_OR_PLR=150.00
DISTRICT=CHENGALPATTU
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=153.25
AVG_PLOT_DEPTH=17.00
AVG_PLOT_WIDTH= 9.00
AREA_TYPE=OTHERS
ROAD_WIDTH=9.00
ROAD_LENGTH=100
BLK_1_NON_FSI_AREA=103.80
LAND_USE_ZONE = OTHERS
RWH_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE= PANCHAYAT
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=0

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING WITH 2 DWELLINGS (Stilt, First & Second Floors Only) ON PLOT NO. 24 , IN OLD S.NO. 121 , AS PER PATTA R.S NO. 121/1A5, PATTA NO. 620 SITUATED AT V.G.N SOUTHERN GARDEN - 3RD MAIN ROAD, KOWL BAZZAR VILLAGE, PALLAVARAM TALUK, CHENGALPATTU DISTRICT, ST.THOMAS MOUNT PANCHAYAT UNION LIMIT @ CHITLAPAKKAM OFFICE.

OWNER NAME : Mr. RAJADURAI.,

CMDA LAND USE MAP ZONE
PRIMARY RESIDENTIAL

ALL DIMENSIONS ARE IN METER

JOINERIES

MAIN DOOR	MD	1.06 X 2.13
ARCH OPEN	A/O	1.21 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W1	1.81 X 1.21
WINDOW	W2	1.22 X 1.22
VENTILATOR	V	0.76 X 0.76

COLOUR INDEX

EXG.BUILDING TO BE DEMOLISHED
PROPOSED
EXG.ROAD
SITE BOUNDARY

NOTES:-

1. NO.OF FLOORS : STILT + 2
2. NO.OF DWELLING : 2
3. THE COMPOUND WALL RUNNING METER : 38.05 M

SCALE - 1:100 & 1:200

DATE :19/06/2026

EXTENT IN	SQ.FTS	SQ.MTS
PLOT AREA (AS PER DOCUMENTS)	1649.00	153.25
PLOT AREA (AS PER PATTA)	1614.00	150.00
PLOT AREA (AS ON SITE)	1648.75	153.23
PLOT AREA (SUPER IMPOSED)	1614.00	150.00
PRO.GROUND FLOOR	319.57	29.70
PRO.FIRST FLOOR	1129.80	105.00
PRO.SECOND FLOOR	1129.80	105.00
TOTAL F.S.I AREA	2579.17	239.70
F.S.I	239.70/150.00 = 1.59	
PLOT COVERAGE	70.00%	
NON-FSI AREA		
PRO. PARKING AREA	810.23	75.30
HEAD ROOM AREA & LIFT ROOM	151.60	14.09
TOTAL NON F.S.I AREA	961.83	89.39

OWNER/POWERAGENT.

OWNER NAME : Mr. RAJADURAI.,

REGISTERED ENGINEER:

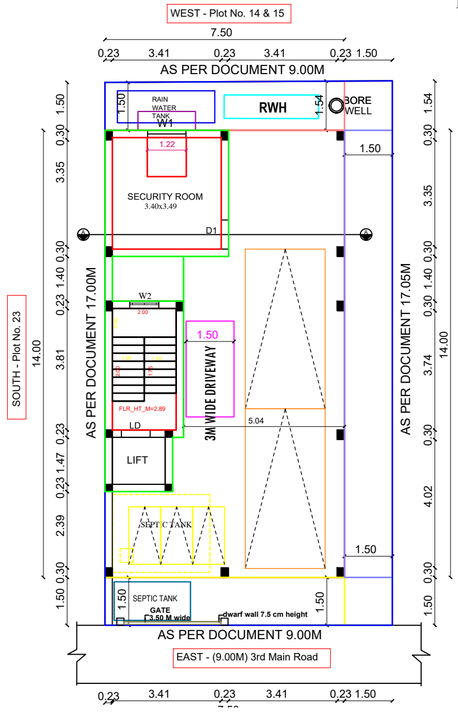
Er.S.NOORUL AMEEN.,B.E (Civil)
Registered Engineer - Grade II
CMDA Reg.No: RE/GR-II/2022/09/232
GCC Reg.No: RE203122022
Tambaram Corporation : 009/LS/2022/00003
Ministry Of Defence: PB-SK-2022-06-03-321013
SAHA PLANNERS
09, Second Floor,Rajagopal Street,West Tambarm
Chennai - 600 064, Phone : 99428 12218
WWW.SAHAPLANNERS.IN

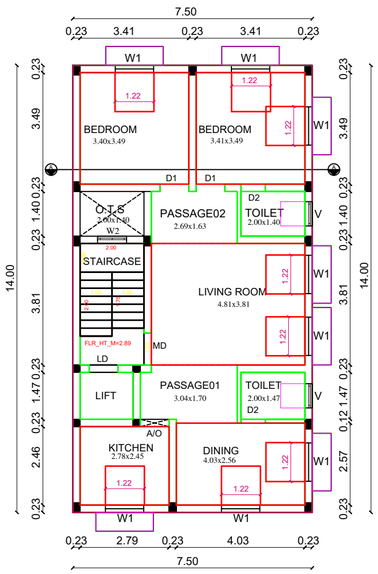
Reference No. 45/2026/BPA



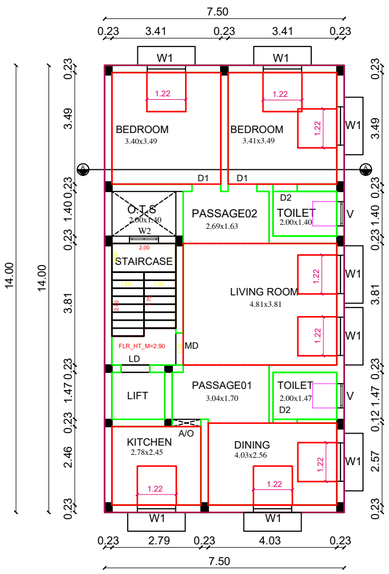
NOTE:

LAYOUT PLAN APPROVED VIDE: P.P.D / L.O. NO. 07/2011 - FOR HOUSE SITES IN SURVEY NOS. 121, 127 AND 128 OF COWL BAZAAR VILLAGE AND CMDA APPROVAL LETTER NO.L1/408/2011 DT. 07.03.2011.

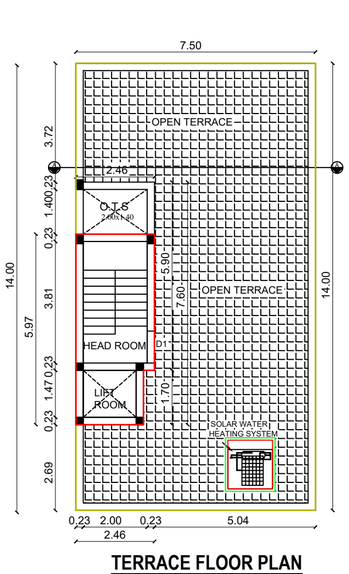




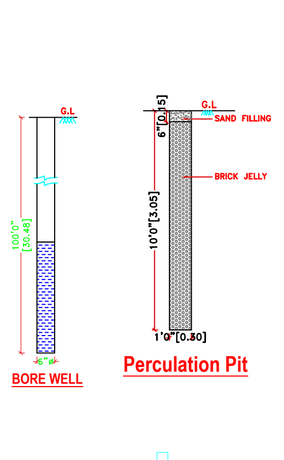
FIRST FLOOR PLAN
(PROPOSED)



SECOND FLOOR PLAN
(PROPOSED)



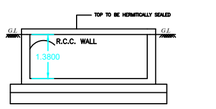
TERRACE FLOOR PLAN
(PROPOSED)

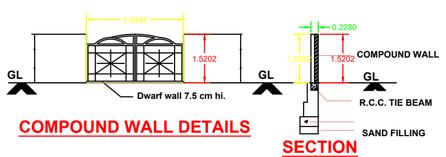


Perculation Pit



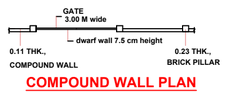
Detail



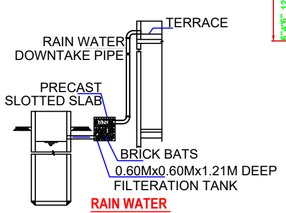


COMPOUND WALL DETAILS

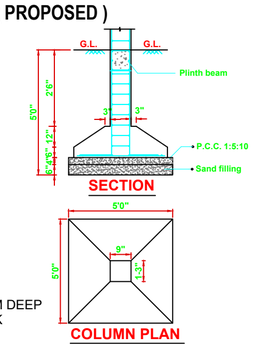
SECTION



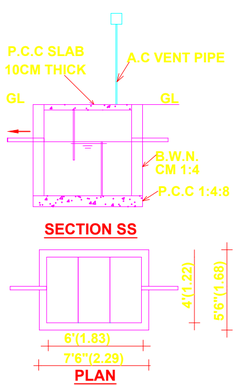
COMPOUND WALL PLAN



RAIN WATER HARVESTING SYSTEM



TYPICAL FOUNDATION DETAIL



DETAILS OF SEPTIC TANK

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.