PP APPROVAL RECORD

Planning Permission

Survey 112/17 and 1 more

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

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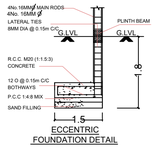
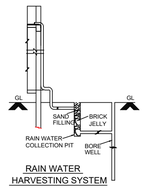
PLAN SHOWING THE PROPOSED G+1 FLOOR CONSTRUCTION OF RESIDENTIAL BUILDING WITH 2 DWELLING UNIT (BUILDING HEIGHT - 6.94M) COMPRISED IN OLD S.NO: 112, SUB-DIVISION S.NO: 112/1A1C1, PATTA NO: 1526, AS PER PATTA NEW S.NO: 112/17, OF PLOT NO: C3, COWL BAZAAR VILLAGE & PANCHAYAT, PALLAVARAM TALUK, CHENGALPATTU DISTRICT. ST. THOMAS MOUNT PANCHAYAT UNION LIMITS.

APPLICANT NAME : Mr. XAVIER (OWNER)

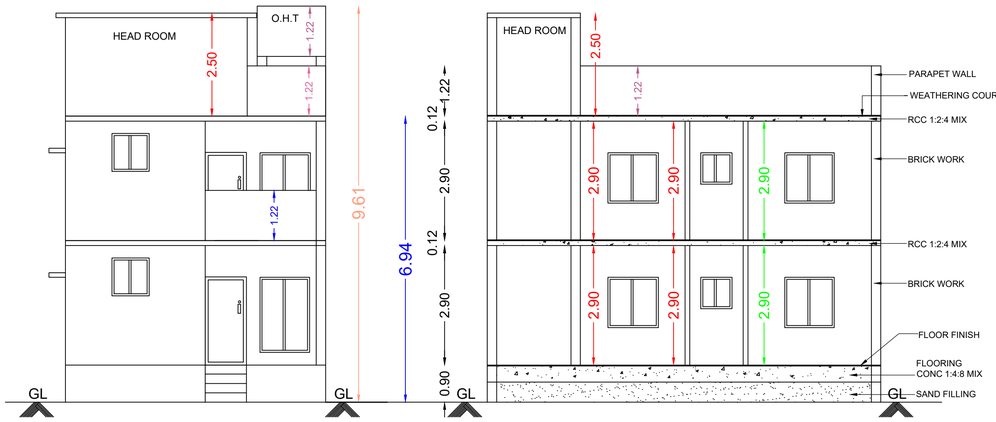
PLAN INFO
PLOT_NO=C3
SURVEY_NO=112/17
PATTA_NO=1526
TALUK=PALLAVARAM
DISTRICT=CHENGALPATTU
AS_PER_DOCUMENT=80.82
FMB_OR_PLR=81.00
AS_AT_SITE=80.83
PLOT_AREA_M2=80.83
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.32
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AVG_PLOT_DEPTH=11.05
AVG_PLOT_WIDTH=7.32
AREA_TYPE=OTHERS
ROAD_WIDTH=6.10
ROAD_LENGTH=800.00
LAND_USE_ZONE=PRIMARY RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=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
LEASEHOLD_LAND=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



ECCENTRIC FOUNDATION DETAIL
[SCALE: 1:50]



RAIN WATER HARVESTING SYSTEM

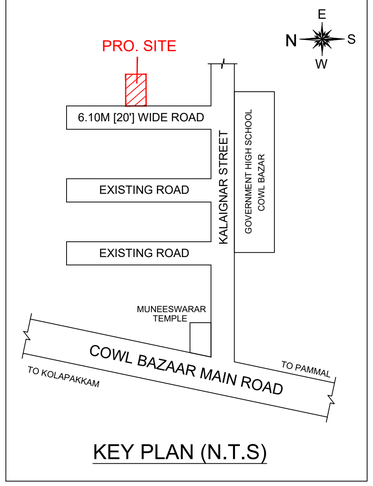


ELEVATION

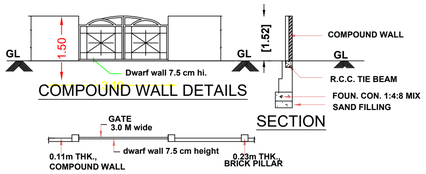
SECTION ON "A - A"

AAI NOC DETAILS : -
NOC ID: CHEN / SOUTH / B / 061326 / 2769158,
DATE: 05 / 08 / 2026.

SUB-DIVISION APPROVED DETAILS : -
P.P NO: 129 / 2023, DATE: 03 / 03 / 2023,
D.DIS NO: 88 / 2023.
COWL BAZAAR PANCHAYAT APPROVED NO: 07/23-24,
DATE: 07 / 03 / 2023.



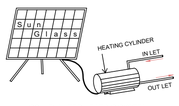
KEY PLAN (N.T.S)



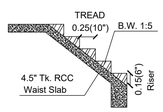
COMPOUND WALL DETAILS

SECTION

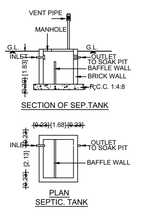
COMPOUND WALL PLAN



SOLAR WATER HEATING SYSTEM
SCALE-1:30



STAIRCASE DETAIL

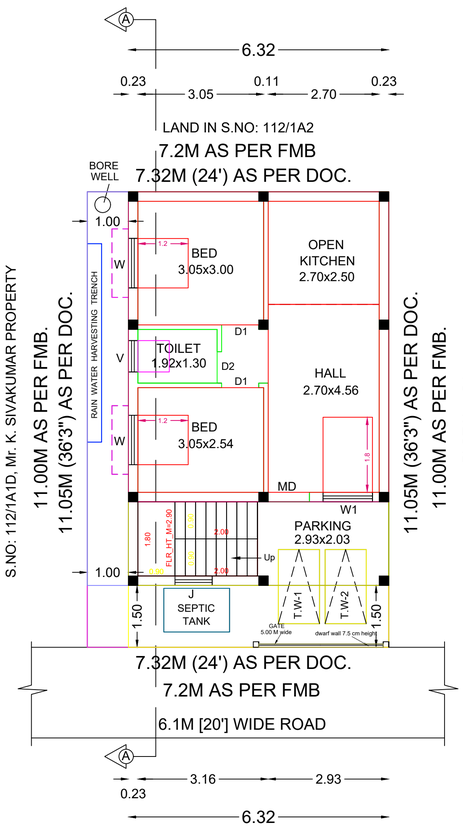


SECTION OF SEP.TANK

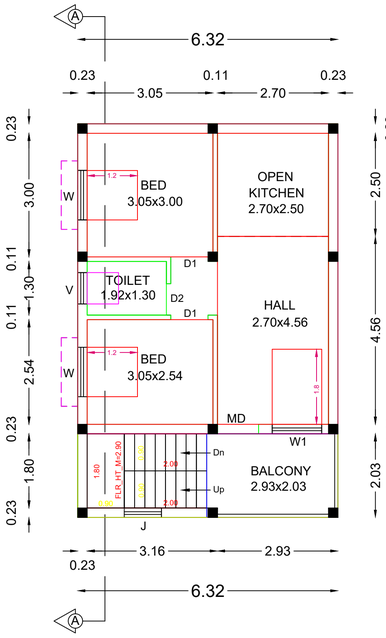
PLAN
SEPTIC TANK


4No.
4No.
LATI
8MM
PEDE
R.C.
CON
12 O
BOT
P.C.
SAN

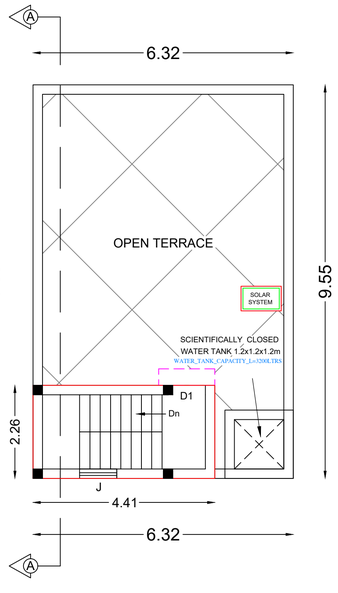
N E S W



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

CMDA LANDUSE ZONE : -
PRIMARY RESIDENTIAL ZONE

JOINERIES

MAIN DOOR	MD	1.07 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.20 X 1.20
WINDOW	W1	1.20 X 1.80
WINDOW	W2	1.50 X 1.20
OPEN	O	0.91 X 2.13
VENTILATOR	V	0.76 X 0.76

COLOUR INDEX	STAIRCASE
PROPOSED	WIDTH - 0.90M
ROAD	RISER - 0.17M
SITE BOUNDARY	TREAD - 0.30M
TO BE DEMOLISHED	

ALL DIMENSION ARE IN METERS

EXTENT IN	SQFT	SQMTS
PLOT AREA (AS PER DOCUMENT)	870.00	80.82
PLOT AREA (AS PER PATTA)	871.88	81.00
PLOT AREA (AS PER SITE)	870.00	80.82
GROUND FLOOR AREA	649.07	60.30
FIRST FLOOR AREA	649.07	60.30
TOTAL AREA	1298.14	120.60
F.S.I - 1.492 PLOT COVERAGE - 74.6%		
PRO. COMPOUND WALL RUNNING MTRS	36.74 M	
NON F.S.I AREA		
HEAD ROOM AREA	107.32	9.97
TOTAL BUILDUP AREA [F.S.I + NON F.S.I]	1405.46	130.57

APPLICANT NAME :

Mr. XAVIER (OWNER)

REGISTERED ENGINEER :

A. JEYARAJ, B.Tech.
Registered Professional
Registration No. RE/GR-II/19/03/019
Chennai Metropolitan Development Authority,
No.100/2, Kodambakkam Road,
Mettupalayam, Chennai-600 033.
Phone: 90801 28710 / 96772 05683

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.