PP APPROVAL RECORD

Planning Permission

Survey 116/3B 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.

Verified RealEstate™

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

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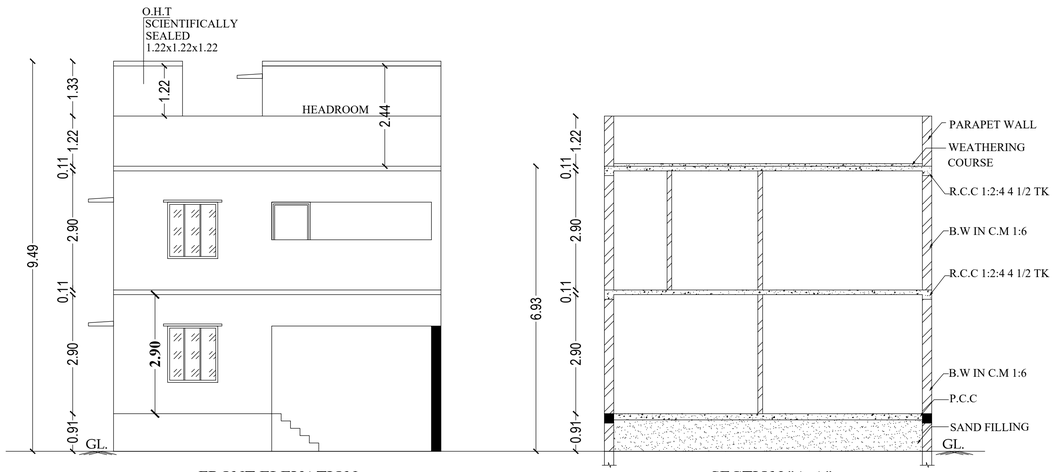
PLAN SHOWING THE PROPOSED CONSTRUCTION OF (GROUND & FIRST FLOOR) RESIDENTIAL BUILDING AT PLOT NO:8, IN SURVEY NO:116/3B AS PER PATTA NO:2091,

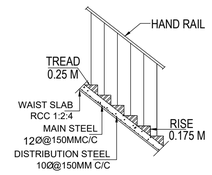
RAJPARIS AEROVILLE, COWL BAZAAR VILLAGE & PANCHAYAT, PALLAVARAM TALUK, CHENGALPET DISTRICT, ST.THOMAS MOUNT PANCHAYAT UNION LIMIT.



FRONT ELEVATION

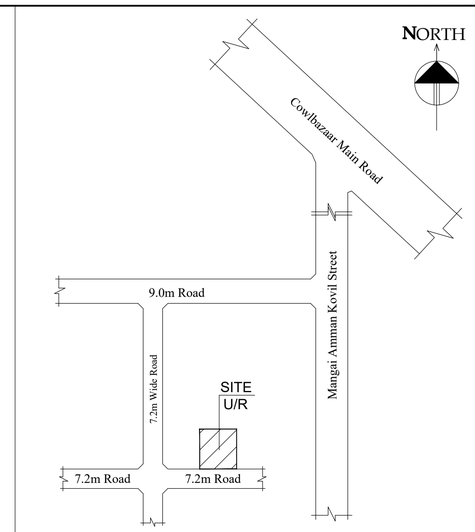
SECTION "A-A"

CMDA LAY-OUT APPROVAL NO
APPROVAL NO : OL-PPD/LO/0207/2025
DATE : 05.12.2025



STAIR CASE DETAILS

SCALE 1:100



KEYPLAN

NTS

SCHEDULE OF JOINERY.			
TYPE	DESCRIPTION	WIDTH	HEIGHT
MD	MAIN DOOR	3'3" (1.00)	7'0" (2.13)
D1	DOOR	3'0" (0.91)	7'0" (2.13)
D2	DOOR	2'6" (0.76)	7'0" (2.13)
W	WINDOW	4'0" (1.22)	4'6" (1.37)
W1	WINDOW	4'0" (1.22)	3'0" (0.91)
V	VENTILATOR	2'6" (0.76)	2'0" (0.61)

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

SPECIFICATIONS

FOUNDATION	:	R.C.C FRAMED STRUCTURE
SUPERSTRUCTURE	:	9"&4 1/2" THICK B.W IN C.M 1:5 (1 OF CEMENT AND 5 OF SAND).
R.C.C. WORK	:	R.C.C. 1:2:4 (1 CEMENT : 2 SAND : 4 AGGREGATE).
DOORS & WINDOWS:	:	WOOD FRAME & SHUTTER FOR DOORS GLAZED FOR WINDOWS.
PLASTERING	:	CEILING AND BEAMS IN C.M. 1:3 INTERIOR AND EXTERIOR IN C.M. 1:4.
FLOORING	:	VITRIFIED TILES FLOORING & CERAMIC TILE FLOORING FOR TOILETS.
WEATHERING COURSE	:	12MM THICK PRESSED LAY OVER LIME CONCRETE 1:3 LAID TO SLOPE NECESSARY C.M. 1:3
PAINTING	:	2 COATS EMULSION FOR INTERIOR & WEATHERSHIELD FOR EXTERIOR WALLS.

AREA STATEMENT	SQ.M	SQ.FT
PLOT AREA (as per Document)	87.42	941.00
PLOT AREA (as per Patta)	87.00	
PRO.GROUND FLOOR	50.13	540.00
PRO.FIRST FLOOR	65.18	702.00
TOTAL AREA (F.S.I)	115.31	1242.00
F.S.I :- 1.325		
NON-F.S.I AREA		
PRO.COVERED PARKING	15.05	162.00
PRO.HEADROOM	9.93	107.00
TOTAL AREA (NON-F.S.I)	24.98	269.00

NO. OF DWELLING UNIT : 1

NO.OF FLOORS : G + 1 FLOORS

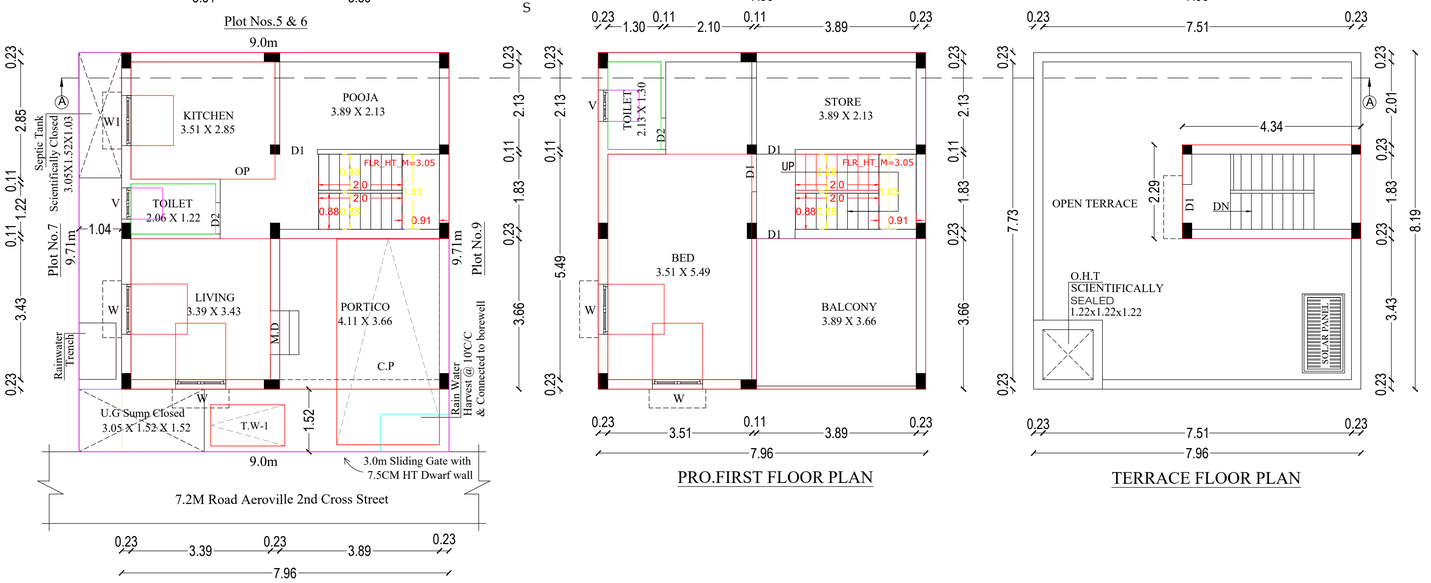
COLOUR CODE REFERENCE

PROPOSED :

EXISTING ROAD :

BOUNDARY LINE :

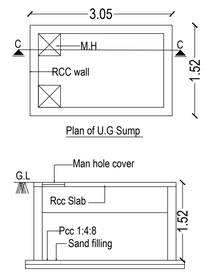
SIGNATURE OF OWNER



SITE CUM PRO.GROUND FLOOR PLAN

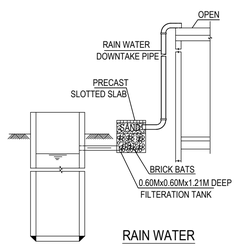
PRO.FIRST FLOOR PLAN

TERRACE FLOOR PLAN



Plan of U.G Sump

Section 'C-C'



RAIN WATER HARVESTING SYSTEM

REGISTERED ENGINEER

P.V.Rajasekar

P.V.RAJASEKAR, B.E

R.E GRADE - II,

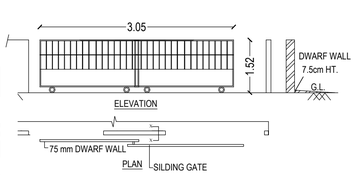
CMDA Reg No.RE/GR-II/2021/12/180,

NO.5, FIRST CROSS STREET,

DEVANESAN NAGAR,

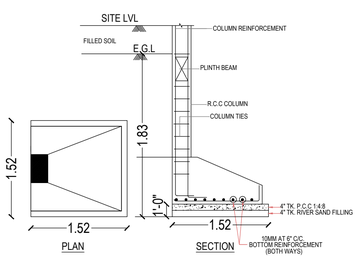
PEERKANKARANAI, CHENNAI - 600063.

[M] - 8681009685 / 9445764303.



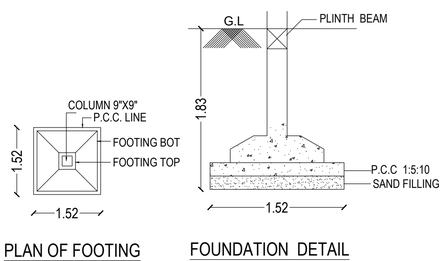
COMPOUND WALL & GATE DETAIL

NOT TO SCALE



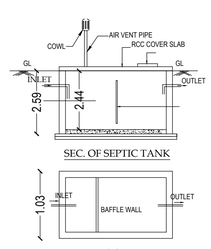
ECCENTRIC FOOTING

N.T.S



PLAN OF FOOTING

FOUNDATION DETAIL



PLAN OF SEPTIC TANK

NOT TO SCALE

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.