PP APPROVAL RECORD

Planning Permission

Survey 93/17 and 1 more

Kovalam

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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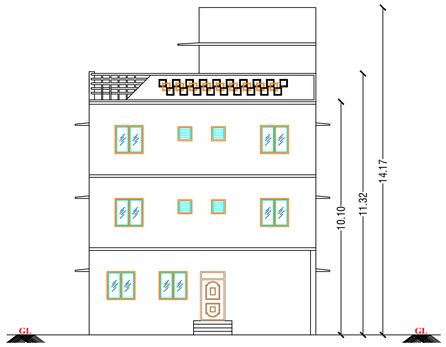
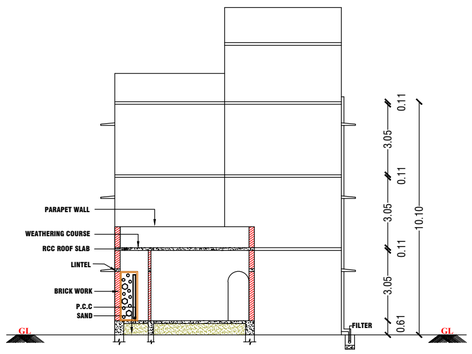
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR RESIDENTIAL BUILDING AT SURVEY NO: 93/17, "HAMLET OF SEMMERNCHERI" IN OLD SURVEY NO: 93/3PART, 3A2C & 3A3A, PATTA NO: 4009, AS PER PATTA SURVEY NO: 93/17, SEMMERNCHERI VILLAGE, THIRUVIDANTHAI REVENVE, KOVALAM PANCHAYAT, THIRUPORUR PANCHAYAT UNION, TAMBARAM TALUK, CHENGALPATTU DISTRICT.

PLOT REGULARIZED APPROVED IN R.O.C. NO. 1570/2026/A1DATED. 10.07.2026.

DTCP/MLPA/OFFICE LETTER NO: 526/2021/A3, DATED: 08/03/2022.



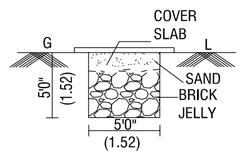
FRONT ELEVATION



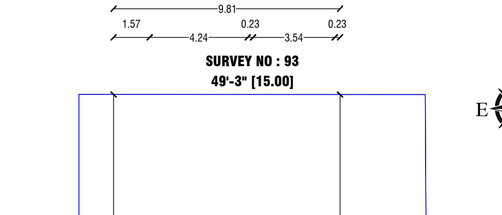
SECTION AA



KEY PLAN [NTS]

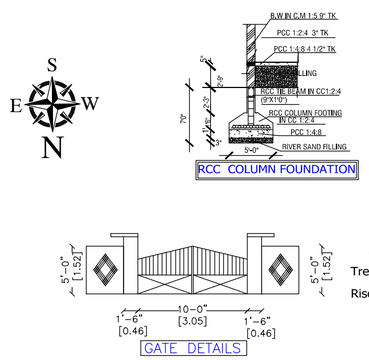


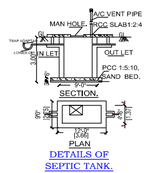
RAIN WATER FILTER TANK

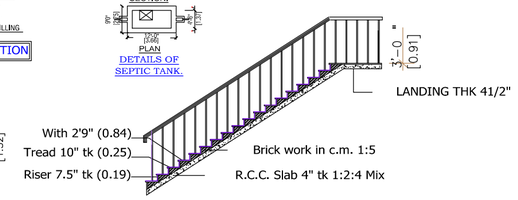


ID FLOOR PLAN

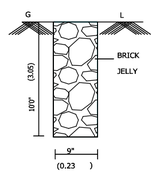
CUM SITE PLAN [1:100]



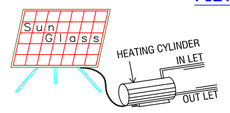




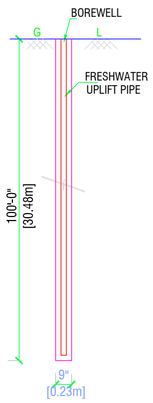
Staircase Details



PERCULATION PIT



SOLAR WATER HEATING SYSTEM
SCALE-1:30



Bore Well



PRO. FIRST FLOOR PLAN

PRO. SECOND FLOOR PLAN

PRO. TERRACE FLOOR PLAN

SCHEDULE OF JOINERY			
JOINERIES		FEET	METER
MAIN DOOR	MD	3'6"x7'0"	1.07x2.13
DOOR	D1	3'0"x7'0"	0.91x2.13
DOOR	D2	2'6"x7'0"	0.76x2.13
WINDOW	W	4'0"x4'0"	1.22x1.22
VENTILATOR	V	2'0"x2'0"	0.61x0.61

AREA STATEMENT		
DESCRIPTION	SQ.FT	SQ.M
PLOT AREA (AS PER DOCUMEMT)	4796.00	445.55
PLOT AREA (AS PER PATTA)	4305.70	400.00
PRO. GROUND FLOOR AREA	1141.00	106.00
PRO. FIRST FLOOR AREA	674.00	62.60
PRO. SECOND FLOOR AREA	674.00	62.60
TOTAL AREA	2489.00	231.20

PLOT COVERAGE - 26 % F.S.I. - 0.57

(NON F.S.I.)	SQ.FT	SQ.M
PRO. HEADROOM AREA	249.00	23.10

COLOUR INDEX.

PROPOSED DEMOLITION

ROAD BOUNDARY

Scale : 1:100 (1"= 8')

NAME OF THE OWNER SIGN.

MOHAMED ABDUL KADHAR JAILANE.S
Registered Engineer/ Licensed Surveyor
Engineers - Grade III - RE - 63864
Tambaram City Municipal Corporation
RE 009/ LS / 2023 / 00004
ATP Building Plans Studio
8/32, 2nd Main Road, New Colony,
Chromepet, Chennai-600 044.
Mobile- 80 12 877 786

REGISTERED ENGINEER

ATP BUILDING PLAN STUDIO
Registered Engineer
Building Floor Plans | Smart 3D Elevation Views
Building Approval | CMDA | DTCP | RERA
New Colony | Chrompet | Chennai 600044
Mobile : 80128 77786
atpbuildingplansstudio@gmail.com

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.