

PP

APPROVAL RECORD

Planning Permission

Unamancheri
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

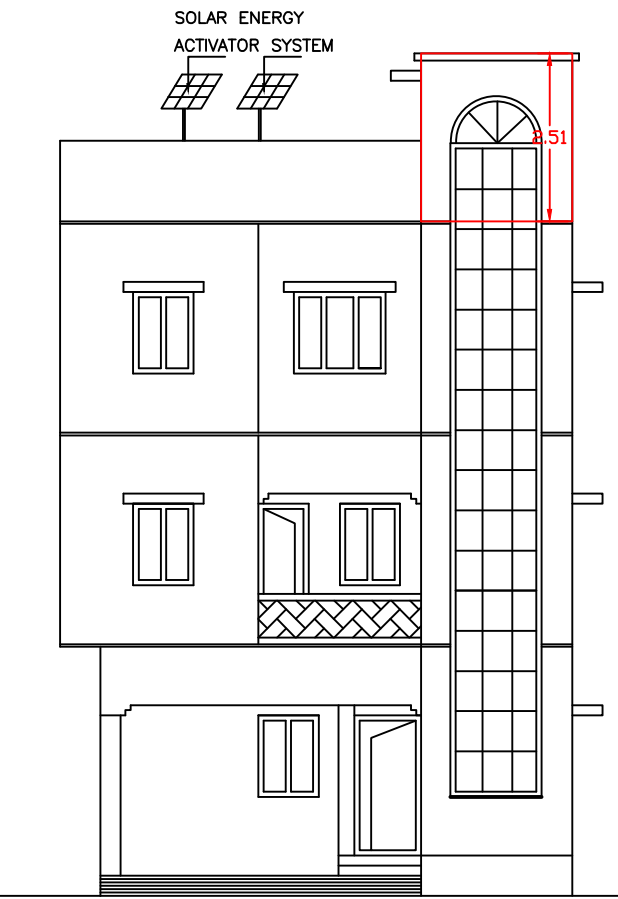
PURPOSE
Residential

The approval as the planning authority issued it, reproduced in full behind this page.

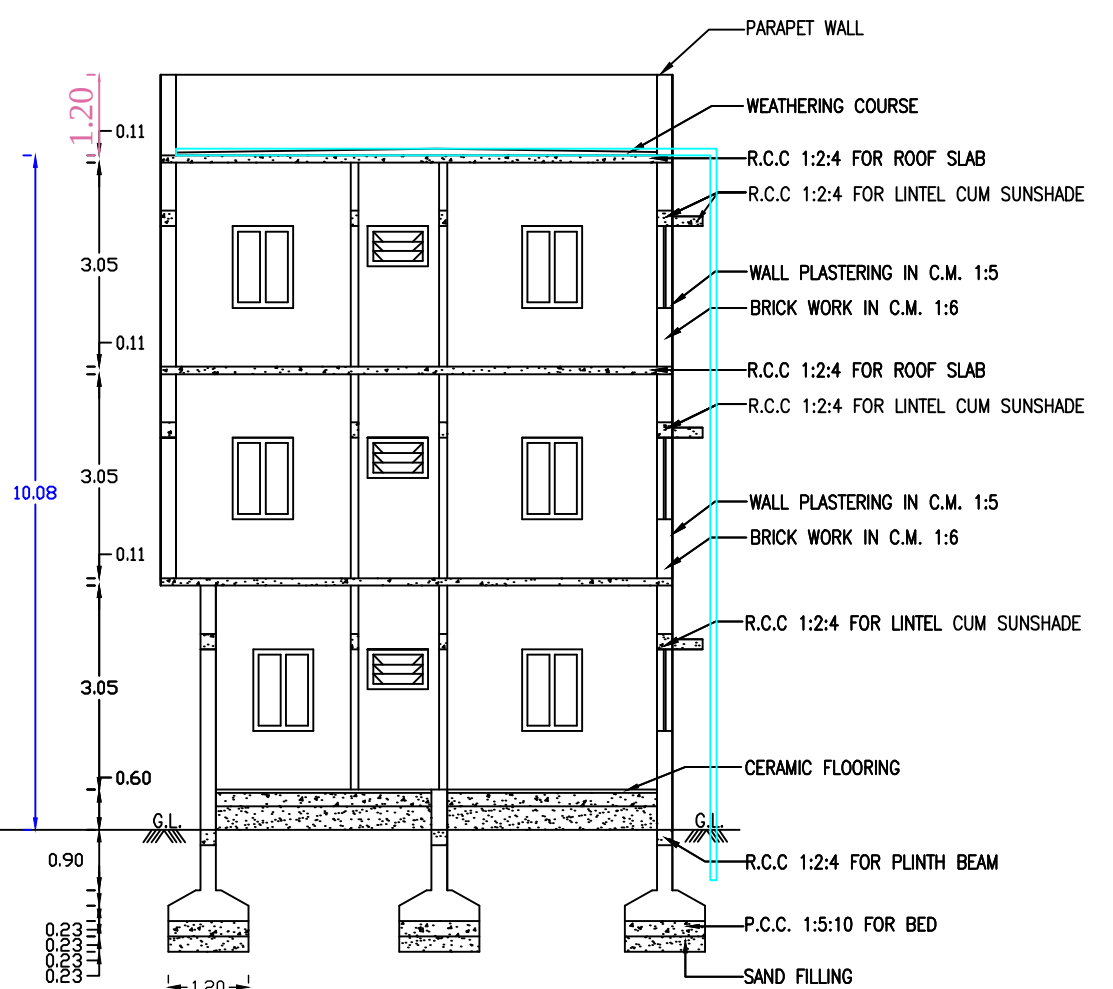
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING AT S.Nos. 15/4C1B & 15/7A2, PATTA No. 6369, PLOT No. 1B, "S.M. EMERALD AVENUE PHASE - I", VILLAGE No. 12, UNAMANCHERY, KATTANKOLATHUR PANCHAYAT UNION, VANDALUR TALUK, CHENGALPATTU DISTRICT.

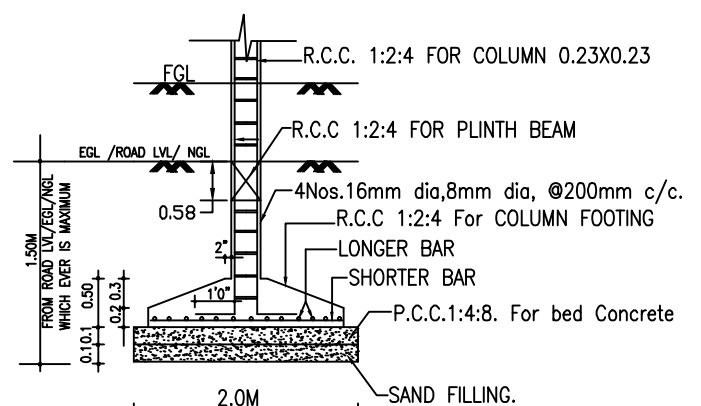
SCALE :- 1 INCH = 8 FEET



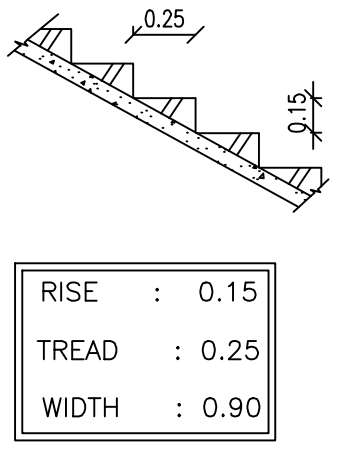
FRONT ELEVATION



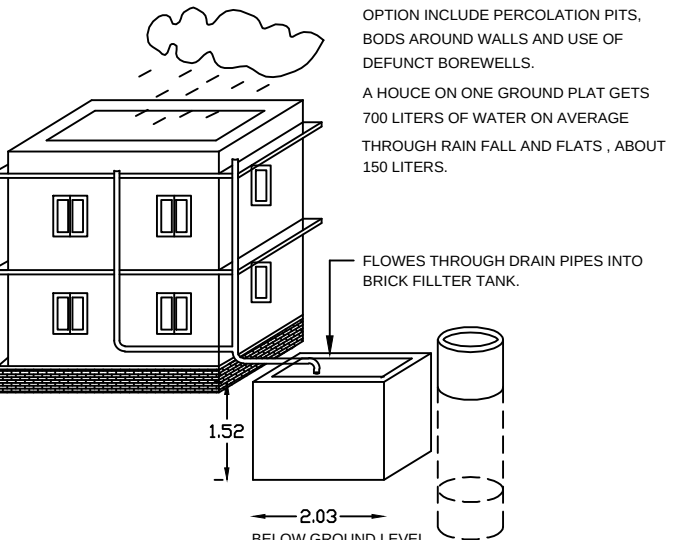
SECTION ON "RC"



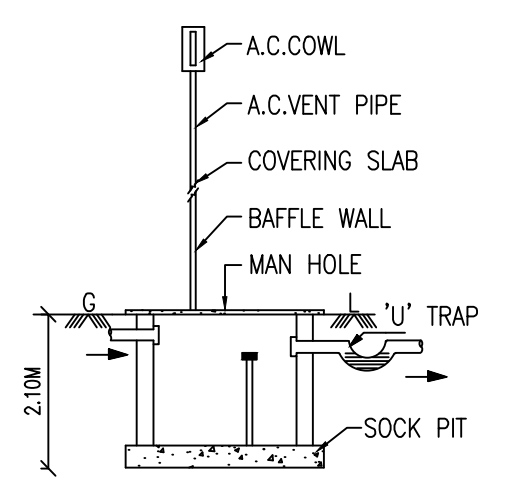
FOUNDATION DETAILS



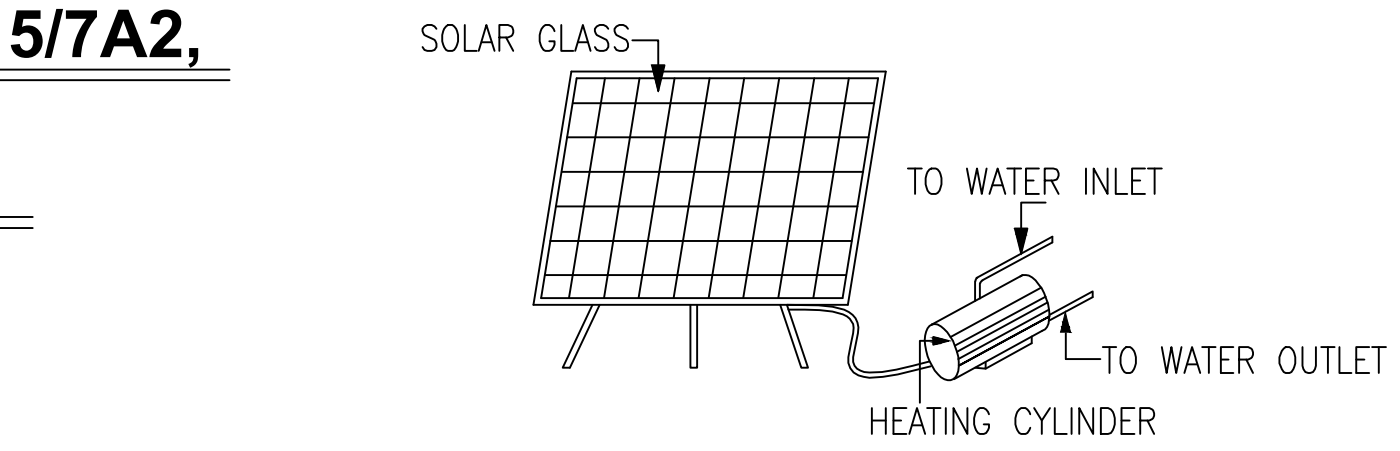
STAIRS DETAILS



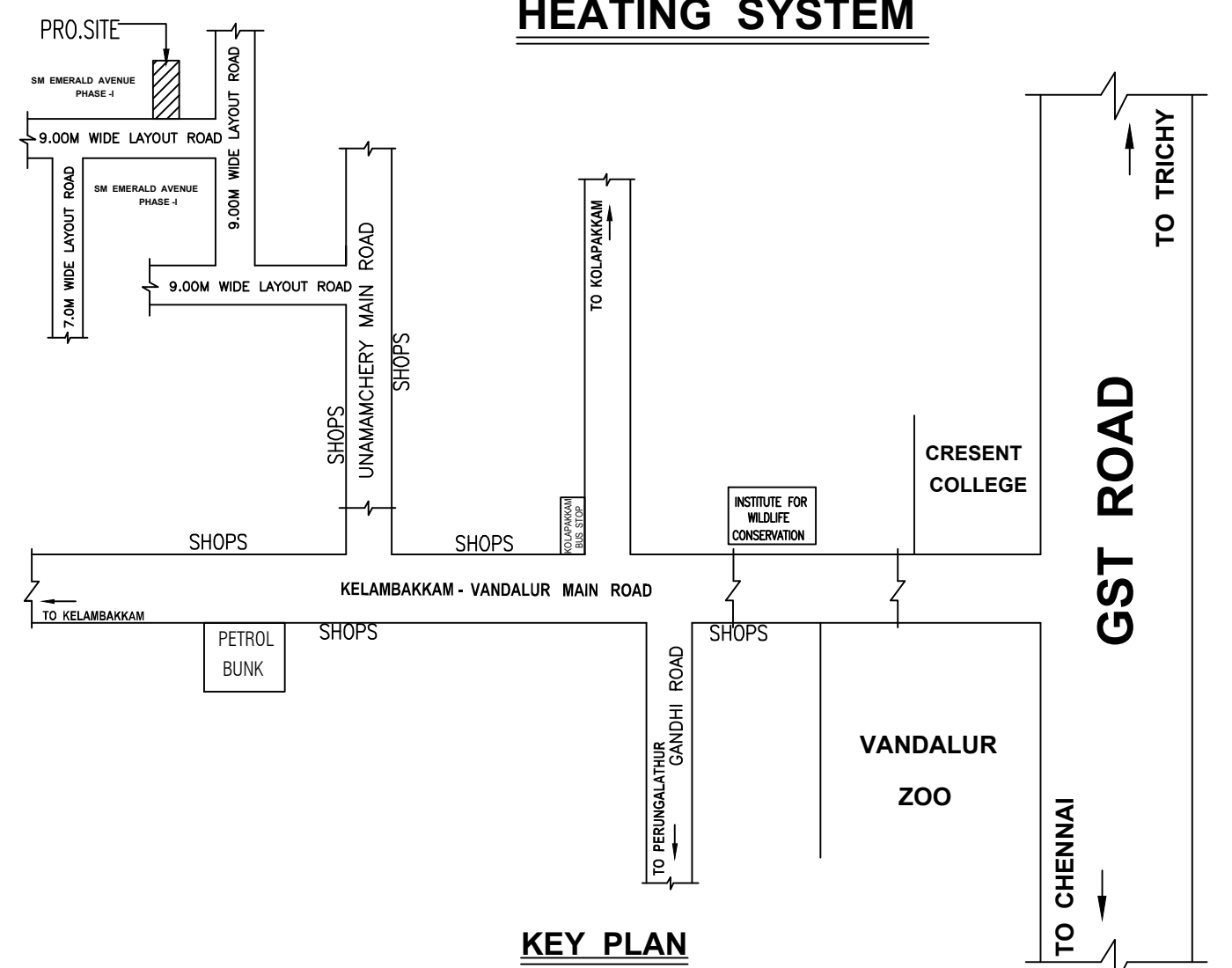
BORE (OR) WELL AND RAIN WATER STORAGE DETAILS



SEPTIC TANK

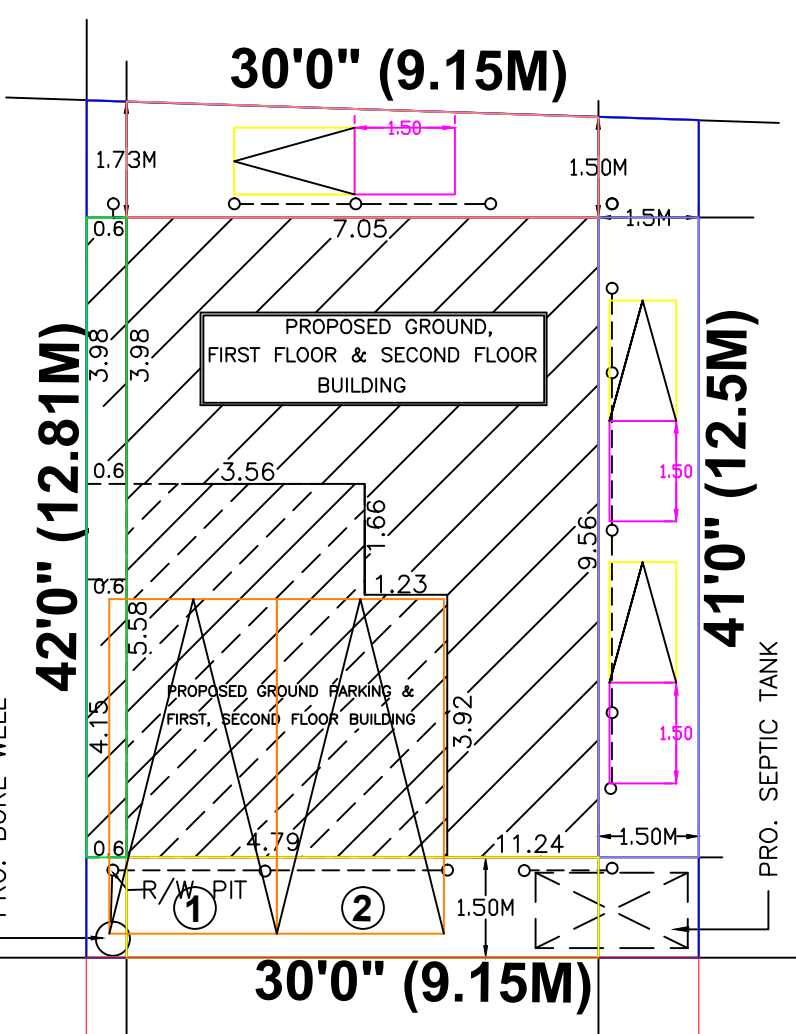


SOLAR WATER HEATING SYSTEM



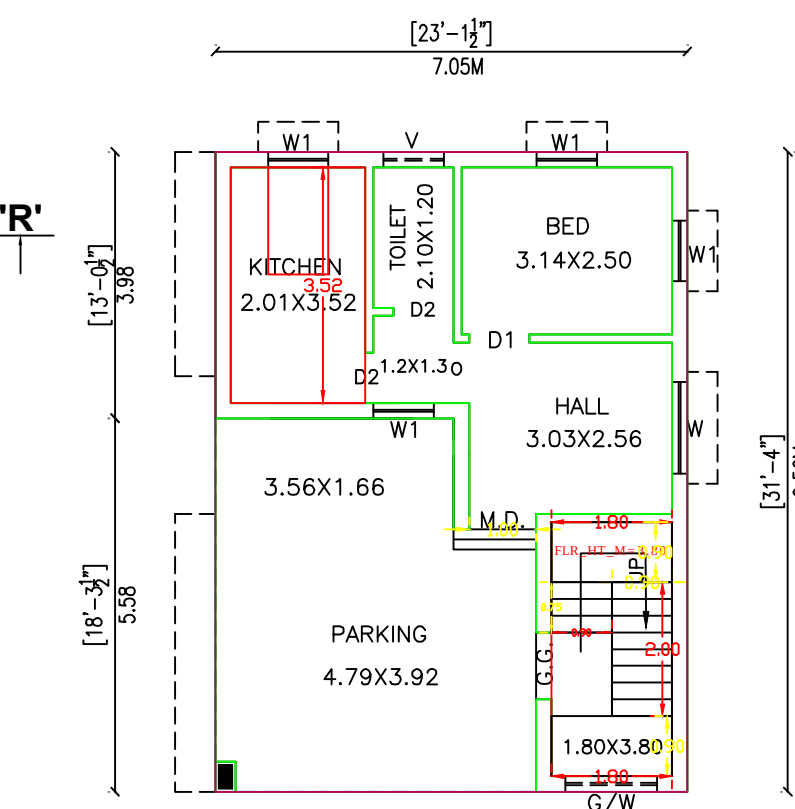
KEY PLAN
NOT TO SCALE

VACANT LAND

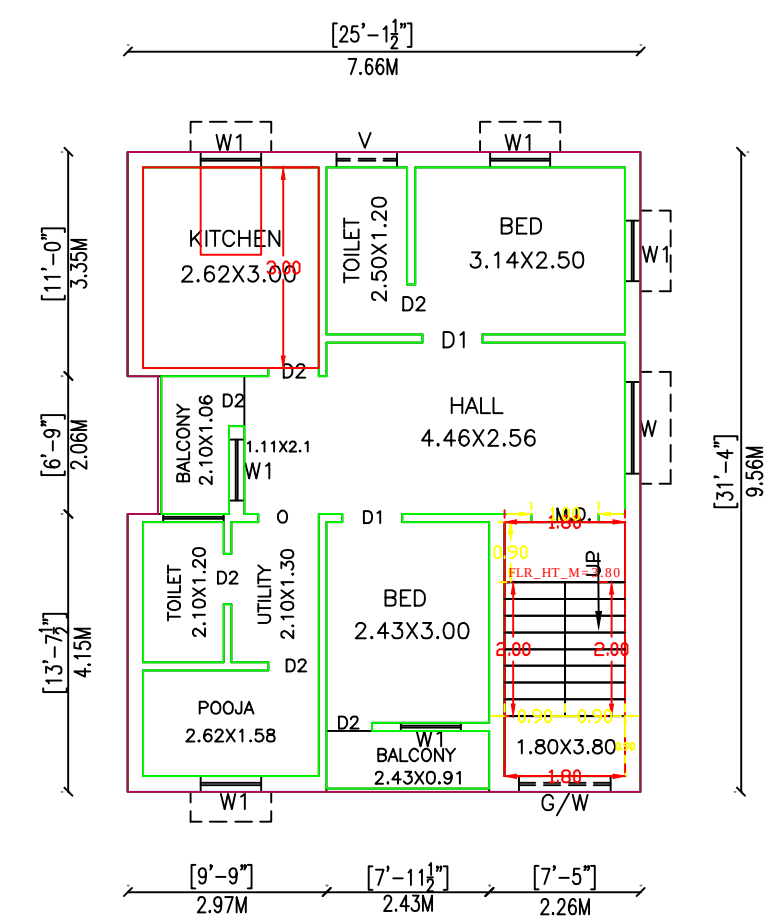


SITE PLAN
SCALE - 1:100

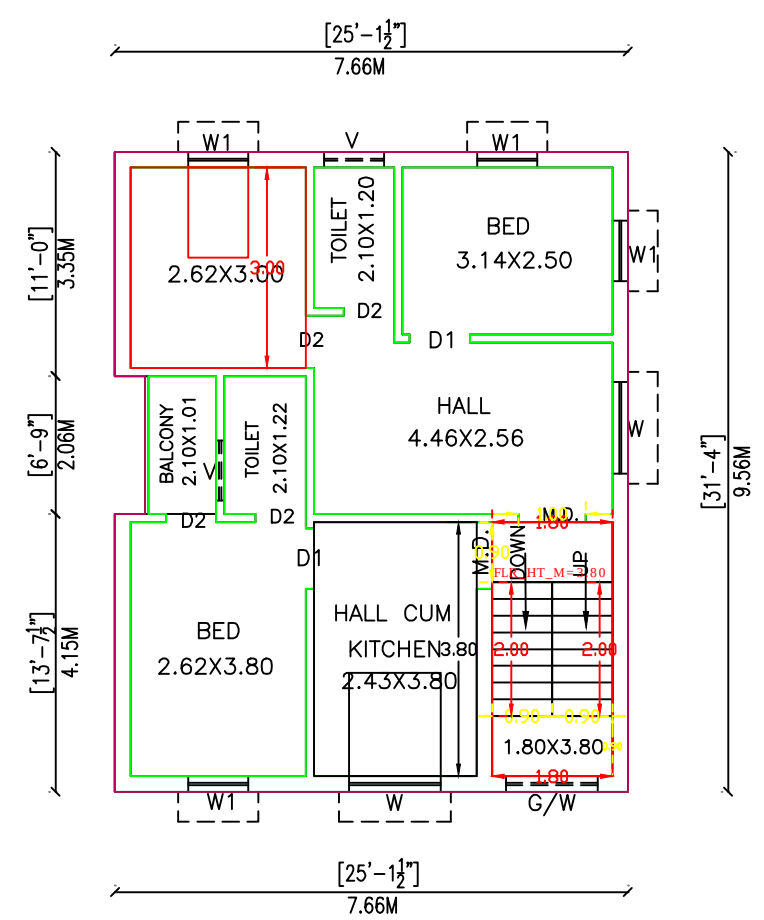
9.00M WIDE LAYOUT ROAD
(S.M. EMERALD AVENUE PHASE -I)



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



OFFICE USE
D.T.C.P APPROVAL LAYOUT No. 22321,21724,21786, 22547/2018, (CM.3)
PLOT SUB DIVISION D.T.C.P No. 5(voo)2021/2022
PANCHAYAT APPROVAL No. 11/2021/2022
DATE: 16.08.2021

SCHEDULE OF JOINERY	COLOUR INDEX
M.D. MAIN DOOR 1.00 X 2.10	PRO.BUILDING
D1 DOOR 0.90 X 2.10	PLOT BOUNDARY
D2 DOOR 0.76 X 2.10	R O A D
W WINDOW 1.37 X 1.22	
W1 WINDOW 0.90 X 1.83	
V VENTILATOR 0.90 X 0.60	

AREA DETAILS	SQ.FT.	SQ.MT.
PLOT AREA(AS PER DOCUMENT):	1245.00	115.71
PLOT AREA (AS PER PATTA) :	1237.00	115.00
SUPER IMPOSED AREA :	1246.00	115.81
PRO.GROUND FLOOR BUILDING :	459.55	42.71
PRO.GROUND FLOOR PARKING :	265.55	24.68
	725.10	67.39
PRO.FIRST FLOOR BUILDING :	778.05	72.31
PRO.SECOND FLOOR BUILDING :	778.05	72.31
C O V E R A G E :	59%	
F S I :	1.63	
OPEN S P A C E AREA :	511.90	47.61

OWNER'S NAME: Mr.S. GOPALAKRISHNAN

OWNER'S SIGNATURE
DRAWN AT DRNo/RC/No.4340/01/2024
M/S. RAMS CONSTRUCTIONS
Architects,Engineers,Valuers & Licensed Surveyors
NANMAYAM 19, ALAGESAN ROAD, CHENGALPATTU-1
Mail id : ramsconstruct@gmail.com-044 27432579

K.S. RAMPRASAD,DCE,FTV
CHENAI/RE/Gr-II/2019/08/020 - CAT-1/F-3040
M/s. RAM'S CONSTRUCTION
Consulting Architects, Engineers, Valuers
Contractors & Licensed Surveyors
Nanmayam, No.19, Alagesan Road,
Vandalur Nagar, Chengalpattu-603 004
Ph: 044 - 274 32 579

LICENSED SURVEYOR

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](#)



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

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

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

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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

