PP APPROVAL RECORD

Planning Permission

Survey 36

Unamancheri

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,
OMR Thoraipakkam,
Chennai 600 097, India

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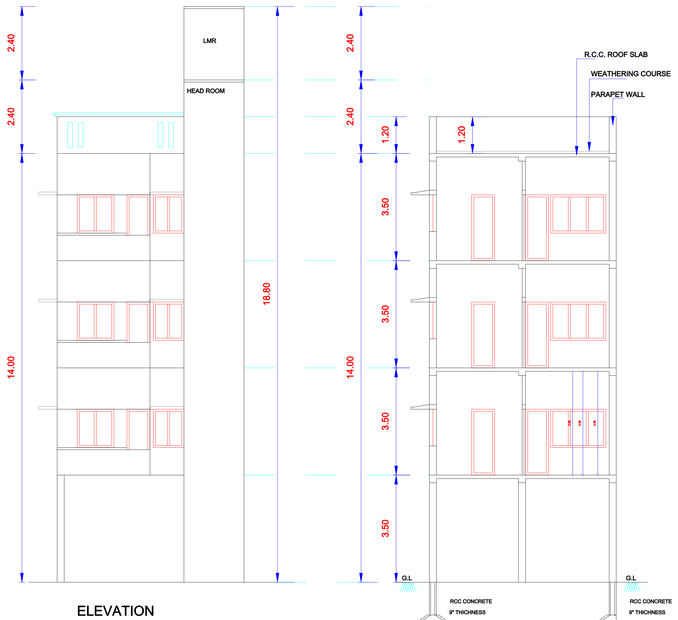
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No.2, DREAM VILLA GARDEN, UNAMANCHERI, COMPRISED IN S.No.36/4 and 36/5, PATTA S.No.36/4C & 36/5C, PATTA No.6029, OF UNAMANCHERI VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT, KATTANKULATHUR PANCHAYAT UNION, UNAMANCHERI PANCHAYAT.

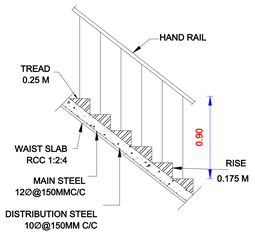
NOTE:-

LAYOUT APPROVED No. D.T.C.P. No.451/2018.

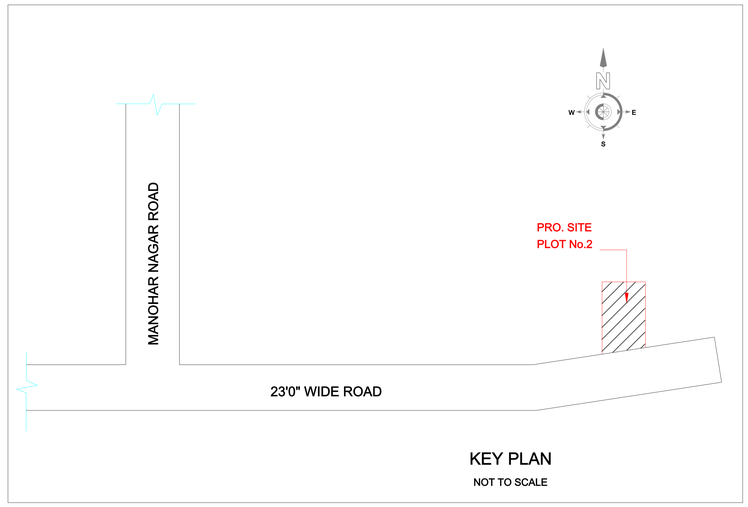


ELEVATION
(PROPOSED)

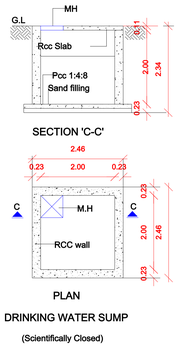
SECTION -'AA'
(PROPOSED)



STAIR CASE DETAILS
SCALE 1:300



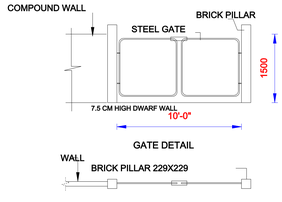
KEY PLAN
NOT TO SCALE

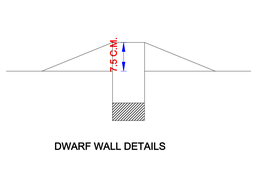


SECTION 'C-C'

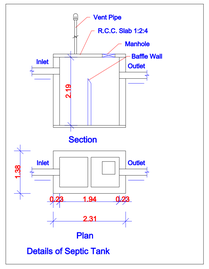
PLAN

DRINKING WATER SUMP
(Scientifically Closed)

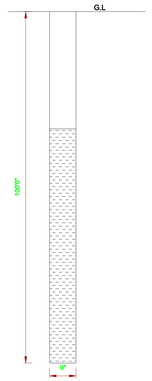




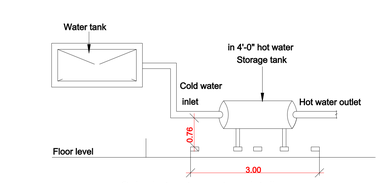
DWARF WALL DETAILS



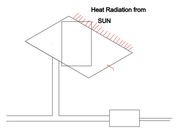
Details of Septic Tank



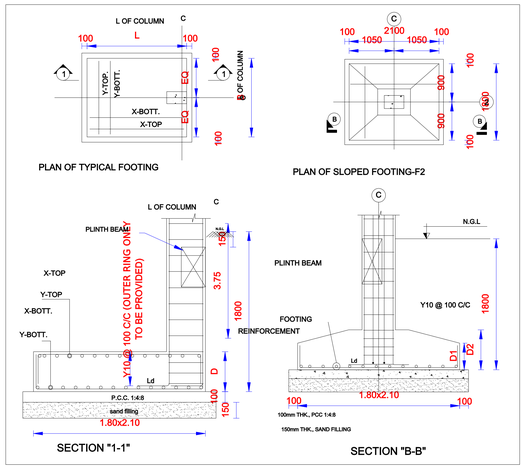
BORE WELL

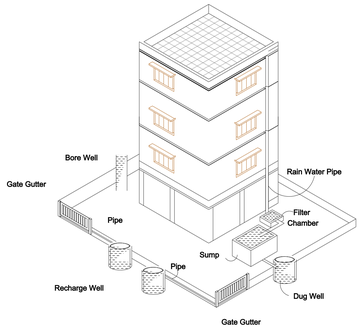


Solar hot water system details

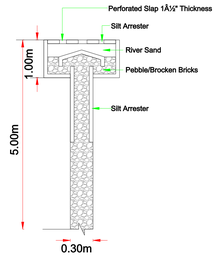


SOLAR SYSTEM
Not to Scale

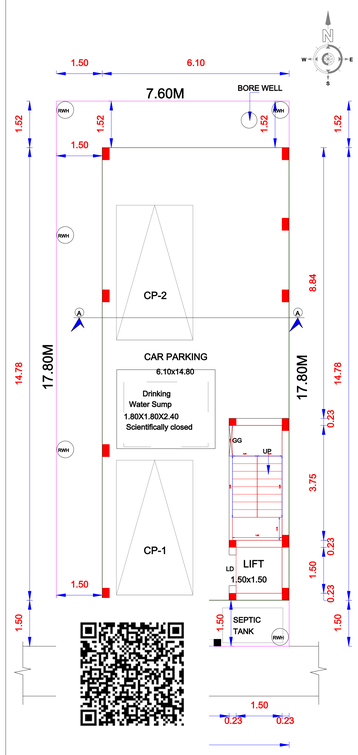




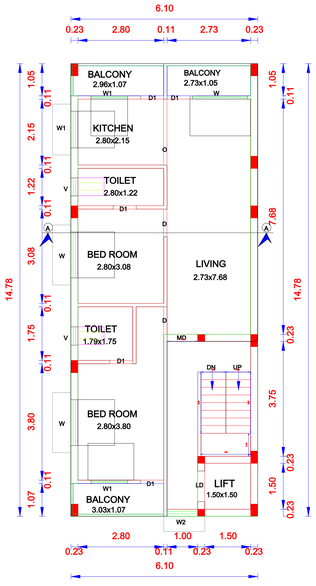
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale



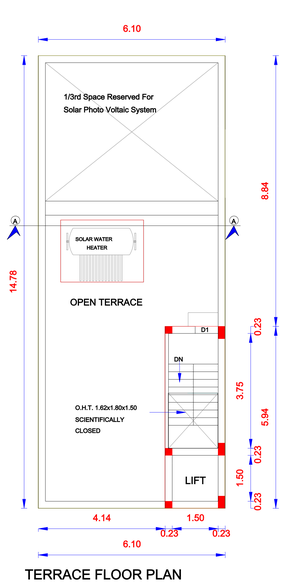
PERCOLATION PIT



SITE CUM STILT FLOOR PLAN
(PROPOSED)



TYPICAL FLOOR PLAN
(FIRST, SECOND & THIRD)
(PROPOSED)



TERRACE FLOOR PLAN
(PROPOSED)

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.07x2.10
D1	DOOR	0.92x2.10
D2	DOOR	0.76x2.10
W1	WINDOW	0.92x1.22
W2	WINDOW	0.92x0.92
V	VENTILATOR	0.60x0.60

AREA STATEMENT

DESCRIPTION	AREA (SQ.FT.)	AREA (SQ.M.)
PLOT EXTENT (AS PER DOC)	1466.00	136.20
PLOT EXTENT (AS PER PATTA)	1463.89	136.00
PLOT EXTENT (AS PER SITE)	1456.00	135.28
FIRST FLOOR AREA (FSI.)	970.48	90.16
SECOND FLOOR AREA (FSI.)	970.48	90.16
THIRD FLOOR AREA (FSI.)	970.48	90.16
TOTAL FLOOR AREA (FSI.)	2911.44	270.48
PLOT COVERAGE - 66.64 %	FSI - 1.99	

NON FSI AREA

STILT FLOOR PARKING	970.48	90.16
STAIRCASE HEAD ROOM	125.29	11.64
LIFT AREA	24.21	2.25
TOTAL NON FSI. AREA	1119.98	104.05
TOTAL BUILTUP AREA	4031.42	374.53

COLOUR INDEX

PROPOSED BUILDING	
BOUNDARY	
ROAD	

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

APPLICANT

Er. R.G. CHANDHIRASEKARAN
CMDA Registered Engineer Grade III (RE)
RE / GR -III / 19 / 04 / 075
Registered Engineer Grade-III (RE)
Greater Chennai Corporation, RE 301122019
DTCP Registered Engineer Grade-III (RE)
CGLRGN/RE/GR-III/2019/11/033
6/27, NEHRU STREET,
C. PALLAVARAM, CHENNAI-600 043.
Cell : 9840183387 / 9841797833

REGISTERED ENGINEER

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.