PP APPROVAL RECORD

Planning Permission

Survey 39

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.

Verified RealEstate™

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

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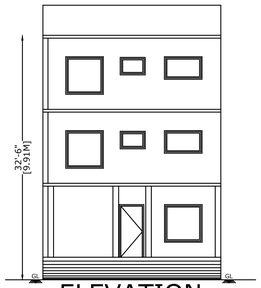
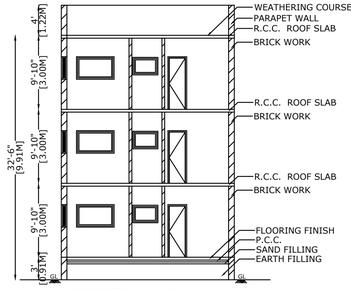
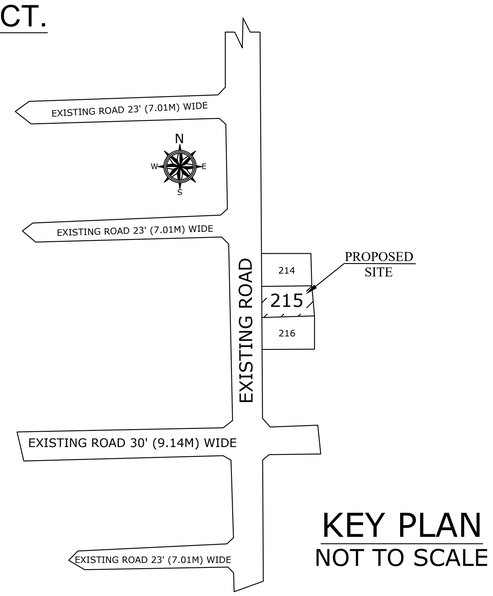
PLAN SHOWING THE PROPOSED CONSTURCTION OF GROUND FLOOR, FIRST FLOOR, SECOND FLOOR RESIDENTIAL BUILDING AT PLOT NO.215, "VIKAS AVENUE", OLD SURVEY NO.39/2, AS PER PATTA NO. 6500, NEW SURVEY NO. 39/2C, UNAMANCHERI VILLAGE & PANCHAYATA, KATTANKOLATHUR PANCHAYAT UNION, VANDALUR TALUK, CHENGALPATTU DISTRICT.



ELEVATION

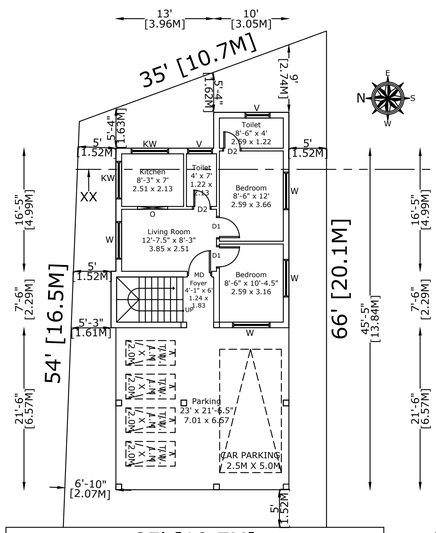


SECTION ON XX

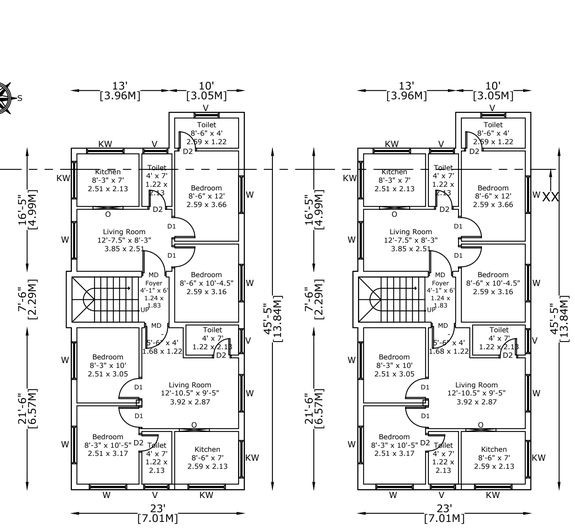


KEY PLAN

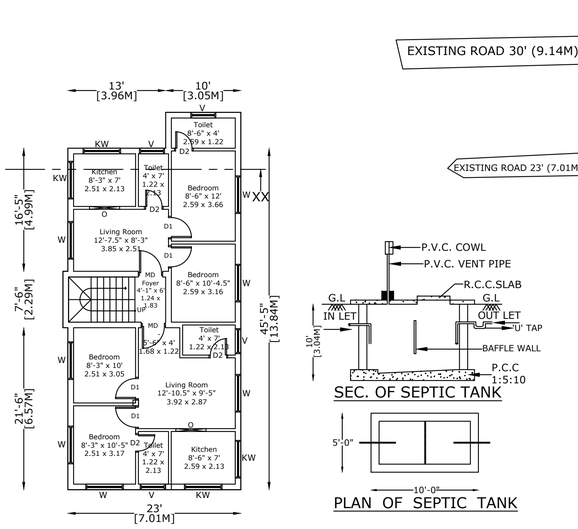
NOT TO SCALE



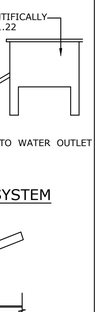
SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



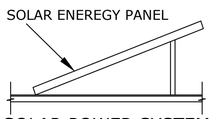
SECOND FLOOR PLAN



SEC. OF SEPTIC TANK

PLAN OF SEPTIC TANK

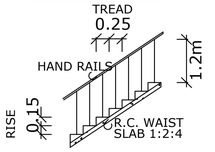
SOLAR WATER HEATING SYSTEM



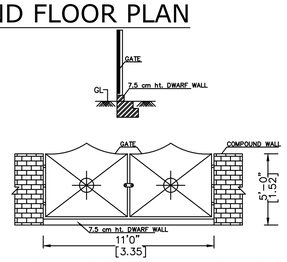
SOLAR POWER SYSTEM

SCALE- N.T.S

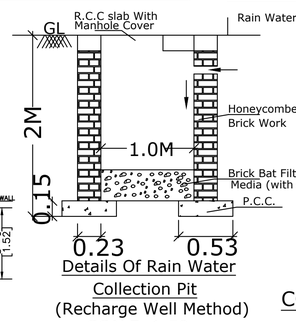
STAIRCASE DIMENSIONS	
RISE	0.15M
THREAD	0.25M
WIDTH	0.91M
HANDRAIL	1.20M



STAIRCASE DETAILS

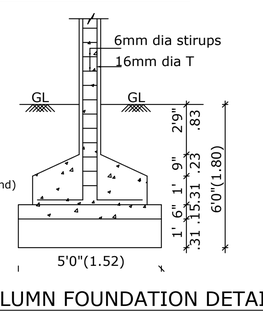


GATE AND COMPOUND WALL DETAILS



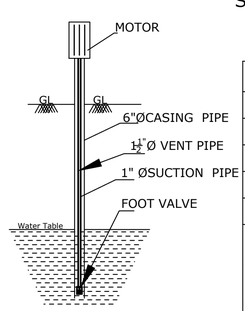
Details Of Rain Water Collection Pit (Recharge Well Method)

SCALE 1:50



COLUMN FOUNDATION DETAIL

SCALE 1:50



SEC. OF BOREWELL

DWELLING UNIT AREA DETAILS		
01	GROUND FLOOR	47.00 SQ.M
02	FIRST FLOOR	46.63 SQ.M
03	FIRST FLOOR	47.00 SQ.M
04	SECOND FLOOR	46.63 SQ.M
05	SECOND FLOOR	47.00 SQ.M

PARKING REQUIREMENTS	
CAR PARKING REQUIRED	0 NOS
TWO WHEELER REQUIRED	0 NOS
CAR PARKING PROVIDED	1 NOS
TWO WHEELER PROVIDED	4 NOS

NOTE :

ALL DIMENSIONS ARE IN METER & FEETS AND INCHES
SCALE 1:100

1. 1/3 AREA OF TERRACE TO BE USED FOR SOLAR POWER SYSTEM
2. RAINWATER HARVESTING SYSTEM PROVIDED

AREA STATEMENT

DESCRIPTION	SQ.FT	SQ.M
SITE EXTENT AS PER DOCUMENT	1925.00	178.83
SITE EXTENT AS PER PATTA	1925.00	178.83
PRO. GROUND FLOOR	1098.00	102.00
PRO. FIRST FLOOR	1098.00	102.00
PRO. SECOND FLOOR	1098.00	102.00
TOTAL FSI AREA	2798.00	259.94
TOTAL BUILDUP AREA	3294.00	306.02
OPEN SPACE	827.00	76.83
FSI : 1.711	PLOT COVERAGE	57.03%

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.00X2.13
LD	LIFT DOOR	1.00X2.13
D1	DOOR	0.91X2.13
D2	DOOR	0.76X2.13
W	WINDOW	1.52X1.52
KW	KITCHEN WINDOW	1.52X0.91
V	VENTILATOR	0.91X0.61

APPLICANT / OWNERS SIGNATURE

Er.R.PRAKASH,B.E., (Civil)
CONSULTING ENGINEER
REGD. ENGINEER - GRADE-I] (RE)
NANDHIVARAM-GUDUVANCHERI MUNICIPALITY
REG. NO. 285/2020
No.23/6, First Floor, Railway Station Rd.,
Guduvancheri - 603 202.
Mobile : 7845115830

REGISTERED ENGINEER / LICENSED SURVEYOR

SRI MOOGAMBIGAI
PLANNERS & BUILDERS
PLAN | DESIGN | BUILD | DELIVER
BUILDING DREAMS. CREATING FUTURES.
No.23/6, First Floor, Railway Station Road, Guduvancheri, Tamil Nadu – 603 202.
7845115830 | 8667535685
moogambigaiplanners@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.