

PP

APPROVAL RECORD

# Planning Permission

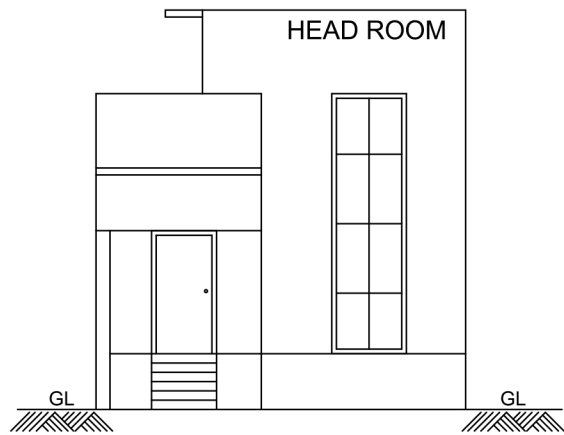
Sonallur

Chengalpattu district, Tamil Nadu

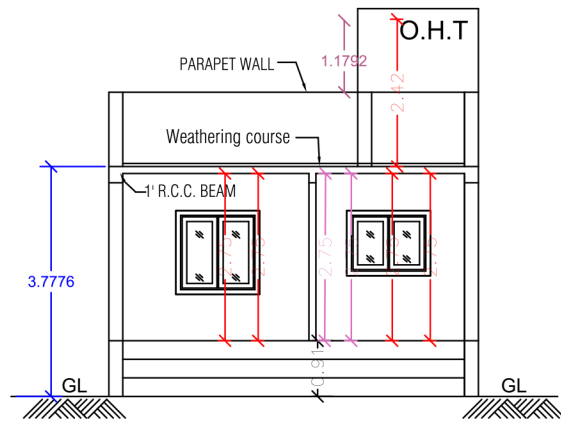
APPROVAL TYPE  
**Building Plan**ISSUING AUTHORITY  
**Rural Panchayat**PURPOSE  
**Residential**

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

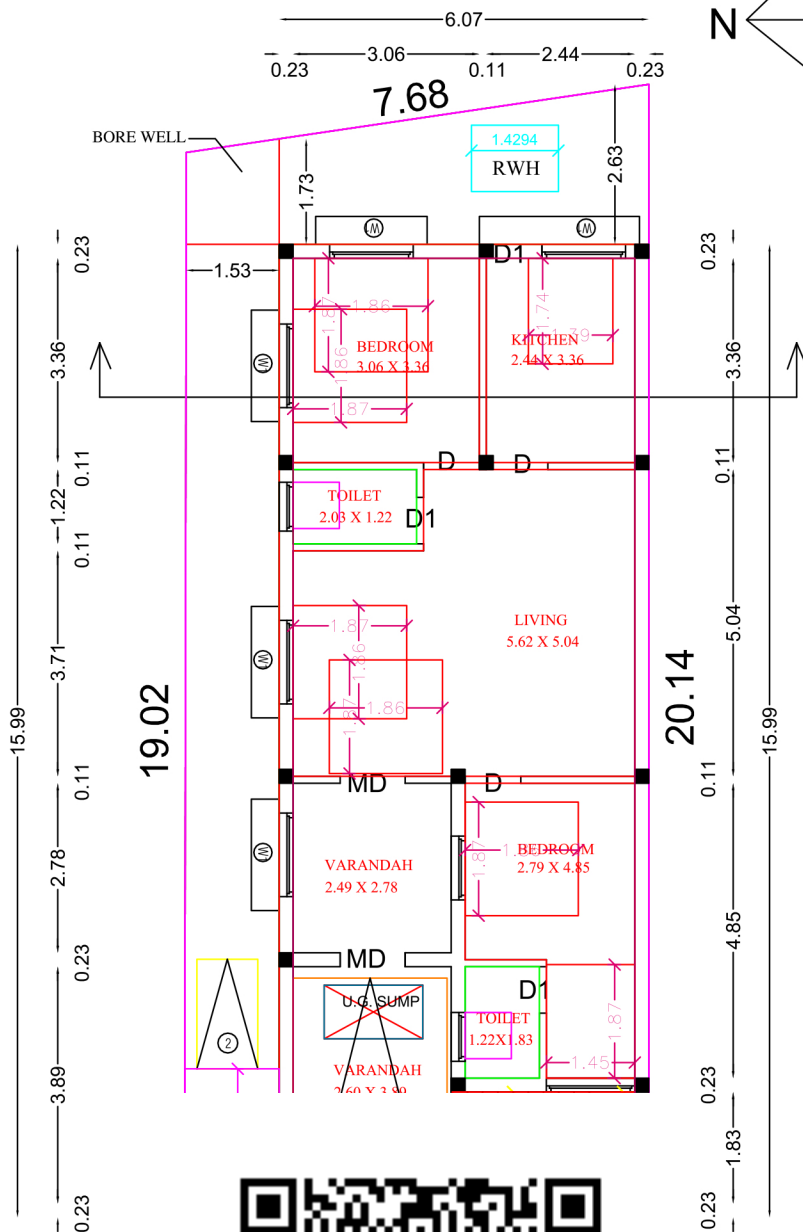
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



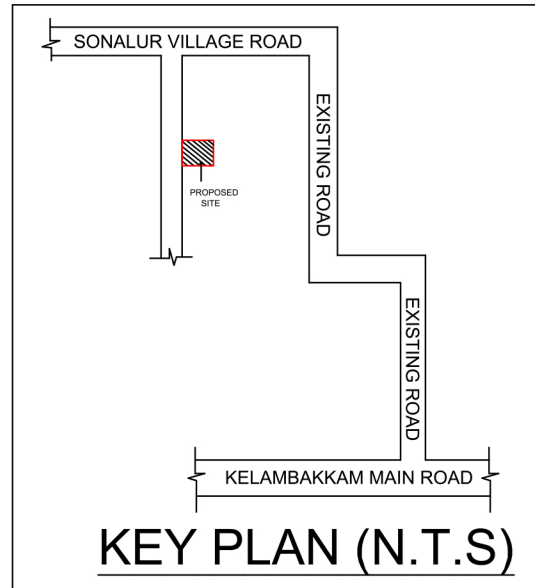
FRONT ELEVATION



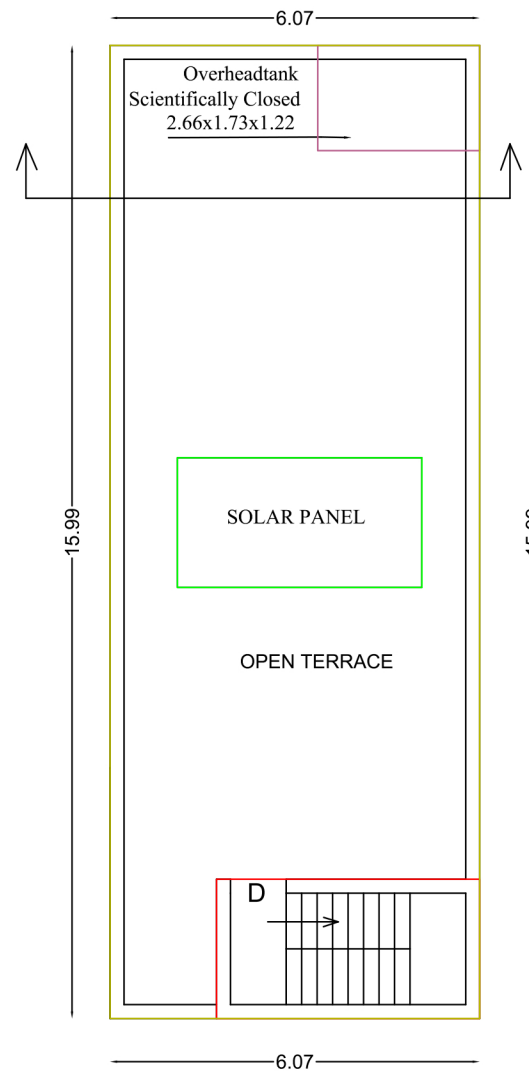
SECTION ON 'A A'



GROUND FLOOR PLAN



KEY PLAN (N.T.S)



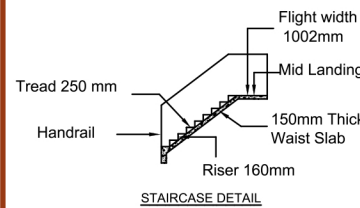
TERRACE FLOOR PLAN)



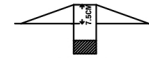
NOTE: NA.KA.NO 9862/10BA1 DATED 17.02.2011  
SUB DIVISION APPROVED NA.KA.NO.1101-21/2022/B1  
(DATED:01.07.2022)

SPECIFICATIONS:

1. R.C.C Footings for foundation in M20 mix
2. R.C.C. Columns in M20 mix
3. R.C.C. Roof slab and beams in M20 mix
4. 9" Brick work in C.M 1:5 in super structure
5. Country wood doors with flush shutters
6. Country wood glazed windows
7. Internal plastering in C.M 1:4
8. External plastering in CM 1:5
9. Weathering course in brick jelly lime concrete 1:3 mix
10. Weathering tiles in 9"x9" burnt clay tiles in 1:3 mix

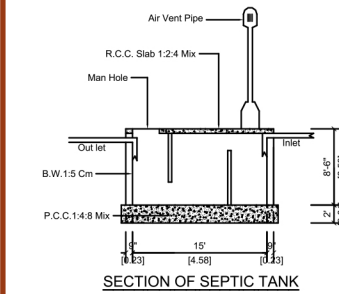


STAIRCASE DETAIL

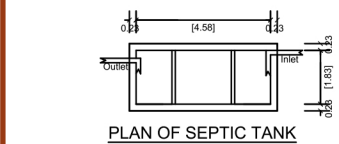


DWARF WALL DETAILS

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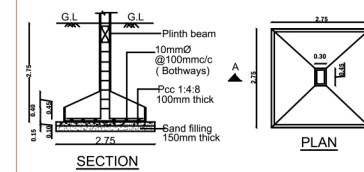


SECTION OF SEPTIC TANK

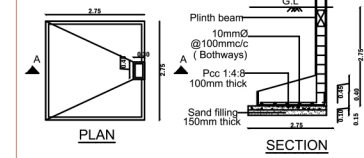


PLAN OF SEPTIC TANK

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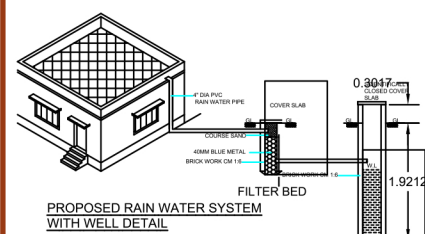


SECTION



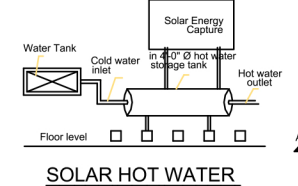
PLAN

DETAIL OF COLUMN FOOTING



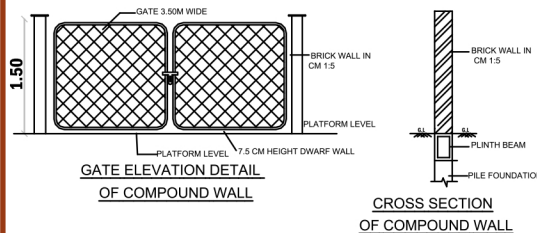
PROPOSED RAIN WATER SYSTEM WITH WELL DETAIL

RAIN WATER SYSTEM



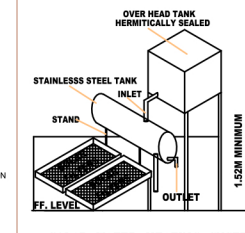
SOLAR HOT WATER

SOLAR HOT WATER

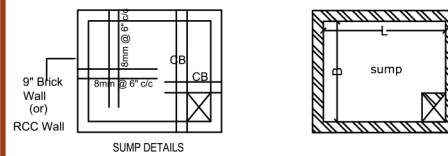


GATE ELEVATION DETAIL OF COMPOUND WALL

COMPOUND WALL PLAN

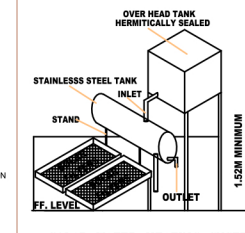


CROSS SECTION OF COMPOUND WALL



SUMP DETAILS

SUMP DETAILS



SOLAR WATER HEATING SYSTEM

SOLAR WATER HEATING SYSTEM

JOINERY DETAILS:

| NAME | DESCRIPTION | SIZE (m)  | NAME | DESCRIPTION | SIZE (m)  |
|------|-------------|-----------|------|-------------|-----------|
| MD   | MAIN DOOR   | 1.00X2.13 | KW   | WINDOW      | 1.37X1.37 |
| D    | DOOR        | 0.91X2.13 | FW   | WINDOW      | 1.87X1.84 |
| D1   | TOILET DOOR | 0.76X2.13 | V    | VENTILATOR  | 1.00X1.00 |
| W1   | WINDOW      | 1.37X1.37 | FW/D | WINDOW      | 1.37X2.13 |

PROJECT DETAIL SHEET NO. ONE OF ONE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF  
GROUND FLOOR RESIDENTIAL BUILDING IN  
S.No.225/19D2A PART & 225/20B1B1 PART,  
PATTA NO.1091,AS PER PATTA S.NO.225/103,  
PLOT No.2," THIRUTHANIGAI AVENUE",  
SONALUR VILLAGE, VANDALUR TALUK,  
CHENGALPATTU DISTRICT,  
OWNER :- R.KARTHICK AND R.SAKTHIVEL

| AREA DETAIL                 | SQ.MT. |
|-----------------------------|--------|
| Plot extent as per Document | 148.95 |
| Plot extent as per Patta    | 149.10 |
| Plot extent as per Site     | 148.95 |
| Super Imposed plot Area     | 148.95 |

| FLOOR NAME      | TOTAL BUILDUP AREA SQ.FT. | TOTAL BUILDUP AREA SQ.MT. | NON FSI AREA SQ.MT. | NET F.S.I AREA SQ.MT. |
|-----------------|---------------------------|---------------------------|---------------------|-----------------------|
| GROUND FLOOR    | 1045.17                   | 97.10                     | ----                | 97.10                 |
| FLOOR - TERRACE | 106.56                    | 9.90                      | 9.90                |                       |
| TOTAL AREA      | 1151.73                   | 107.00                    | 9.90                | 97.10                 |

|                              |        |
|------------------------------|--------|
| Total Proposed Coverage Area | 65.00% |
| Total Proposed (FSI) Area    | 97.10  |
| Consumed FSI                 | 0.65   |
| Total Prop.Built Up Area     | 107.00 |

COLOUR INDEX:

|                   |               |
|-------------------|---------------|
| PROPOSED BUILDING | DEMOLITION    |
| EXISTING ROAD     | BOUNDARY LINE |

R. Karthick  
R. Sakthivel

S. SUBRAMANI  
GRADE-III, REGISTERED ENGINEER  
REGISTRATION No. RE GR-1111/2022/011328  
CHENNAI METROPOLITAN DEVELOPMENT  
AUTHORITY CMDA  
Email: info.nkd77@gmail.com

SIGNATURE OF OWNER: SIGNATURE OF REGISTERED ENGINEER

PLAN INFO  
PLOT\_AREA\_M2=148.95  
AS\_AT\_SITE=149.11  
FMB\_OR\_PLR=148.95  
AS\_PER\_DOCUMENT=148.95  
SINGLE\_FAMILY\_BLDG=YES  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M=6.10  
WHETHER\_GOV'T\_OR\_AIDED\_SCHOOL=NO  
ROAD\_WIDTH=6.10  
ROAD\_LENGTH=350  
AVG\_PLOT\_DEPTH= 20.14  
AVG\_PLOT\_WIDTH=7.63  
LAND\_USE\_ZONE =RESIDENTIAL  
SURVEY\_NO=225/103  
PLOT\_NO=2  
PATTA\_NO=1091  
DISTRICT=CHENGALPATTU  
TALUK=SONALUR  
RWTH\_DECLARED=YES  
BUILDING\_NEAR\_TO\_RIVER=NO  
AREA\_TYPE=CBA  
BUILDING\_NEAR\_MONUMENT=NO  
BUILDING\_NEAR\_GOV'T\_BLDG=NO  
PROVISION\_FOR\_GREEN\_BUILDINGS\_AND\_SUSTAINABILITY=NO  
FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=YES  
NOC\_FOR\_CONSTRUCTION\_NEAR\_MONUMENT=NO  
NOC\_FIRE\_DEPT=YES  
OSR\_APPLICABLE=NO  
OSR\_SURR\_BUYBACK\_RETAIN=RETAIN  
JURISDICTION\_TYPE=CORPORATION  
IS\_APPROVED\_LAYOUT=YES  
PREMIUM\_FSI\_REQUIRED=NO  
IS\_SWIMMING\_POOL\_EXISTS=NO  
IF\_HERITAGE\_TOWN\_LESS\_THAN\_1KM\_RADIUS=NO

N K DESIGNS, SELAIYUR CHENNAI 73. PH.9092575999

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

