

PP

APPROVAL RECORD

Planning Permission

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.

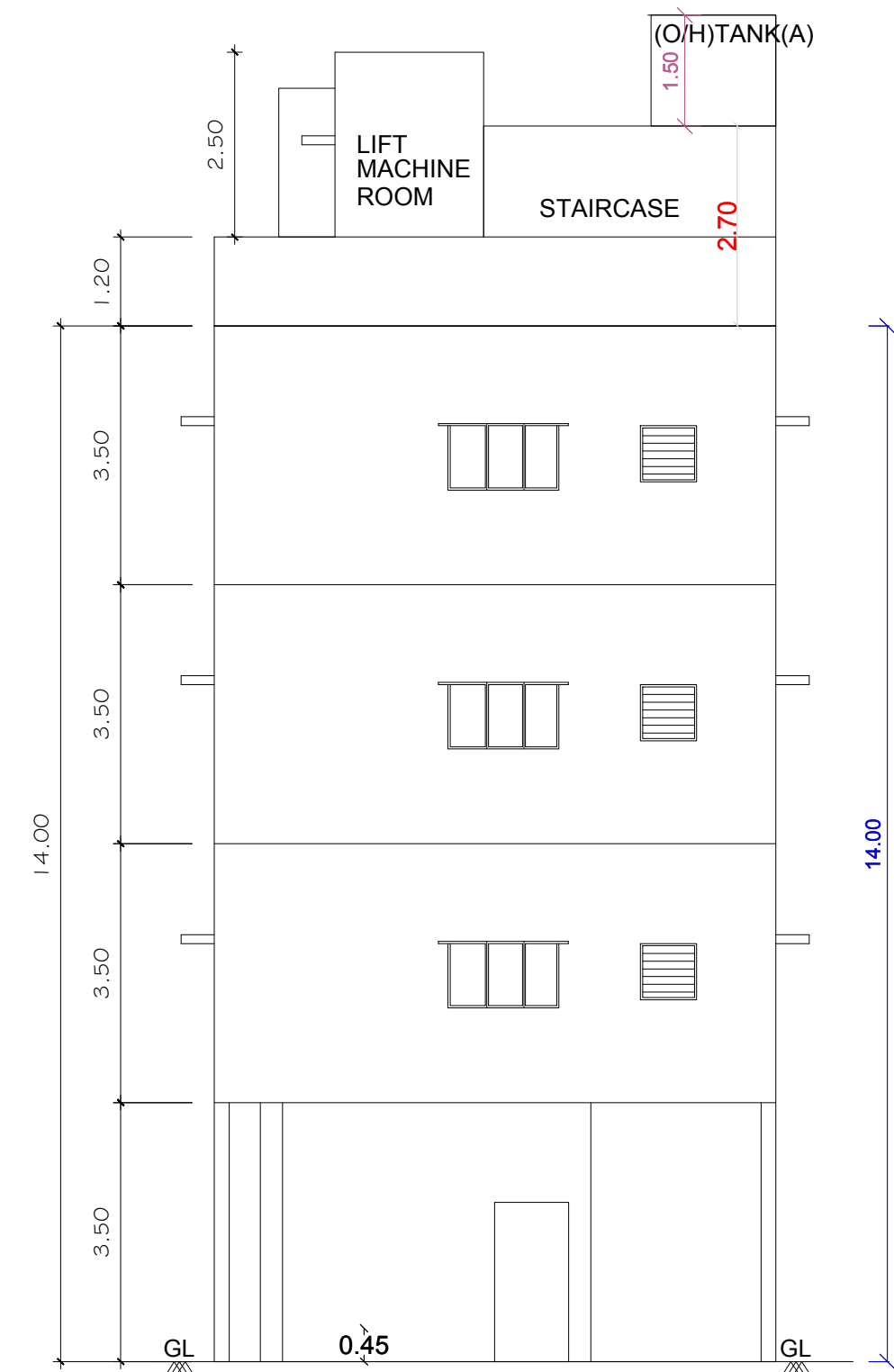
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF A RESIDENTIAL BUILDING IN PLOT NO:42, FAIRLAND ANAHITA, SONALLUR. COMPRISED IN S.NO:204/2, 204/2A1A1AA, 204/3, & 204/3A1A1AA, AS PER PATT A S.NO:204/124, & 204/127, OF SONALLUR VILLAGE , VANDALUR TALUK, CHENGALPATTU DISTRICT, SONALLUR PANCHAYAT.

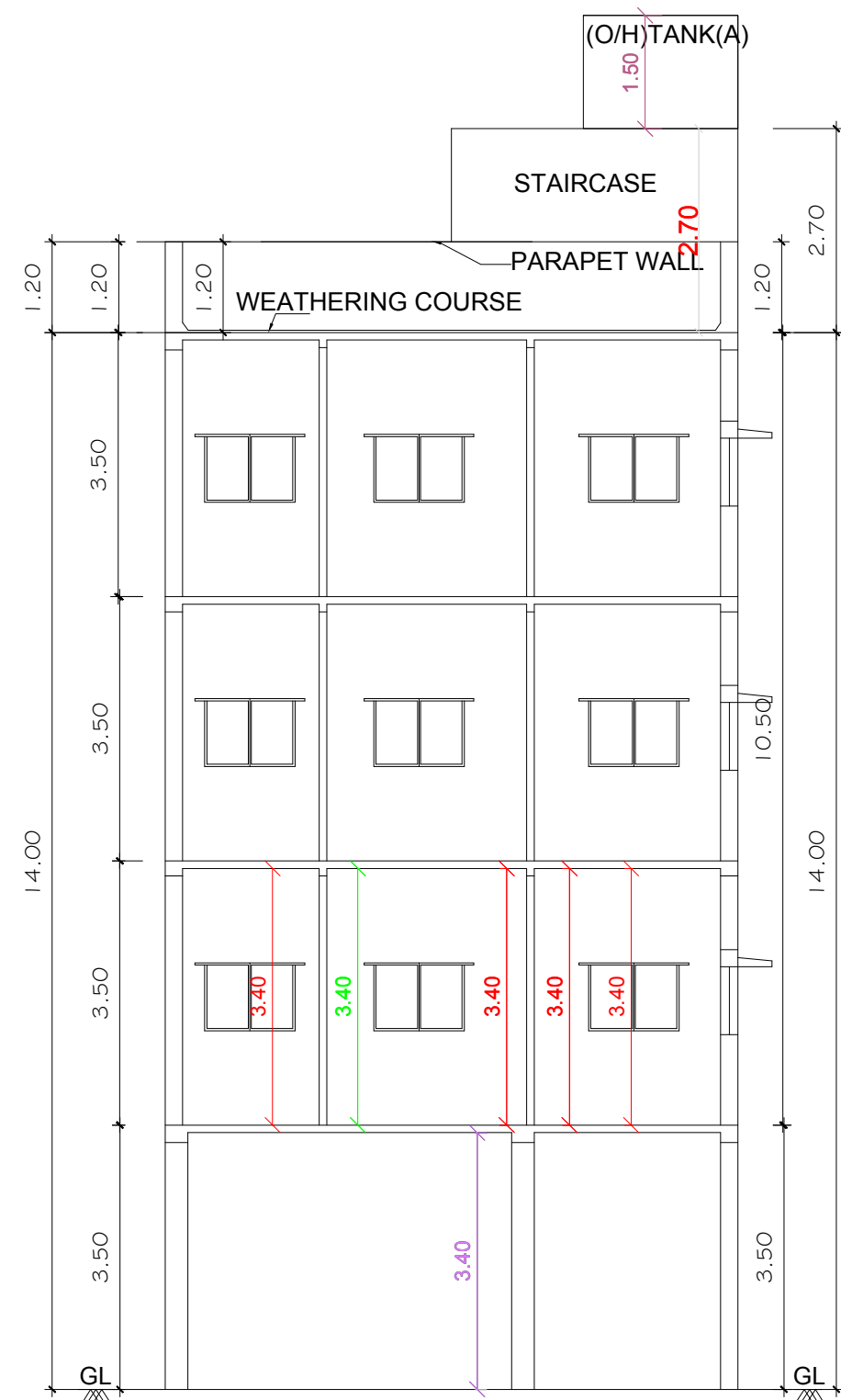
NOTE : Approved Vide :L.P/MLPA(CD) NO:131/2022,
Letter RC No:KMASTRGR/2022/TCP, Dated :30-09-2022.

Thiruporur Panchayat Union Approved Layout
Letter RC NO:01/2022/P.P. Dated:20-10-2022,

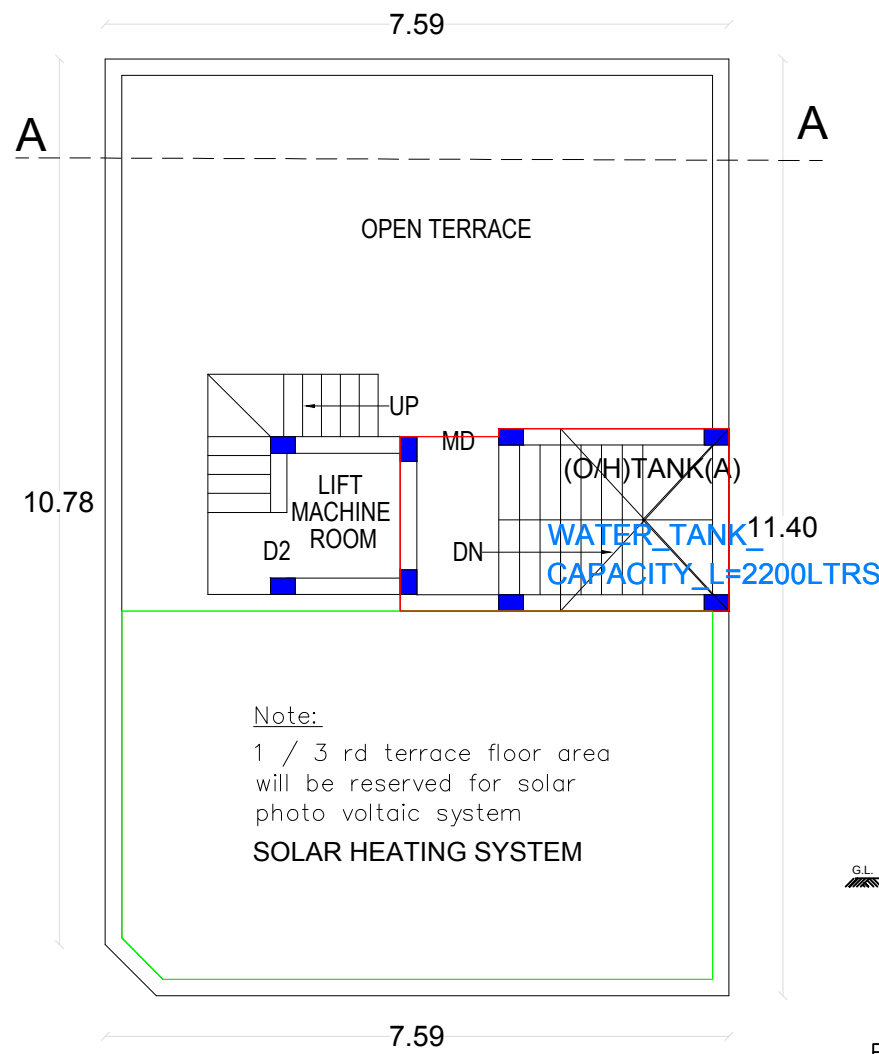
(TNRERA) Registration No:TN/01/Layout/9410/2022, Vide File No:TNRERA/15643/2022
Dated:07-12-2022,



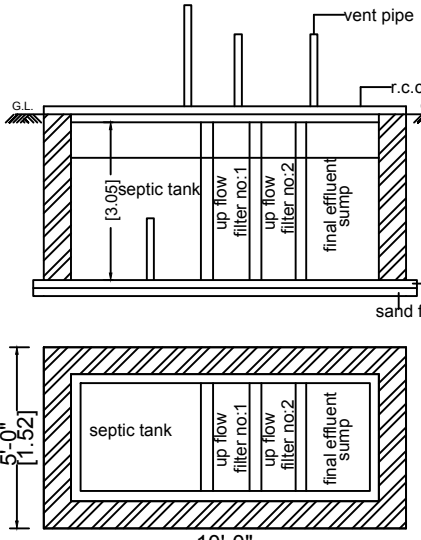
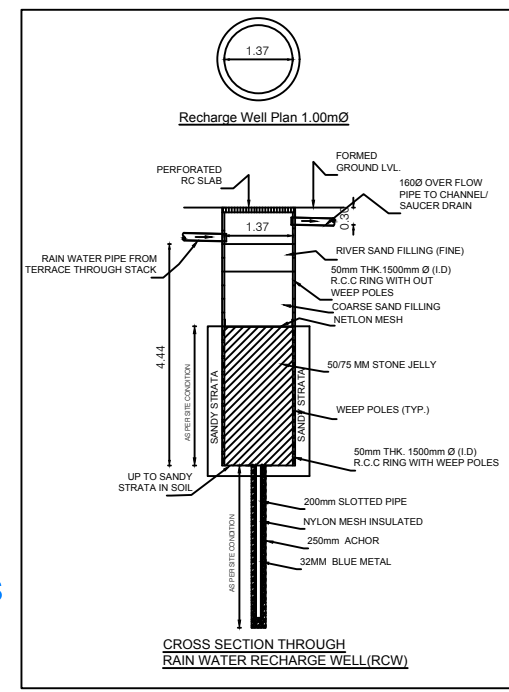
FRONT ELEVATION



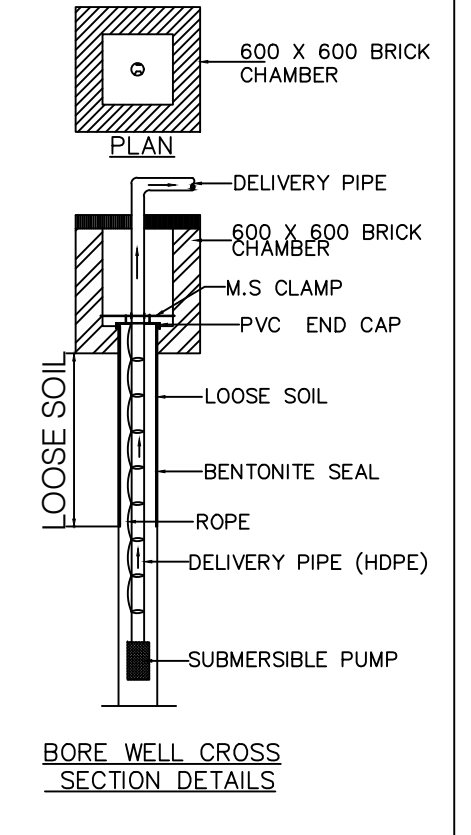
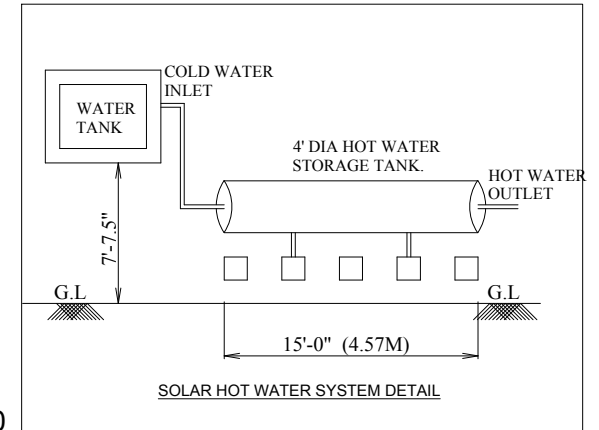
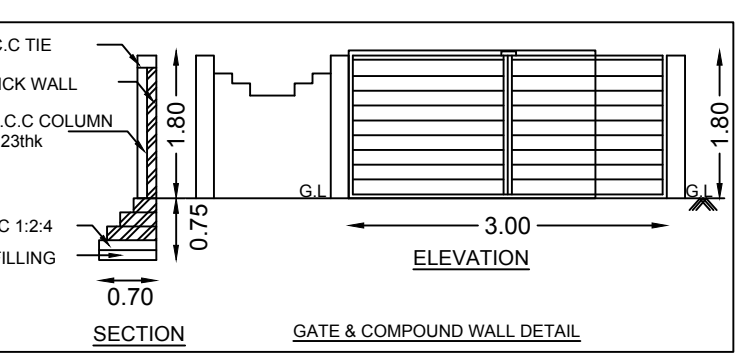
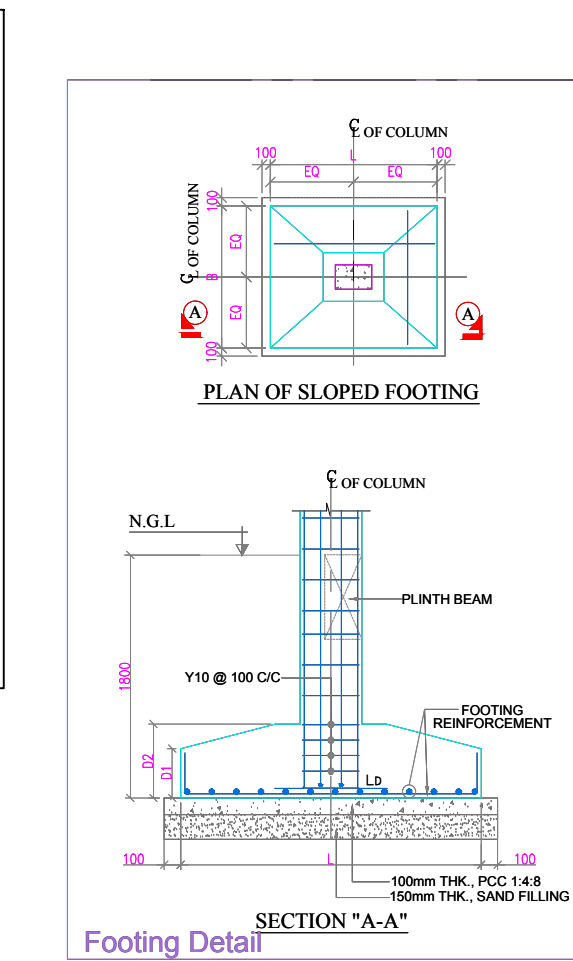
SECTION ON A-A



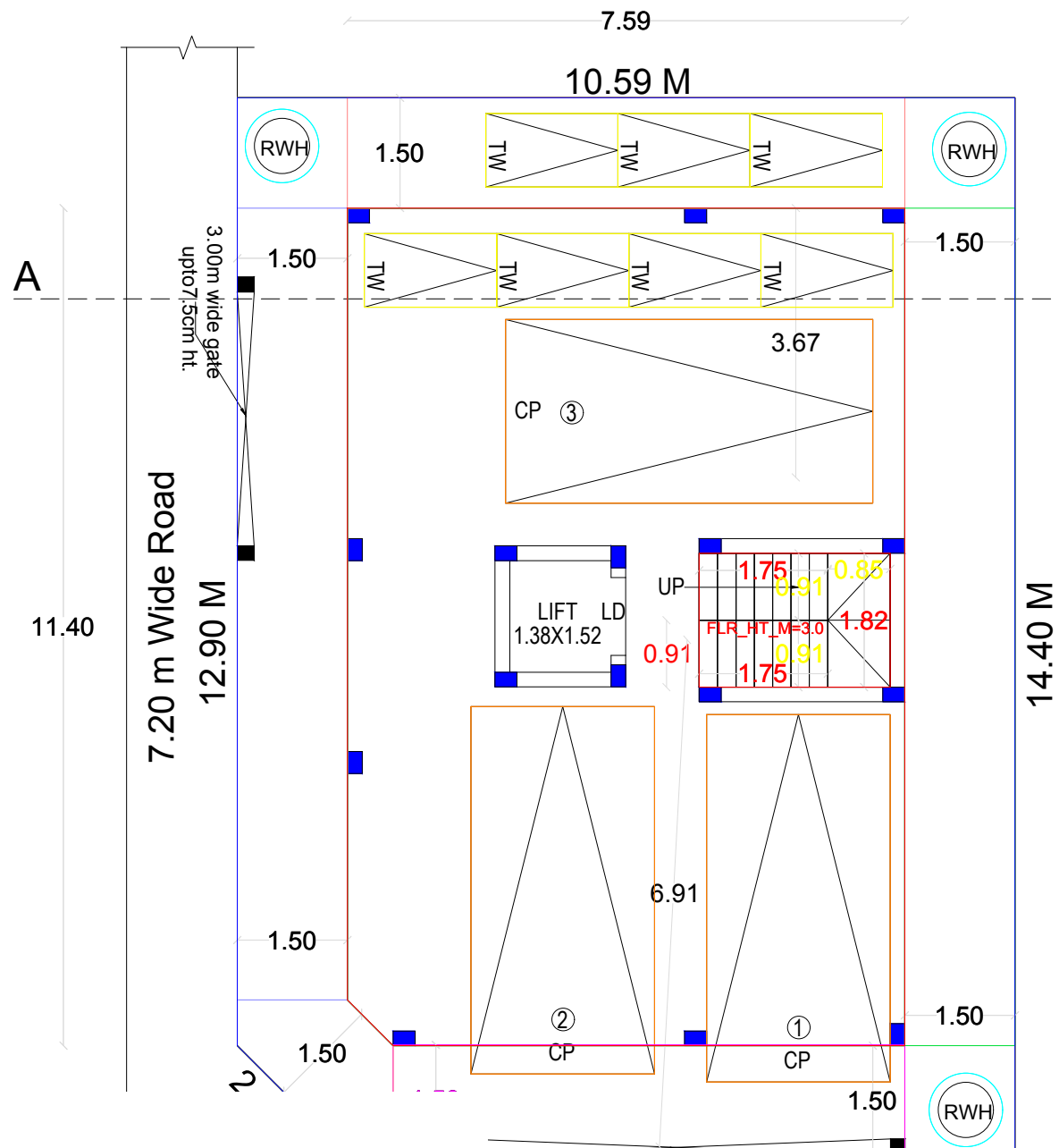
PRO. TERRACE FLOOR PLAN



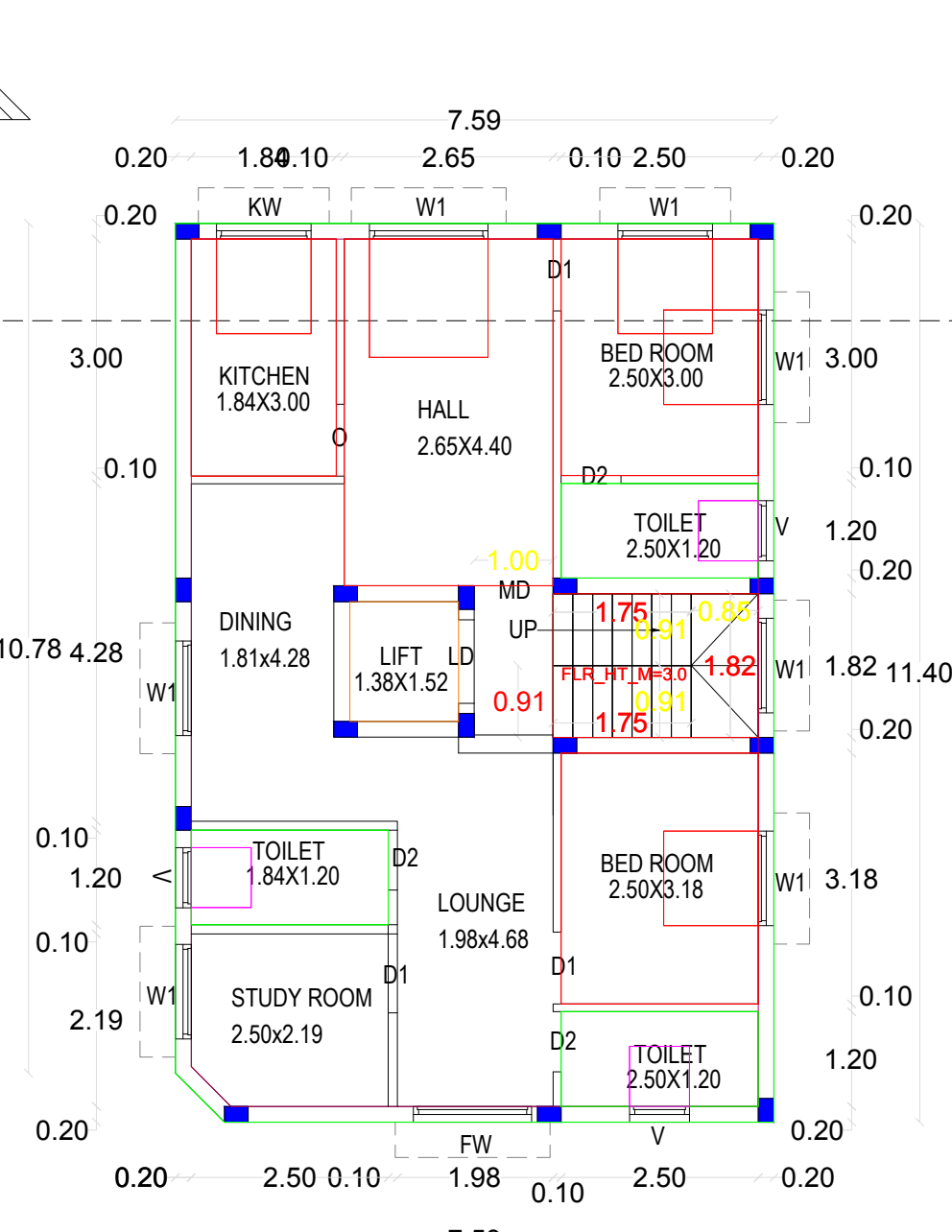
SEPTIC TANK DETAIL



BORE WELL CROSS SECTION DETAILS

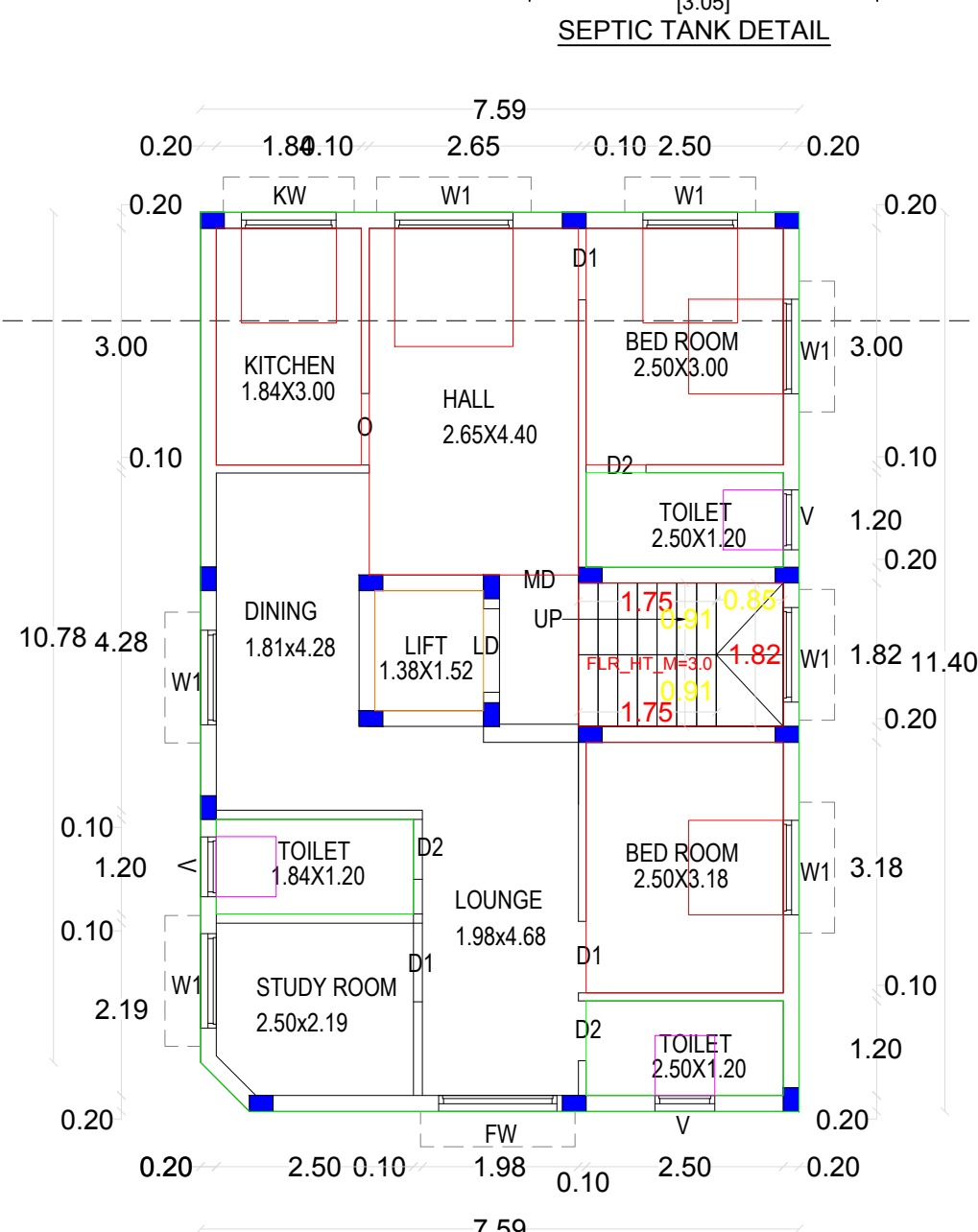


E CUM STILT FLOOR PLAN

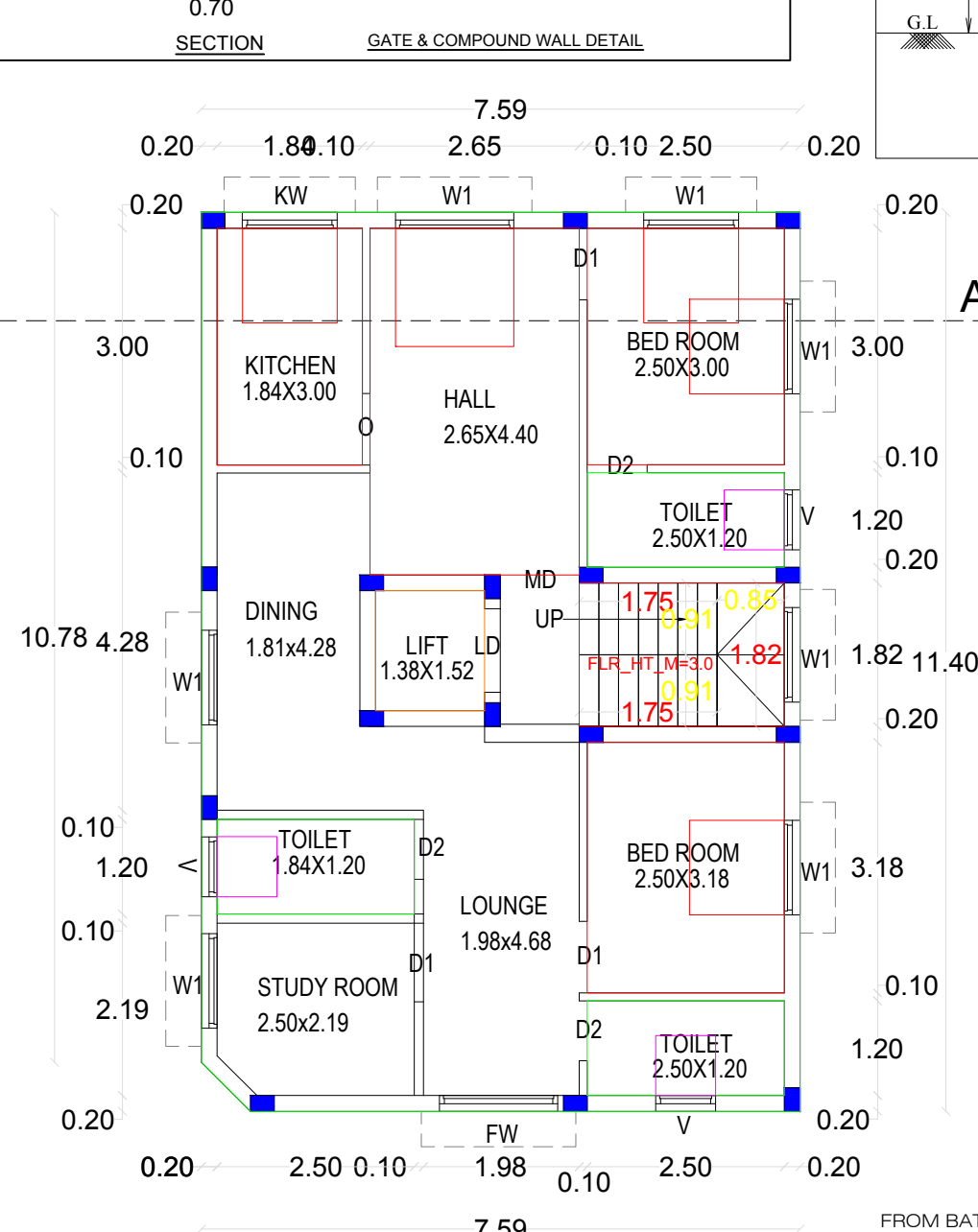


PRO. FIRST FLOOR PLAN

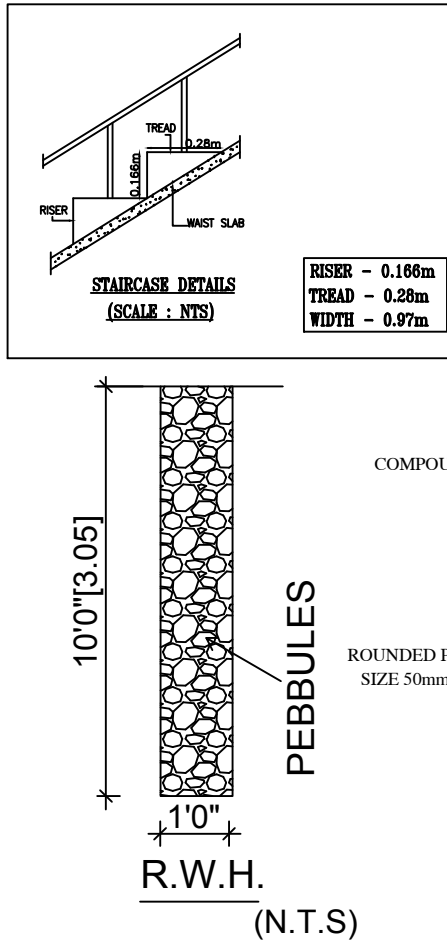
TYPICAL_FLOOR_PLAN=1,2,3



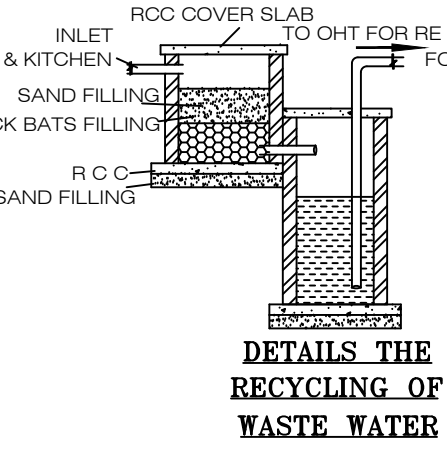
PRO. SECOND FLOOR PLAN



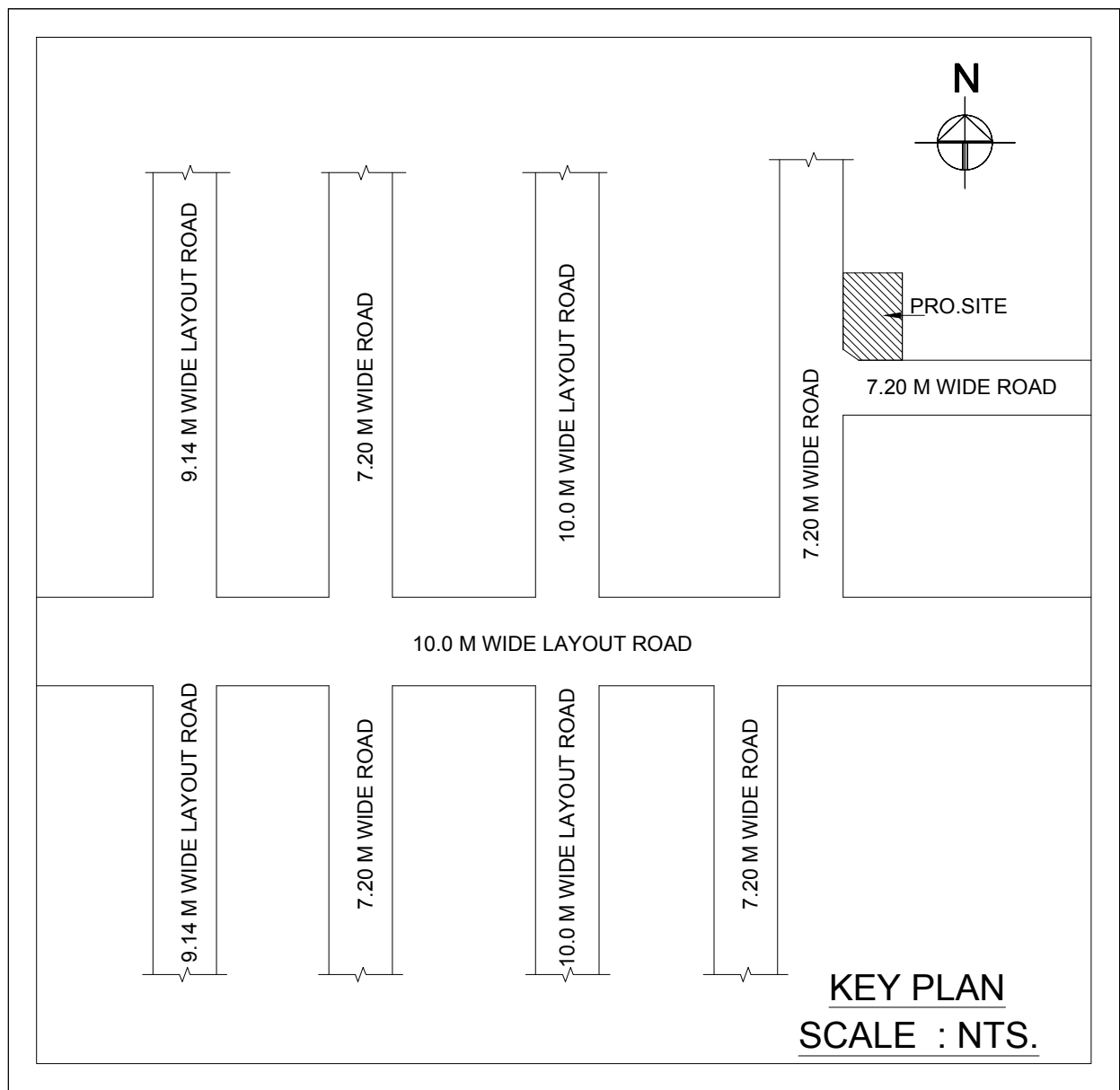
PRO. THIRD FLOOR PLAN



STAIRCASE DETAILS



DETAILS THE RECYCLING OF WASTE WATER



KEY PLAN
SCALE : NTS.

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	DOOR	1.00 x 2.13
D1	DOOR	0.91 x 2.13
D2	DOOR	0.76 x 2.13
FW	WINDOW	1.22 x 1.83
W1	WINDOW	1.22 x 1.22
KW	KITCHEN WINDOW	0.90 x 0.90
V	VENTILATOR	0.76 x 0.90

CMDA LAND USE ZONE : PRIMARY RESIDENTIAL

SPECIFICATIONS :-

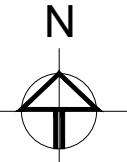
1. R.C.C FOOTING & COLUMN IN CONCRETE M25
2. SUPER STRUCTURE:BRICKWORK SET IN cm1:5
3. R.C.C M25 FOR LINTELS,BEAMS & SLABS
4. P.C.C 1:4:8 FOR FLOOR LEVELLING COURSE
5. P.C.C 1:5:10 IN BASEMENT FOR FOUNDATION
6. JOINERY WITH T.W FLUSH DOORS & T.W GLAZED WINDOWS & VENTILATORS
7. 3 COATS OF CEMENT PAINT TO INSIDE & OUT SIDE WALLS
8. 2 COATS OF ENAMEL PAINTS OVER ONE COAT OF PRIMER FOR JOINERY, GRILL, WORK,ETC
9. WEATHERING COURSE OVER ROOF SLAB
- 3" THICK WITH BRICK JELLY LIME CONCRETE AND ONE LAYER OF PRESSED TILES ON TOP

AREA	STATEMENT	SQ.FT	SQ.MT
PLOT AREA (AS PER DOCUMENT)	1629.00	151.33	
PLOT AREA (AS PER PATT A)	1625.36	151.00	
PRO. FIRST FLOOR AREA	929.25	86.33	
PRO. SECOND FLOOR AREA	929.25	86.33	
PRO. THIRD FLOOR AREA	929.25	86.33	
TOTAL FSI AREA	2787.75	258.99	
NON FSI AREA			
PRO. STILT FLOOR AREA	929.25	86.33	
PRO. HEAD ROOM	94.29	8.76	
TOTAL NON FSI AREA	1023.54	95.09	
NET TOTAL BUILDUP AREA	3811.29	354.08	

FLOOR SPACE INDEX : 1.71
COVERAGE : 57.17%
NOS. OF UNITS = 3

COLOUR INDEX

PROPOSED
BOUNDARY
ROAD



N. Vaidya

APPLICANT'S SIGNATURE

K. SAHUL HAMEED, D.C.E.,
REGISTERED ENGINEER
CMDA - RE/GR-III/2024/3/0024,
GCC - RE/GR-III/RE30732022
No. 19/39, B.B. ROAD, 2nd Street,
Triplicane, Chennai - 600 005.

REGISTERED ENGINEER :

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

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



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.

