Verified RealEstate™

REFERENCE
2026-2027/05/1

ISSUED
14 May 2026

PP APPROVAL RECORD

Planning Permission

Kancheepuram 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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DIGITALLY VERIFIED RECORD

SHEET NO:02/02

BUILDING PLANNING PERMISSION
ROC.NO.SW/BPA/773234/2026
SCRUTINY REFERENCE NUMBER:-76NE5IS0
SITE BOUNDARY SHOWN AS A TO M
BUILDING PLANNING PERMISSION NO.
SWP/Kalyana Mandapam Building/D.D./D.T.C.P.(KPM)NO.61/2026

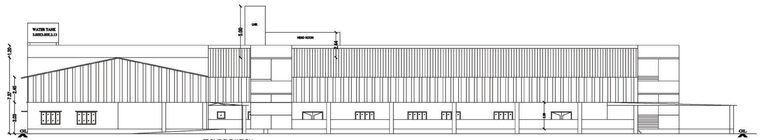
REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF KALYANA MANDAPAM BUILDING IN S.NOs:143/4, 144/1, 145/2B & 145/3, PATTA NO:342, OF VENGUDI VILLAGE, WALAJABAD TOWN PANCHAYAT, WALAJABAD TALUK, KANCHEEPURAM DISTRICT.

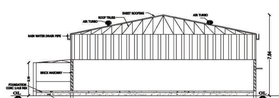
ONLINE APPLICATION NO : SWP/BPA/773234/2026
OWNER'S NAME : Mr.E.SANTHOSH KUMAR & Mr.E.SATHISH KUMAR

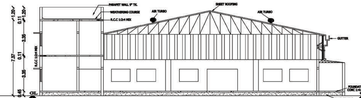
PREVIOUS BUILDING PLAN WAS APPROVED BY DTCP:
SWP APPLICATION NO:SWP/BPA/009656/2023,
DATE:22/06/2023

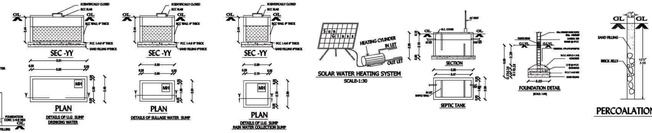
NOTE:
WHERE ARE VENTILATION REQUIRED MECHANICAL VENTILATION PROVIDED

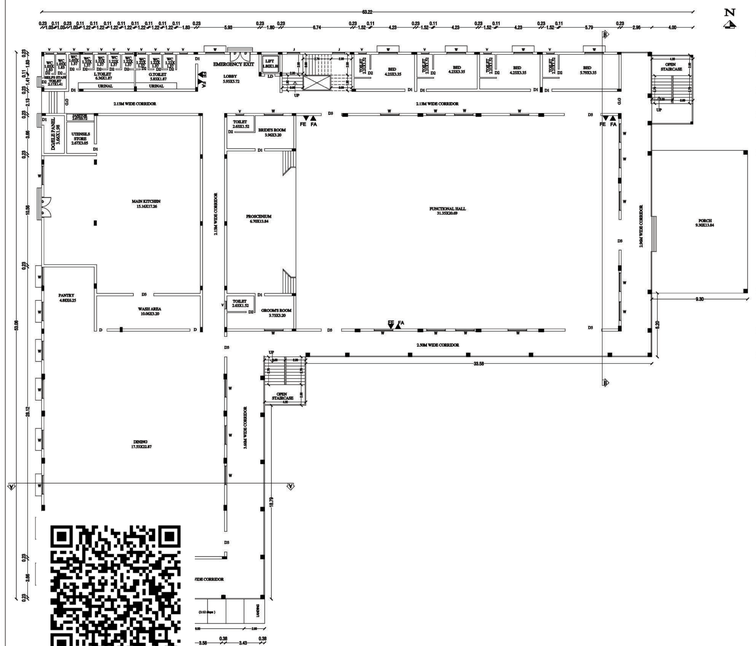
SCALE:1:100



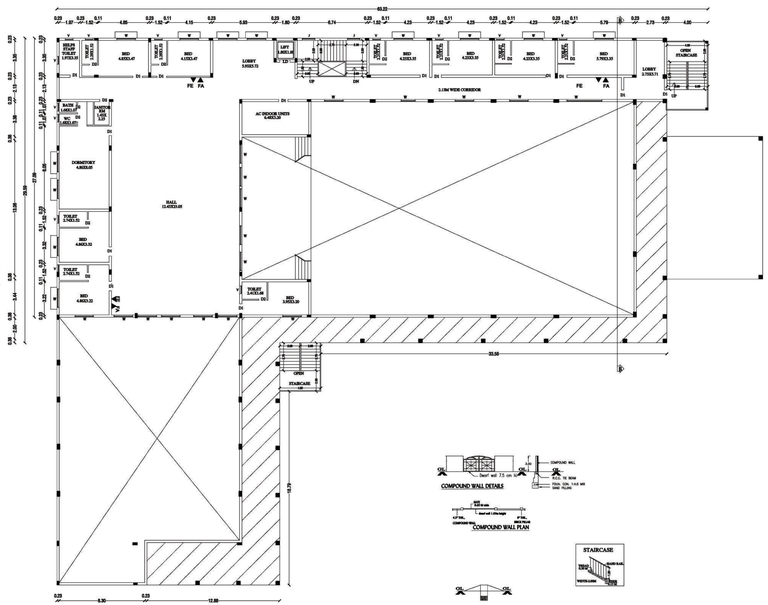




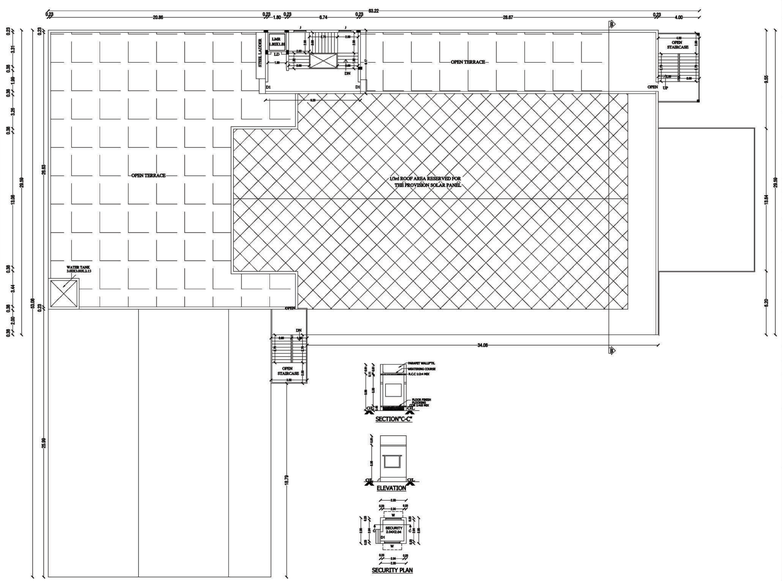




GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

SANITATION DETAILS				
DESCRIPTION	REQUIRED		PROPOSED	
	MALE	FEMALE	MALE	FEMALE
WATER CLOSET	15 Nos	10 Nos	16 Nos	11 Nos
URINALS	15 Nos	Nil	20 Nos	Nil
WASH BASINS	10 Nos		10 Nos	
DRINKING WATER	05 Nos		05 Nos	

JOINERIES

DOOR	D	1.00X2.13
DOOR	D1	0.91X2.13
DOOR	D2	0.69X2.13
DOOR	D3	1.98X2.13
WINDOW	W	2.00X1.83
VENTILATOR	V	0.76X1.52
JOLLY	J	1.22X1.52
LIFTDOOR	LD	1.00X1.52

COLOUR INDEX

PROPOSED
EXG.ROAD
SITE BOUNDARY

FE ▼ FIRE EXTINGUISHER
FA ▲ FIRE ALARM

ALL DIMENSION ARE IN Mtr

AREA DETAILS IN SQMT

PLOT AREA (AS PER DOCUMENT)	7324.75
PLOT AREA (AS PER PATTA)	7300.00
SUPER IMPOSED AREA	7307.00

REVISED BUILDING AREA

DESCRIPTION	FSI AREA Sqmts	NON FSI AREA Sqmts	BUILTUP AREA Sqmts
PLINTH AREA OF G. FLOOR	2434.95	-	2434.95
PLINTH AREA OF F. FLOOR	836.37	-	836.37
SECURITY ROOM AREA	-	6.25	6.25
HEAD & LIFT ROOM AREA	-	56.95	56.95
TOTAL AREA	3271.32	63.20	3334.52
F.S.I.	3271.32 / 7284.28	- 0.44	
COVERAGE		- 33.43 %	

PARKING DETAILS

VEHICLE'S	REQUIRED	PROVIDED
CAR PARKING	48 Nos	48 Nos
TWO WHEELER PARKING	52 Nos	52 Nos
PH. CHALLENGED PARKING	02 Nos	02 Nos

OWNER:

Dr. P. RAGHUNATHAPANDIAN, M.E., Ph.D
Structural Engineer Grade-1
Reg. No: SE/G-I/2023/03/003, dt: 08.03.2022
Street: Sudarsanapuja Constructions
No: 48/20 A, Nadu Street, Pillaiyar Palayam,
Kanchipuram, Cell: +91-9790442162

STRUCTURAL ENGINEER:

R. GANESAN, B.Tech.
REGISTERED ENGINEER (DTCP)
COLDIST/RE/Gr-I/2024/09/009
ROYAL PLANNERS
No. 29/6, Phoenix Towers,
Venkatesan Street, West Tambaram,
Chennai - 600045. Ph: 044 - 2235 4211

REGISTERED ENGINEER:

SHEET NO:01/02

BUILDING PLANNING PERMISSION
ROC.NO.SWP/BPA/773234/2026
SCRUTINY REFERENCE NUMBER- 76NE5JS0
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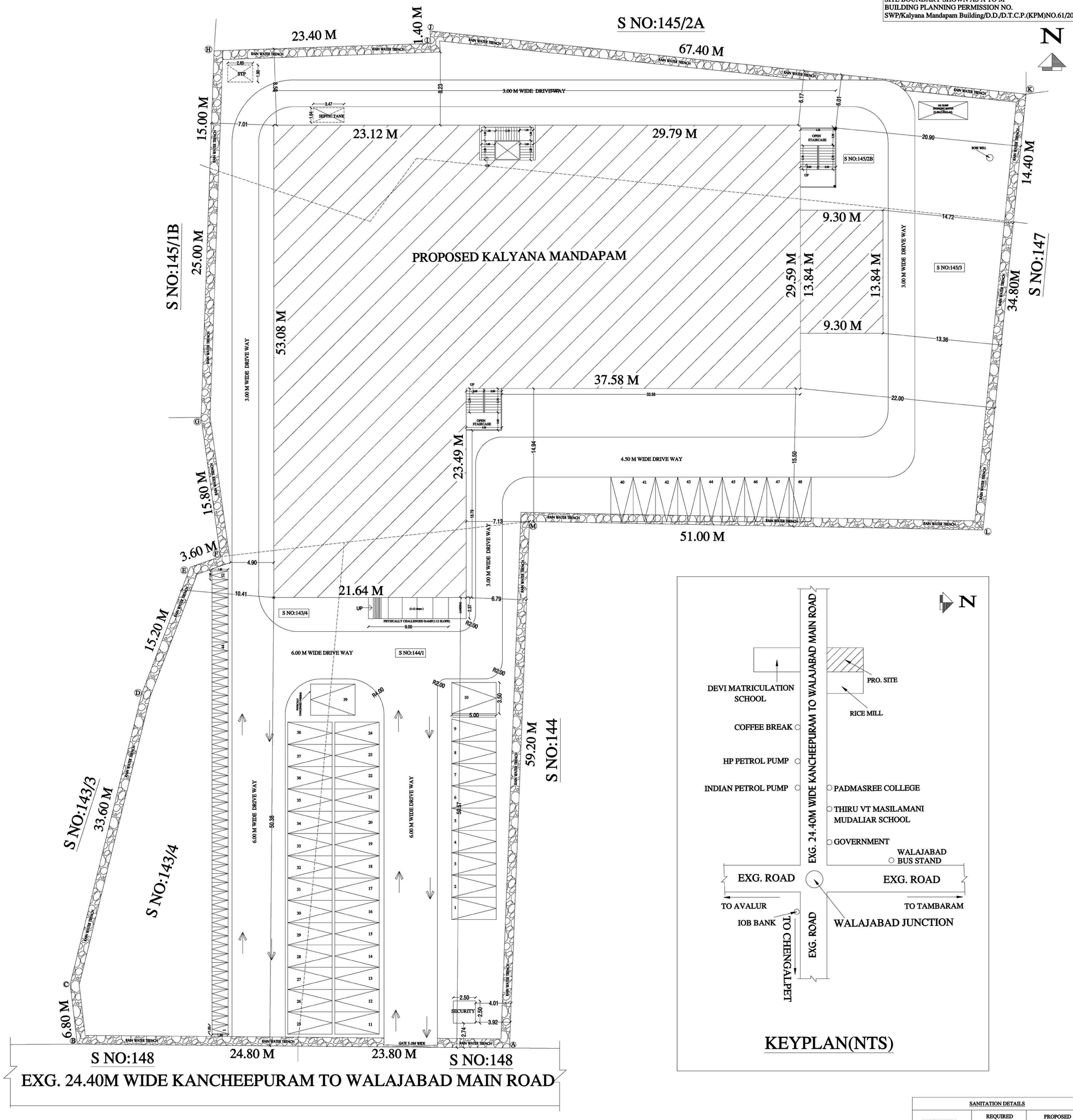

SITE PLAN

KEYPLAN(NTS)

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EXISTING APPROVED BUILDING AREA
AS PER APPROVAL NO:SWP/BPA/009656/2023

DESCRIPTION	FSI AREA Sqmts	NON FSI AREA Sqmts	BUILTUP AREA Sqmts
PLINTH AREA OF G. FLOOR	2160.92	-	2160.92
PLINTH AREA OF F. FLOOR	718.45	-	718.45
SECURITY ROOM AREA	-	6.25	6.25
HEAD & LIFT ROOM AREA	-	56.97	56.97
TOTAL AREA	2879.37	63.22	2942.59

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F.S.I. $\frac{3271.32}{7300.00}$ - 0.44

COVERAGE - 33.43 %

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PH. CHALLENGED PARKING	02 Nos	02 Nos

OWNER:

Dr. P. RAGHUNATHAPANDIAN, M.E., Ph.D
Structural Engineer Grade-I
Reg No: SE/Gr.I/2023/08/003, dt: 09.03.2023
Sree Subramanya Construction
No: 49/20 A, Nadu Street, Pillaiyar Palayam,
Kanchipuram, Cell: +91-9790442162

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DRINKING WATER	05 Nos		05 Nos	

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

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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

Verified RealEstate
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OMR Thoraipakkam,
Chennai 600 097, India
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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.