Verified RealEstate™

REFERENCE
11/2026-2027

ISSUED
25 July 2026

PP APPROVAL RECORD

Planning Permission

Kancheepuram district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

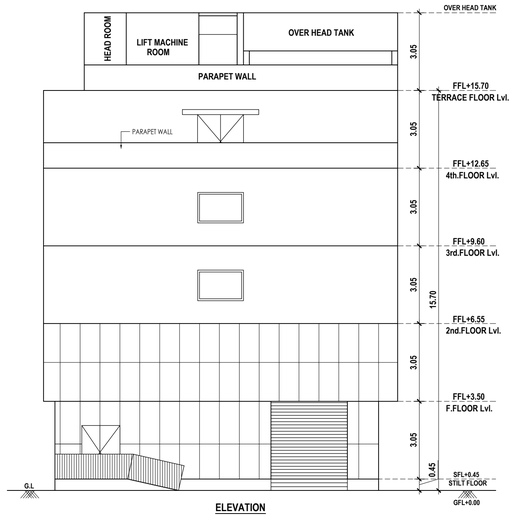
The approval as the planning authority issued it, reproduced in full behind this page.

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

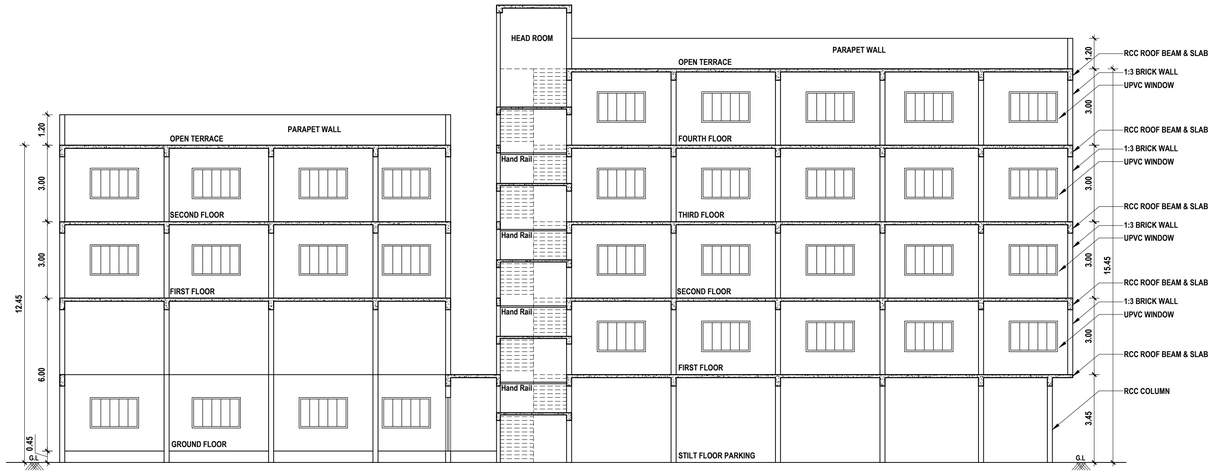
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

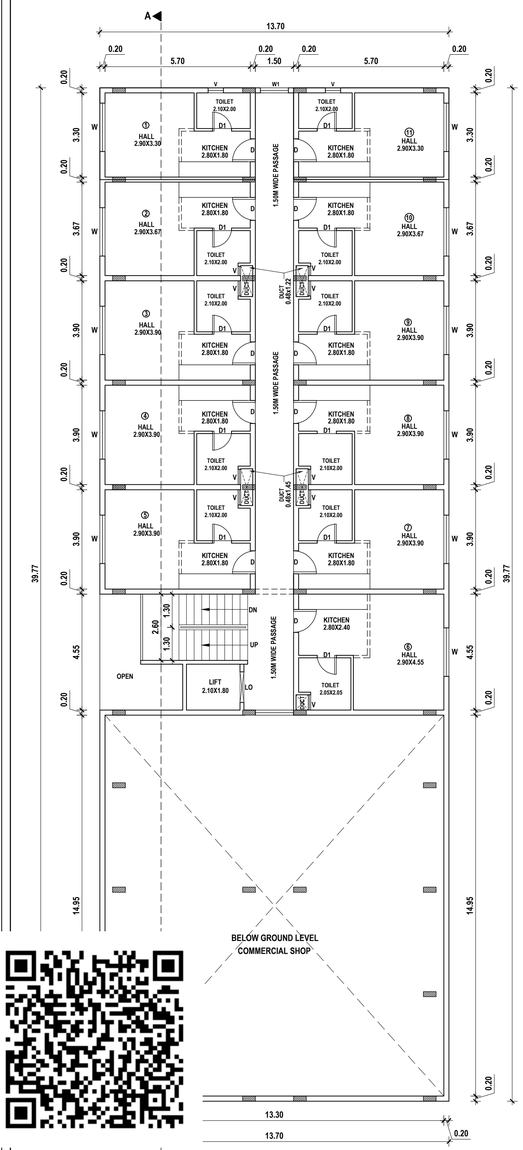
DIGITALLY VERIFIED RECORD



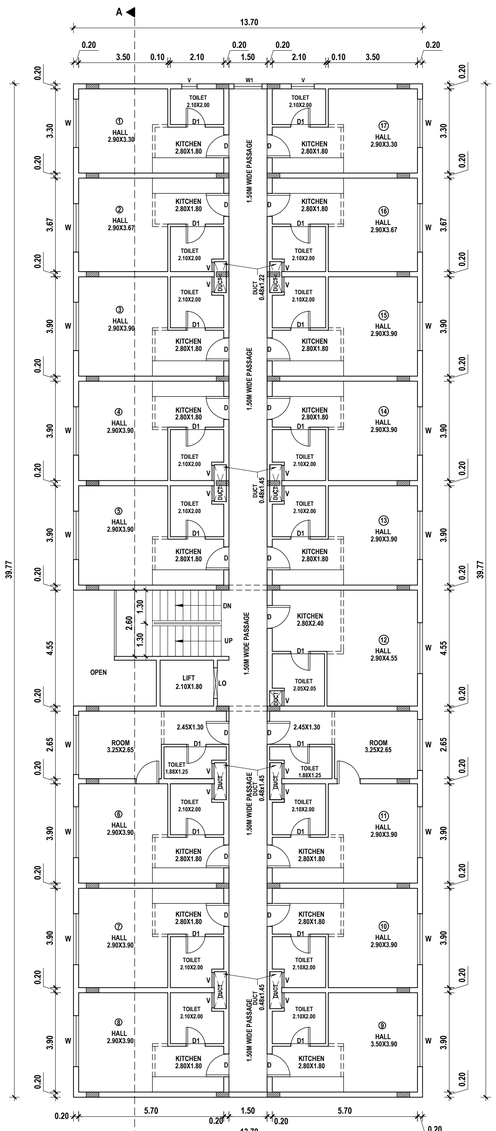
ELEVATION



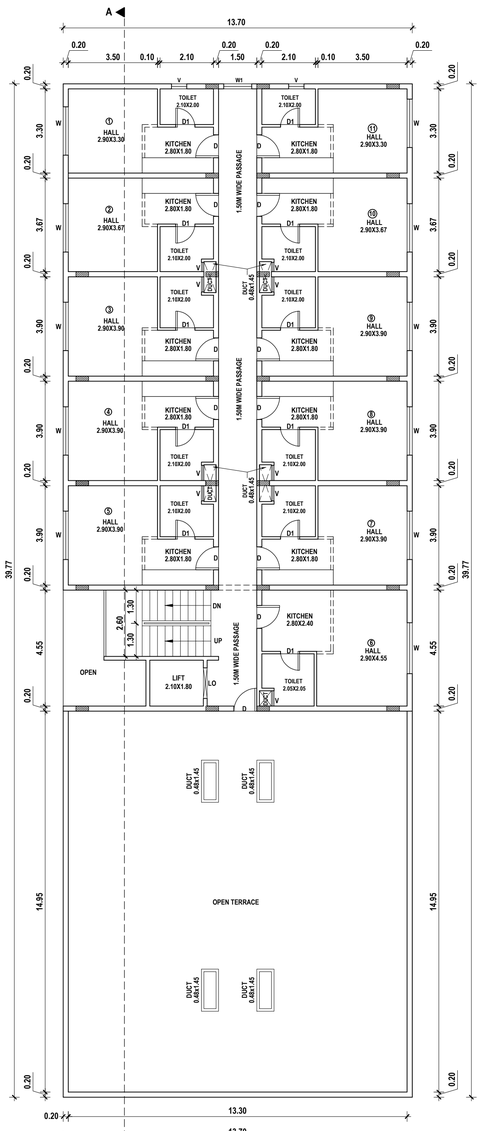
CROSS SECTION.A-A'



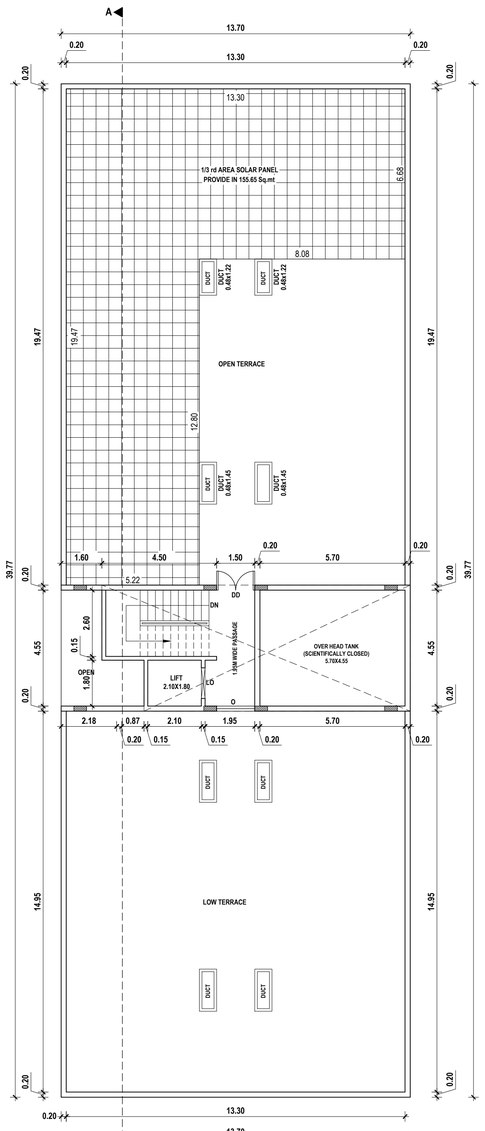
PROPOSED FIRST FLOOR PLAN



TYPICAL FLOOR PLAN
(SECOND & THIRD FLOOR PLAN)



PROPOSED FOURTH FLOOR PLAN



PROPOSED TERRACE FLOOR PLAN

N

SCALE- 1:100 SHEET-2 of 2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE COMMERCIAL SHOP & RESIDENTIAL BUILDING IN PLOT NO-11, 12, 13, 14, 15, RUGUMANI NAGAR, SURVEY NO -71/3A, 3B, 3C, 3D OF IRUNKULAM VILLAGE, SRIPERUMBUDUR PANCHAYAT UNION & TALUK, KANCHEEPURAM DISTRICT.,

ONLINE APPLICATION NO: SWP/BPA/0808649/2026
SCRUTINY REFERENCE NO: YCOLCG1Y

AREA STATEMENT OF THE PROPOSED BUILDING DETAIL :-

SL.NO	DESCRIPTION	FSI AREA. SQ.M	NON FSI AREA. SQ.M	TOTAL BUILD-UP AREA. SQ.M
1.	GROUND FLOOR	190.91	-	505.10
	COMMERCIAL SHOP			
	ELECTRICAL TRANSFORMER ROOM	26.06		
	PARKING AREA	-	288.13	
2.	FIRST FLOOR RESIDENTIAL	320.09	214.51	534.60
3.	SECOND FLOOR RESIDENTIAL	526.90	7.70	534.60
4.	THIRD FLOOR RESIDENTIAL	526.90	7.70	534.60
5.	FOURTH FLOOR RESIDENTIAL	320.09	6.32	326.41
6.	TERRACE FLOOR	-	56.60	56.60
	TOTAL EXTENT	1910.95	580.96	2491.91

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.50 x 2.20
RS	ROLLING SHUTTER	3.00 x 3.00
D	DOOR	0.90 x 2.20
DD	DOUBLE DOOR	2.00 x 2.20
D1	DOOR - 1	0.75 x 2.20
W	WINDOW	1.90 x 1.20
V	VENTILATOR	0.90 x 0.60

ALL DIMENSIONS ARE IN METER

DWELLING AREA DETAILS:

NOS	FLOOR DETAILED	NOS OF DWELLING	DWELLING AREA Sq/mt
1.	FIRST FLOOR	11 NOS OF DWELLING	267.85
2.	SECOND FLOOR	17 NOS OF DWELLING	450.39
3.	THIRD FLOOR	17 NOS OF DWELLING	450.39
4.	FOURTH FLOOR	11 NOS OF DWELLING	267.85
	TOTAL NOS OF DWELLING AREA		1486.48

For Binsa Consultancy Services Pvt. Ltd.
Director

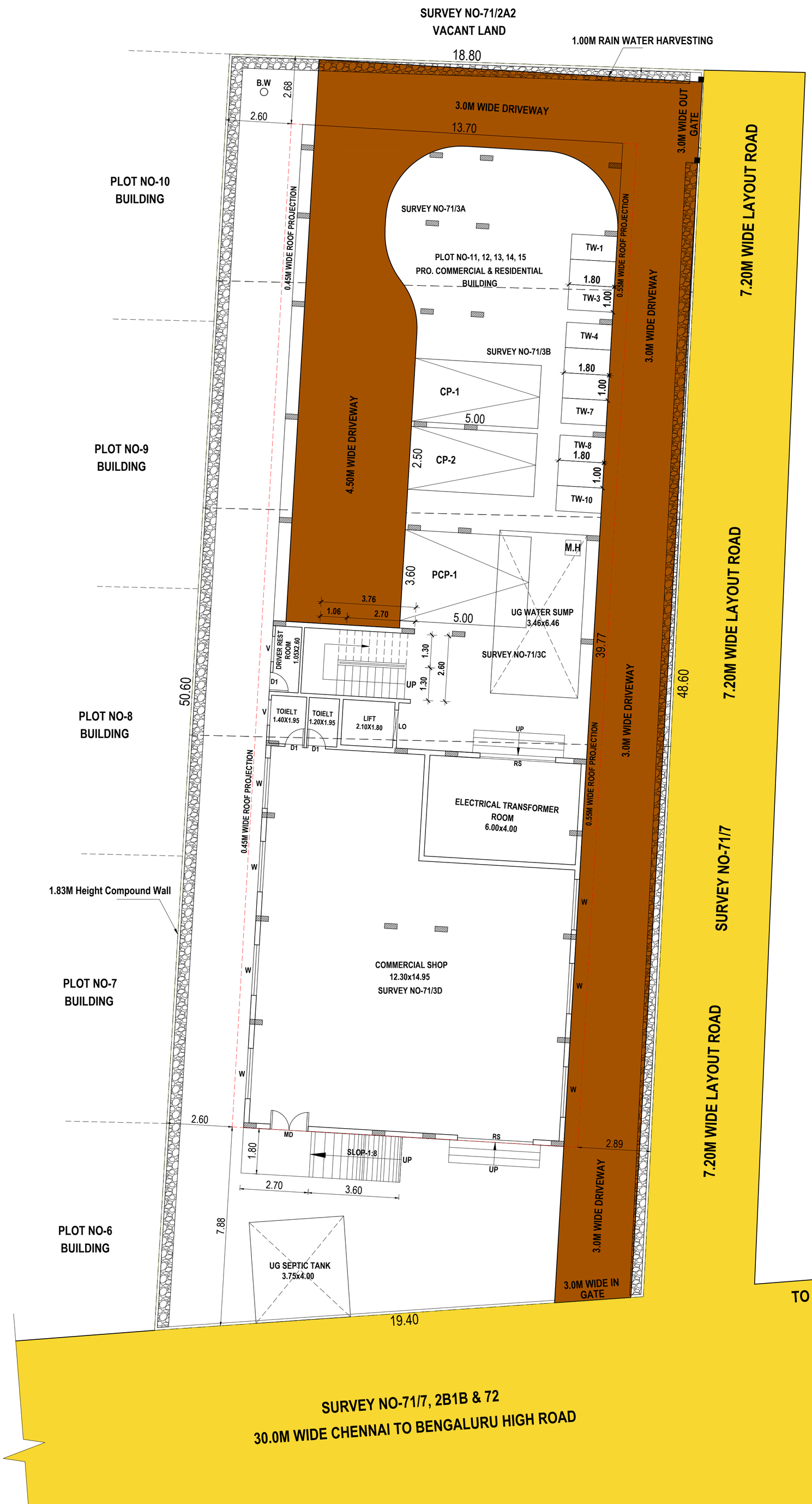
APPLICANT SIGNATURE :-

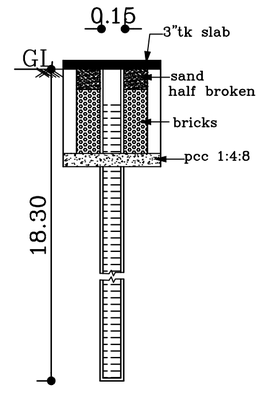
PADMANABHAN .S
REGISTERED STRUCTURAL ENGINEER
GRADE - I (SE)
DIRECTORATE OF TOWN & COUNTRY PLANING
REGN No. SE/GR-1/005/2019

STRICTURE ENGINEER SIGNATURE :-

Er.S.RAVIPRASAD,B.E.,
Registered Engineer Grade-II (RE)
Reg No.CGLDIST/RE/Gr-II/2025/05/005
No.3,First Floor, Periyasengunthar Street,
Uthiramerur-603406 Mob:7010896100

REGISTERED ENGINEER :-





Bore well with
rain water harvesting
chamber
(0.60x0.60x0.60 clearsize)

N

SCALE- 1:100 SHEET-1 of 2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE COMMERCIAL SHOP & RESIDENTIAL BUILDING IN PLOT NO-11, 12, 13, 14, 15, RUGUMANI NAGAR, SURVEY NO -71/3A, 3B, 3C, 3D OF IRUNKULAM VILLAGE, SRIPERUMBUDUR PANCHAYAT UNION & TALUK, KANCHEEPURAM DISTRICT.,

ONLINE APPLICATION NO: SWP/BPA/0808649/2026

SCRUTINY REFERENCE NO: YCOLCG1Y

DTCP APPROVED NO- செ.தெ.ம-ந.உள.இ./எம்-87-146/ம.ப.101

AS PER DOCUMENT EXTENT - 10200.0 Sq.mt / 947.60 Sq.mt

AS PER PATTA EXTENT - 948.00 Sq.mt

AREA STATEMENT OF THE PROPOSED BUILDING DETAIL :-

SL.NO	DESCRIPTION	FSI AREA. SQ.M	NON FSI AREA. SQ.M	TOTAL BUILD-UP AREA. SQ.M
1.	GROUND FLOOR COMMERCIAL SHOP	190.91	-	505.10
	ELECTRICAL TRANSFORMER ROOM	26.06		
	PARKING AREA	-	288.13	
2.	FIRST FLOOR RESIDENTIAL	320.09	214.51	534.60
3.	SECOND FLOOR RESIDENTIAL	526.90	7.70	534.60
4.	THIRD FLOOR RESIDENTIAL	526.90	7.70	534.60
5.	FOURTH FLOOR RESIDENTIAL	320.09	6.32	326.41
6.	TERRACE FLOOR	-	56.60	56.60
	TOTAL EXTENT	1910.95	580.96	2491.91

Floor Space Index :- $\frac{1910.95}{947.60}$ FSI ARCHIVED = 2.016

PARKING DETAILS:

	FLOOR DETAILED	NOS OF DWELLING	AREA	PARKING Nos Of Car	PARKING Nos Of TW
1.	FIRST & FOURTH TYPICAL FLOORS DWELLING UNITS	DWELLING UNIT-1	21.96	NIL	NIL
		DWELLING UNIT-2	23.33		
		DWELLING UNIT-3	24.59		
		DWELLING UNIT-4	24.59		
		DWELLING UNIT-5	25.20		
		DWELLING UNIT-6	29.12		
		DWELLING UNIT-7	24.59		
		DWELLING UNIT-8	24.59		
		DWELLING UNIT-9	24.59		
		DWELLING UNIT-10	23.33		
		DWELLING UNIT-11	21.96		
2.	SECOND & THIRD TYPICAL FLOORS DWELLING UNITS	DWELLING UNIT-1	21.96	NIL	NIL
		DWELLING UNIT-2	23.33		
		DWELLING UNIT-3	24.59		
		DWELLING UNIT-4	24.59		
		DWELLING UNIT-5	25.20		
		DWELLING UNIT-6	41.55		
		DWELLING UNIT-7	24.59		
		DWELLING UNIT-8	25.20		
		DWELLING UNIT-9	25.20		
		DWELLING UNIT-10	24.59		
		DWELLING UNIT-11	41.55		
		DWELLING UNIT-12	28.98		
		DWELLING UNIT-13	24.59		
		DWELLING UNIT-14	24.59		
		DWELLING UNIT-15	24.59		
		DWELLING UNIT-16	23.33		
		DWELLING UNIT-17	21.96		

TOTAL NOS OF DWELLING UNITS AREA-1486.48 Sq/mt

TOTAL NOS OF DWELLING UNITS- 56 NOS

PARKING DESCRIPTION	REQUIRED	PROVIDED
Car Parking- Commercial Building/100 = 190.91/100 = 1.909	02 Nos	02 Nos
		PCP-01 Nos
TW Parking- Commercial Building/50 = 190.91/50 = 3.818	04 Nos	10 Nos
		PCP-02 Nos

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.50 x 2.20
RS	ROLLING SHUTTER	3.00 x 3.00
D	DOOR	0.90 x 2.20
DD	DOUBLE DOOR	2.00 x 2.20
D1	DOOR - 1	0.75 x 2.20
W	WINDOW	1.90 x 1.20
V	VENTILATOR	0.90 x 0.60

COLOUR INDEX:

SITE BOUNDARY

BUILDING BOUNDARY

DRIVEWAY

EXISTING ROAD

ALL DIMENSIONS ARE IN METER

For Binsa Consultancy Services Pvt. Ltd.

Director

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PADMANABHAN .S
REGISTERED STRUCTURAL ENGINEER
GRADE - 1 (SE)
DIRECTORATE OF TOWN & COUNTRY PLANING
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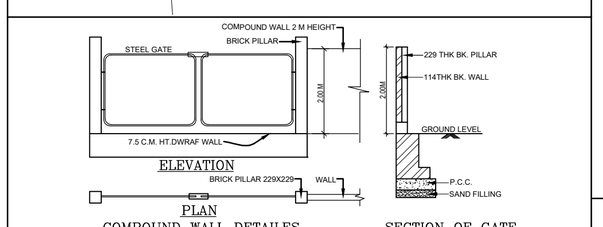
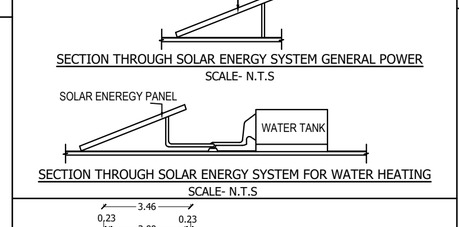
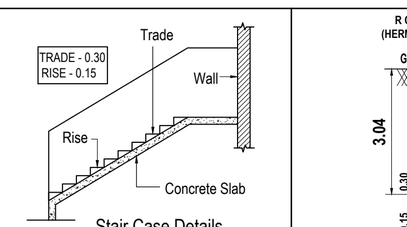
Registered Engineer Grade-II (RE)
Reg No.CGLDIST/RE/Gr-II/2025/05/005
No.3,First Floor, Periyasengunthar Street,
Uthiramerur-603406 Mob:7010896100

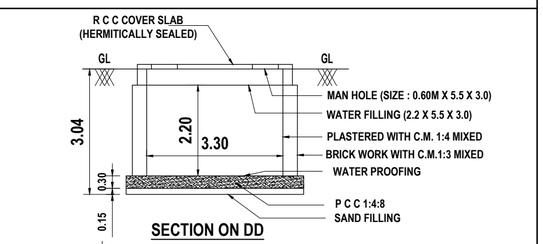
REGISTERED ENGINEER :-

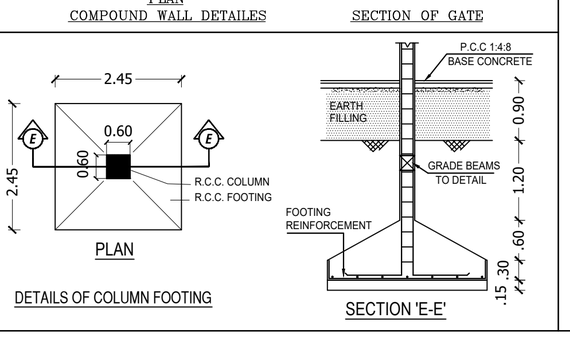
SITE PLAN
SCALE-1:100

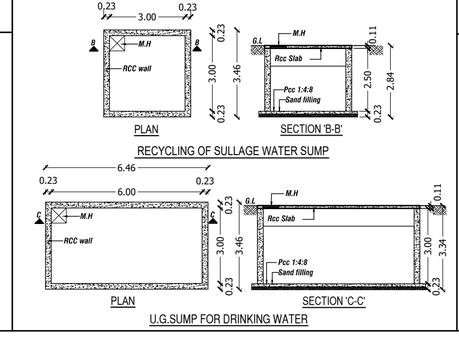


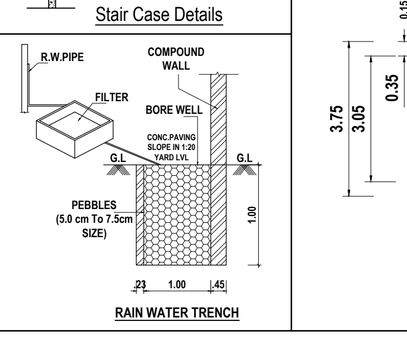












THE LANDLENS SUITE

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

Verified RealEstate
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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.