

PP

APPROVAL RECORD

Planning Permission

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

DTCP

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.

ONLINE APPLICATION NO : SWP/BPA/810574/2026
SCRUTINY REFERENCE NO : Z594J492
SITE BOUNDARY SHOWN AS A TO S
BUILDING PLANING PERMISSION NO :
SWP(BUILDINGS) D.D.T.C.P (KPM) NO : 23/2026

PARKING DETAILS:- PARKING CATEGORY = RETAIL SHOP
PARKING AREA : 436.80 X 0.75 = 327.60 SQ.M

CAR PARKING : FSI AREA / 50 = 327.60 / 50 = 6 NOS

TWO WHEELER PARKING : FSI AREA / 50 = 327.60 / 50 = 6 NOS

S.NO	DESCRIPTION	REQUIRED	PROVIDED
1	CAR PARKING	6 Nos	6 Nos
2	TWO WHEELER	6 Nos	6 Nos

MEMBER DETAILS:-	SANITARY REQUIREMENTS			
MALE = 10 NOS FEMALE = 10 NOS TOTAL = 20 NOS	S.NO	DESCRIPTION	REQUIRED	PROVIDED
	01	MALE -WC	02	02
	02	FEMALE -WC	02	02
	03	URINAL	01	03

SHEET- 01/01

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF
COMMERCIAL BUILDING STILT, FIRST & SECOND FLOOR
BUILDING IN WARD NO : 2, BLOCK NO : 33, T.S.NO : 27/1A,
28/1, 30 & 31/2, D.NO.28B, THIRUKATCHI NAMBI STREET,
KANCHEEPURAM TOWN, TALUK & DISTRICT.

OWNER : MR .M.SAIBALAJI S/O MOHAN

AREA STATEMENT DETAIL :-

PLOT AREA AS PER DOCUMENT=6141 sq.ft (or) 570.50 sq.m

PLOT AREA AS PER PATTA = 555.00 sq.m

PROPOSED BUILDING DETAIL :-

S.NO	DESCRIPTION	FSI AREA. SQ.M	NON FSI	TOTAL BUILD-UP AREA.SQ.M
1.	STLIT FLOOR	-----	218.40	218.40
	FIRST FLOOR	218.40	----	218.40
	SECOND FLOOR	218.40	-----	218.40
2.	UG SUMP	-----	12.85	12.85
3.	LIFT	-----	3.60	3.60
4.	HEAD ROOM	-----	28.67	28.67
TOTAL AREA		436.80	263.52	700.32

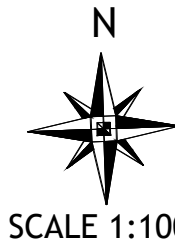
$$\text{FSI} = \frac{\text{TOTAL FSI AREA}}{\text{PLOT AREA}} = \frac{436.80}{570.50} = 0.765$$

COLOUR REFERENCE :

* EXISTING ROAD

* SITE BOUNDARY

* PROPOSED BUILDING



SCALE 1:100

SCHEDULE OF JOINERY:-

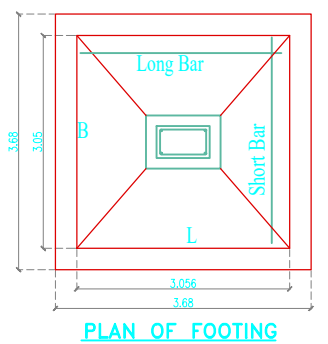
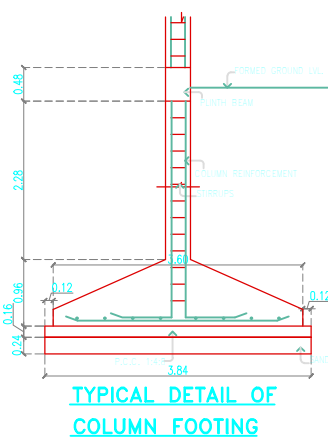
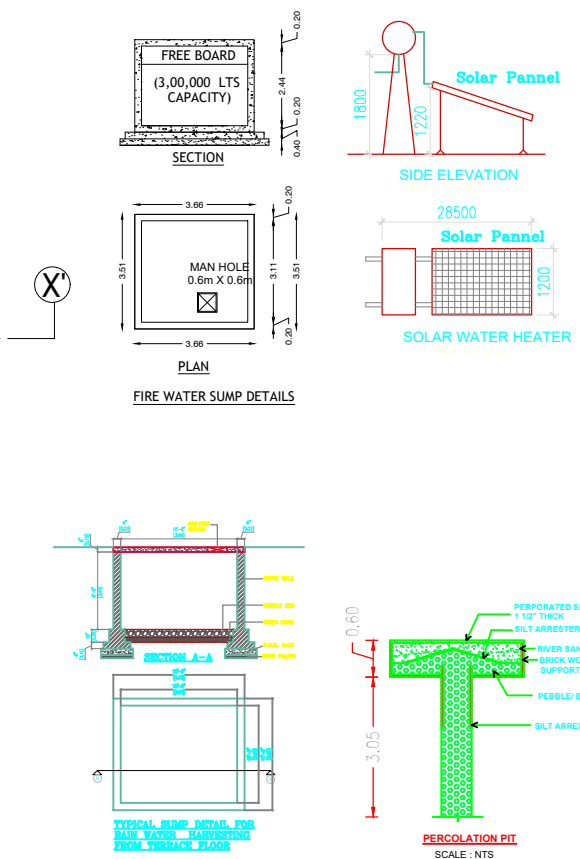
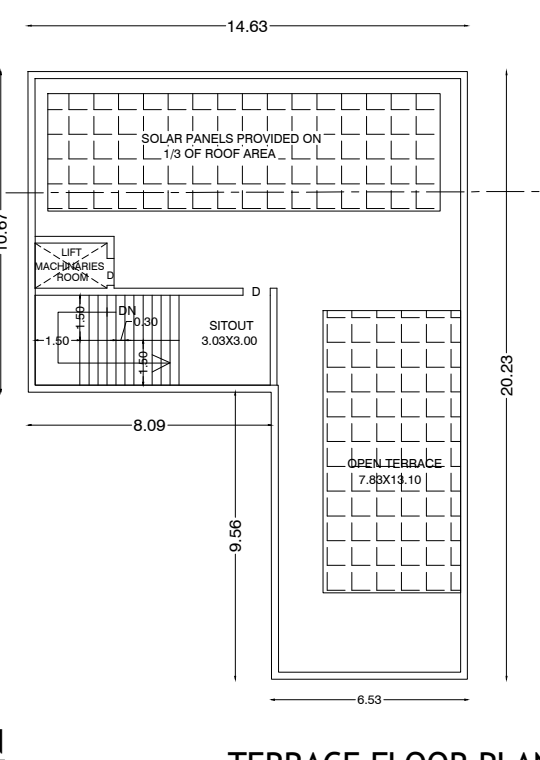
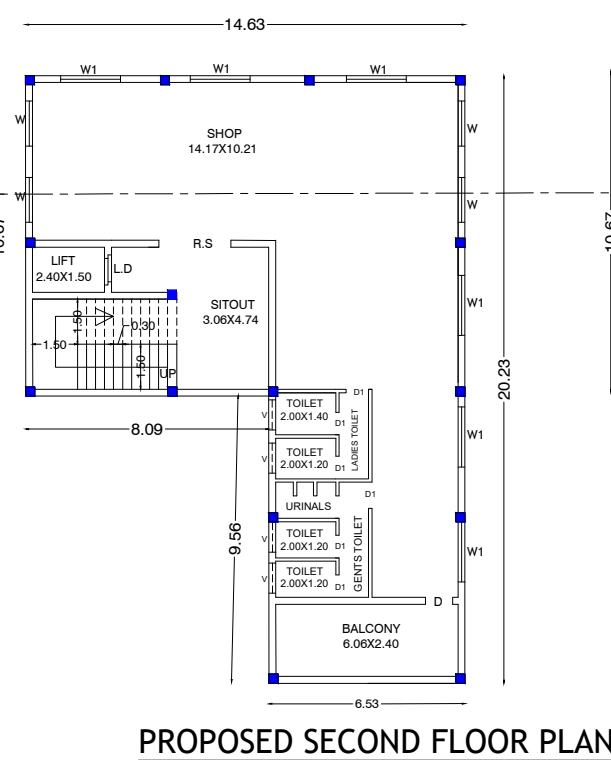
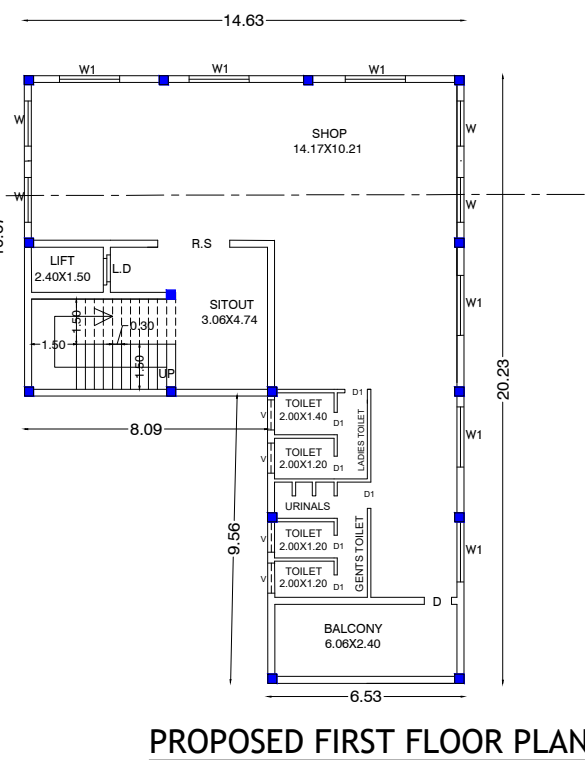
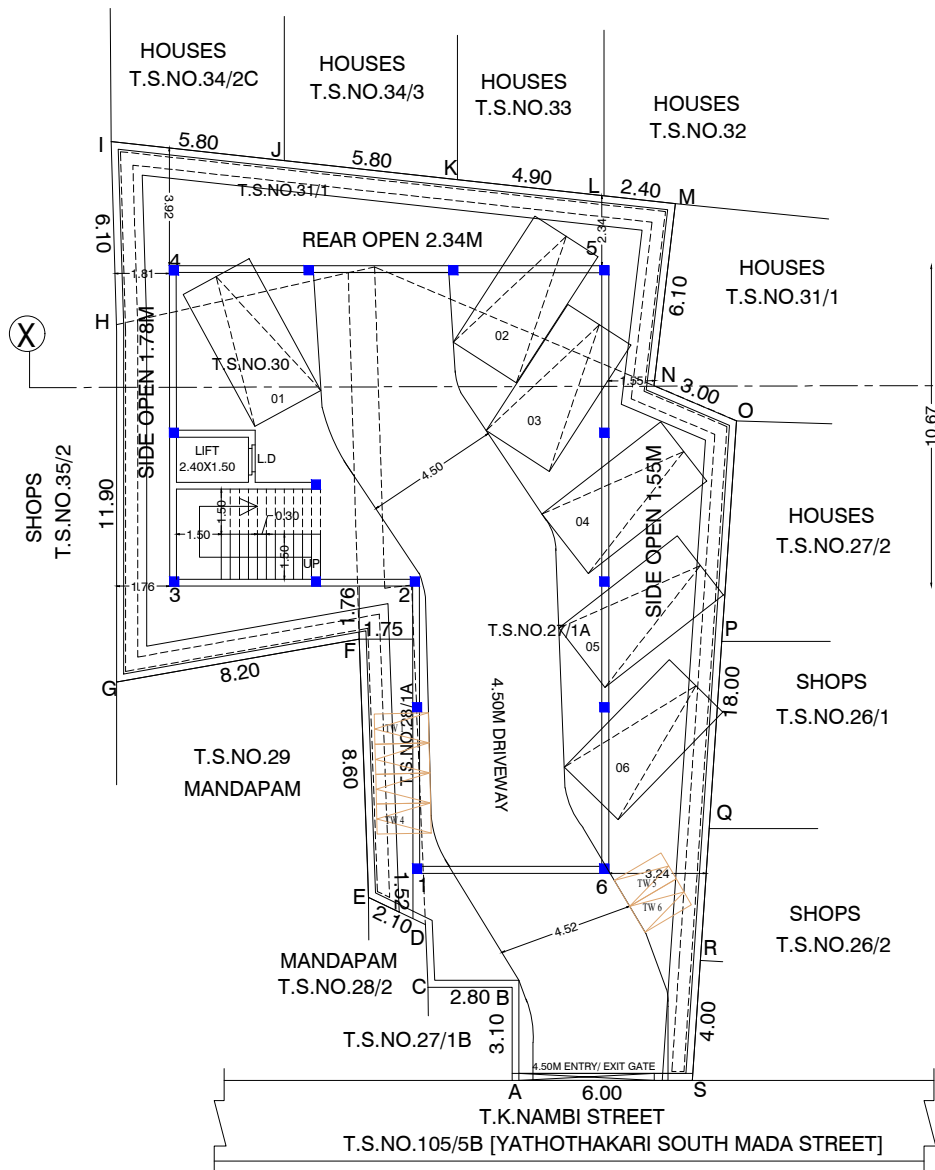
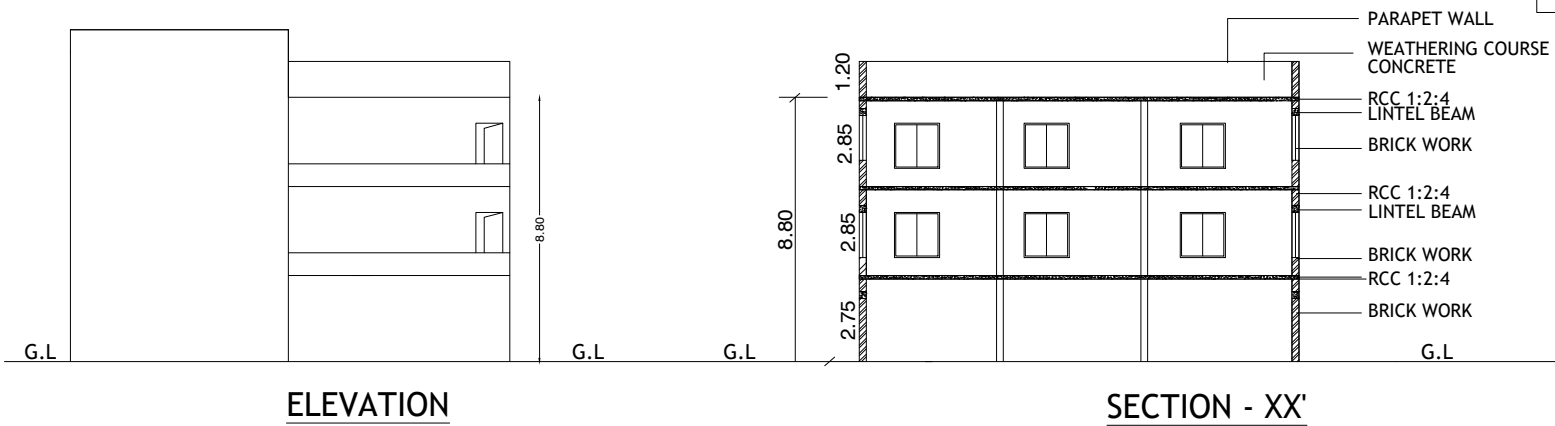
S.NO	TYPE	DESCRIPTION	SIZE
1	LD	LIFT DOOR	1.22 X 2.10
2	D1	DOOR	0.90 X 2.10
3	D2	DOOR	0.75 X 2.10
4	W	WINDOW	2.00 x 1.50
5	W1	WINDOW	1.50 x 1.50
6	V	VENTILATOR	0.40 x 0.60

T.S.NO WISE AREA DETAILS :

S.NO	TOWN SURVEY NO	AS PER DOCUMENT SQ.FT	AS PER PATTA Sq.m
1.	27/1A	4901.00	321.50
2.	28 / 1		29.00
3.	30	1240.00	94.00
4.	31/2		110.50

REGISTER ENGINEER :-

Er. K. RAFIQUE ADAM SHERIFF,
B.E.(Civil),M.I.E.,F.I.V.,M.Sc.,F.I.C.A.,C.Eng.(I),
CHARTERED ENGINEER, Govt. Regd. Valuer,
PROFESSIONAL ENGINEER & APPROVED VALUER,
No:89, SAMPOORNA LAKSHMI STREET,
MARUTHI NAGAR, ARAPPANANCHERI,
KANCHEEPURAM - 631 502.
Ph: 044-27221727 Mobile: 9884057864.



GEO TECH ENGINEER SIGN :

Ln. Prof. Dr. G. KESAVAN, M.E., Ph.D.,
(MISTE, IGS, DFI, ISET, MIE, C.Engg, LBS, IAENG)
Geotechnical Engineer,
Reg. No. RGTE/001/2019,
No. 6/5B, CHINNAKULANTHAI STREET,
ARUNACHALAM NAGAR, SEVELIMEDU,
KANCHEEPURAM - 631 502. Cell: 9731975310.
Email: solik7g6@gmail.com

OWNER SIGN :

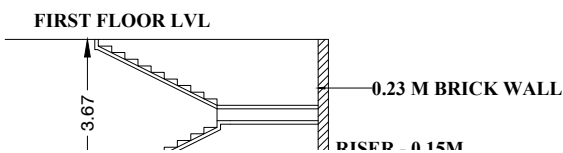
M. Sai @ 24

CONSTRUCTION ENGINEER SIGN :

SIVAM SAKTHI CONSTRUCTION & DESIGNS
Er. P. SAKTHI KUMAR, D.C.E., Cell: 7373723213.
Computerised Plans, Layout, Estimation, Valuations,
Housing Loans, EDCR Online Drawing Approval Plans
Registered Engineer - Grade-III, - RE.No: 008/LS/2022/00002.
Registered Engineer - Grade-II, - RE/Gr-III/2023/08/008.
Registered Construction Engineer - RCE/2023/08/008.
Off.:1-D,Shelkpettai South Street, KANCHEEPURAM-631502.
Email ID: svmsconstruction@gmail.com

STRUCTURAL ENGINEER :-

A.J. ARON, M.E.,
Reg. Structural Engineer, Grade-I,
DTCP. Reg. No. SE/Gr.I/21/12/011.
93-B/300, Sengazhuneer Odai Street,
KANCHIPURAM - 631502.
Cell: 9092553343.



AVANABALA
HOTEL

YATHOTHAKARI WEST MADA ST.,
YATHOTHAKARI PERUMAL KOVIL
THIRUVALLUVAR STREET
SITE
MANDAPAM
LAB
T.K.NAMBI STREET
KEY PLAN

YATHOTHAKARI EAST MADA ST.,
METTUPALAYAM ST.,

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.

