

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.

S.NO-521/1A1
VACANT LAND

30.40

S.NO-521/1A1
VACANT LAND

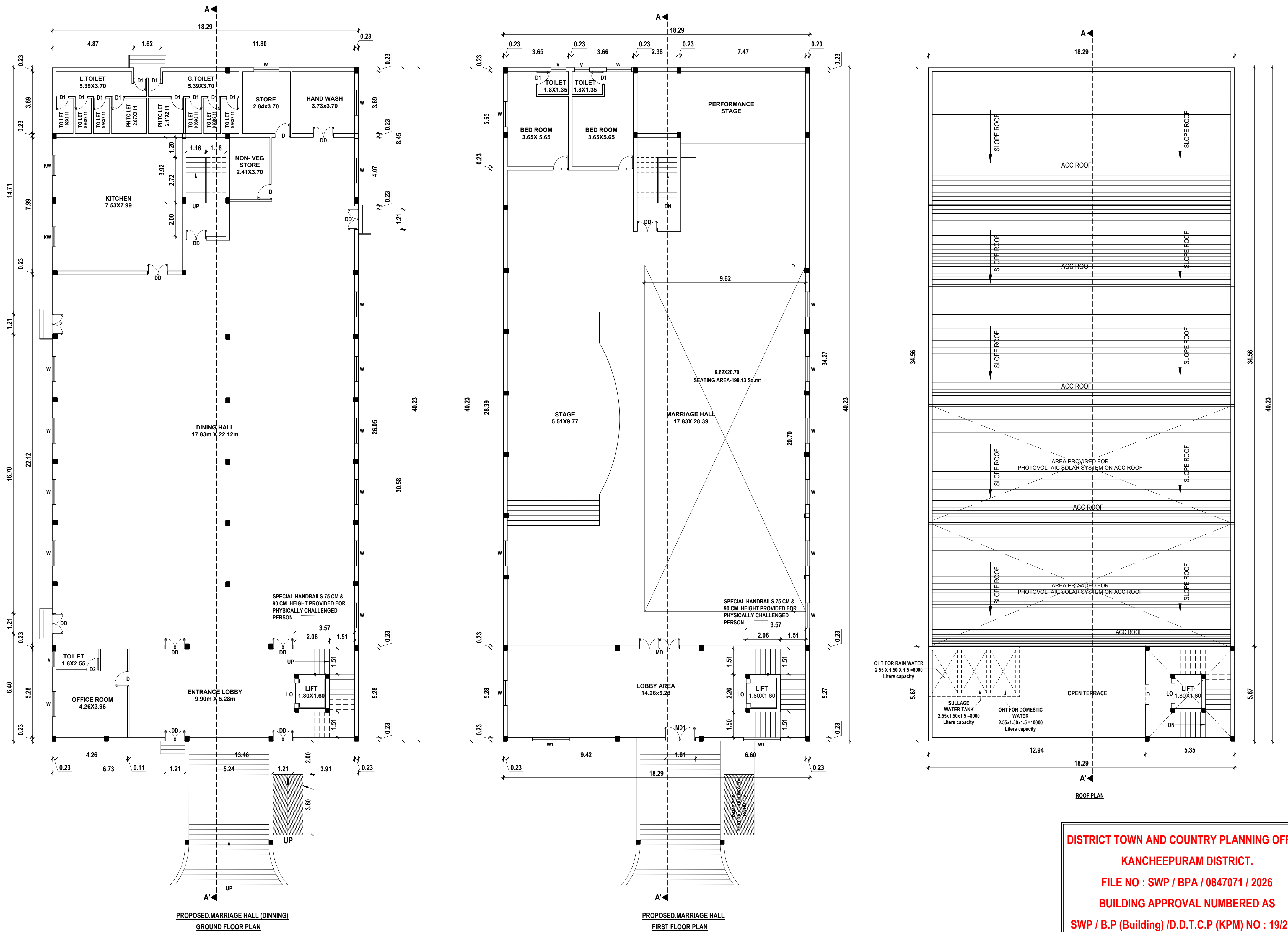
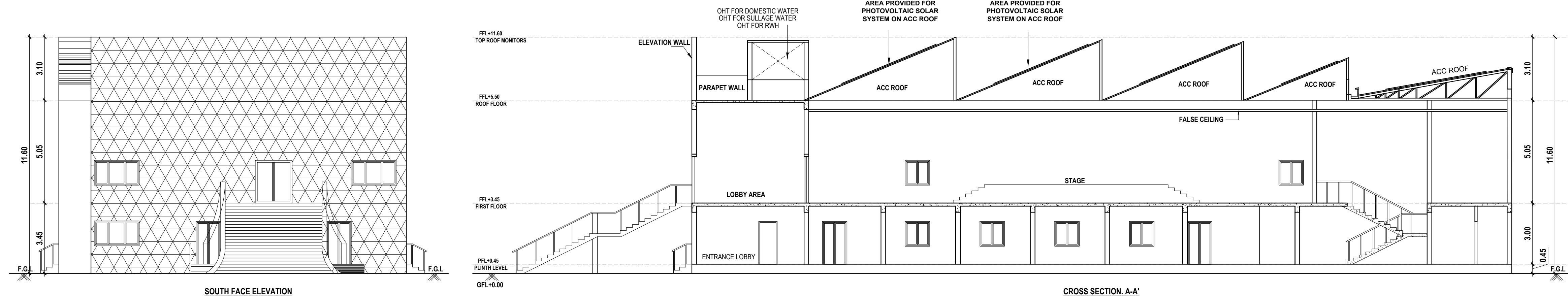
S.NO-521/3B
VACANT LAND

PROPOSED BUILDING

17.0M WIDE ARAKKONAM TO POONAMALLI HIGH ROAD

S.NO-520/2 & 521/2

SITE PLAN
SCALE:- 1:100



DISTRICT TOWN AND COUNTRY PLANNING OFFICE
KANCHEEPURAM DISTRICT.
FILE NO : SWP / BPA / 0847071 / 2026
BUILDING APPROVAL NUMBER AS
SWP / B.P (Building) /D.D.T.C.P (KPM) NO : 19/2026

PLAN SHOWING THE PROPOSED CONSTRUCTION OF KALAYANA
MANDABAM BUILDING IN S.NO.521/1A2, PICHIVAKKAM VILLAGE
AND PANCHAYAT SRIPERUMBUDUR PANCHAYAT UNION AND
TALUK, KANCHEEPURAM DISTRICT.

DOCUMENT EXTENT - 0.50 Acre / 2023.42 Sq.mt
PATTA EXTENT - 2000.00 Sq.mt

G.O.(3D) No.56,
HOUSING AND URBAN DEVELOPMENT (UD-5(1)) DEPARTMENT,DATE-13.03.2026
The Government have decided to accept the recommendation of Appeal
Committee. by relaxing rule 35, Explanation 2 (vii) of Tamil Nadu Combined
Development and Building Rules, 2019, relating to setback space, subject
to the condition that the appellant should rectify the width of the staircase
arrangement and to obtain fire license from the Department of Fire and
Rescue Services.

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.	MARRIAGE HALL (DINNING) (Ground Floor)	735.81	-	735.81
2.	MARRIAGE HALL (STAIRCASE) (Ground Floor)	37.65	-	37.65
3.	MARRIAGE HALL (First Floor)	735.81	-	735.81
4.	MARRIAGE HALL (HEAD ROOM) (Terrace Floor)	-	32.09	88.86
TOTAL EXTENT		1509.27	32.09	1541.36

Floor Space Index :- 1509.27 / 2000.00 FSI ARCHIVED = 0.754

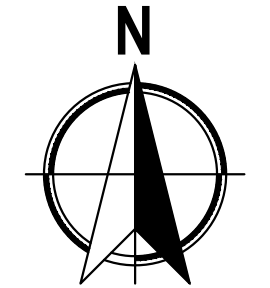
PARKING DETAILS:		
PARKING DESCRIPTION	REQUIRED	PROVIDED
Car Parking- Seating Area/50 = 199.13/50 = 3.982	4 Nos	04 Nos PCP-01 Nos
Two Wheelers Parking- Seating Area/50 = 199.13/50 = 3.982	4 Nos	05 Nos PCP-01 Nos

NOS OF SEATING, MALE & FEMALE-215.0 NOS

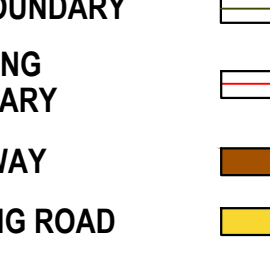
SANITARY REQUIREMENTS AS PER TNCBDR-2019

DESCRIPTION (PUBLIC HALL)	REQUIRED	PROVIDED
WATER CLOSET (Male- 1 For 100 Upto 400 Person)	01	04
(Female- 2 For 10 Upto 200 Person)	02	04
ABLUTION TAPS (One in Each W.C.)	01	02
URINAL (Male- 1 For 50 Nos)	02	02
WASH TAPS (One For W.C. & Urinal Provided)	01	02
KITCHEN SINK (One in Each Kitchen)	01	01
BATH (Shower) (One Per 10 Persons)	01	01

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	2.20 x 2.50
MD1	MAIN DOOR-1	3.00 x 2.50
DD	DOUBLE DOOR	1.00 x 2.20
D	DOOR	0.75 x 2.20
D1	DOOR-1	3.00 x 2.50
LO	LIFT OPEN	0.75 x 2.20
W	WINDOW	1.50 x 2.20
W1	WINDOW-1	1.20 x 1.20
V	VENTILATOR	0.90 x 0.60



COLOUR INDEX:



ALL DIMENSIONS ARE IN METER

NOTE: ALL ROOM MECHANICAL VENTILATION PROVIDE

APPLICANT SIGNATURE :-

Er. S. RAVIPRASAD, B.E.,
Structural Engineer Grade-II (SE),
Reg. No. CGLRGN/SE/Gr-II/2019/09/020
1st: 103, Annamalai Nagar, Uthangudi Taluk,
Kancheepuram-603 402. Call: 78108 06100
email: sraviprasad88@gmail.com

STRUCTURAL ENGINEER :-

Er. P. BALU, B.E.,
Registered Engineer, Grade-II (RE)
Reg. No. CGL DIST/RE/Gr-II/2021/08/003
No. 27, G.S.T. Road, Chengalpattu-603 001.
Mobile: 77686 29625

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.

