

PP

APPROVAL RECORD

Planning Permission

Vilupuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

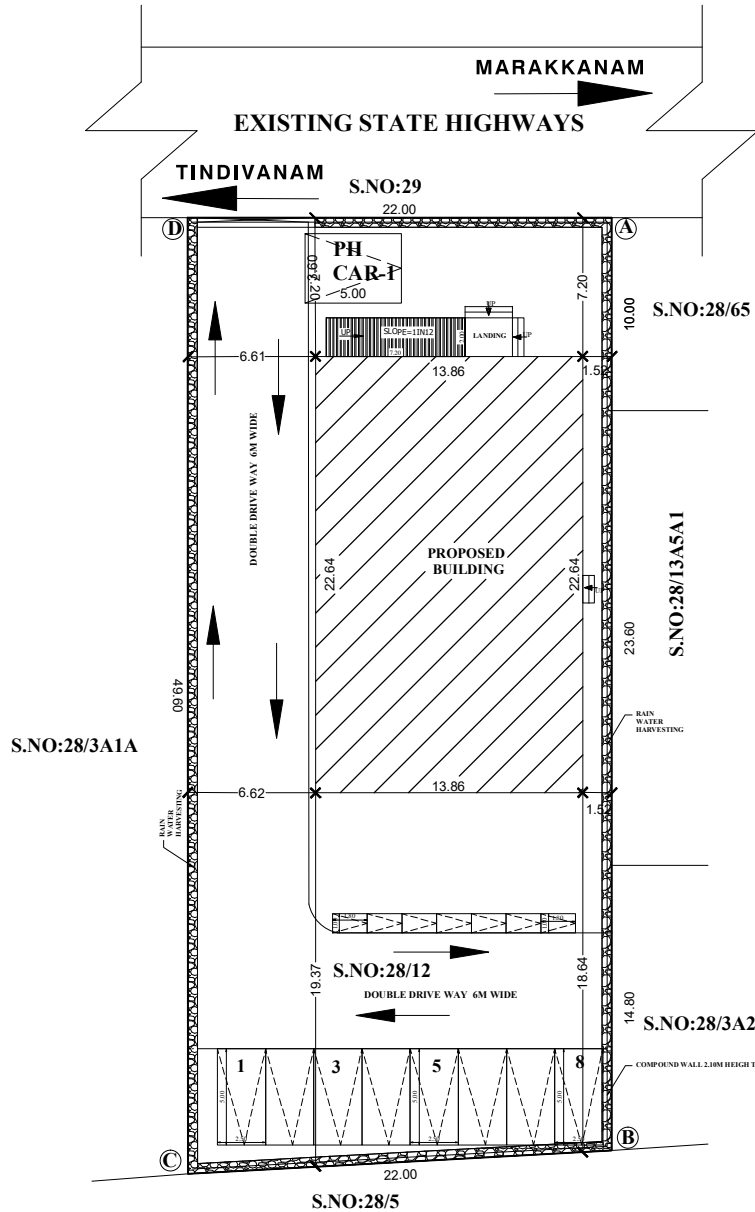
ISSUING AUTHORITY

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 CONSTRUCTION OF COMMERCIAL BUILDING (SHOP)
AT OLD S.NO: 28/3, NEW S.NO:28/12 IN MANOOR VILLAGE & PANCHAYAT ,
MARAKKANAM PANCHAYAT UNION TINDIVANAM TALUK AND VILLUPURAM DISTRICT



SCALE :1:200
ALL DIMENSIONS AREA IN METER

SHEET :2/2

AREA DETAILS:
TOTAL AREA OF SITE 1100.00 SQ.MT
(As per Site and Patta)

Plot Coverage:
Plot Coverage: 313.79 / 1100.00 x 100 = 26.526%

FLOOR SPACE INDEX (FSI):
Floor space index: = $\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{627.58}{1100.00} = 0.570 < 2.0$

Parking Details:

PARKING :	SIZE	REQUIRED	PROVIDED
CAR	2.50x5.00	5	8+1=9
PH CAR	3.60x5.00	5	7
TWO WHEELER	1.00x1.80	5	7

Color Index:

- PLOT BOUNDARY
- PROPOSED BUILDING
- DRIVE WAY SHOWN
- EXISTING ROAD

APPLICANT: Er. D. KATHIRAVAN, B.E., Licensed Engineer, REGD. NO. 100/04/2023/001, No. 100, Hospital Road Opp. to GH, Villupuram - 605 002, Cell: 986628680

REGISTERED ENGINEER: Mr. N. SOWNDHARYA, S.E. M.E., Structural Engineer Grade - II, (SE), Reg. No. COL. DISTRICT REGD. NO. 100/04, JJCADD SERVICE, No. 12A, Municipal Complex, GST Road, (Near DTC Office), Chennai-600 091, Cell: 8378662661

STRUCTURAL ENGINEER: District Town And Country Planning Office, Villupuram District

Online Application No: SWP/BPA/0557976/2025

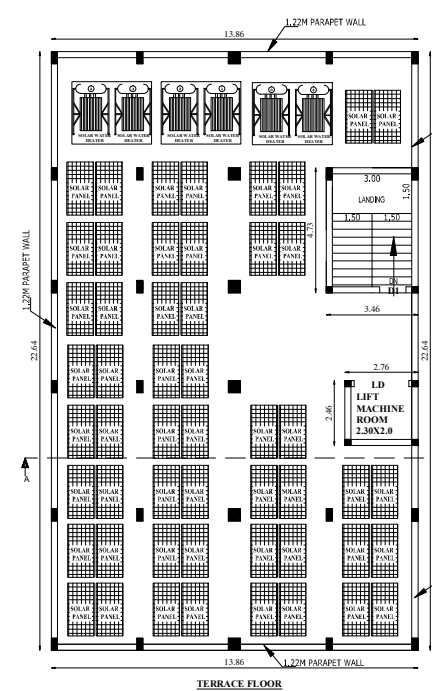
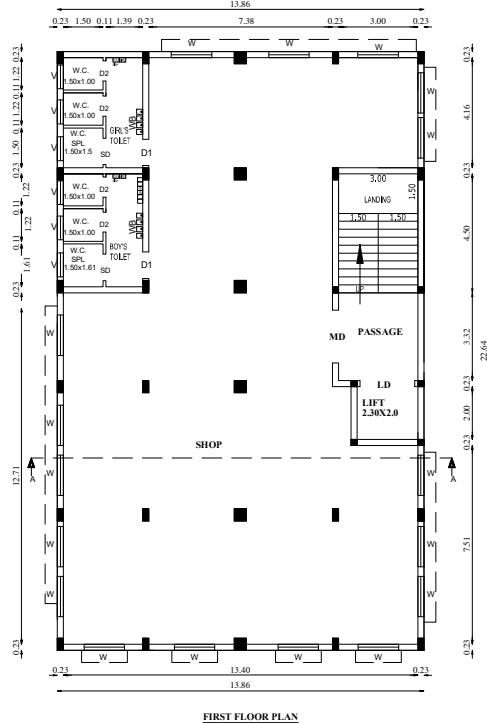
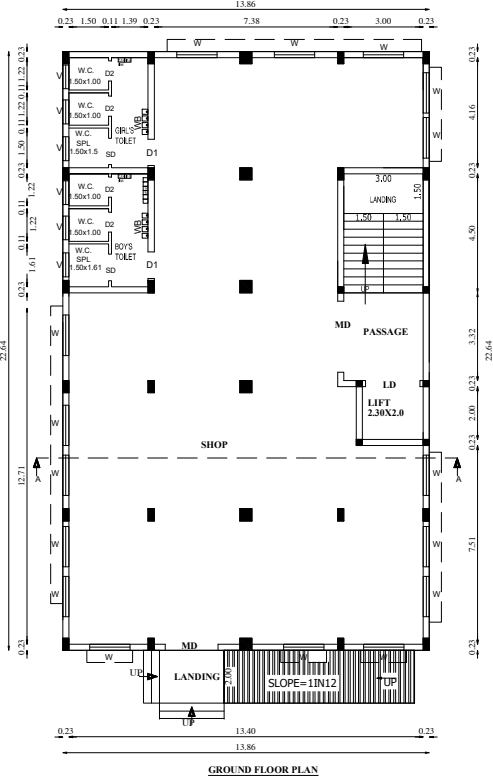
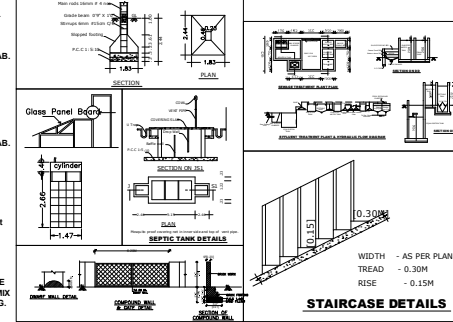
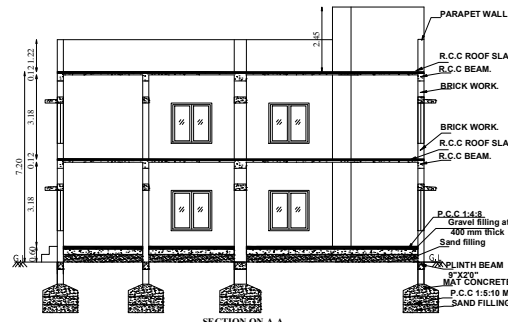
SITE APPROVAL:
Site Bounded by "A to D" and Numbered as L.P/A.D.T.C.P.(V.D) No:167/2025

BUILDING APPROVAL:
B.P/A.D.T.C.P.(V.D) No:31/2025
Commercial Building Approval Issued.

OFFICE USE



**PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING(SHOP)
AT OLD S.NO: 28/3, NEW S.NO:28/12 IN MANOOR VILLAGE & PANCHAYAT ,
MARAKKANAM PANCHAYAT UNION,TINDIVANAM TALUK AND VILLUPURAM DISTRICT**



ALL DIMENSIONS ARE IN METER
SCALE (1:100)

SHEET :1/2

REFERENCE

MD	-	MAIN DOOR	:	2.00 x 2.13
LD	-	LIFT DOOR	:	2.06 x 2.13
D	-	DOOR	:	1.22 x 2.13
SD	-	SLIDING DOOR	:	1.00 x 2.13
D1	-	DOOR	:	1.00 x 2.13
D2	-	DOOR	:	0.76 x 2.13
W	-	WINDOW	:	1.52 x 1.52
JW	-	JOLLY WORK	:	2.00 x 1.52
V	-	VENTILATOR	:	0.90 x 0.75

AREA DETAIL:

AREA OF SITE AS PER PATTA & DOCUMENT = 1100.00Sq.m

AREA DETAIL	FSI Area in (Sq.m)	NON FSI Area (Sq.m)	TOTAL BUITUP Area (Sq.m)
PRO.GROUND FLOOR	313.79	-	313.79
PRO.FIRST FLOOR	313.79	-	313.79
HEAD ROOM	-	16.37	16.37
HEAD ROOM	-	6.79	6.79
TOTAL AREA	627.58	23.16	650.74

APPLICANT

D. Kathiravan
Er.D.KATHIRAVAN,B.E.
Licenced Engineer
REG-11/VD/Aug-2022/061
No.56C, Hospital Road Opp. to GH
Villupuram - 605 602.
Cell: 9585628580

REGISTERED ENGINEER

E. Sowndharya
Er.E.SOWNDHARYA,B.E.M.E.
Structural Engineer Grade - II, (SE)
Reg. No. CGI, DIST/SE/GR.11/2021/08/004
JJCADD SERVICE
No. 12/A, Municipal Complex, GST Road,
(Near DTCP Office), Chengalpattu-603001.
Cell: 9379662661

STRUCTURAL ENGINEER

**District Town And Country Planning Office,
Villupuram District**

Online Application No: SWP/BPA/0557976/2025

SITE APPROVAL :

Site Bounded by "A to D" and
Numbered as L.P/A.D.T.C.P.(V.D) No:167/2025

BUILDING APPROVAL :

B.P/A.D.T.C.P.(V.D) No:31/2025

Commercial Building Approval Issued.

Validity
unknownSignature
Valid
Date: 2025-07-20

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.

