

PP

APPROVAL RECORD

Planning Permission

Vilupuram

Vilupuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

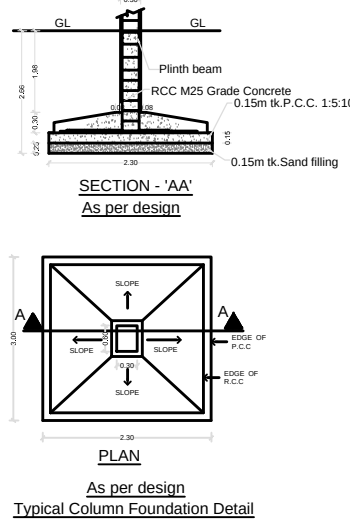
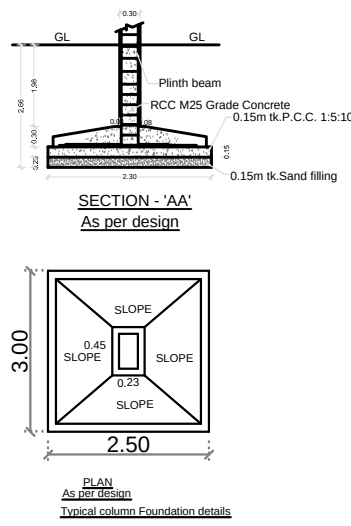
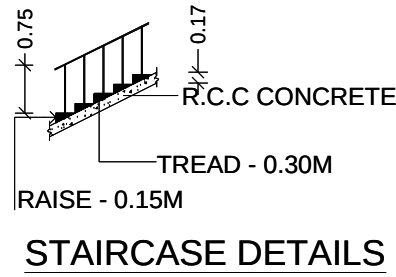
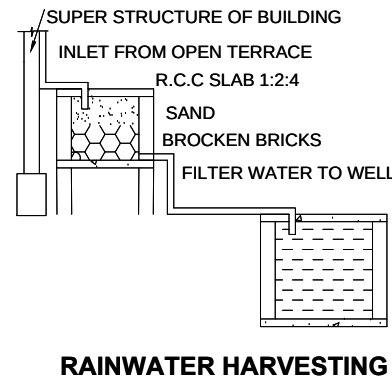
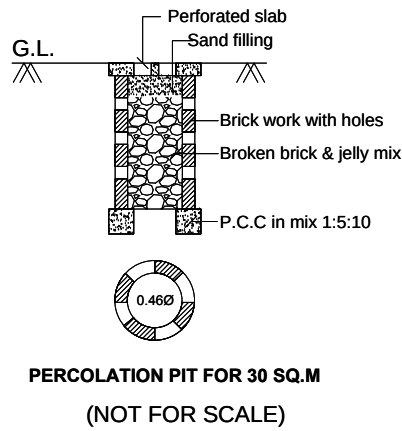
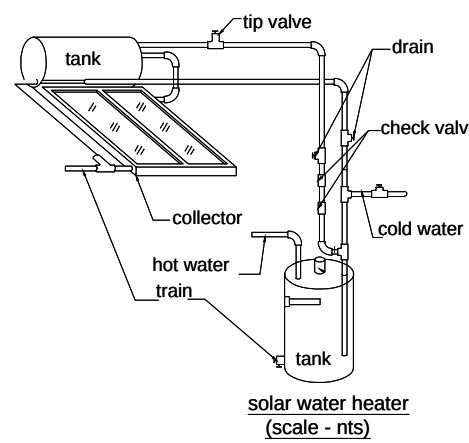
ISSUING AUTHORITY

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C ROOF COMMERCIAL BUILDING (SHOP & OFFICE) IN R.S. NO-215/1A,215/3,215/4A2 AT KOTTAKUPPAM VILLAGE AND KOTTAKUPPAM MUNCIPALITY, VANUR TALUK & VILLUPURAM DISTRICT. OWNER:- Mr.A.ANSAR BASHA S/O ALIBAKE.



SCALE =1:100

COLOUR INDEX

SITE BOUNDARY

EXISTING ROAD

PROPOSED BUILDING

PROPOSED DRIVE WAY



NOTES:-

1. ALL DIMENSIONS ARE IN METER
2. RAINWATER COLLECTION WELLS WILL BE PROVIDED
3. FIRE FIGHTING ARRANGEMENTS WILL BE PROVIDED
4. EMERGENCY ALARMS WILL BE PROVIDED
5. DRINKING WATER WILL BE PROVIDED
6. GROUND WATER SUMPS WILL BE PROVIDED
7. FILTERED RAIN WATER SUMPS WILL BE PROVIDED
8. EXHAUST FAN PROVISION IS MADE AT TOILET & WASH
9. SOLAR WATER HEATING SYSTEM PROVIDED.
10. RAINWATER HARVESTING FACILITIES PROVIDED.
11. WASTE WATER RECYCLING TRENCH AND TANK PROVIDED.
12. SEWAGE TREATMENT PLANT PROVIDED.
13. SEPTIC TANK PROVIDED.
14. WATER FACILITIES PROVIDED.
15. TRANSFORMER YARD PROVIDED.
16. FA - FIRE ALARM PROVIDED
17. F E - FIRE SAFETY MEASURES PROVIDED.
18. SB - SAND BUCKET PROVIDED
19. FE - FIRE EXTINGUISHER PROVIDED

SPECIAL CONDITIONS:

CHANNEL PASSING THROUGH THE S.F.NO:215/2.LOCAL BODY SHOULD ENSURE THAT THE PROPOSED CULVERT TO BE CONSTRUCTED BEFORE GIVING FINAL APPROVAL.

SPECIFICATION

- FOUNDATION : RAFT FOOTINGS WITH SUITABLE REINFORCEMENT
- SUPER STRUCTURE : R.C.C. COLUMN, R.C.C. SLABS AND BEAMS WITH BRICK WALLS.
- FLOORINGS : GRANO AND GRANAMITE AS SPECIFIED
- FINISHES : INTERIORS PAINTED WITH PLASTIC EMULSION AND EXTERIORS FINISHED WITH EXPOSED
- ROOF : AGGREGATE FINISH 1:2:4 R.C.C. SLAB.

REFERENCE

- RS - ROLLING SHUTTER : 3.00 x 2.94
- RS1 - ROLLING SHUTTER : 2.44 x 2.94
- D - DOOR : 1.22 x 2.13
- D1 - DOOR : 1.00 x 2.13
- W - WINDOW : 1.52 x 1.52
- V - VENTILATOR : 1.25 x 1.00
- GW - GLASS WINDOW : 3.00 x 2.94
- LD - LIFT DOOR : 1.20 x 2.15

(COMMERCIAL BUILDING)

AREA DETAILS

AREA OF SITE AS PER PATT A --- 1851.31 SQ.M

AREA OF SITE AS PER DOCUMENT --- 1854.54 SQ.M

DESCRIPTION		F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M	TOTAL BUILTUP AREA IN SQ.M
SHOP	AREA OF GROUND FLOOR	150.00	-	150.00
OFFICE	AREA OF FIRST FLOOR	150.00	-	150.00
OFFICE	AREA OF SECOND FLOOR	150.00	-	150.00
	AREA OF LIFT ROOM AND HEAD ROOM	-	22.80	22.80
TOTAL		450.00		472.80

FLOOR SPACE INDEX (FSI) = 450.00 / 1851.31 = 0.24

PLOT COVERAGE (PC) = 150.00 / 1851.31 X 100 = 8.10 %

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	5	7
PH CAR PARKING	1	2
TWO WHEELER PARKING	5	7
PH TWO WHEELER PARKING	1	2

NUMBER OF TWO WHEELER PARKING (1.00 X 1.80) = 7 NOS.
PH TWO WHEELER PARKING (1.5 X 1.80) = 2 NOS.
NUMBER OF CAR PARKING (2.50 X 5.00) = 7 NOS.
PH CAR PARKING (3.6 X 5.00) = 2 NOS.

APPLICANT

Er.M.SATHISHKUMAR, M.E.&S.A. MISTE,
Registered Engineer, Grade-III
DTCF, Reg. No R/E/GR-I/IV/D/92/2025
ECI-PE/1399/16
M.I.G.64, TNHB, Maharajapuram,
Villupuram - 605 602, Cell: 9894936996

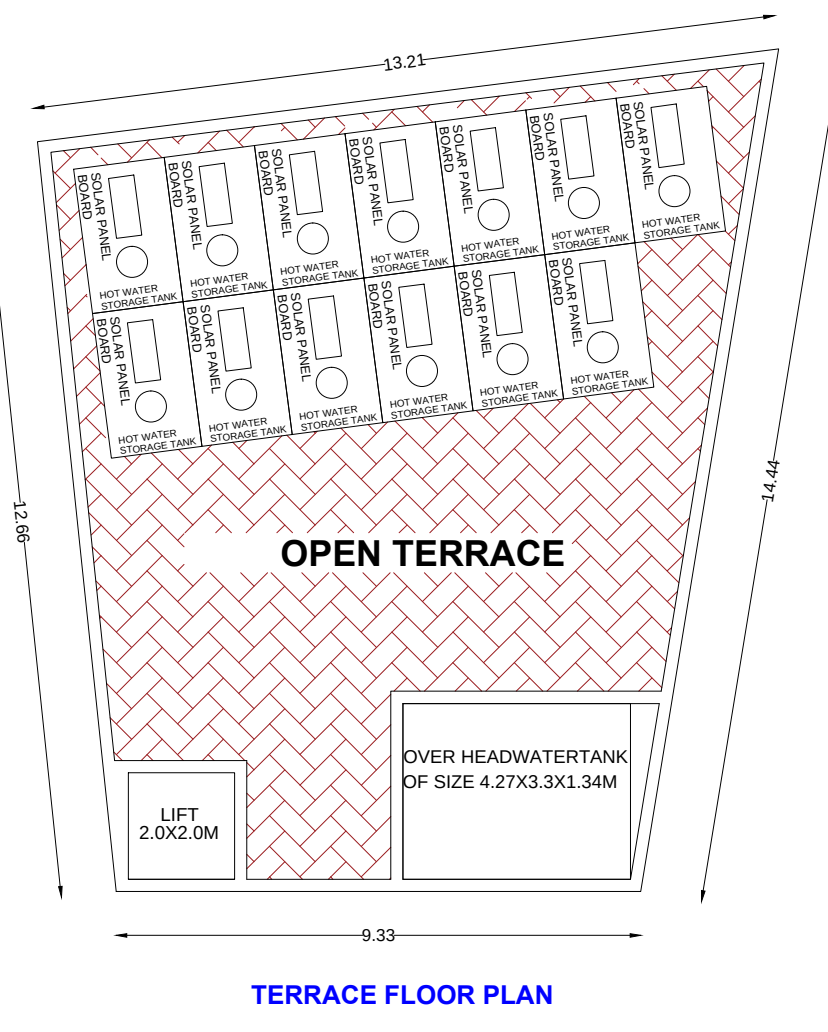
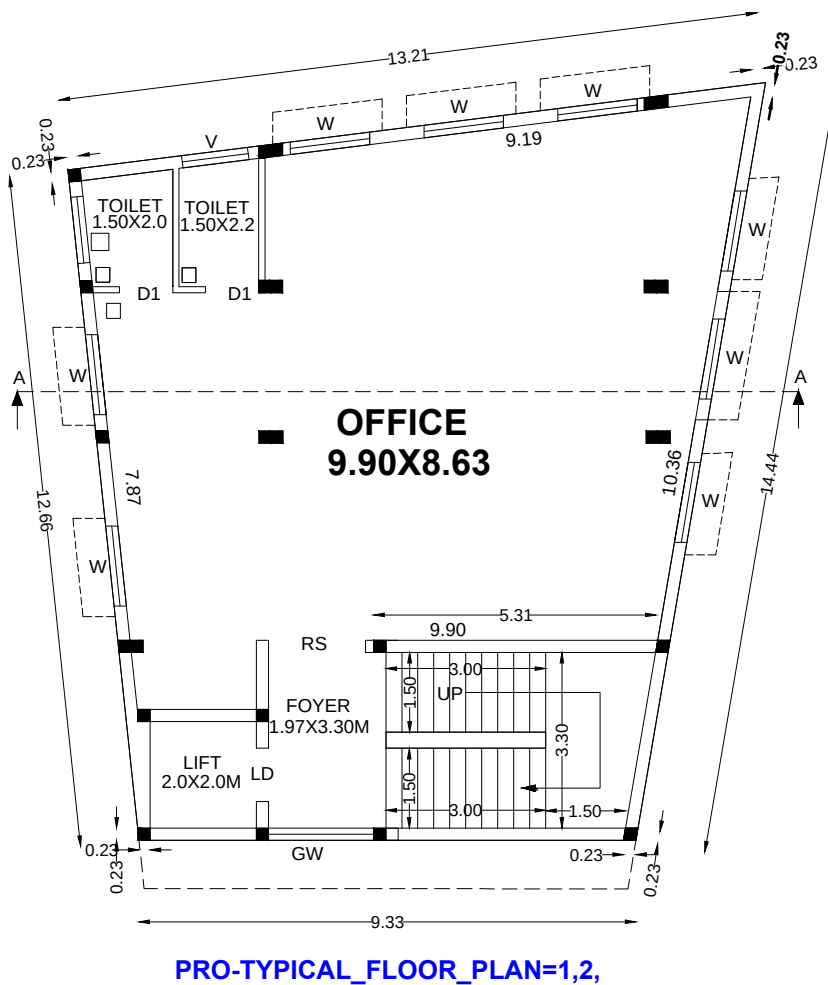
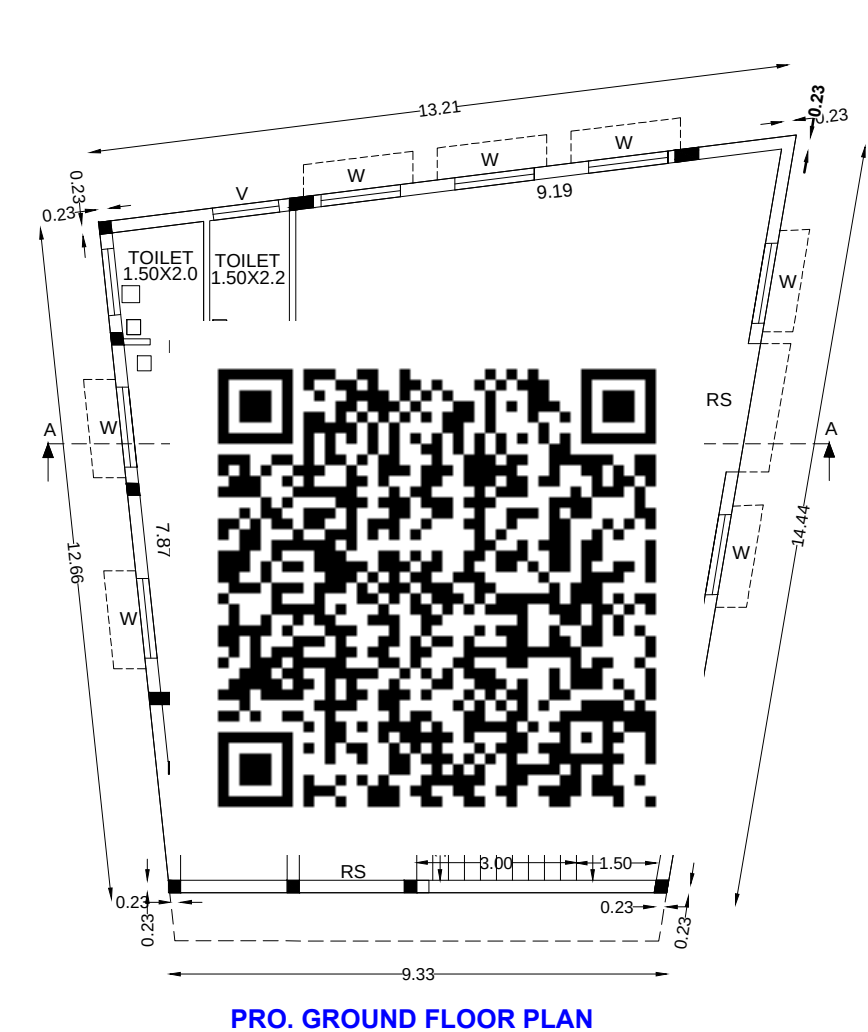
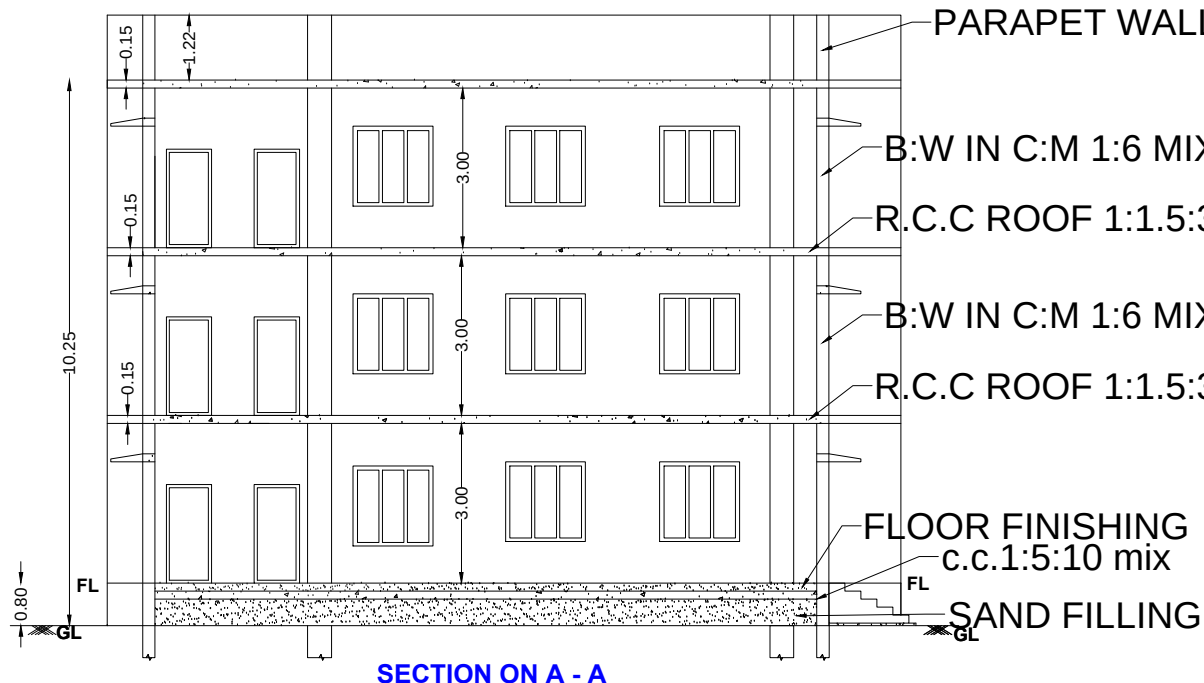
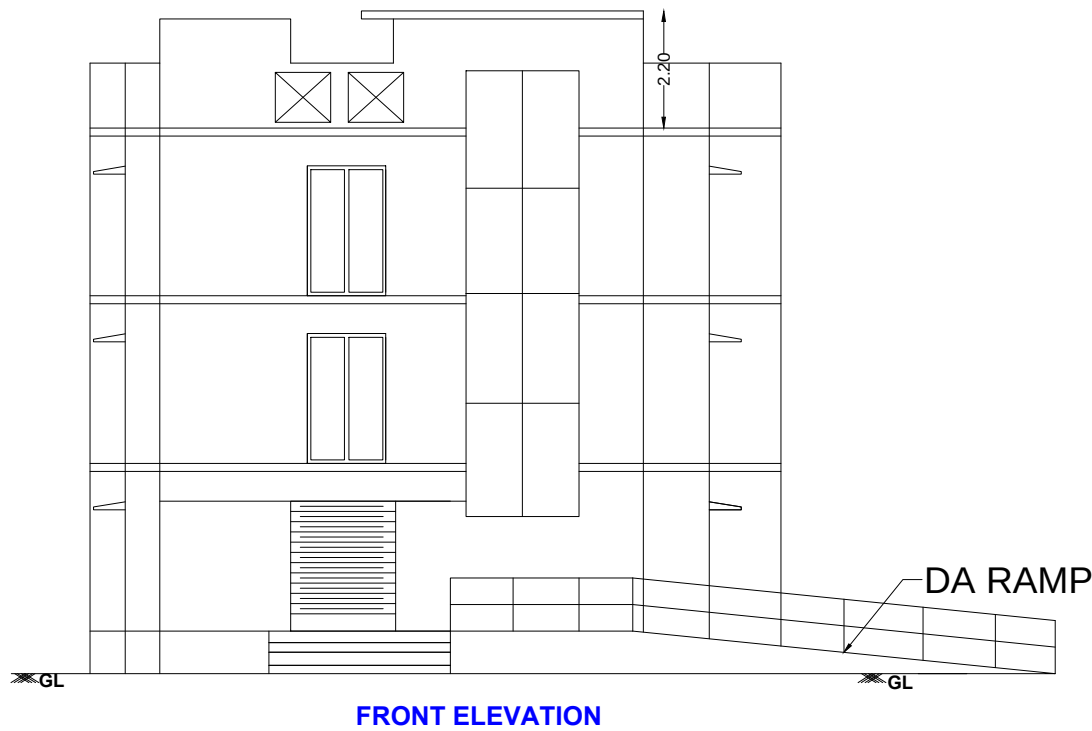
REGISTERED ARCHITECT/ENGINEER

Er. A.KUMAR, M.E., (Struct)
Registered Structural Engineer
Reg. No. : RSE/Gr-I/002/2024
15, Mulligirampattu Road,
Nellikuppam - 607 105,
Cuddalore District.
Ph : 8778713827, 9080797594

REGISTERED STRUCTURAL ENGINEER

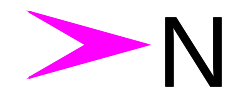
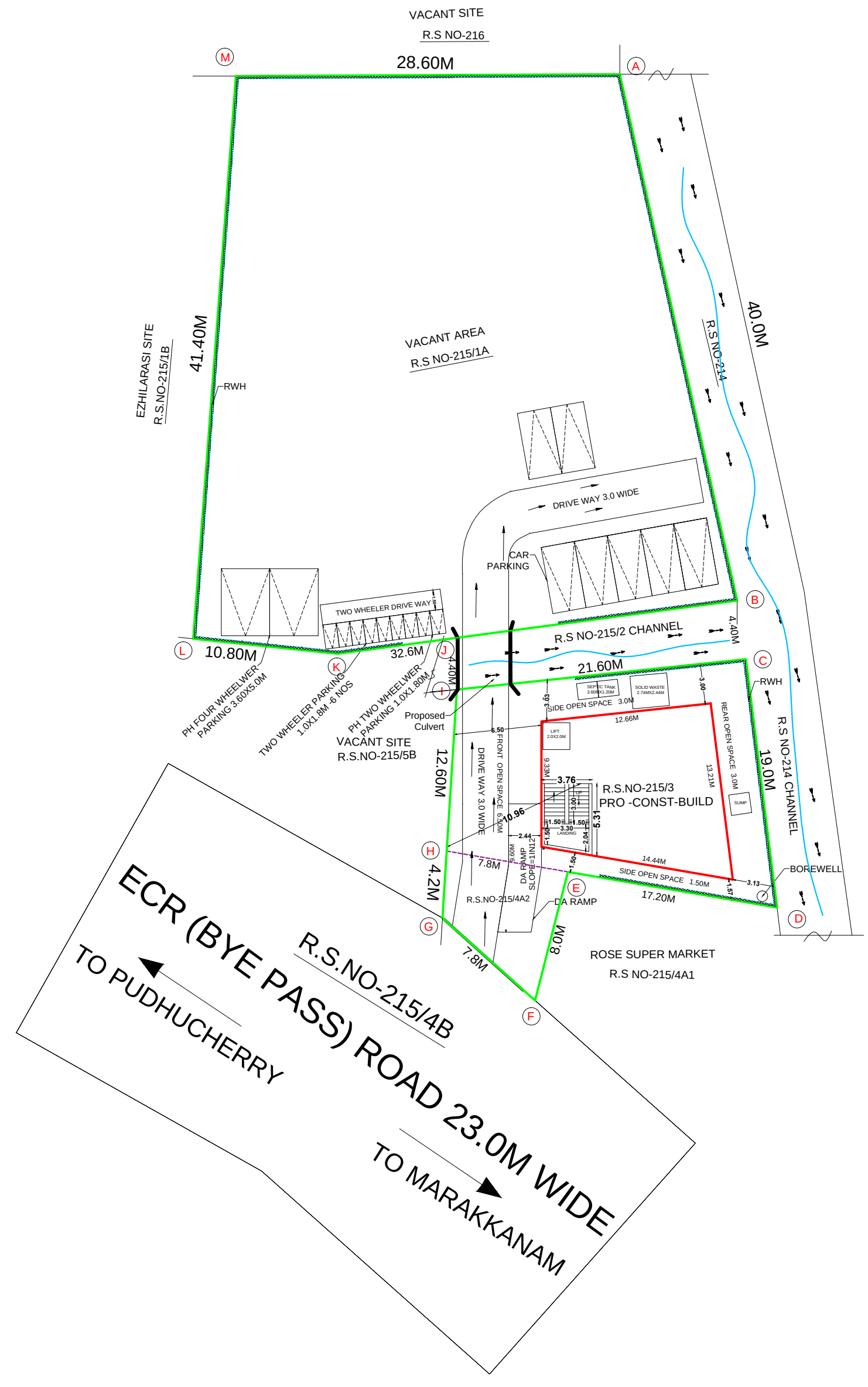
K.DEVA, DCE
(Construction Engineer)
DTCF Reg. No: TVLR/CE/2021/10010
No: 23/36, Anna Salai, Sri Nagar,
Poonamallee, Chennai - 600 056.
Ph : 8124008254
E-Mail : devak425@gmail.com

REGISTERED CONSTRUCTION ENGINEER



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OWNER:- Mr.A.ANSAR BASHA S/O ALIBAKE.



SCALE =1:100

LAND AREA STATE MENT DETAILS	
R.S NO	AREA (SQ MT)
215/1A	1438.47
215/3	349.87
215/4A2	62.97
TOTAL	1851.31

COLOUR INDEX

SITE BOUNDARY	
EXISTING ROAD	
PROPOSED BUILDING	
PROPOSED DRIVE WAY	

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OFFICE USE

District Town And Country Planning Office,
Villupuram District

Online Application No: SWP/BPA/697846/2025

BUILDING APPROVAL :
B.P/A.D.T.C.P.(V.D) No:48/2025
Commercial Building Technical Approval Issued.

SITE APPROVAL :
Site Bounded By "A to M"
Numbered as L.P/A.D.T.C.P.(V.D) No:292/2025

AREA DETAILS

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AREA OF SITE AS PER DOCUMENT	---	1854.54 SQ.M

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APPLICANT


E.M.SATHISH KUMAR, DCE & Tech. M.S.T.E.,
Registered Engineer, Grade-III
DTCP Reg. No RE/GR-III/VD/92/2025
ECI-PE/01399/16
M.I.G.64, TNHB, Maharajapuram,
Villupuram - 605 602. Cell: 9894936996

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Ph : 8778713827, 9080797594

REGISTERED STRUCTURAL ENGINEER


K. DEVA, DCE
(Construction Engineer)
DTCP Reg. No: TVLR/RCE/2021/104010
No: 23/36, Anna Salai, Sri Nagar,
Poonamallee, Chennai - 600 056.
Ph : 8124008254
E-Mail : devak4295@gmail.com

REGISTERED CONSTRUCTION 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.

