Verified RealEstate™

REFERENCE
SWP/BPA/922074/2026

ISSUED
28 September 2026

PP APPROVAL RECORD

Planning Permission

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.

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

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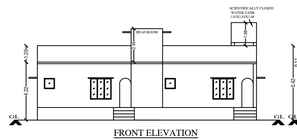
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED GROUND FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR CONSTRUCTION OF RESIDENTIAL BUILDING IN OLD S.NOs:374/6, 374/7 & 374/8, R.S.NO:44/3, AS PER PATTA NEW S.NO:44/3A3A, PATTA NO:6619 OF KOTTAKUPPUM VILLAGE, KOTTAKUPPAM MUNICIPALITY LIMIT, VANUR TALUK, VILLUPURAM DISTRICT

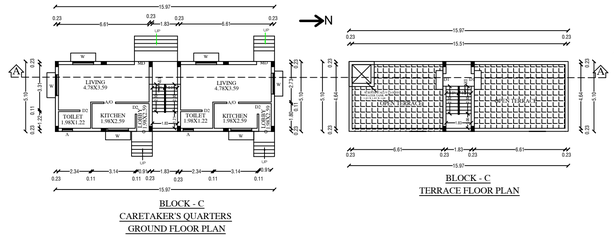


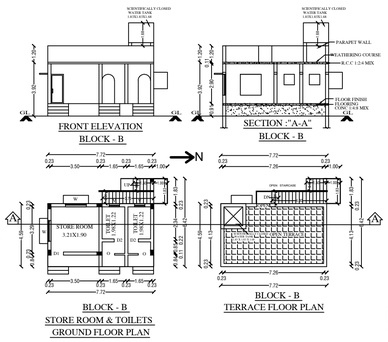
FRONT ELEVATION
BLOCK - A

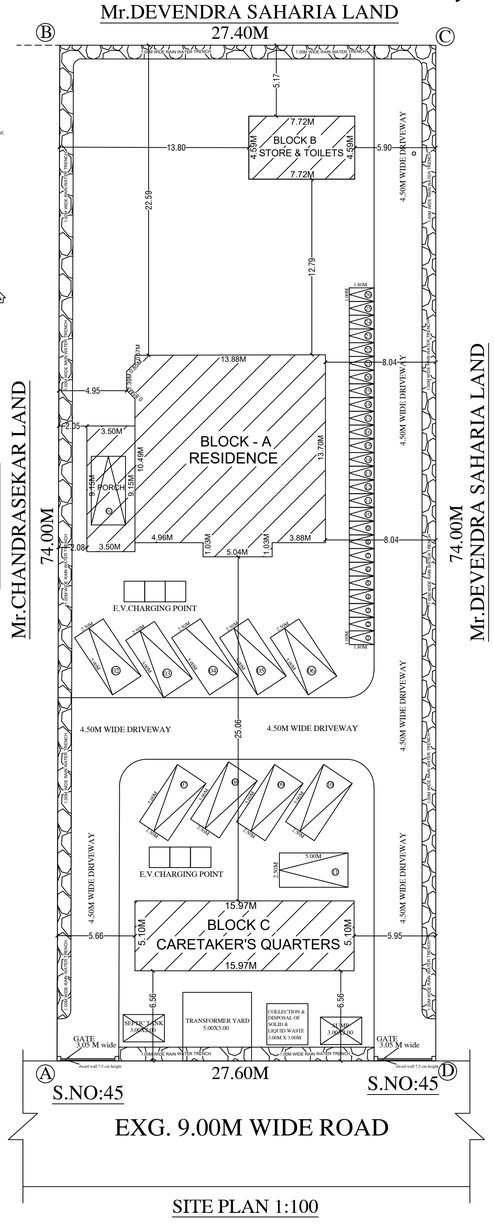
SECTION :"A-A"
BLOCK - A



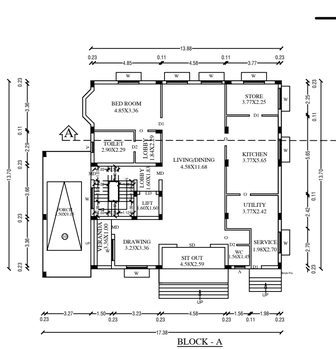
BLOCK - C



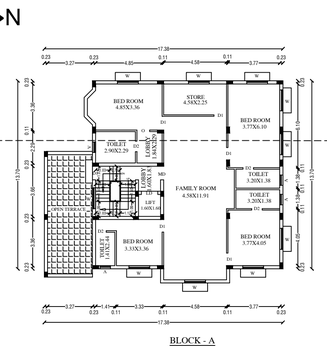




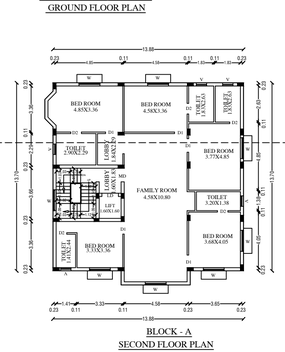
SITE PLAN 1:100



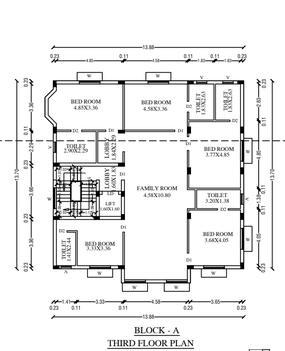
BLOCK - A
GROUND FLOOR PLAN



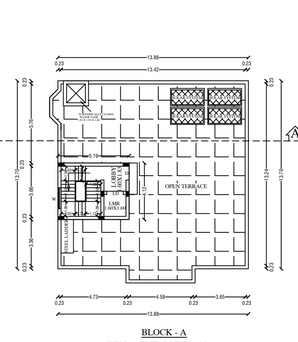
BLOCK - A
FIRST FLOOR PLAN



BLOCK - A
SECOND FLOOR PLAN

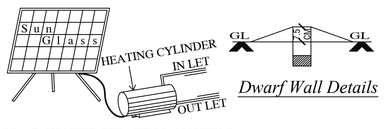


BLOCK - A
THIRD FLOOR PLAN

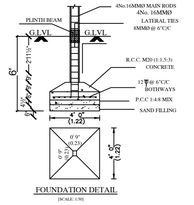


BLOCK - A
TERRACE FLOOR PLAN

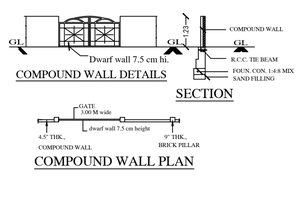
STAIRCASE



SOLAR WATER HEATING SYSTEM
SCALE-1:30

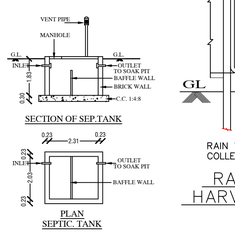


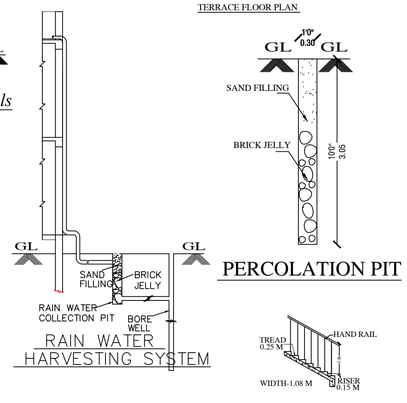
FOUNDATION DETAIL
[SCALE: 1:50]



COMPOUND WALL DETAILS

COMPOUND WALL PLAN





APPLICANT NAME: Mr.S.RAVI SHANKAR

APPLICATION NO- SWP/BPA/922074/2026
SCRUTINY REFERENCE NUMBER- WXFICP50
SITE BOUNDARY SHOWN AS A TO D
SCALE; 1:100

SITE EXTENT IN SQMT

PLOT AREA (AS PER DOC(50 CENTS))	2025.26 SQMT
PLOT AREA (AS PER PATTA)	2025.00 SQMT

DESCRIPTION	FSI AREA in Sqmts	NON FSI AREA in Sqmts	TOTAL BUILTUP AREA in Sqmts
BLOCK-A			
GROUND FLOOR	223.38	-	223.38
FIRST FLOOR	196.55	-	196.55
SECOND FLOOR	196.55	-	196.55
THIRD FLOOR	196.55	-	196.55
HEADROOM & LMR	-	21.38	21.38
BLOCK-B			
GROUND FLOOR	35.43	-	35.43
OPEN STAIRCASE	-	7.51	7.51
BLOCK-C			
GROUND FLOOR	81.45	-	81.45
HEADROOM AREA	-	11.68	11.68
SEPTIC TANK	-	6.00	6.00
SUMP	-	6.00	6.00
TRANSFORMER YARD	-	25.00	25.00
COLLECTION & DISPOSAL OF SOLID & LIQUID WASTE	-	9.00	9.00
TOTAL AREA	929.91	86.57	1016.48

F.S.I. = 929.91 / 2025.00 = 0.46

COVERAGE = 16.80%

JOINERIES

MAIN DOOR	MD	1.00 X 2.13
ARCH OPEN	A/O	0.91 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.52 X 1.52
VENTILATOR	V	0.76 X 0.76
JOLLY	J	1.52 X 1.52

COLOUR INDEX

PROPOSED
EXG.ROAD
SITE BOUNDARY

FE ▼ FIRE EXTINGUSHER
FA ▲ FIRE ALARM

PARKING DETAILS

PARKING	REQUIRED	PROVIDED
CAR PARKING	10 Nos	11 Nos
TWO WHEELER PARKING	20 Nos	26 Nos

APPLICANT

K. JOHN, BE., ME. (Struc. Engg).,
Registered Structural Engineer
Grade - I (S E), CMDA
Reg. No. SE/GR-I/19/08/188
CHENNAI - MOB: 9444251088

STRUCTURAL ENGINEER:

R. GANESAN, B.Tech.,
REGISTERED ENGINEER (DTCP.
CGLDIST/RE/Gr-I/2024/09/009
ROYAL PLANNERS
No. 29/6, Phoenix Towers,
Venkatesan Street, West Tambaram,
Chennai - 600045. Ph: 044 - 2226 4216

REGISTERED ENGINEER:

District Town And Country Planning Office,
Villupuram District

Online Application No: SWP/BPA/922074/2026

BUILDING APPROVAL :

B.P/A.D.T.C.P.(V.D) No:44/2026

Residential Building Technical Approval Issued.

SITE APPROVAL :

Site Bounded By "A to D"

Numbered as L.P/A.D.T.C.P.(V.D) No:275/2026

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.