PP APPROVAL RECORD

Planning Permission

Survey 122/21A and 1 more

Kandachipuram, Kandachipuram taluk

Vilupuram district, Tamil Nadu

APPROVAL TYPE
Building Plan

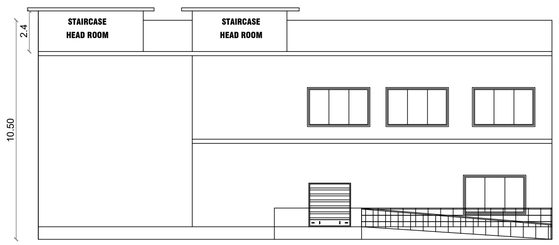
ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

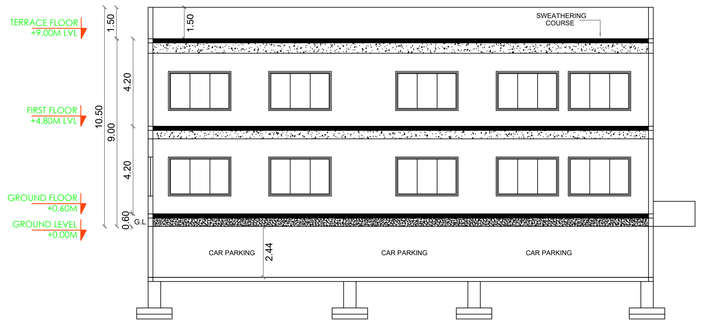
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOSWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF COMMERCIAL BUILDING "DEPARTMENTAL STORE" IN R.S.NO:122/21A &122/21B AT KANDACHIPURAM VILLAGE, MUGAIYUR PANCHAYAT UNION, KANDACHIPURAM TALUK, VILLUPURAM DISTRICT.

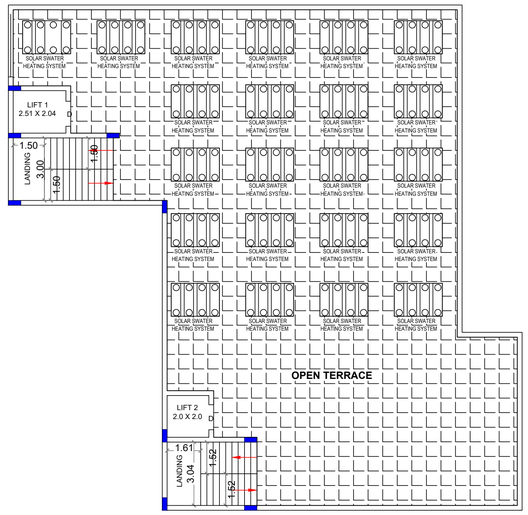
OWNER NAME :- Mr.JAGADHEESAN



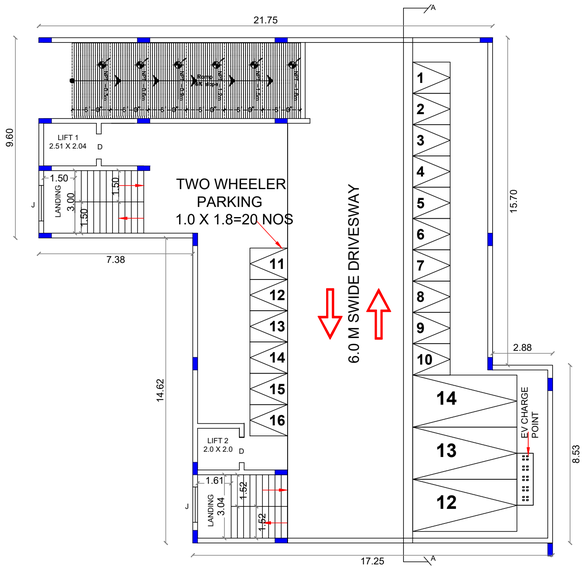
FRONT ELEVATION



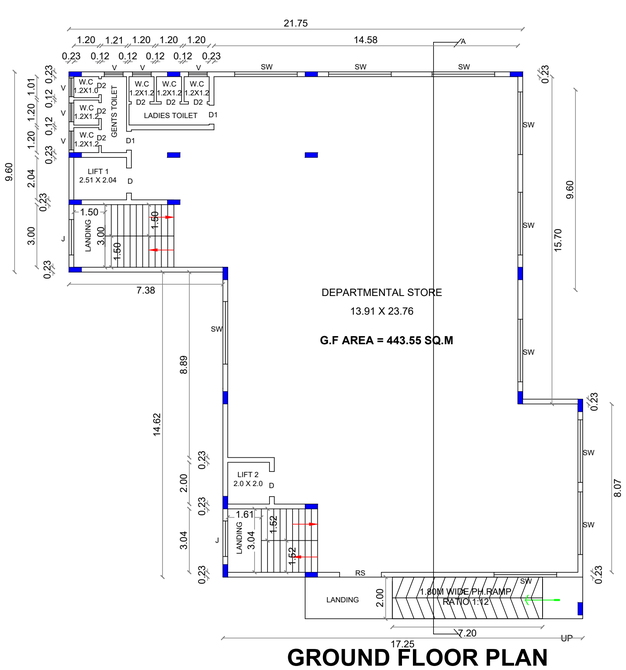
SECTION - AA



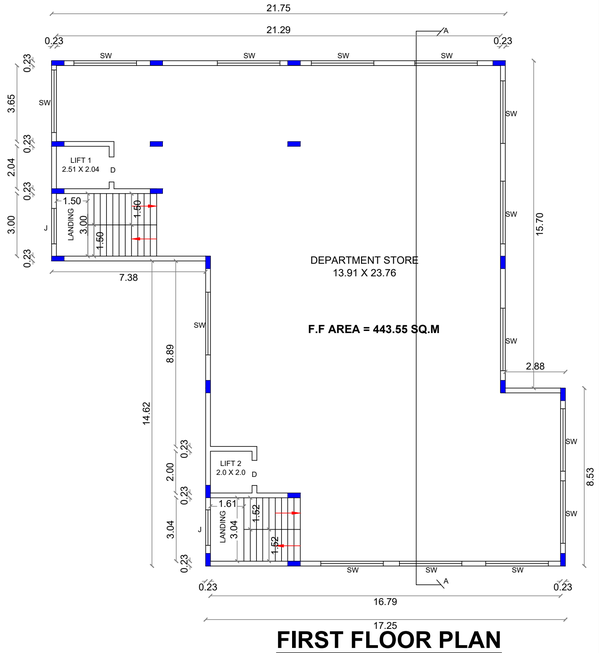
TERRACE FLOOR PLAN



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

JOINERIES DETAILS

MD	MAIN DOOR	3.0 X 2.13
D1	DOOR	1.2 X 2.13
D2	DOOR	0.91 X 2.13
SW	SWINDOW	3.0 X 2.0
J	JOLLEY	1.7 X 2.0
V	VENTILATOR	3.16 X 0.6
V1	VENTILATOR	1.0 X 0.6
RS	ROLLING SHUTTER	3.0 X 2.70
GG	GRILL GATE	3.0 X 2.70

AREA STATEMENTS DETAILS

AREA OF THE SITE(AS PER DOCUMENT)	1341.00 Sqm
AREA OF THE SITE(AS PER PATTA)	1341.00 Sqm
AREA OF THE SITE(AS PER FMB/SUPER IMPOSED AREA)	1341.00 Sqm

PROPOSED BUILDING AREA DETAILS

FLOOR AREA	FSI AREA IN SQ.M	NON FSI AREA IN SQ.M	TOTAL AREA IN SQ.M
BASEMENT FLOOR AREA	—	443.54	443.54
GROUND FLOOR AREA	443.54	—	443.54
FIRST FLOOR AREA	443.54	—	443.54
HEAD ROOM AREA(STAIR)	—	66.74	66.74
TOTAL	887.08	510.28	1397.36

F.S.I = TOTAL COVERED AREA IN ALL FLOOR / SITE EXTENT = 887.08 / 1341.0 = 0.66 < 2

PLOT COVERAGE = MAX. ONE FLOOR AREA / SITE EXTENT X 100

= 443.54 SQ.M / 1341 SQ.M X 100 = 33.10 %

APPLICANT

S.SOUNDARYA, B.E.,
Licensed Engineer,
RE / GR III / VD / 099 / 2026
ROYAL CADD,
432, Trichy Main Road, Villupuram.
Ph: 9944034816
ssoundsowmi@gmail.com

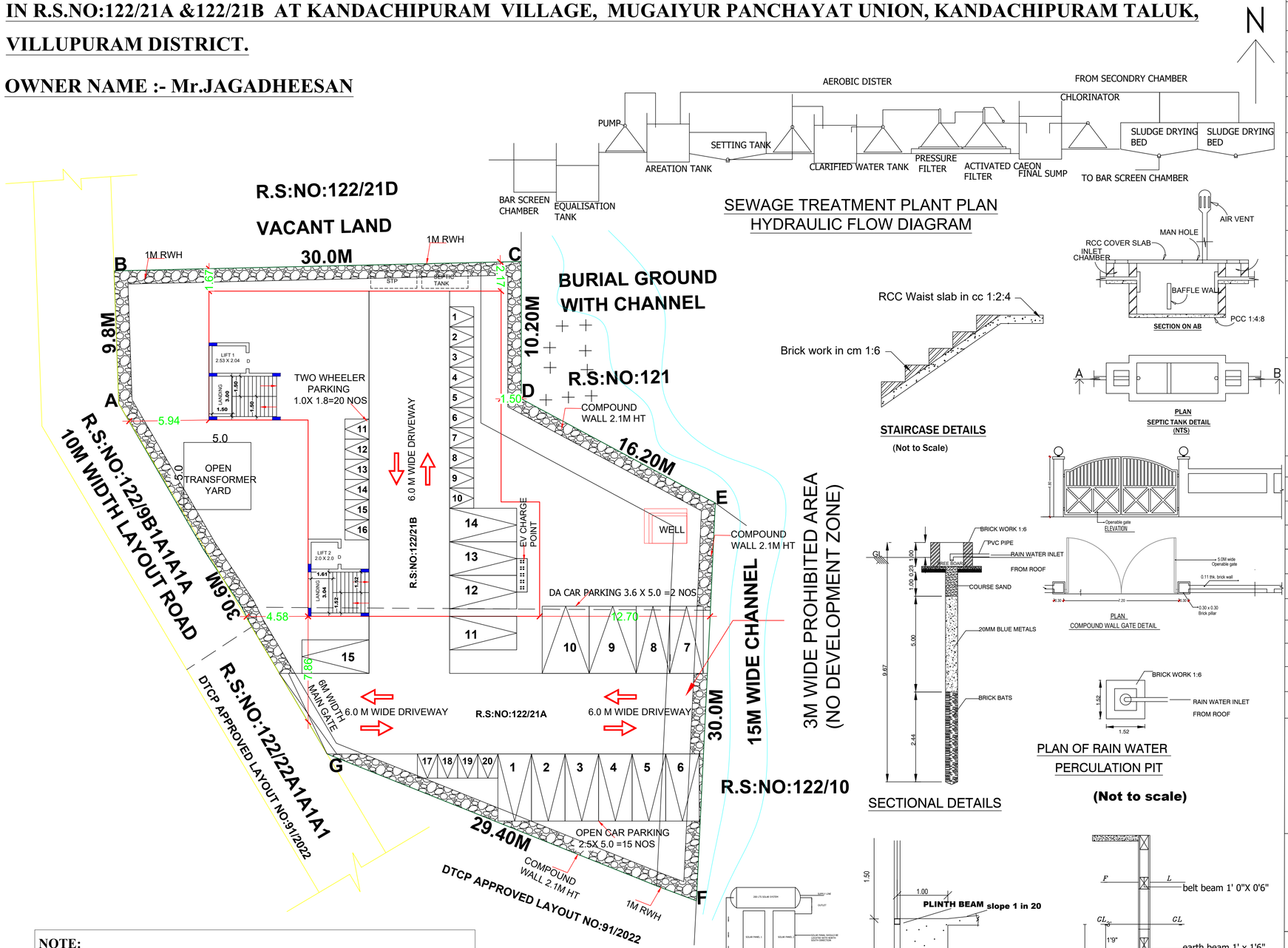
REGISTERED ENGINEER

Er. R. SARANYA, M.E.,
Regd. Structural Engineer Grade-II(RSE)
DTCP Reg.No. RSE/GR.II/VD/AUGUST-2022/017
26C, First Floor , Vadamalai Complex
Thirch Main Road, Opp To Bharat Petrol Bunk
Villupuram - 605 602. Cell: 7708262761.

REGISTERED STRUCTURAL ENGINEER

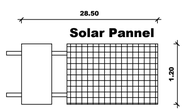
SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF COMMERCIAL BUILDING "DEPARTMENTAL STORE" IN R.S.NO:122/21A &122/21B AT KANDACHIPURAM VILLAGE, MUGAIYUR PANCHAYAT UNION, KANDACHIPURAM TALUK, VILLUPURAM DISTRICT.

OWNER NAME :- Mr.JAGADHEESAN



SITE PLAN
(SACLE 1:500)

NOTE:
The Planning Permission / Building Permit is sanctioned subject to the strict condition that the applicant shall exclusively utilize the piped water supply provided by the Local Body for all domestic and construction purposes. Under no circumstances shall the applicant sink a borewell, dig an open well, or extract/utilize groundwater from the site, as the plot is located within the prohibited radius of a burial/cremation ground as per the Tamil Nadu Combined Development and Building Rules, 2019.



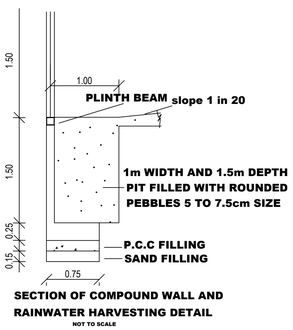
SOLAR WATER HEATER
(Not to scale)

STAIRCASE DETAILS
(Not to Scale)

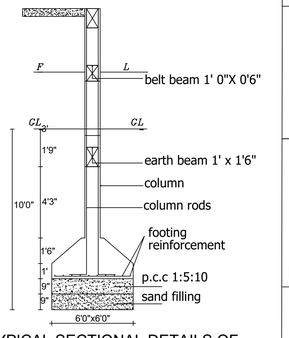
SECTIONAL DETAILS

PLAN OF RAIN WATER
PERCULATION PIT

(Not to scale)



SECTION OF COMPOUND WALL AND RAINWATER HARVESTING DETAIL
NOT TO SCALE



TYPICAL SECTIONAL DETAILS OF
R.C.C COLUMN & FOOTING DETAILS
(NTS)

ALL DIMENSIONS ARE IN 'M' SCALE (1:500)

AREA STATEMENTS DETAILS

AREA OF THE SITE(AS PER DOCUMENT)	1341.00 Sqm
AREA OF THE SITE(AS PER PATTA)	1341.00 Sqm
AREA OF THE SITE(AS PER FMB/SUPER IMPOSED AREA)	1341.00 Sqm

PROPOSED BUILDING AREA DETAILS

DESCRIPTION	FSI AREA IN SQ.M	NON FSI AREA IN SQ.M	TOTAL AREA IN SQ.M
BAEMENT FLOOR AREA	—	443.54	443.54
GROUND FLOOR AREA	443.54	—	443.54
FIRST FLOOR AREA	443.54	—	443.54
HEAD ROOM AREA(STAIR)	—	66.74	66.74
TOTAL	887.08	510.28	1397.36

$$F.S.I = \frac{\text{TOTAL COVERED AREA IN ALL FLOOR}}{\text{SITE EXTENT}} = \frac{887.08}{1341.0}$$

$$= 0.66 < 2$$

$$\text{PLOT COVERAGE} = \frac{\text{MAX. ONE FLOOR AREA}}{\text{SITE EXTENT}} \times 100$$

$$= \frac{443.54 \text{ SQ.M}}{1341 \text{ SQ.M}} \times 100 = 33.10\ \%$$

PARKING	(REQUIRED)	(PROVIDED)
CAR PARKING	12 NOS	15 NOS
TWO WHEELER PARKING	12 NOS	20 NOS
DA CAR PARKING	2 NOS	2 NOS

SANITATION DETAILS	(REQUIRED)	(PROVIDED)
MALE WATER CLOSET	2	3
FEMALE WATER CLOSET	3	5
DA WATER CLOSET	1	1
WASH BASIN	3	3
URINALS	2	2

COLOUR INDEX

- SITE BOUNDARY
- EXISTING ROAD
- BUILDING BOUNDARY
- PROPOSED BUILDING

APPLICANT

S.SOUNDARYA, B.E.,
Licensed Engineer,
RE / GR III / VD / 099 / 2026
ROYAL CADD,
432, Trichy Main Road, Villupuram.
Ph: 9944034816
ssoundsowmi@gmail.com
REGISTERED ENGINEER

Er. R. SARANYA, M.E.,
Regd. Structural Engineer Grade-II(RSE)
DTCP Reg.No. RSE/GR.II/VD/AUGUST-2022/017
26C, First Floor , Vadamalai Complex
Thirch Main Road, Opp To Bharat Petrol Bunk
Villupuram - 605 602. Cell: 7708262761.
REGISTERED STRUCTURAL ENGINEER

District Town And Country Planning Office, Villupuram District

Online Application No: SWP/BPA/951735/2026
SITE APPROVAL :
Site Bounded By "A to G"
L.P/A.D.T.C.P.(V.D) No: 316/2026

BUILDING APPROVAL :
B.P/A.D.T.C.P.(V.D) No: 51/2026
Commercial Building
Technical Approval Issued.

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
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.