PP APPROVAL RECORD

Planning Permission

Krishnagiri district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

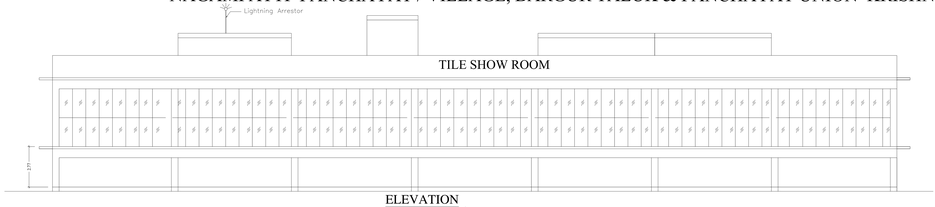
The approval as the planning authority issued it, reproduced in full behind this page.

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

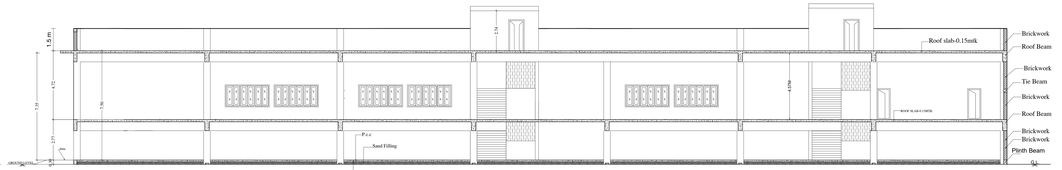
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

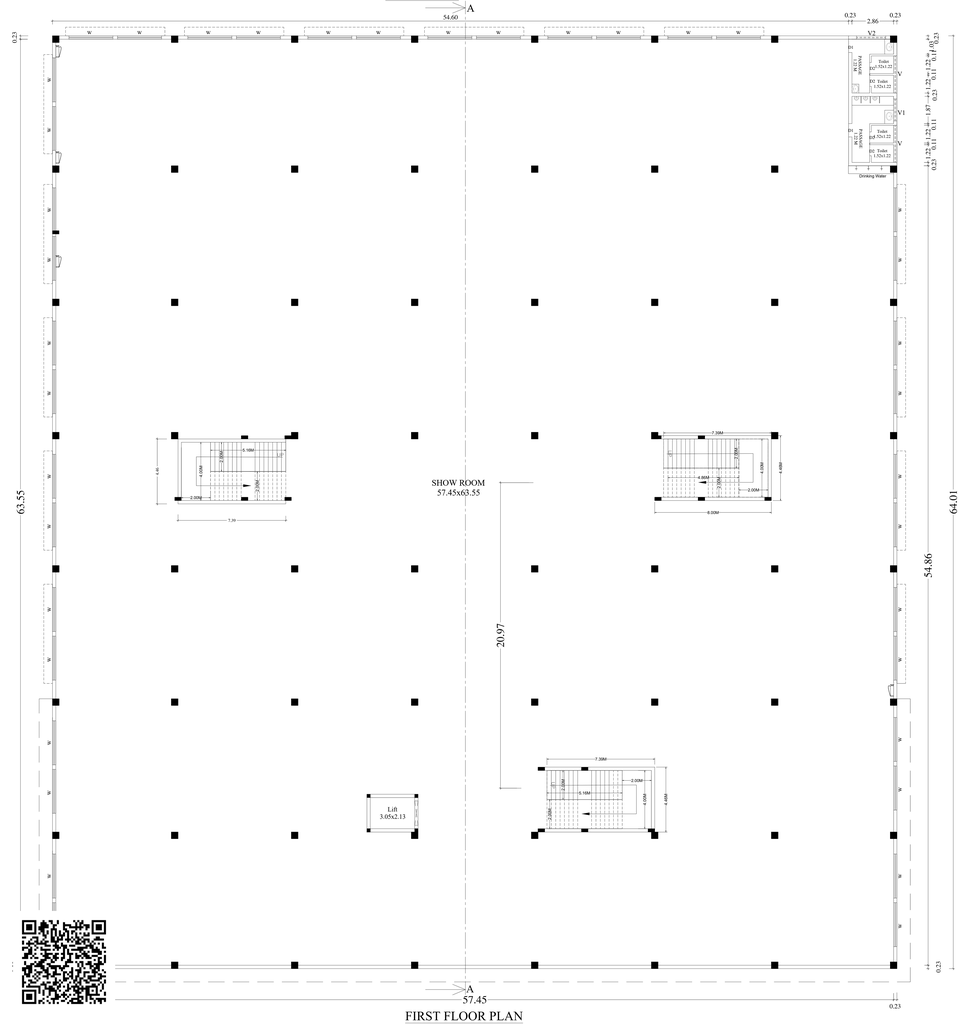
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (TILE SHOW ROOM) IN S.F.NO:80/2B3,81/1B1
NAGAMPATTI PANCHAYAT / VILLAGE, BARGUR TALUK & PANCHAYAT UNION KRISHNAGIRI DISTRICT.



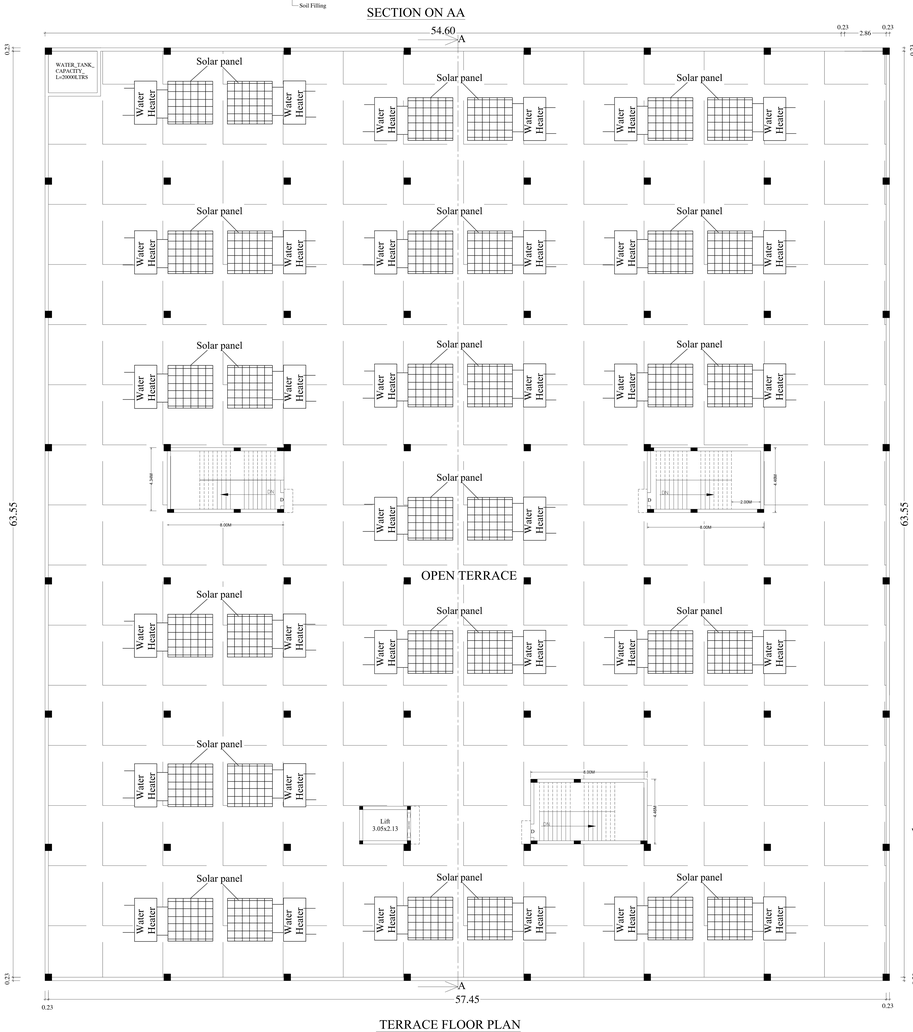
ELEVATION



SECTION ON AA



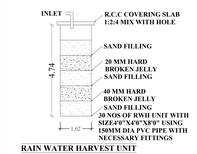
FIRST FLOOR PLAN



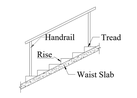
TERRACE FLOOR PLAN

PLANNING PERMISSION

ROC.NO : SWP/BPA/858888/2026,DATED:07.07.2026
BUILDING PLAN NUMBER AS B.P/D.T.C.P.(K.D)NO:110/2026
PLANNING TECHNICAL CLEARANCE ISSUED

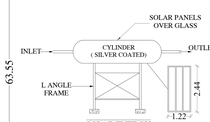


RAIN WATER HARVEST UNIT

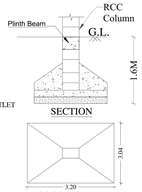


STAIRCASE DETAIL
(NOT TO SCALE)

WIDTH - 2.00 M
TREAD - 0.30 M
RISE - 0.15 M
HANDRAIL - 1.20 M

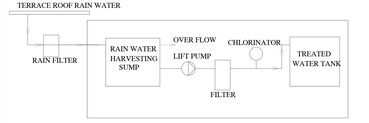


SOLAR ENERGY

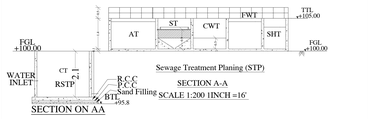


SECTION

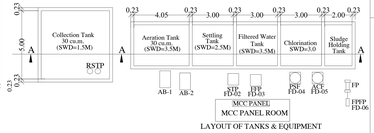
FOOTING PLAN



SCHEMATIC DIAGRAM OF TERRACE RAIN WATER DOWNTAKE HARVESTING



SECTION ON AA



LAYOUT OF TANKS & EQUIPMENT
STP PLAN

AREA EXTENT		
Survey No	Ares	Sqmt.
80/2B3	80.67	8067.00
81/1B1	9.53	953.00
Total Area	90.2	9020.00

Total Area In Acre	=	2.22½ Acre
As per Document Area	=	9020.00 Sqmt.
As per Patta Area	=	9020.00 Sqmt.

Building Area Details :

S. NO	Description	FSI (Sq.m)	NON-FSI (Sq.m)	Total (Sq.m)
1	Stilt Floor	-	3707.00	3707.00
2	First Floor	3707.00	-	3707.00
3	Head Room & Lift	-	114.91	114.91
	Total	3707.00	3821.91	7528.91

Plot Coverage:

% of Plot Coverage = S.Floor Area / Site Area — X100 = 3707.00 / 9020.00 X100 = 41.09%

FSI Area:

F.S.I = Total FSI Area / Site Area = 3707.00 / 9020.00 = 0.41 < 2.0

JOINERY DETAILS:

	Description	Size
G.D	Glass Door -1	6.50 X 3.04
D1	Door -1	0.91 X 2.13
D2	Door 2	0.68 X 2.13
W	Window	3.24 X 2.44
V	Ventilator	2.55 X 0.61
V1	Ventilator	1.50 X 0.61
V2	Ventilator	2.00 X 0.61

Legends:

1. OWNER'S BOUNDARY SHOWN IN GREEN :
2. PROPOSED BUILDING SHOW IN RED :
3. EXISTING ROAD SHOWN IN YELLOW :
4. EXISTING ROAD SHOWN IN BROWN :
5. RAIN WATER HARVESTING :

APPLICANT

G. KAVIARASI, M.E.(CEM)
CONSTRUCTION ENGINEER
Reg. No. CE/FEB-2025/004
Directorate of Town and Country Planning
#4/132, Nethaji Street,
Bharathi Nagar, Virudhampet,
Vellore - 632 009.

REGISTERED CONSTRUCTION ENGINEER

Sr. ARUN. E, M.Tech(Stru. Engg.), A.I.V.,
Structural Engineer Grade-I (SE),
Reg. No. SE / GR-I / Feb-2025 / 003
TRINITY CONSULTANCY,
No. 25/1, Lakshmana Mudaliar Street,
Sainathapuram, Vellore - 632 001.
Cell No. 98434 91020

REGISTERED STRUCTURAL ENGINEER

A. MARIA RAJA SEKARAN, BE., MIE.,
REGISTERED ENGINEER GRADE-I
Reg. No. RE.Gr-I/Oct/2024/038
Directorate of Town and Country Planning
1291-D, 47th Street, Phase-II,
Sathuvachari, Vellore - 632 009.

REGISTERED ENGINEER

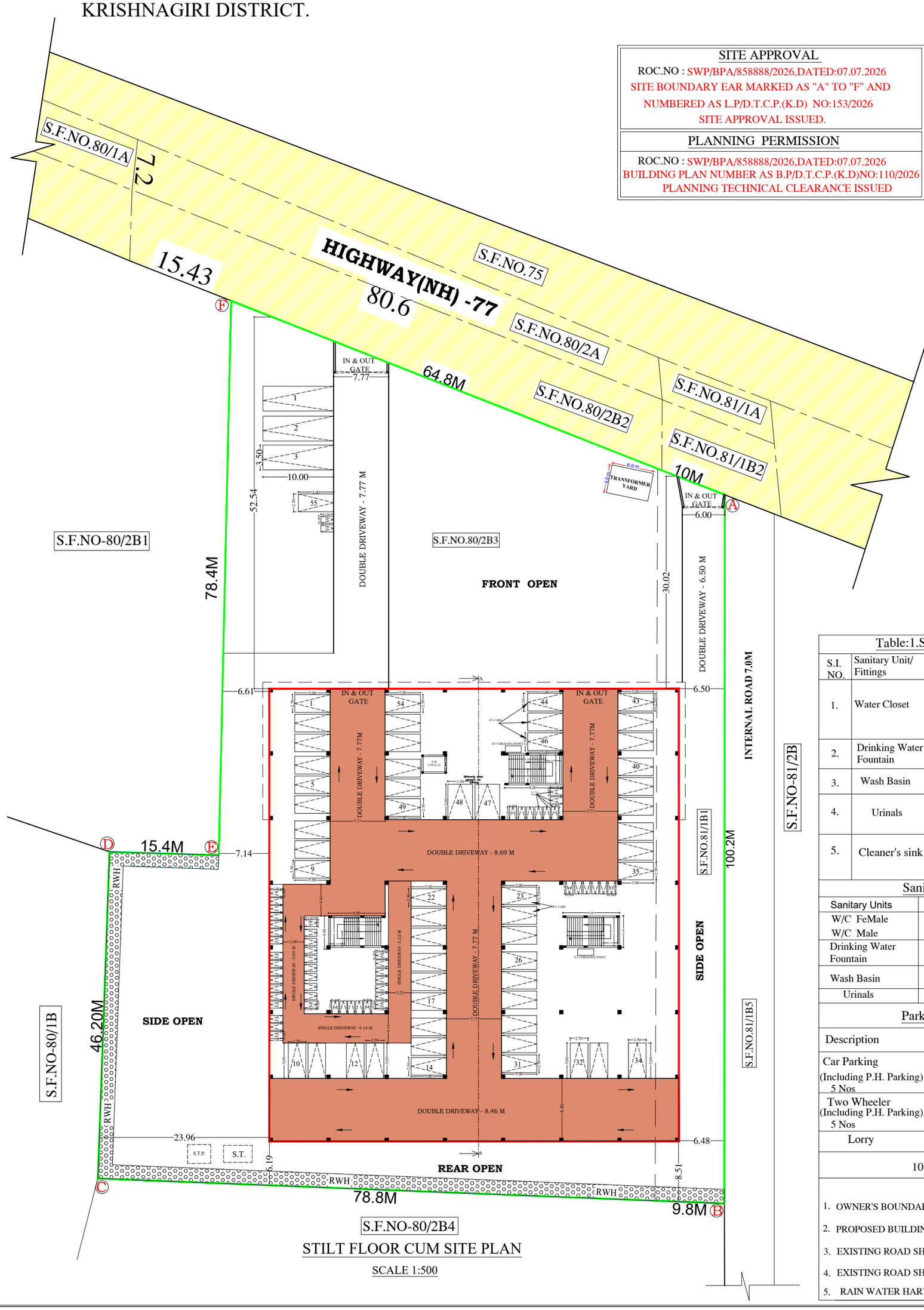
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (TILE SHOW ROOM) IN S.F.NO:80/2B3,81/1B1 NAGAMPATTI PANCHAYAT / VILLAGE, BARGUR TALUK & PANCHAYAT UNION KRISHNAGIRI DISTRICT.

SITE APPROVAL

ROC.NO : SWP/BPA/858888/2026,DATED:07.07.2026
SITE BOUNDARY EAR MARKED AS "A" TO "F" AND NUMBERED AS L.P/D.T.C.P.(K.D) NO:153/2026
SITE APPROVAL ISSUED.

PLANNING PERMISSION

ROC.NO : SWP/BPA/858888/2026,DATED:07.07.2026
BUILDING PLAN NUMBER AS B.P/D.T.C.P.(K.D)NO:110/2026
PLANNING TECHNICAL CLEARANCE ISSUED



S.F.NO-80/2B4

STILT FLOOR CUM SITE PLAN

SCALE 1:500

AREA EXTENT		
Survey no	Ares	Sqmt.
80/2B3	80.67	8067.00
81/1B1	9.53	953.00
Total Area	90.2	9020.00

Total Area In Acre = $2.22\frac{3}{4}$ Acre
As per Document Area = 9020.00 Sqmt.
As per Patta Area = 9020.00 Sqmt.

OSR AREA DETAILS :
OSR Area = 902.00 Sqmt.
OSR Status = Buy Back

Building Area Details :

S.I No	Description	FSI (Sq.m)	NON-FSI (Sq.m)	Total (Sq.m)
1	Stilt Floor	-	3707.00	3707.00
2	First Floor	3707.00	-	3707.00
3	Head Room & Lift	-	114.57	114.57
	Total	3707.00	3821.57	7528.57

Plot Coverage:

% of Plot Coverage = $\frac{\text{S.Floor Area}}{\text{Site Area}} \times 100 = \frac{3707.00}{9020.00} \times 100 = 41.09\%$

FSI Area:

F.S.I = $\frac{\text{Total FSI Area}}{\text{Site Area}} = \frac{3707.00}{9020.00} = 0.41 < 2.0$

Staff Details :-
Female Staff --- --- --- --- --- --- 15 Nos.
Male Staff --- --- --- --- --- --- 10 Nos.

APPLICANT

Table:1.Sanitation Requirements

S.I. NO.	Sanitary Unit/ Fittings	For Personnel
1.	Water Closet	One for every 25 Persons or part thereof, exceeding 15 (including employees & customers). For Female personnel 1 for every 15 persons or part thereof exceeding 10.
2.	Drinking Water Fountain	One for every 100 Persons with a minimum of one each floor.
3.	Wash Basin	One for every 25 persons or part thereof.
4.	Urinals	Nil up to 6 persons 1 for 7-20 persons 2 for 21-45 persons
5.	Cleaner's sink	One per floor minimum, preferably in or adjacent to sanitary rooms.

Sanitation Details

Sanitary Units	Required	Provided
W/C FeMale	1 No	2 Nos
W/C Male	1 No	2 Nos
Drinking Water Fountain	1 No	3 Nos
Wash Basin	1 No	2 Nos
Urinals	1 No	3 Nos

Parking Details:

Description	Required-Nos	Provided-Nos
Car Parking (Including P.H. Parking) 5 Nos	50	50+5 =55
Two Wheeler (Including P.H. Parking) 5 Nos	50	50+5=55
Lorry	0	03

10% E.V. Parking

Legends:

1. OWNER'S BOUNDARY SHOWN IN GREEN :
2. PROPOSED BUILDING SHOW IN RED :
3. EXISTING ROAD SHOWN IN YELLOW :
4. EXISTING ROAD SHOWN IN BROWN :
5. RAIN WATER HARVESTING :

G. KAVIARASI, M.E.(CEM)
CONSTRUCTION ENGINEER,
Reg. No. CE/FEB-2025/004
Directorate of Town and Country Planning
#4/132, Nethaji Street,
Bharathi Nagar, Viruthampet,
Vellore - 632 006.
REGISTERED CONSTRUCTION ENGINEER

Er. ARUN. E, M.Tech(Stru. Engg.)., A.I.V.,
Structural Engineer Grade-I (SE),
Reg. No. SE / GR-I / Feb-2025 /003
TRINITY CONSULTANCY,
No. 25/1, Lakshmana Mudaliar Street,
Sainathapuram, Vellore - 632 001.
Cell No.: 98404 91020
REGISTERED STRUCTURAL ENGINEER

A. MARIA RAJA SEKARAN, BE., MIE.,
REGISTERED ENGINEER GRADE-I
Reg. No. RE.Gr-I/Oct-2024/038
Directorate of Town and Country Planning
1291-G, 47th Street, Phase-II,
Sathuvachari, Vellore - 632 009.
REGISTERED ENGINEER

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.