Verified RealEstate™

REFERENCE
170

ISSUED
25 February 2026

PP APPROVAL RECORD

Planning Permission

Ranipet 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.

Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

THE PLAN SHOWING PROPOSED G.I SHEET ROOF CONSTRUCTION FOR INDUSTRIAL BUILDING WITH GROUND FLOOR, (FABRICATION & AUTOMOBILE -ORANGE CLASSIFIED) IN PLOT NO : 40,41, SURVEY NO: 291/1pt, AT MULLUVADI VILLAGE, ARCOT TALUK, RANIPET DISTRICT. (Proposed construction In Plot No.40, 41, in TANSIDCO INDUSTRIAL Layout approved PP No.135/2019.) All dimension in Meter (1:100)

(Applicant : M/S SAP TECH SRT PRIVATE LIMITED)

DISTRICT TOWN AND COUNTRY PLANNING OFFICE, RANIPET DISTRICT.
FILE NO: SWP/BPA/657517/2025
BUILDING APPROVAL NO.
SITE BOUNDARY SHOWN AS " A-D" &
BUILDING APPROVAL NUMBERED AS
B.P/D.T.C.P(R.D). NO. - 37/2025

RESERVATION OF LAND:
OSR-1,2, Area - 2.001 Acres TO ALLOTTED IN THE APPROVED SIDCO LAYOUT P.P NO.135/2019

FIRE CERTIFICATE :
Necessary Fire Extinguishers will be provided with the permission from the fire Service

REFERENCE :
For Bath and wash separate pipeline is to be provided and directly connected to the Recharge pit for recycling purpose.

SHEET: 1/1

COLOR INDEX :
- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- PROPOSED DRIVEWAY

SITE LAND AREA DETAILS

TOTAL AREA OF THE SITE	AREA IN SQ.MT	SURVEY NUMBER
FMB / SITE AREA	980.0	MULLUVADI VILLAGE, SURVEY NO : 291/1 pt, (PLOT NO, 40, 41)
DOCUMENT AREA	980.0	

S.no	Description		F.S.I Area Sq.m	Non-F.S.I Area Sq.m	Built Up Area Sq.m
1.	Ground Floor Single block (INDUSTRIAL)	(FACTORY AREA)	497.70	---	497.70
	Total Area		497.70	-	497.70

F.S.I DETAILS:

$$= \frac{497.70}{992.0} = 0.55 \approx 1.5$$

PARKING CALCULATION

TYPE OF PARKING	REQUIRED	PROVIDED
LORRY = Factory floor Area/500 =(206.15/500)	1	1
TWO WHEELER = Factory floor Area/50 =(206.15/50) include DA Parking	5	7
Cycle parking =Factory floor Area/50 =(206.15/50)	5	5
Terrace floor OHT&FIRE TANK	1	1(20000 LITERS)

CONSUME OF TOTAL HP :- 30.00 HP

WORKER DETAILS:-
- NO.OF. MALE Staff - 10 No'S
- NO.OF. FEMALE Staff - 05 No'S
- TOTAL NO.OF. WORKERS - 15 No'S

SCHEDULE OF JOINERY

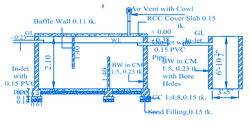
RS	ROLLING SHUTTER	6.0X2.10
W	WINDOW	2.4X1.20
V	VENTILATOR	0.60X0.60
D	TOILET DOOR	0.9X 2.10
SD	SLIDING DOOR	0.9X 2.10
E.F	EXHAUST FAN	

SANITATION CALCULATION DETAILS:

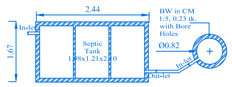
S.NO	PARTICULARS	REQUIRED	PROVIDED
1.	Water Closet For Staff (Boys-10)(Girls-5) (include employee and customers)	2	2
2.	Ablution Taps (Each one W/C)	2	2

Macheinery Details :

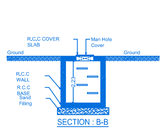
Machine Name	Count	HP
CMC-1	01	05
CMC-2	01	05
TOTAL	02	10



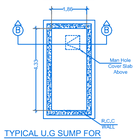
Section - Septic tank & Soak pit



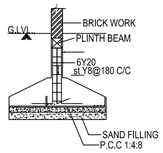
Plan - Septic tank & Soak pit



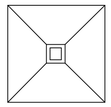
SECTION : B-B

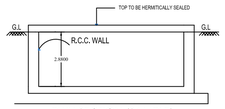


TYPICAL U.G SUMP FOR RAIN WATER

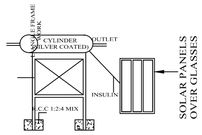


R.C.C FOOTING DETAIL

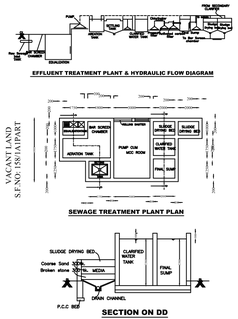

R.C.C. FOOTING PLAN
(NOT TO SCALE)



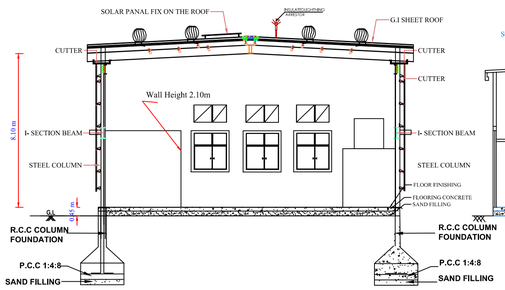
RWH SECTION (SAMPLE)
CAPACITY=5000LTRS



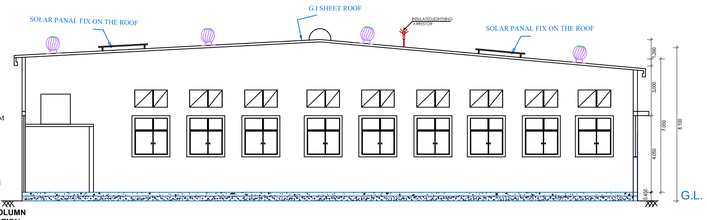
SOLAR ENERGY



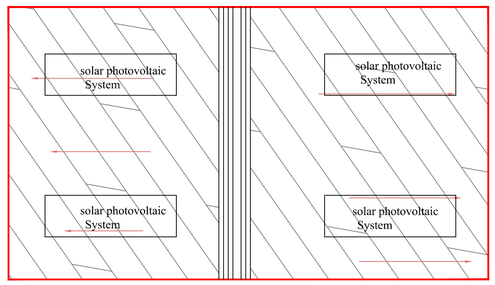
SPECIFICATIONS
ISOLATED FOOTING
BRICK WALLS IN SUPERSTRUCTURE IN C.M. 1:5
R.C.C. COLUMNS, PLINTH BEAMS,
ROOF SLAB ,ETC. IN C.C. 1:2:4
PLASTERING WORK IN C.M. 1:4
VETRIFIED TILES /ANTI SKID CERAMIC FLOORING IN C.M. 1:3
PAINTED WITH OIL BOUND DISTEMBER
ALL DOORS OF PADAK AND POWDER COATED ALUMINIUM
GLAZINGS SS FLY MESH M.S. GRILLS WITH FRICTION HINGES
TWO COATS OF ENAMEL PAINT OVER ONE COAT
OF PRIMER ON WOOD WORK
WITH TWO COURSES OF FLAT TILES LAID TO DETAIL
WEATHERING COURSE IN BRICK JELLY CONCRETE IN C.M.



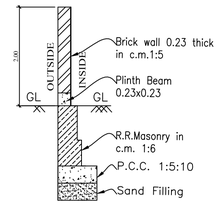
SECTION ON A-A'



SECTION -BB'



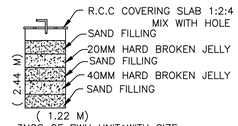
TERRACE. FLOOR PLAN



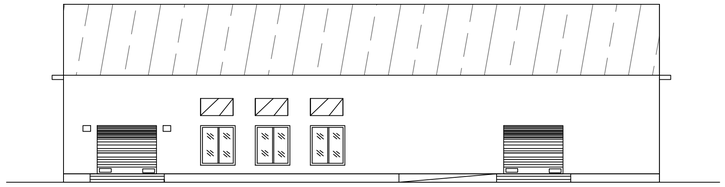
CROSS SECTION OF COMPOUND WALL

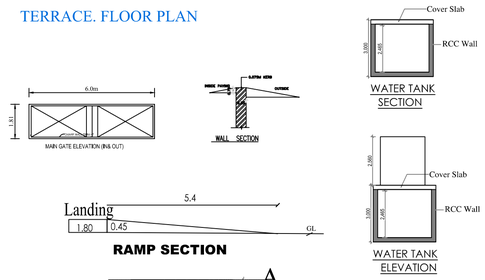
RAIN WATER HARVESTING SYSTEM PLAN
(NOT to SCALE)

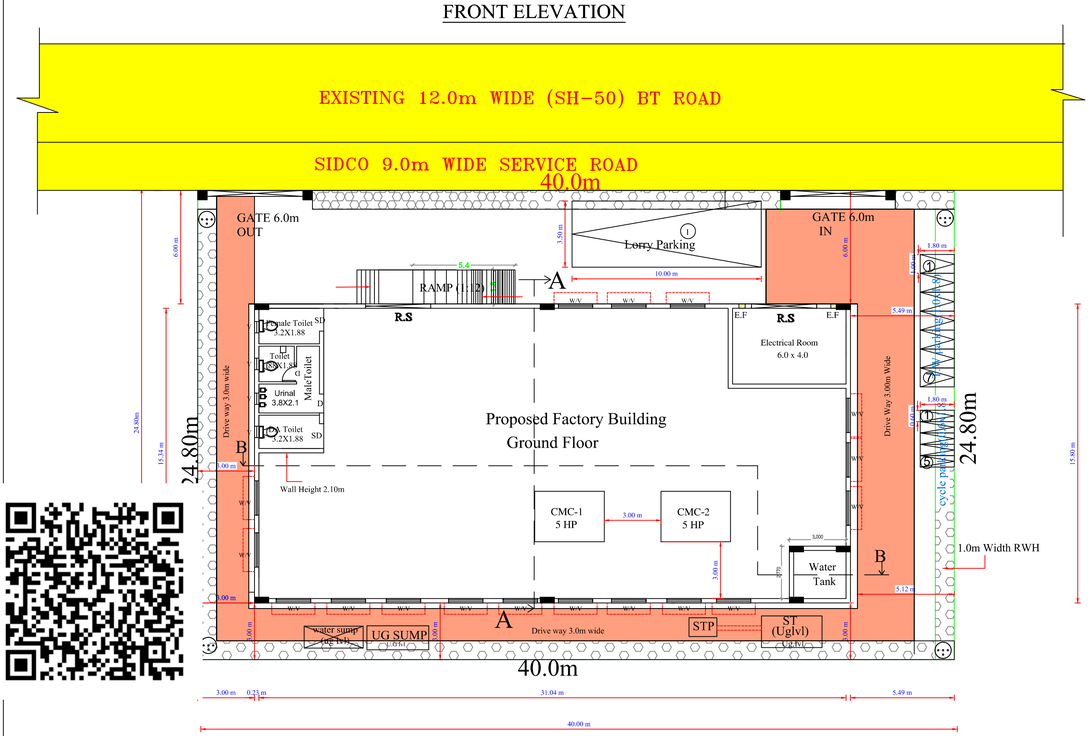
RAIN WATER HARVEST UNIT



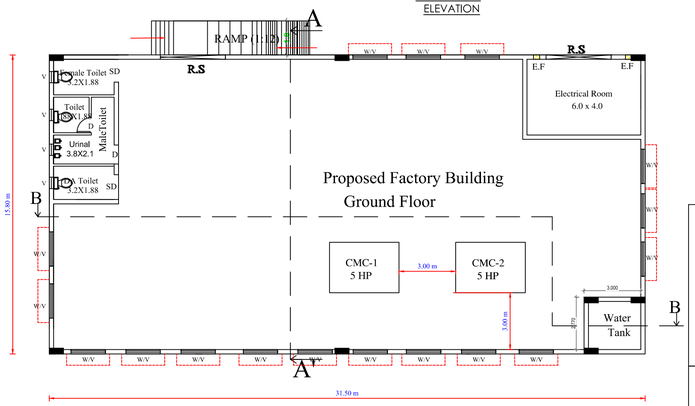
3NOS OF RWH UNIT WITH SIZE 1.22 x 1.22 x 2.44 USING 150MM DIA PVC PIPE WITH NECESSARY FITTINGS.


FRONT ELEVATION





Site Cum Ground Floor Plan



GROUND FLOOR PLAN

For SAP TECH SRT PVT LTD
Director
For SAP TECH SRT PVT LTD
Director
OWNER

For BOOSHNAM ASSOCIATES PVT. LTD.,
Er.A.NIVEDHITHA M.Tech., (Ph.D)
Geotechnical Engineer
GEOTECHNICAL ENGINEER

Er. P. RADHA, M.E.,(Strs) M.I.E.,C.Engg
Govt. Registered Structural Engineer, Grade - I,
Regd. No SE/GR-II/22/05/029(DTCP)
No. 58, Phase III, Vasantham Nagar Extn.
Vallalar, Vellore 632 009.
Mobile No 8778220956, 9500482883
REGISTERED STRUCTURAL ENGINEER

Er.V.VINOTH KUMAR, DC, DCE., BE.,
Registered Engineer CE/RD/SEP-2023/004
Construction Engineer
No. 5/316B, Bharathidasan Salai,
Bharathi Nagar, (Collector Office Opposite)
Ranipet - 632 404.
Cell : 88831 77552, 86681 46813
CONSTRUCTION ENGINEER

Er. J. HARI PRASAD, B.E.,
Registered Engineer
DTCP Reg. No.RE/Gr-II/July-2024/28
No: 97/1, First Floor, Nethaji Stadium Road,
Vellore - 632 001. Mobile: 8667646015.
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

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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

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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.