Verified RealEstate™

REFERENCE
05/2025-26

ISSUED
17 July 2025

PP APPROVAL RECORD

Planning Permission

Vellore 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.

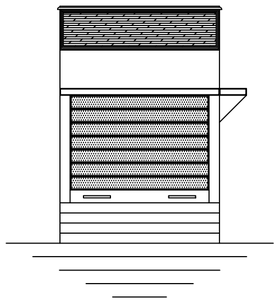
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

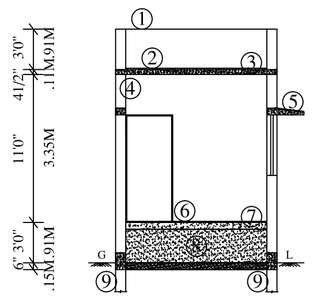
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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. TERRACED ROOF GROUND FLOOR COMMERCIAL SHOP BUILDING IN S.F.NOS. 138 / 2A AND 138 / 2B, NEW S.F.NO. 138 / 2B1A1, PATTA NO. 1719, SUB - DIVISION S.F.NO. 138 / 2B2, AT PLOT NO. 1, VIRINCHIPURAM TO SEDHUVALAI - MAIN ROAD, VIRINCHIPURAM VILLAGE AND PANCHAYAT, ANAICUT PANCHAYAT UNION, ANAICUT TALUK, VELLORE DISTRICT. (SCALE 1 INCH = 8 FEET (OR) 1 CM = 1 M.)



ELEVATION



SECTION ON 'CY'

01. PARAPET WALL IN C.M. 1:6.

02. WEATHERING COURSE.

03. R.C.C. 1:2:4.

04. BRICK WORK IN C.M. 1:5.

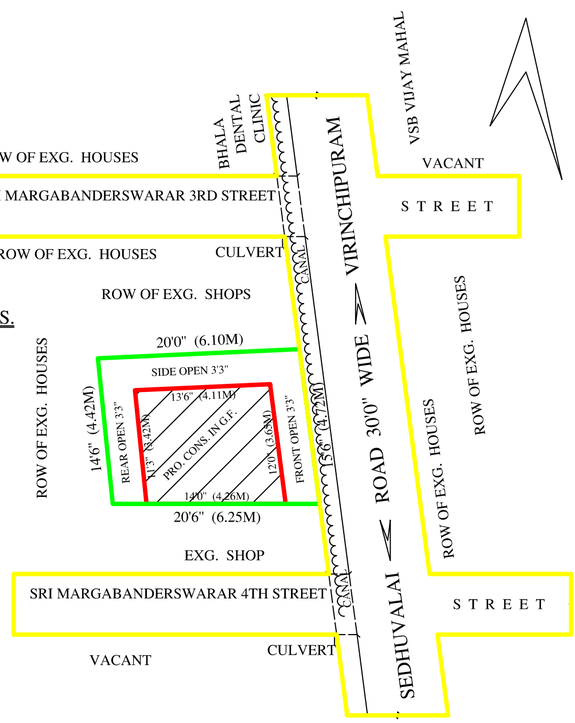
05. LINTEL CUM SUNSHADE.

06. FLOOR FINISHING IN MARBONITE TILES.

07. FLOORING CONCRETE IN P.C.C. 1:5:10.

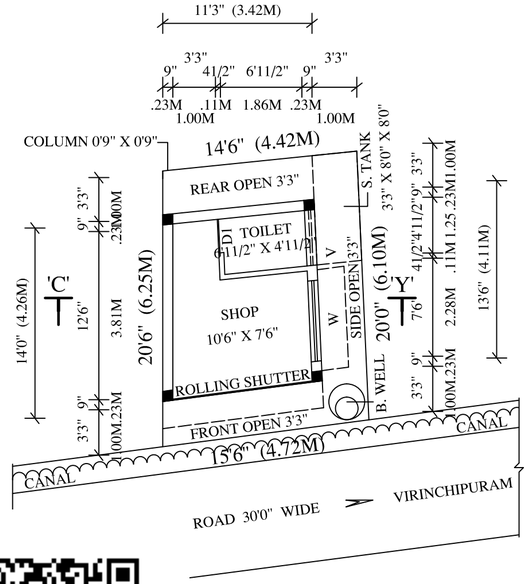
08. GRAVEL FILLING FOR BASEMENT.

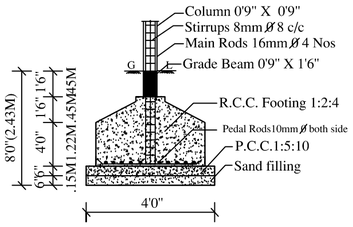
09. R.C.C. COLUMN FOUNDATION.



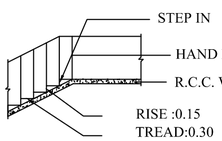
SITE PLAN

SCALE ; 1 INCH 16 FEET (OR) 1 CM = 2 M.

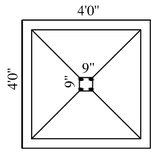




SECTION



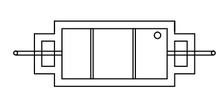
STAIR DETAILS



PLAN

COLUMN DETAILS

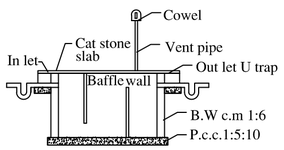
SCALE : NOT TO SCALE



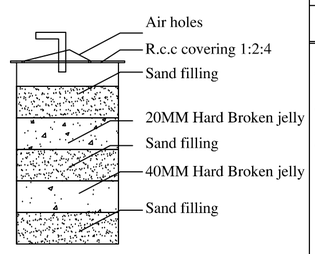
PLAN

SEPTIC TANK DETAILS

SIZE: 3'3" X 8'0" X 8'0"



SECTION



RAIN WATER UNITS

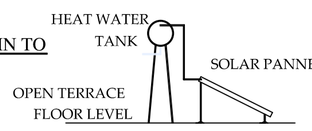
RWH: SIZE 3'0" X 3'0" X 4'0"- 2 NOS.

Using 150mm pipe and necsssary specials.

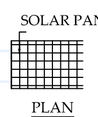
JND FLOOR PLAN

.RATE PIPE LINE IS TO BE PROVIDED AND DIRECT CONNECTING IN TO
FOR RECYLING PURPOSE.

USING 2 NOS OF U - TRAP IN LET AND OUT LET AND VENT PIPE WILL BE PROVIDED AND DIRECT CONNECTING IN TO THE RECHARGE PIT FOR RECYCLING PURPOSE.



SIDE ELEVATION



PLAN

SOLAR WATER HEATER

(NOT TO SCALE)

AREA STATEMENT :-

DESCRIPTIONS	SQ. FEET	SQ. METER
SITE AREA :-		
AS PER SALE DEED AREA	302.00	28.06
AS PER PLR / FMB	538.20	50.00
AS PER SITE AREA	302.00	28.06

BUILDING AREA DETAILS

		R.C.C. ROOF			
	FLOOR NAME	NET F.S.I. AREA (IN SQ.FT.)	NET F.S.I. AREA (IN SQ.M.)	NON F.S.I. AREA (IN SQ.M.)	TOTAL BUILT-UP AREA (IN SQ.M.)
PROPOSED	GROUND FLR.	159.00	14.73	----	14.73
	GRAND TOTAL	159.00	14.73	----	14.73

FLOOR SPACE INDEX (F.S.I.) :-

F.S.I. AREA / SITE AREA = 14.73 / 28.06 = 0.52 < 2

PLOT COVERAGE (P.C.) :-

TOTAL G.F. AREA / SITE AREA X 100 = 14.73 / 28.06 X 100 = 52.50 %

SCALE 1 : 100

ALL DIMENSIONS ARE IN METER

JOINERY DETAILS

REFERENCE	DESCRIPTIONS	SIZE (IN METRE)
R.S.	ROLLING SHUTTER	3.20M X 2.43 M
D1	DOOR	0.76M X 2.13 M
W	WINDOW	1.82M X 1.37 M
V	VENTILATOR	1.22M X 0.61 M

COLOUR INDEX

OWNER BOUNDARY SHOWN IN GREEN

POPOSED CONSTRUCTION SHOWN IN RED

EXISTING ROAD SHOWN IN YELLOW

PARKING DETAILS

TYPES UP VECHICLE PARKING	REQUIRED	PROVODED
CAR	0	0
TWO WHELLER	1	2

OWNER'S NAME :-

MRS. D. PADMINI,

W/O MR. R. DEVARAJ,

D Padmini

APPLICANT SIGNATURE

E.C.YU

Er. E.C. YESURATHINAM, D.C.E., B.Tech.,
Registered Engineer Gr - III
VCMC Regd. No. 035/LS/2024/00020
DDTCP Regd. RE/Gr-III/May-2024/024
DDTCP Regd No. CE/July-2024/008
No. 29, Gandhi Main Road,
Vaigai Nagar, Saduperi, VELLORE - 2.
Cell: 98941 16361, 94424 12096

ENGINEER

CELL NO. 9894116361, 9442412096,

C.Y. BUILDERS, ER. E.C.YESURATHINAM, D.C.E. B.TECH,

12/29, GANDHI MAIN ROAD, VAIGAI NAGAR, SADUPERI,
VELLORE - 632002.

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

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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.