Verified RealEstate™

REFERENCE
03/2026

ISSUED
27 February 2026

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.

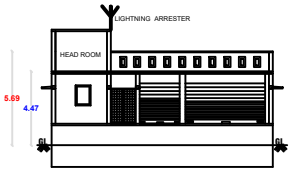
Verified RealEstate™
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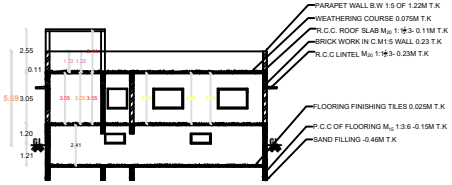
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR,GROUND FLOOR AND TERRACE FLOOR OF R.C.C. ROOF COMMERCIAL BUILDING IN S.F.NO:137/42A1B&137/42B2,PATTA NO:2453&2069,VALLAM VILLAGE&PANCHAYAT, KANIYAMBADI PANCHAYAT UNION,VELLORE TALUK&DISTRICT.

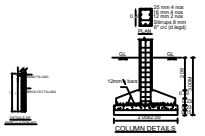
APPLICANT NAME:K.MANI S/O KANNAN **ALL DIMENSION ARE IN `M` SCALE:1:100**



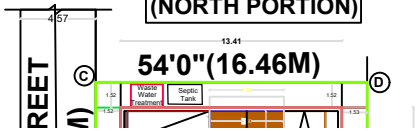
ELEVATION

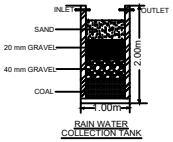


SECTION A-B



PLOT NO:14. (NORTH PORTION)

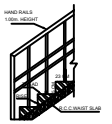




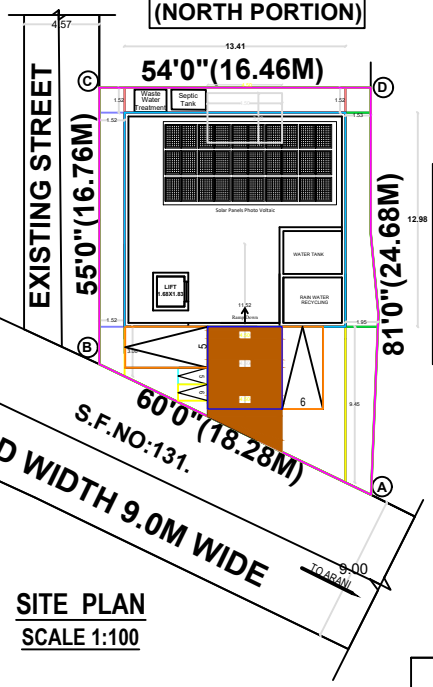
RAIN WATER COLLECTION TANK

NOT TO SCALE

PLOT NO:137/4B.

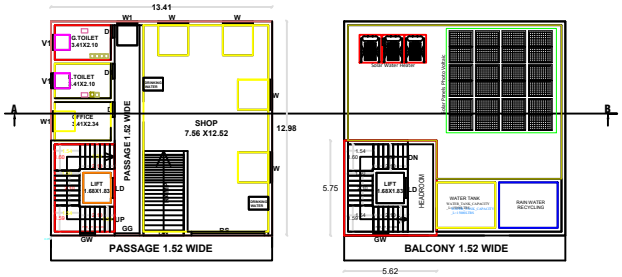


SECTION ON STAIRCASE



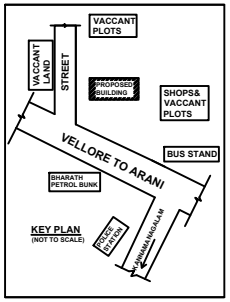
SITE PLAN

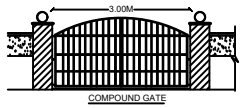
SCALE 1:100

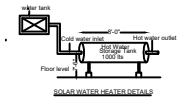


GROUND FLOOR PLAN

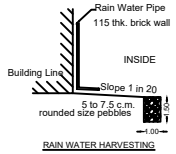
TERRACE FLOOR PLAN



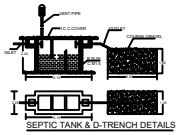




SOLAR WATER HEATER DETAILS



RAIN WATER HARVESTING



SEPTIC TANK & D-TRENCH DETAILS

OFFICE USE

NOTES :

1. ALL DIMENSIONS ARE IN METER.
2. FIRE FIGHTING ARRANGEMENTS WILL BE PROVIDED.
3. SOLAR WATER HEATING SYSTEM PROVIDED.
4. RAINWATER HARVESTING FACILITIES PROVIDED.
5. WATER FACILITIES PROVIDED.
6. DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION.
7. F E - FIRE SAFETY MEASURES PROVIDED
8. CENTRALIZED AC TO BE PROVIDED AT REQUIRED PLACE

JOINERIES :		SIZE
RS	ROLLING SHUTTER	3.05X 2.44
GG	GRILL GATE	1.52 X 2.44
MD	MAIN DOOR	1.83 X 2.44
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
W	WINDOW	1.83 X 2.13
W1	WINDOW	1.22 X 2.13
GW	GLAZED WINDOW	1.22 X 1.22
V	VENTILATOR	0.91 X 0.61

AREA DETAILS	IN Sq.ft	IN Sq.m
PLOT AREA (AS PER DOCUMENT)	4092.00	380.16
PLOT AREA (AS PER PATTA)	3905.88	363.00
PLOT AREA (AS AT SITE)	3711.00	344.79
OPEN SPACE	1837.74	170.73

DESCRIPTION	F.S.I(Area) in sq.m	NON-F.S.I (Area)in sq.m	TOTAL AREA in sq.m
PROPOSED BUILDING BASEMENT FLOOR	-	174.06	174.06
PROPOSED BUILDING GROUND FLOOR	174.06	-	174.06
HEAD ROOM	-	32.31	32.31
TOTAL FLOOR AREA	174.06	206.37	380.43
F.S.I	174.06/344.79 = 0.50< 2.0		
PLOT COVERAGE	(174.06/344.79) X 100 = 50%		

PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING	01 NOS	04 NOS
TWO WHEELER PARKING	01 NOS	04 NOS
NOS OF HP USES	1 NOS	1 NOS
NOS OF WORKERS	MALE	02 NOS
	FEMALE	02 NOS

LEGEND :

- SITE BOUNDARY
- PROPOSED AREA
- DRIVEWAY
- EXISTING ROAD

Mr. K.MANI S/O Mr. KANNAN

SIGNATURE OF APPLICANT

Er. G. PRAKASH, DCE., B.E.(Civil), M.E.(Struct),
Registered Engineer Gr-II,
RE/G-II/Feb-2024/03 (DTCP)
PSPL Planner & Builders
Kunnathur Kooti Road, Ariyapadi - 632 314,
Arni (Tk.), T.V. Malai (Dt.),
Cell: 74483 71915, 8675537457

SIGNATURE OF REGISTERER 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

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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.