Verified RealEstate™

REFERENCE
SWP/BPA/911262/2026

ISSUED
19 November 2026

PP APPROVAL RECORD

Planning Permission

Vellore 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.

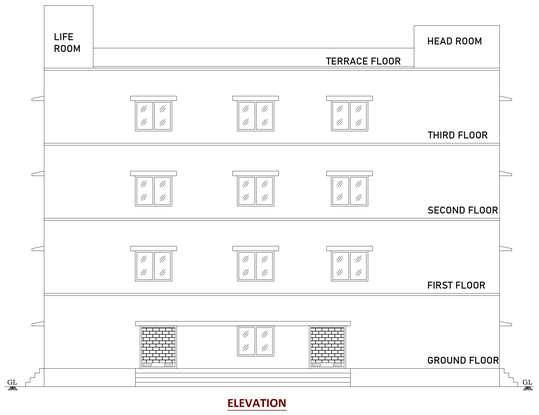
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

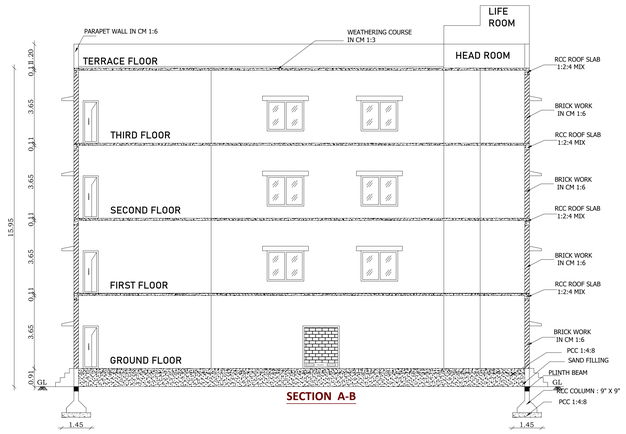
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF " FINANCE CONSULTING OFFICE " COMMERCIAL BUILDING IN GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR PLAN, S.F.NO :68/1A Part, 68/1B2 Part, 81/1 Part, PERUMUGAI VILLAGE AND PANCHAYAT, VELLORE TALUK AND DISTRICT.

ALL DIMENSIONS ARE IN FEET (OR) METER.



ELEVATION

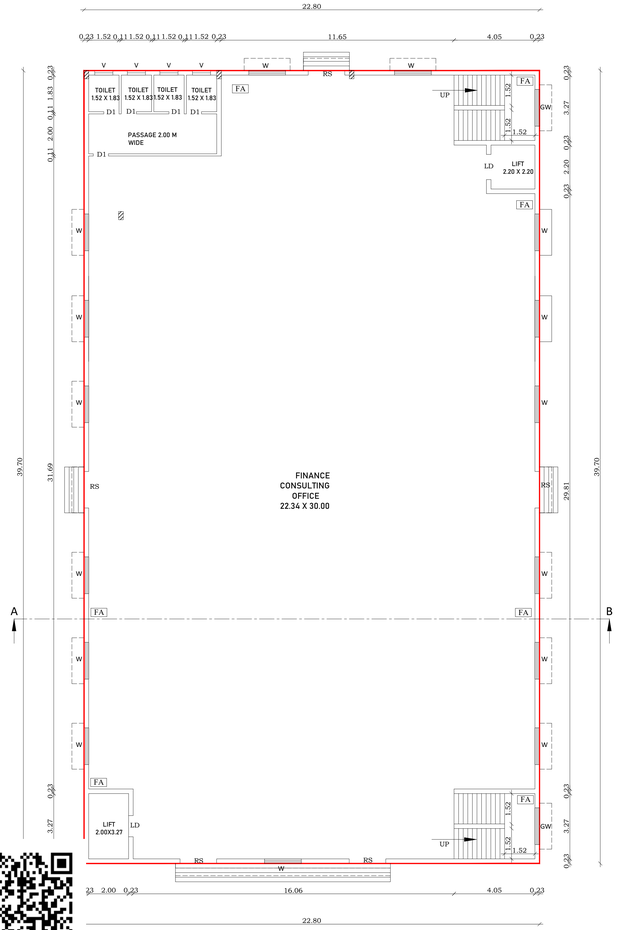


SECTION A-B

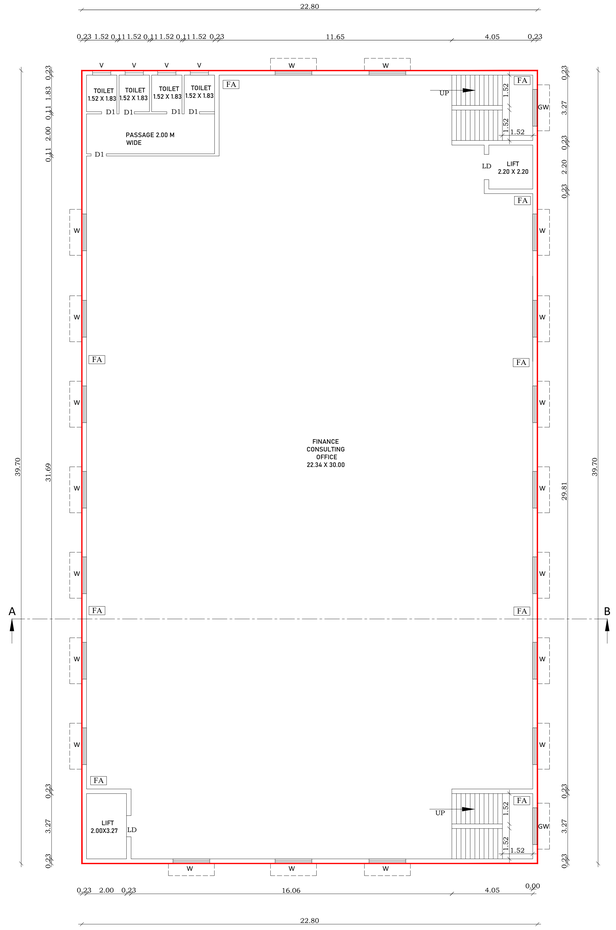
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
VELLORE DISTRICT.

BUILDING APPROVAL NO
SITE BOUNDARY SHOWN AS "A-W" &
BUILDING APPROVAL NO NUMBERED AS
B.P./D.T.C.P.(VLR)NO: 22/2026

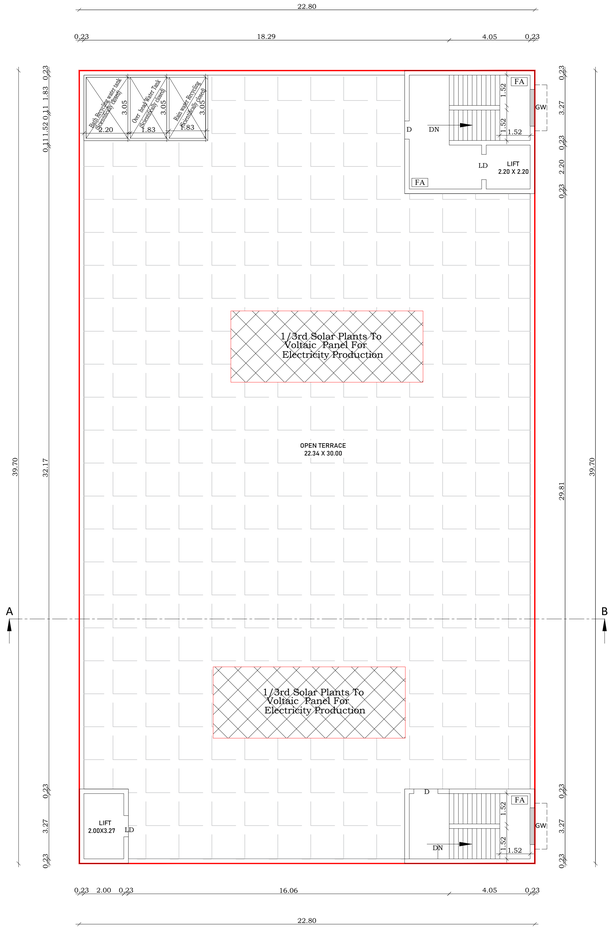
APPLICATION NO: SWP/BPA/0911262/2026



PRO GROUND FLOOR PLAN



PRO.FIRST, SECOND, THIRD FLOOR PLAN



PRO.TERRACE FLOOR PLAN

AREA DETAILS :

TOTAL AREA OF THE SITE — 7203.16 SQ.MT

FLOOR	FSI AREA	NON - FSI AREA	BUILTUP AREA
GROUND FLOOR	905.00	—	905.00
FIRST FLOOR	905.00	—	905.00
SECOND FLOOR	905.00	—	905.00
THIRD FLOOR	905.00	—	905.00
TERRACE FLOOR	—	73.55	73.55
TOTAL AREA	3620.00	73.55	3693.55

PLOT COVERAGE :

Plot Coverage: 905.00 / 7203.16 x 100 = 50.25 %

FLOOR SPACE INDEX (FSI) :

Floor space index:

$$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{3620.00}{7203.16} = 0.50 < 2.0$$

FSI = 0.50 < 2.00

JOINERY DETAILS:

TYPE	DESCRIPTION	IN METER	IN FEET
RS	ROLLING SHUTTER	1.83 x 2.13	6'0" X 7'-0"
D	DOOR	1.06 x 2.13	3'3" X 7'-0"
D1	DOOR	0.91 x 2.13	3'0" X 7'-0"
LD	LIFT DOOR	1.06 x 2.13	3'6" X 7'-0"
W	WINDOW	1.83 x 1.52	6'-0" x 5'-0"
GW	GRILL WINDOW	1.83 x 1.52	6'-0" x 5'-0"
V	VENTILATOR	0.99 x 0.61	3'-0" x 2'-0"
FA	FIRE ALARM		
FE	FIRE EXTINGUISHER		
FB	FIRE BUCKET		

SIGNATURE OF OWNER

Er. S. MALUVU, M.E(Soil)., (Ph.D.),
Govt. Registered Geotechnical Engineer,
Regd. No.: GTE/FEB-2026/001
No. 116, Officers Town, 4th Street,
Anaiyur, Madurai - 625 017.
Ph: +91 87786 44966
Email: rvcageotechmaluvu@gmail.com

SIGNATURE OF GEO/TECT ENGINEER

Er. K. Muthukumaran, B.E.,
Registered Structural Engineer
Reg. No. SE/Gr-II/014/2026
Assistant Director,
Town and Country Planning (D.T.C.P.),
Ranipet.

STRUCTURAL ENGINEER

Er. D. VIGNESH, D.C.E.,
Reg. Construction Engineer,
Reg. No: RD/CE-10/2026
Deputy Director Town and Country Planning,
(D.T.C.P.), Ranipet.
Cell: 86087 48408

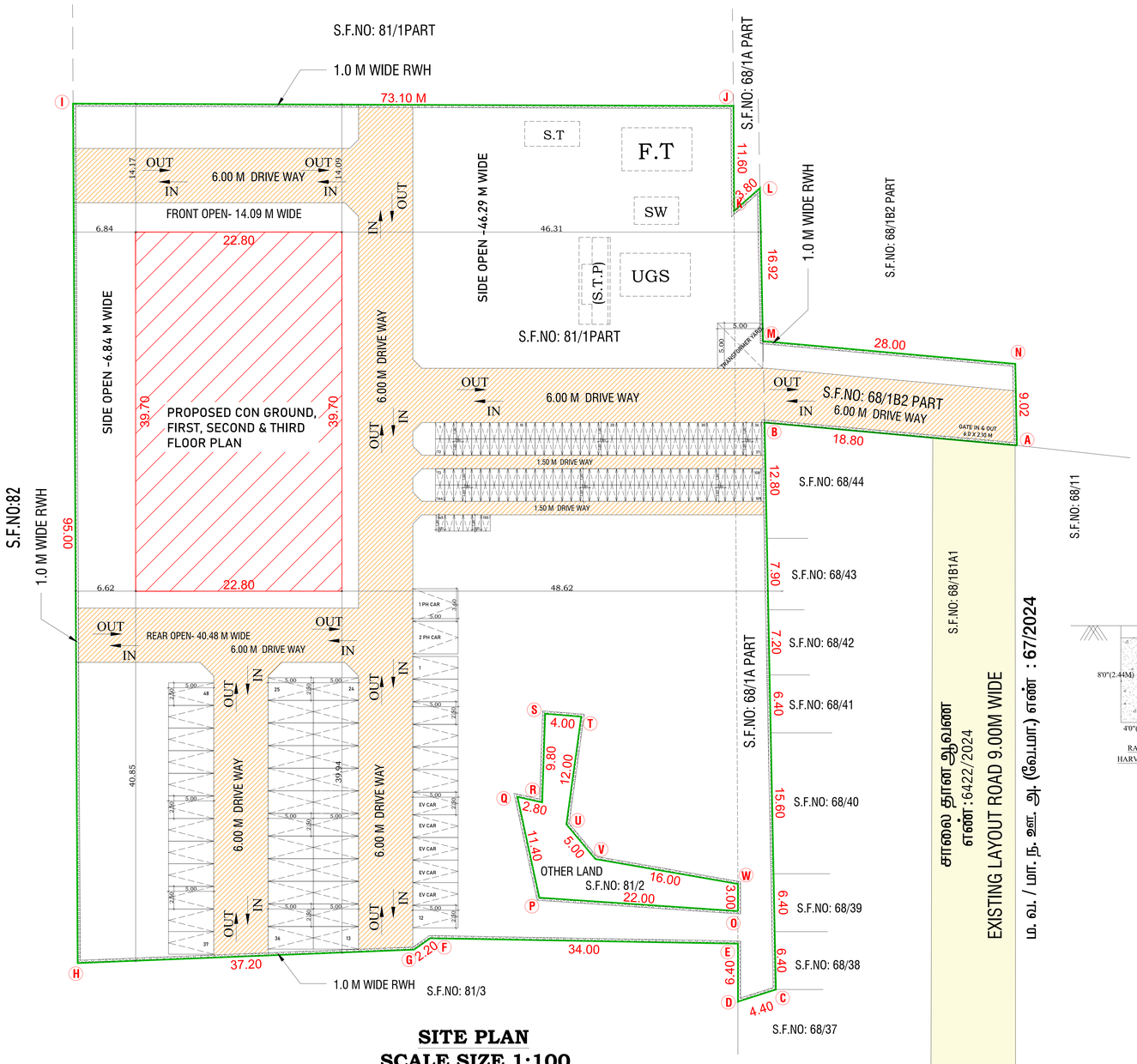
CONSTRUCTION ENGINEER

Er. D. VIGNESH, D.C.E.,
Registered Engineer - Grade - III,
Reg. No: RD/009/2026
Deputy Director Town and Country Planning,
(D.T.C.P.), Ranipet.
Cell: 86087 48408

LICENSED ENGINEER

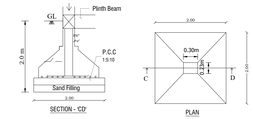
SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF " FINANCE CONSULTING OFFICE " COMMERCIAL BUILDING IN GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR PLAN, S.F.NO :68/1A Part, 68/1B2 Part, 81/1 Part, PERUMUGAI VILLAGE AND PANCHAYAT, VELLORE TALUK AND DISTRICT.

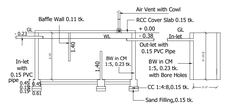
ALL DIMENSIONS ARE IN FEET (OR) METER.

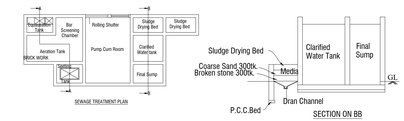


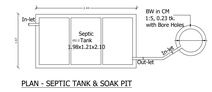
SITE PLAN
SCALE SIZE 1:100

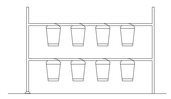


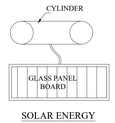




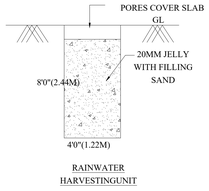




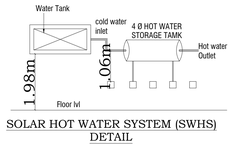

SAND BUCKETS
[NOT TO SCALE]



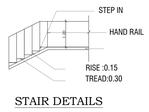
SOLAR ENERGY PLANT
(NOT TO SCALE)



RAINWATER HARVESTINGUNIT



SOLAR HOT WATER SYSTEM (SWHS) DETAIL



STAIR DETAILS

EXISTING LAYOUT ROAD 9.00M WIDE
ம. வ. / மா. ந. உள. அ. (வே.மா.) எண் : 17/1988

சாலைவழி திட்ட அனுமதி
எண்: 6422/2024
EXISTING LAYOUT ROAD 9.00M WIDE
ம. வ. / மா. ந. உள. அ. (வே.மா.) எண் : 67/2024

SANITARY DETAILS:

TOTAL NUMBER OF PERSONS-400	MALE-250		FEMALE-150		
FOR PUBLIC	REQUIRED		PROVIDED		
SANITARY UNIT	MALE	FEMALE	MALE	FEMALE	TOTAL
WATER CLOSET	15	10	20	12	32
ABLUTION TAPS	12		15		15
URINALS	10	NIL	10	NIL	10
WASH BASINS	05	05	05	05	10
CLEANERS SINK	00	00	00	00	00

DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
VELLORE DISTRICT.

BUILDING APPROVAL NO
SITE BOUNDARY SHOWN AS "A-W" &
BUILDING APPROVAL NO NUMBERED AS
B.P./D.T.C.P.(VLR)NO: 22/2026

APPLICATION NO: SWP/BPA/0911262/2026

AREA DETAILS:-

TOTAL AREA OF THE PATTA ---------- 7203.16 SQ.MT 77536.70 SQ.FT
TOTAL AREA OF THE DOCUMENT ---------- 7203.16 SQ.MT 77536.70 SQ.FT

BUILDING AREA STATEMENT

DESCRIPTION	FSI	Non - FSI	TOTAL AREA
	sq.mt	sq.mt	sq.mt
GROUND FLOOR	905.00	-	905.00
FIRST FLOOR	905.00	-	905.00
SECOND FLOOR	905.00	-	905.00
THIRD FLOOR	905.00	-	905.00
HEAD ROOM	-	73.55	73.55
TOTAL FLOOR	3620.00	73.55	3693.55

FLOOR SPACE INDEX:- (G.F, F.F, S.F, T.F) / TOTAL SITE AREA = 3620.00 / 7203.16 = 0.50
=0.50<2.00

COLOUR INDEX:-

1. SITE BOUNDARY SHOWN =
2. PROPOSED BLDG. SHOWN =
3. DRIVEWAY =
4. EXISTING ROAD =

PARKING DETAILS

CAR PARKING CALCULATION

FOR COMMERCIAL,
EVERY 100 SQ.Mt of = 1 CAR SPACE
3620.00/100= 36.20 = say 37 Nos CAR SPACE
REQUIRED PARKING SPACE = 38 CAR SPACE
TOTAL PROVIDED CAR PARKING
48 CAR SPACE

TWO WHEELER PARKING:-

EVERY 25 SQ.Mt of = 1 TWO WHEELER SPACE
3620.00/25 = 144.8= say 145 Nos Two wheeler SPACE
REQUIRED TWO WHEELER = 145 NOS
TOTAL PROVIDED TWO WHEELER = 150 NOS

APPLICANT

Er. D. VIGNESH, D.C.E.,
Reg. Construction Engineer,
Reg. No: RD/CE-10/2026
Deputy Director Town and Country Planning,
(D.T.C.P.), Ranipet.
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No. 116, Officers Town, 4th Street,
Anaiyur, Madurai - 625 017,
Ph: +91 87786 44966
Email: rvcsgeotechmaluvu@gmail.com
SIGNATURE OF GEO/TECT,

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Ranipet.
STRUCTURAL 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
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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.