Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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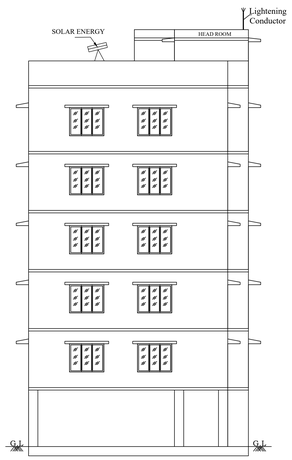
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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

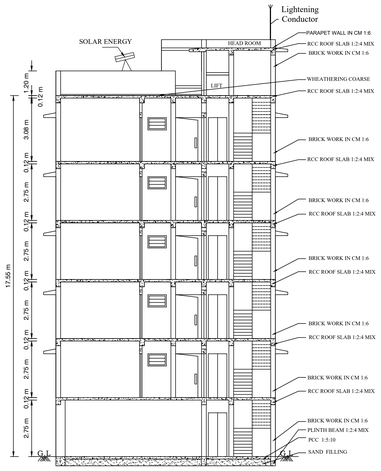
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

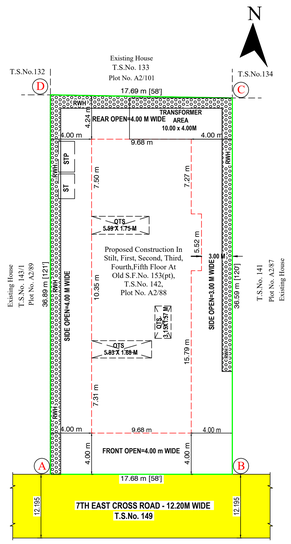
PLAN SHOWING THE PROPOSED RE-CONSTRUCTION OF RCC ROOF "RESIDENTIAL APARTMENT BUILDING" IN STILT FLOOR (PARKING), FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR (15 DWELLING UNIT) PLOT NO. A2/88 IN APPROVED LAYOUT NO. 89/49 AT OLD S.F.NO. 153(Pt), T.S.NO.142, BLOCK NO. 6, GANDHI NAGAR,7th EAST CROSS ROAD, KATPADI LOCAL PLANNING AREA, KAZHINZUR VILLAGE, KATPADI TALUK AND VELLORE CITY MUNICIPAL CORPORATION.



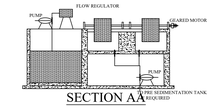
ELEVATION



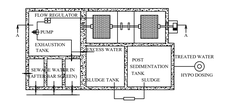
SECTION - AB



SITE PLAN
SCALE- 1:200



SECTION AA

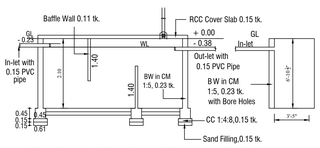


SEWAGE TREATMENT PLANT (S.T.P)

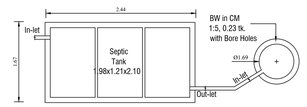
VELLORE LOCAL PLANNING AUTHORITY/
DISTRICT TOWN AND COUNTRY PLANNING OFFICE.
VELLORE DISTRICT.

ROC NO. SWP/BPA/0808556/2026
SITE APPROVAL
SITE BOUNDARY SHOWN AS "A-D" & NUMBERED AS B.P./VELLORE-LPA/SITE APPROVAL NO. 13/2026

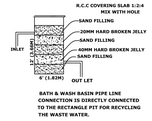
BUILDING PLANNING PERMISSION NO.
B.P./VELLORE-LPA/P.P.NO. 13/2026



SECTION - SEPTIC TANK & SOAK PIT



PLAN - SEPTIC TANK & SOAK PIT



WASTE WATER RECYCLE UNIT

AREA DETAILS :				
TOTAL AREA OF SITE (AS PER SITE, DOCUMENT & TSLR)			646.59 SQ.MT	
FLOOR	FSI AREA	NON - FSI AREA	BUILTUP AREA	USAGE
STILT FLOOR	--	282.22	282.22	PARKING
FIRST FLOOR	257.73	--	257.73	3 DWELLINGS
SECOND FLOOR	257.73	--	257.73	3 DWELLINGS
THIRD FLOOR	257.73	--	257.73	3 DWELLINGS
FOURTH FLOOR	257.73	--	257.73	3 DWELLINGS
FIFTH FLOOR	257.73	--	257.73	3 DWELLINGS
HEAD ROOM	--	19.84	19.84	HEAD ROOM
TOTAL AREA	1288.65	302.06	1590.71	15 DWELLING UNITS

PLOT COVERAGE :

Plot Coverage: 282.22 / 646.59 x 100 = 43.65 %

FLOOR SPACE INDEX (FSI) :

$$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{1288.65}{646.59} = 1.993 < 2.00$$

HEIGHT OF THE BUILDING - 17.55 M

PARKING DETAILS:

Parking Area Descriptions	Required	Provided
50 - 75 Sq.mt 1 Car for every Two Dwelling Unit &1 Car space for every 75 Sq.m of Floor Area with Disabled and Visitors Parking	15 Nos	15 Nos
1 Two wheeler space for every 75 Sq.m of Residential floor Area with Disabled and Visitors Parking	18 Nos	18 Nos

JOINERY DETAILS:

MD	-	MAIN DOOR	-	1.22 x 2.13 M
D	-	DOOR	-	1.00 x 2.13 M
D1	-	DOOR	-	0.76 x 2.13 M
LD	-	LIFT DOOR	-	0.90 x 2.13 M
W	-	WINDOW	-	1.67 x 1.52 M
W1	-	WINDOW	-	0.88 x 1.52 M
W2	-	WINDOW	-	2.04 x 1.52 M
V	-	VENTILATOR	-	1.00 x 0.61 M
FD	-	FRENCH DOOR	-	1.82 x 2.13 M
FD1	-	FRENCH DOOR	-	1.29 x 2.13 M
G	-	GLAZING	-	1.67 x 1.52 M

COLOR INDEX :

PLOT BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
PROPOSED DRIVEWAY

FIRE CERTIFICATE :

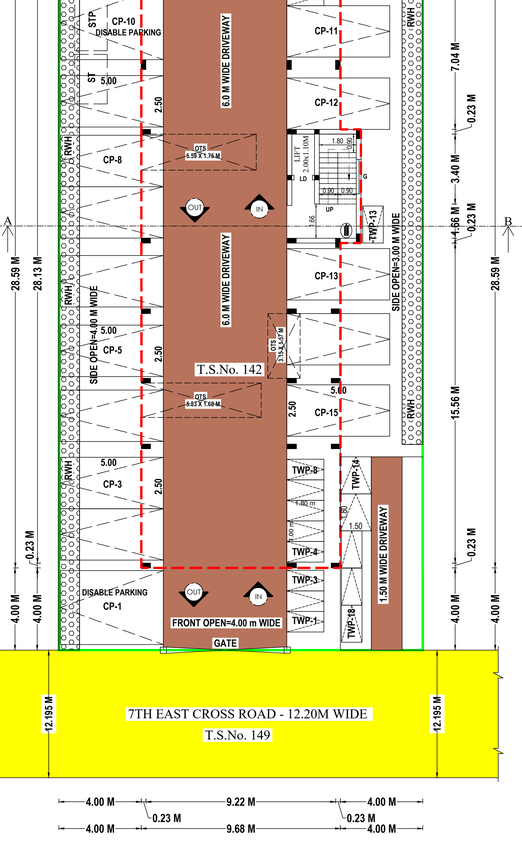
FIRE EXTINGUISHER

Necessary Fire Extinguishers will be provided with the permission from the fire Service.

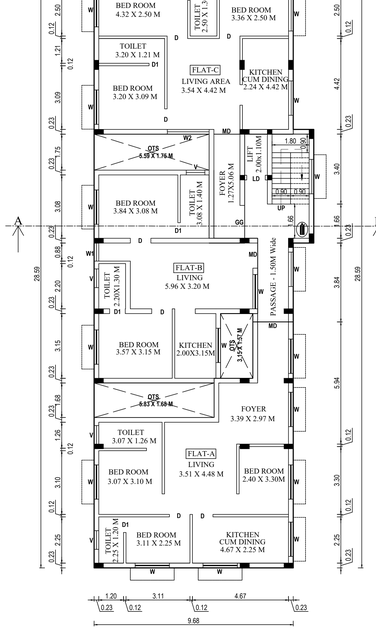
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All Dimesion Are in Meter

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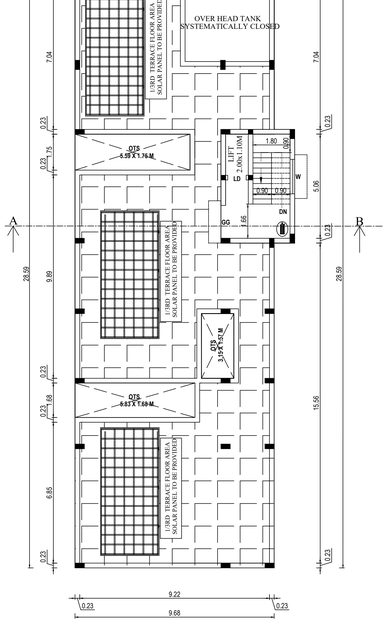
For SM Constructions & Promoters
PROPRIETOR
Applicant



PROPOSED STILT FLOOR PLAN



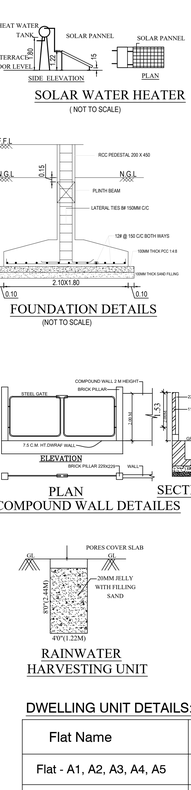
TYPICAL - PROPOSED FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN



PROPOSED TERRACE FLOOR PLAN

DWELLING UNIT DETAILS:

Flat Name	Area in Sq.m
Flat - A1, A2, A3, A4, A5	83.47
Flat - B1, B2, B3, B4, B5	68.30
Flat - C1, C2, C3, C4, C5	81.36
COMMON AREA	24.60
TOTAL	257.73



STAIR DETAILS

SOLAR WATER HEATER
(NOT TO SCALE)

FOUNDATION DETAILS
(NOT TO SCALE)

PLAN SECTION OF GATE
COMPOUND WALL DETAILES

RAINWATER HARVESTING UNIT

Er. G.K. SHANMUGAM, B.Tech
Registered Engineer
DTCP Reg. No. RE / Gr-II / July-2024 / 027
No. 97/1, First Floor, Nethaji Stadium Road
Vellore - 632 001. Mobile : 9788055563
Registered Engineer

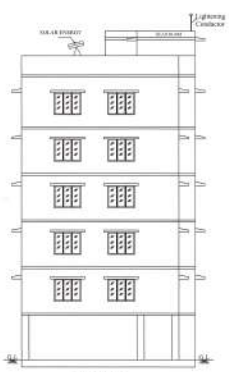
Er. P. RADHA, M.E.(Structures)
Govt. Registered Structural Engineer - Grade-I,
Reg. No. SE/Gr-I/Jun-2025/011
No 6B, Phase-III, Vasantham Nagar Exth.
VALLALAR, VELLORE - 632 009.
Cell: 7695953715 / 8778220956
Structural Engineer

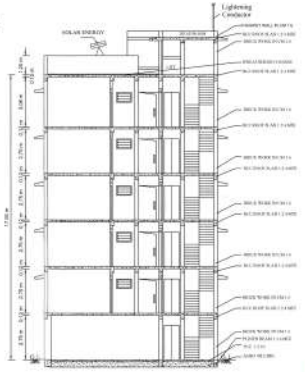
Er. S. MALUVU, M.E(Soil)., (Ph.D
Govt. Registered Geotechnical Engineer.,
Regd. No.: GTE/FEB-2026/001
No. 116, Officers Town, 4th Street,
Anaiyur, Madurai - 625 017,
Ph: +91 87788 44966
Email: rvcsgeotechmaluvu@gmail.com
GEO Techical Engineer

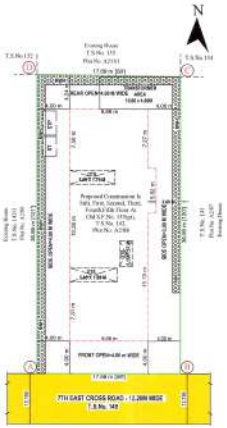
Er. G.K. SHANMUGAM, B.Tech.,
Registered Contruction Engineer.
DTCP Reg. No. CE / July-2024 / 010
No. 97/1, First Floor, Nethaji Stadium Road.
Vellore - 632 001. Mobile : 9788055563
Construction Engineer

Signature Not Verified
Digitally signed by Director Town and Country Planning
Date: 2026.04.14 15:49:09 IST

PLAN SHOWING THE PROPOSED RE-CONSTRUCTION OF RCC ROOF "RESIDENTIAL APARTMENT BUILDING" IN STILT FLOOR (PARKING), FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR (15 DWELLING UNIT) PLOT NO. A2/88 IN APPROVED LAYOUT NO. 89/49 AT OLD S.F.NO. 153(Pt), T.S.NO.142, BLOCK NO. 6, GANDHI NAGAR,7th EAST CROSS ROAD, KATPADI LOCAL PLANNING AREA, KAZHINZUR VILLAGE, KATPADI TALUK AND VELLORE CITY MUNICIPAL CORPORATION.


ELEVATION

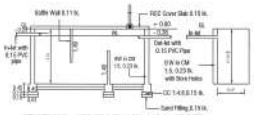

SECTION - AB

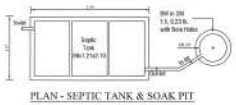


SITE PLAN
SCALE:- 1:200

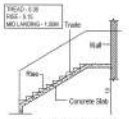

SECTION AA


SEWAGE TREATMENT PLANT (S.T.P)

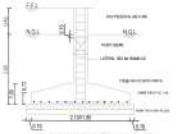

SECTION - SEPTIC TANK & SOAK PIT

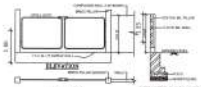

PLAN - SEPTIC TANK & SOAK PIT


WASTE WATER RECYCLE UNIT

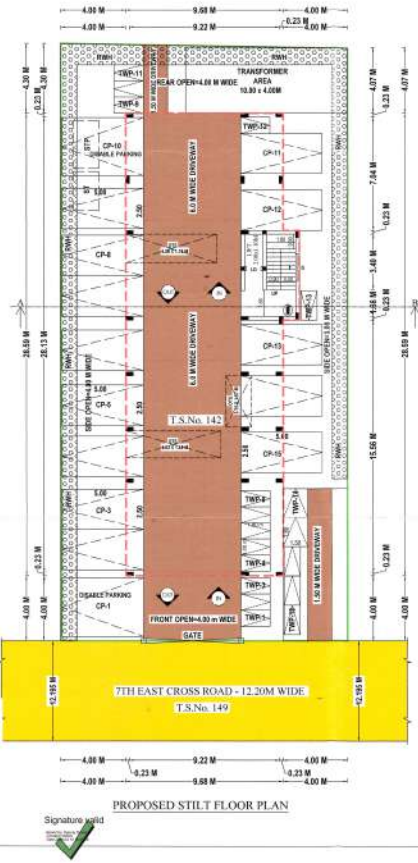

STAIR DETAILS


SOLAR WATER HEATER
(NOT TO SCALE)

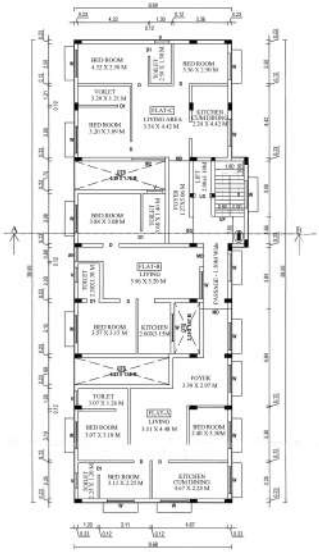

FOUNDATION DETAILS
(NOT TO SCALE)

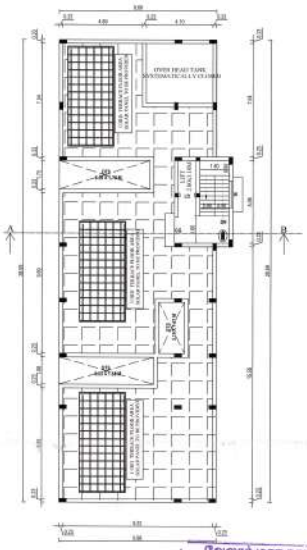

PLAN SECTION OF GATE
COMPOUND WALL DETAILES


RAINWATER
HARVESTING UNIT



PROPOSED STILT FLOOR PLAN


TYPICAL - PROPOSED FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN


PROPOSED TERRACE FLOOR PLAN

VELLORE LOCAL PLANNING AUTHORITY/
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
VELLORE DISTRICT.

ROC NO: SWP/BPA/0808556/2026
SITE APPROVAL
SITE BOUNDARY SHOWN AS "A-D" & NUMBERED AS B.P./VELLORE-LPA/SITE APPROVAL NO. 13/2026

BUILDING PLANNING PERMISSION NO.
B.P./VELLORE-LPA/P.P.NO. 13/2026

AREA DETAILS :

TOTAL AREA OF SITE (AS PER SITE, DOCUMENT & TSLR) — 646.59 SQ.MT

FLOOR	FSI AREA	NON - FSI AREA	BUILTUP AREA	USAGE
STILT FLOOR	--	282.22	282.22	PARKING
FIRST FLOOR	257.73	--	257.73	3 DWELLINGS
SECOND FLOOR	257.73	--	257.73	3 DWELLINGS
THIRD FLOOR	257.73	--	257.73	3 DWELLINGS
FOURTH FLOOR	257.73	--	257.73	3 DWELLINGS
FIFTH FLOOR	257.73	--	257.73	3 DWELLINGS
HEAD ROOM	--	19.84	19.84	HEAD ROOM
TOTAL AREA	1288.65	302.06	1590.71	15 DWELLING UNITS

PLOT COVERAGE :

Plot Coverage: 282.22 / 646.59 x 100 = 43.65 %

FLOOR SPACE INDEX (FSI) :

FSI AREA / SITE AREA = 1288.65 / 646.59 = 1.993 < 2.00

HEIGHT OF THE BUILDING - 17.55 M

PARKING DETAILS:

Parking Area Descriptions	Required	Provided
50 - 75 Sq.mt 1 Car for every Two Dwelling Unit & 1 Car space for every 75 Sq.m of Floor Area with Disabled and Visitors Parking	15 Nos	15 Nos
1 Two wheeler space for every 75 Sq.m of Residential floor Area with Disabled and Visitors Parking	18 Nos	18 Nos

JOINERY DETAILS:

MD	-	MAIN DOOR	-	1.22 x 2.13 M
D	-	DOOR	-	1.00 x 2.13 M
D1	-	DOOR	-	0.76 x 2.13 M
LD	-	LIFT DOOR	-	0.90 x 2.13 M
W	-	WINDOW	-	1.67 x 1.52 M
W1	-	WINDOW	-	0.88 x 1.52 M
W2	-	WINDOW	-	2.04 x 1.52 M
V	-	VENTILATOR	-	1.00 x 0.61 M
FD	-	FRENCH DOOR	-	1.82 x 2.13 M
FD1	-	FRENCH DOOR	-	1.29 x 2.13 M
G	-	GLAZING	-	1.67 x 1.52 M

COLOR INDEX :

PLOT BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
PROPOSED DRIVEWAY

FIRE CERTIFICATE :

FIRE EXTINGUISHER

Necessary Fire Extinguishers will be provided with the permission from the fire Service.

Scale :- 1 : 100
All Dimension Are in Meter

N

For SM Constructions & Promoters
PROPRIETOR
Applicant

DWELLING UNIT DETAILS:

Flat Name	Area in Sq.m
Flat - A1, A2, A3, A4, A5	83.47
Flat - B1, B2, B3, B4, B5	68.30
Flat - C1, C2, C3, C4, C5	81.36
COMMON AREA	24.60
TOTAL	257.73

வேலூர் மாநகராட்சி
மண்டலம் - I அலுவலகம்
கட்டட அனுமதி

கட்டட அனுமதிக்கு/கூடுதல் முன்மொழிவுக்கு வரி மற்று ஆவணத்துக்கு பட்டி.

உ.மு. எண் : 03/ஜன/2026/00110

உ.மு. எண் : 03/ஜ.மு./2026/00139

இவ்வலுவலக உத்திரவில் கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடங்கள் அங்கீகரிக்கப்படுகிறது.

ஆணையருக்காக

Er. G.K. SHANMUGAM, B.Tech
Registered Engineer
DTCP Reg. No. RE/Gr-III/July-2024/02
No. 97/1, First Floor, Nethaji Stadium Road
Vellore-632 001. Mobile : 9788055563
Registered Engineer

Er. P. RADHA, M.E.(Structures)
Govt. Registered Structural Engineer - Grade-I,
Reg. No. SE/Gr-I/Jun-dec/5/011
No. 69, Phase-III, Vasantham Nagar Extn,
VALLALAR, VELLORE - 632 009.
Cell: 7695953715 / 9782209515
Structural Engineer

Er. S. MALUVU, M.E.(Soil)., (Ph.D
Govt. Registered Geotechnical Engineer.,
Regd. No.: GTE/FEB-2020/001
No. 116, Officers Town, 4th Street,
Aranjur, Madurai - 625 017.
Ph: +91 87786 44966
Email: nvsgeotechmaluvu@gmail.com
GEO Techical Engineer

Er. G.K. SHANMUGAM, B.Tech.
Registered Contruction Engineer
DTCP Reg. No. CE/July-2024/010
No. 97/1, First Floor, Nethaji Stadium Road
Vellore - 632 001. Mobile : 9788055563
Construction Engineer

Signature valid

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.