

PP

APPROVAL RECORD

Planning Permission

Vellore

Vellore district, Tamil Nadu

APPROVAL TYPE

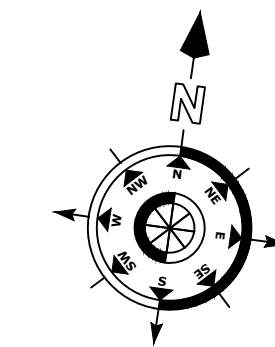
Building Plan

ISSUING AUTHORITY

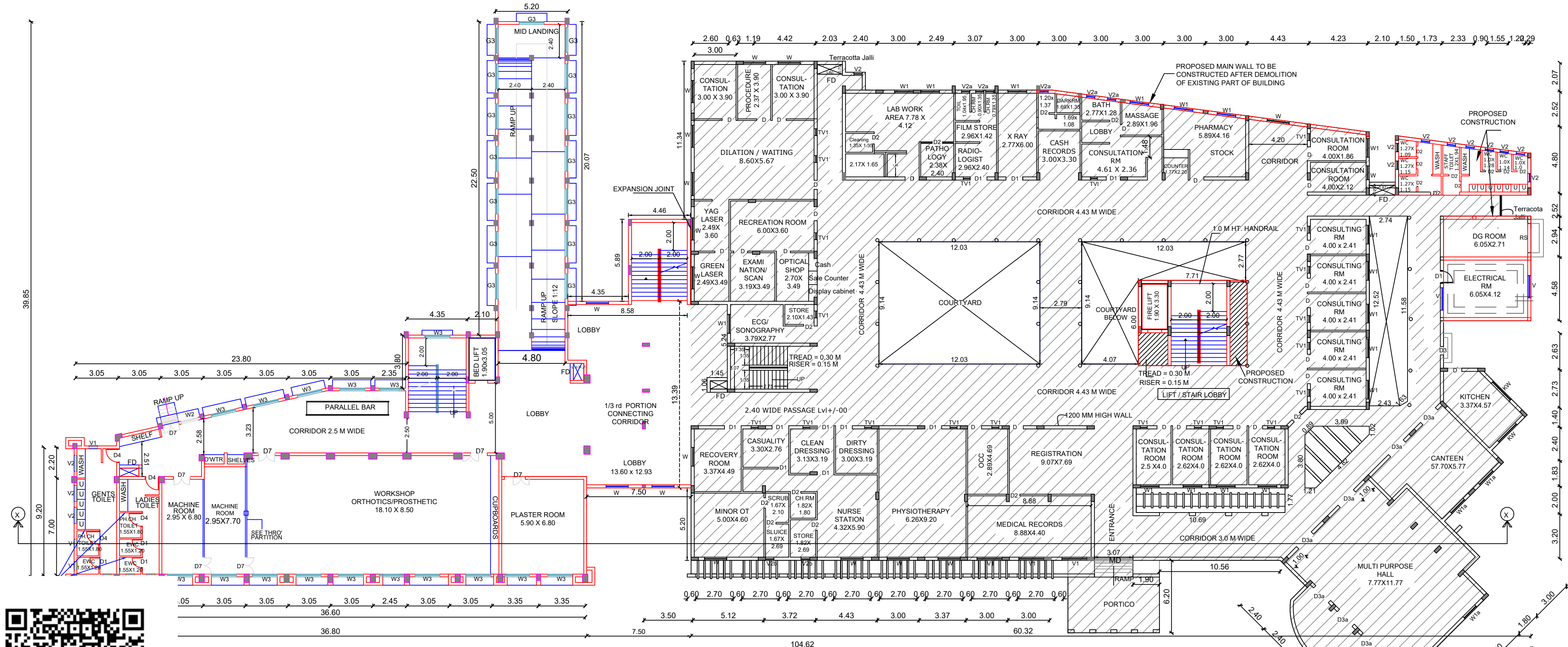
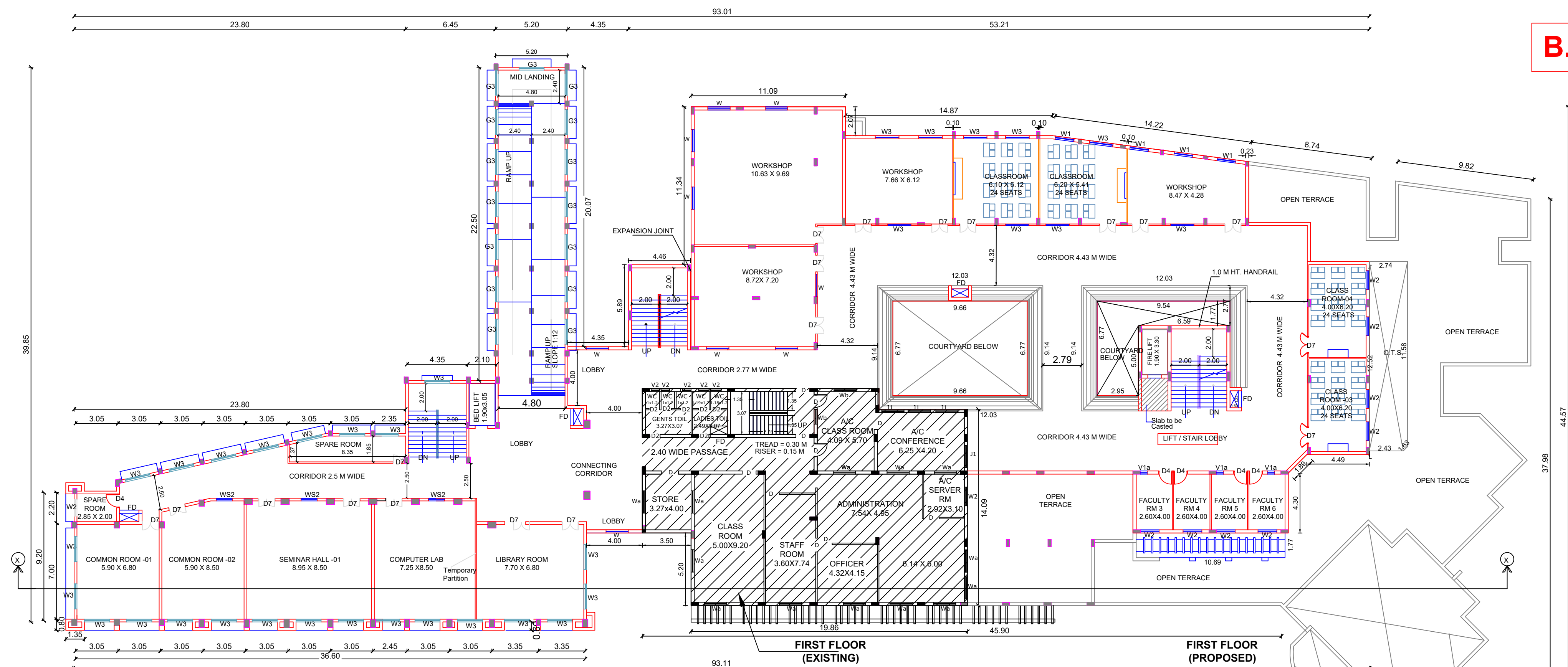
DTCP

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.



B.P/DTCP NO.:450/2024



JOINERY DETAILS

S.No.	TYPE	DESCRIPTION	SIZE IN 'M'
1	MD	ENTRANCE DOOR	3.07 X 3.00
2	MD1	ENTRANCE DOOR	1.50 X 3.00
3	D	TEAK WOOD DOOR	1.00 X 2.10
4	D1	TEAK WOOD DOOR	1.20 X 2.10
5	D2	TEAK WOOD DOOR	0.75 X 2.10
6	D3	TEAK WOOD DOOR	1.50 X 2.10
7	D3A	TEAK WOOD DOOR	1.50 X 2.10
8	D4	TEAK WOOD DOOR	0.99 X 2.40
9	D7	TEAK WOOD DOOR	1.20 X 2.40
10	W & Wa	WOODEN FRAME WINDOW	1.60 X 2.10
11	W1	WOODEN FRAMED WINDOW	1.35 X 2.00
12	W1A	WOODEN FRAMED WINDOW	1.35 X 2.00
13	W2, W2S	WOODEN FRAMED WINDOW	1.15 X 1.50
14	W2A	WOODEN FRAMED WINDOW	2.00 X 2.40
15	W3	TEAK WOOD FRAMED WINDOW	1.80 X 1.50
16	W3A	TEAK WOOD FRAMED WINDOW	0.75 X 1.85
17	V1	TEAK WOOD FRAMED VENTILATOR	1.80 X 0.70
18	V1a	TEAK WOOD FRAMED VENTILATOR	1.80 X 0.70
19	V1b	VENTILATOR	1.80 X 0.70
20	V2	WOODEN FRAMED VENTILATOR	1.15 X 0.60
21	V2a	VENTILATOR	0.60 X 0.60
22	V2b	VENTILATOR	0.60 X 0.60
23	V3	TEAK WOOD FRAMED VENTILATOR	1.70 X 0.60
24	TV1	VENTILATOR	0.50 X 1.00
25	G2	GRILL	1.20 X 1.50
26	G3	GRILL	1.80 X 1.50

Note:

Mechanical Ventilations are provided fully in the necessary Areas.

PLAN SHOWING THE EXISTING APPROVED SCHIEFFLIN INSTITUTE OF HEALTH RESEARCH AND LEPROSY CENTRE BUILDING (PREVIOUSLY APPROVED AND KNOWN AS PAUL BRAND INTEGRATED HEALTH CENTRE BUILDING), (SIH-RLC) - KATPADI CAMPUS, ALREADY APPROVED EXISTING (G+1) FLOOR ALONG WITH PROPOSED ADDITIONAL CONSTRUCTION OF GROUND FLOOR, FIRST FLOOR, SECOND FLOOR AND THIRD FLOOR - (G+3F) AT S.F.NO. 630/3A1,633/2A2, & 634/2B IN KATPADI VILLAGE, ZONE 1, VELLORE CITY MUNICIPAL CORPORATION, KATPADI TALUK, VELLORE DISTRICT - 632 007.

JOB NO : 2624	SCALE : 1:200
DRG.NO : 12	SIZE : A1
DRN BY : AHMED	DATE : 25.06.2024

ALL DIMENSIONS ARE IN METERS

TITLE : GROUND FLOOR & FIRST FLOOR PLAN

(Signature)
DEJAY JOSHUA
 B. Arch (CA/86/10033)
 Director
 Schiefflin Institute of Health
 Research and Leprosy Centre
 Karighi - 632 109,
 Vellore District, Tamil Nadu, India

APPLICANT SIGNATURE

(Signature)
R. BENJAMIN
 B. Arch (CA/86/10033)
 Registered Architect Gr.1 (RA)
 Reg. No. CGLRGN/RA/Gr.1/2019/07/025

ARCHITECT / REGISTERED ENGINEER SIGNATURE

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PRAM KAMEL CHAS .C
 M.E. Structural Engineering
 Registered Structural Engineer (Gr.1)
 Reg. No. TPLA/RSE/Gr.1/18020/02/001

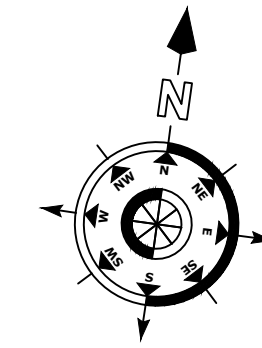
REGISTERED STRUCTURAL ENGINEER SIGNATURE

TECHNICAL APPROVAL PROCESS CONSULTANT:
 FILE NO: MA/BA/014/2024 DATE : 25-06-2024

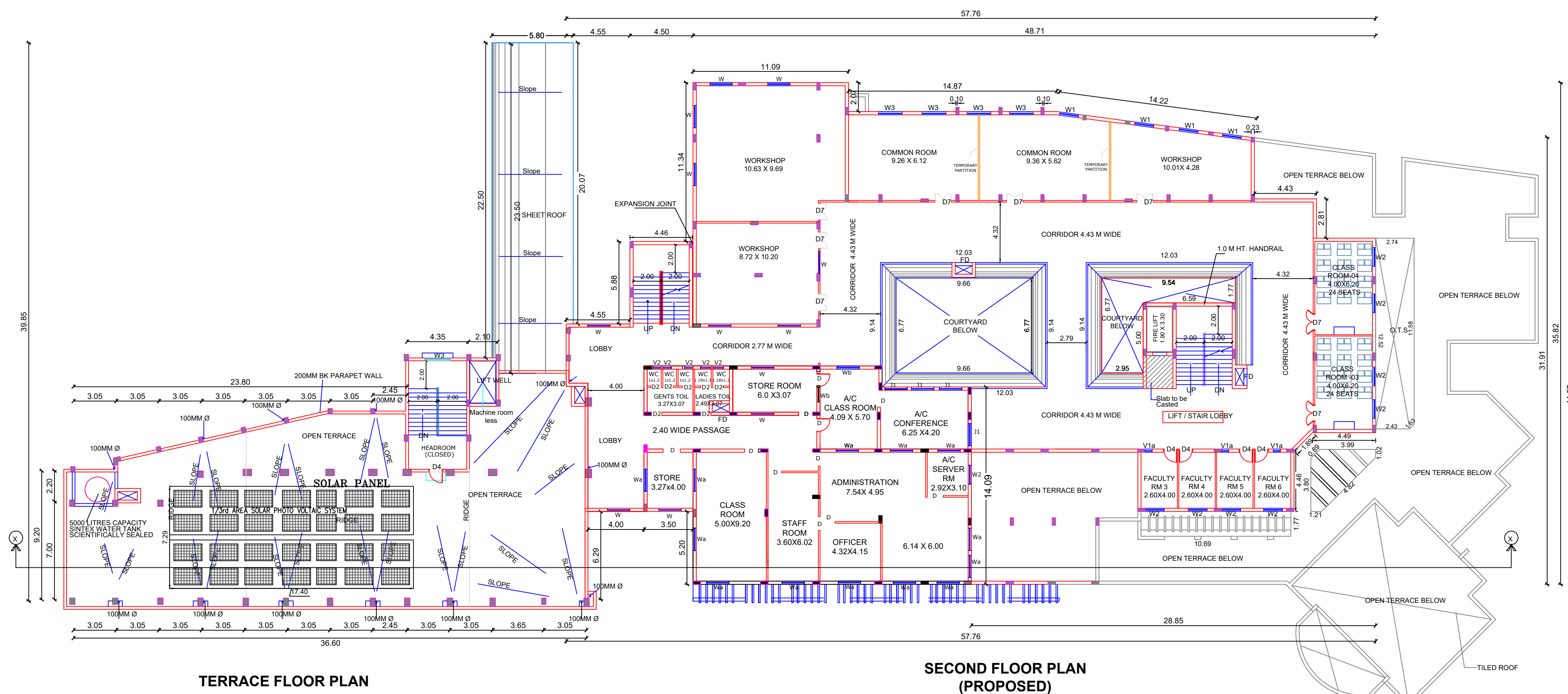
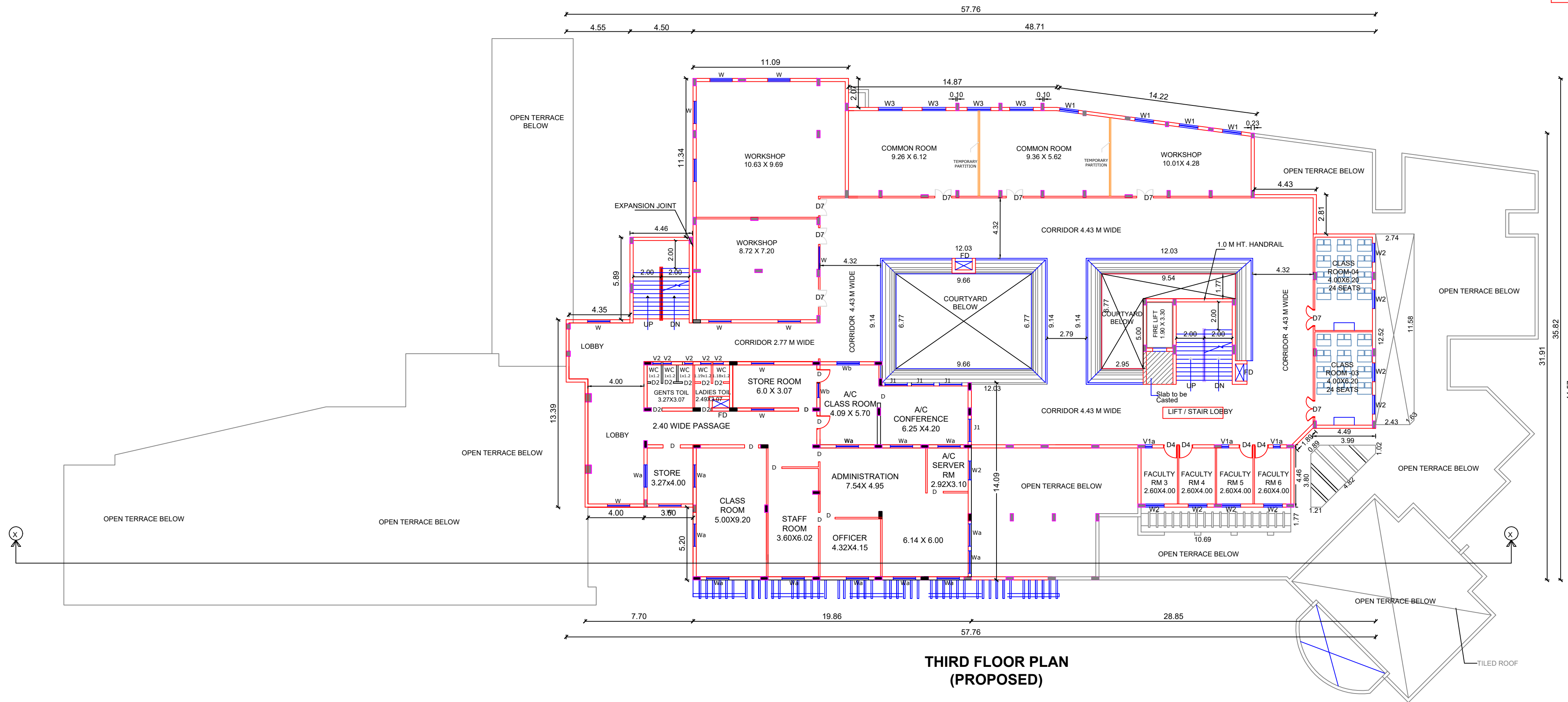
M.A. CONSULTANCY
 LAND & BUILDINGS

LEGAL AND CIVIL TECHNICAL SERVICES

NO. 28, AMBIGA PLAZA, GANDHI NAGAR (EAST), maconsultancy.vr@gmail.com
 KATPADI TALUK, VELLORE DISTRICT - 632 006. 0416 - 2246462



B.P/DTCP NO.:450/2024



TERRACE FLOOR PLAN

SECOND FLOOR PLAN (PROPOSED)

JOINERY DETAILS

S.No.	TYPE	DESCRIPTION	SIZE IN 'M'
1	MD	ENTRANCE DOOR	3.07 X 3.00
2	MD1	ENTRANCE DOOR	1.50 X 3.00
3	D	TEAK WOOD DOOR	1.00 X 2.10
4	D1	TEAK WOOD DOOR	1.20 X 2.10
5	D2	TEAK WOOD DOOR	0.75 X 2.10
6	D3	TEAK WOOD DOOR	1.50 X 2.10
7	D3A	TEAK WOOD DOOR	1.50 X 2.10
8	D4	TEAK WOOD DOOR	0.99 X 2.40
9	D7	TEAK WOOD DOOR	1.20 X 2.40
10	W & Wa	WOODEN FRAME WINDOW	1.60 X 2.10
11	W1	WOODEN FRAMED WINDOW	1.35 X 2.00
12	W1A	WOODEN FRAMED WINDOW	1.35 X 2.00
13	W2, W2S	WOODEN FRAMED WINDOW	1.15 X 1.50
14	W2A	WOODEN FRAMED WINDOW	2.00 X 2.40
15	W3	TEAK WOOD FRAMED WINDOW	1.80 X 1.50
16	W3A	TEAK WOOD FRAMED WINDOW	0.75 X 1.85
17	V1	TEAK WOOD FRAMED VENTILATOR	1.80 X 0.70
18	V1a	TEAK WOOD FRAMED VENTILATOR	1.80 X 0.70
19	V1b	VENTILATOR	1.80 X 0.70
20	V2	WOODEN FRAMED VENTILATOR	1.15 X 0.60
21	V2a	VENTILATOR	0.60 X 0.60
22	V2b	VENTILATOR	0.60 X 0.60
23	V3	TEAK WOOD FRAMED VENTILATOR	1.70 X 0.60
24	TV1	VENTILATOR	0.50 X 1.00
25	G2	GRILL	1.20 X 1.50
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Note:

Mechanical Ventilations are provided fully in the necessary Areas.

PLAN SHOWING THE EXISTING APPROVED SCHIEFFLIN INSTITUTE OF HEALTH RESEARCH AND LEPROSY CENTRE BUILDING (PREVIOUSLY APPROVED AND KNOWN AS PAUL BRAND INTEGRATED HEALTH CENTRE BUILDING), (SIH-RLC) - KATPADI CAMPUS, ALREADY APPROVED EXISTING (G+1) FLOOR ALONG WITH PROPOSED ADDITIONAL CONSTRUCTION OF GROUND FLOOR, FIRST FLOOR, SECOND FLOOR AND THIRD FLOOR - (G+3F) AT S.F.NO. 630/3A1,633/2A2, & 634/2B IN KATPADI VILLAGE, ZONE 1, VELLORE CITY MUNICIPAL CORPORATION, KATPADI TALUK, VELLORE DISTRICT - 632 007.

JOB NO : 2624 SCALE : 1:200
 DRG.NO : 12 SIZE : A1
 DRN BY : AHMED DATE : 25.06.2024

ALL DIMENSIONS ARE IN METERS

TITLE : **SECOND FLOOR & THIRD FLOOR PLAN**

[Signature]
D. JERRY JOSHUA
 Director
 Schiefflin Institute of Health
 Research and Leprosy Centre
 Karigri - 632 109,
 Vellore District, Tamil Nadu, India

APPLICANT SIGNATURE

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ARCHITECT / REGISTERED ENGINEER SIGNATURE

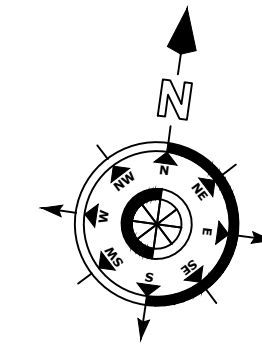
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 LEGAL AND CIVIL TECHNICAL SERVICES

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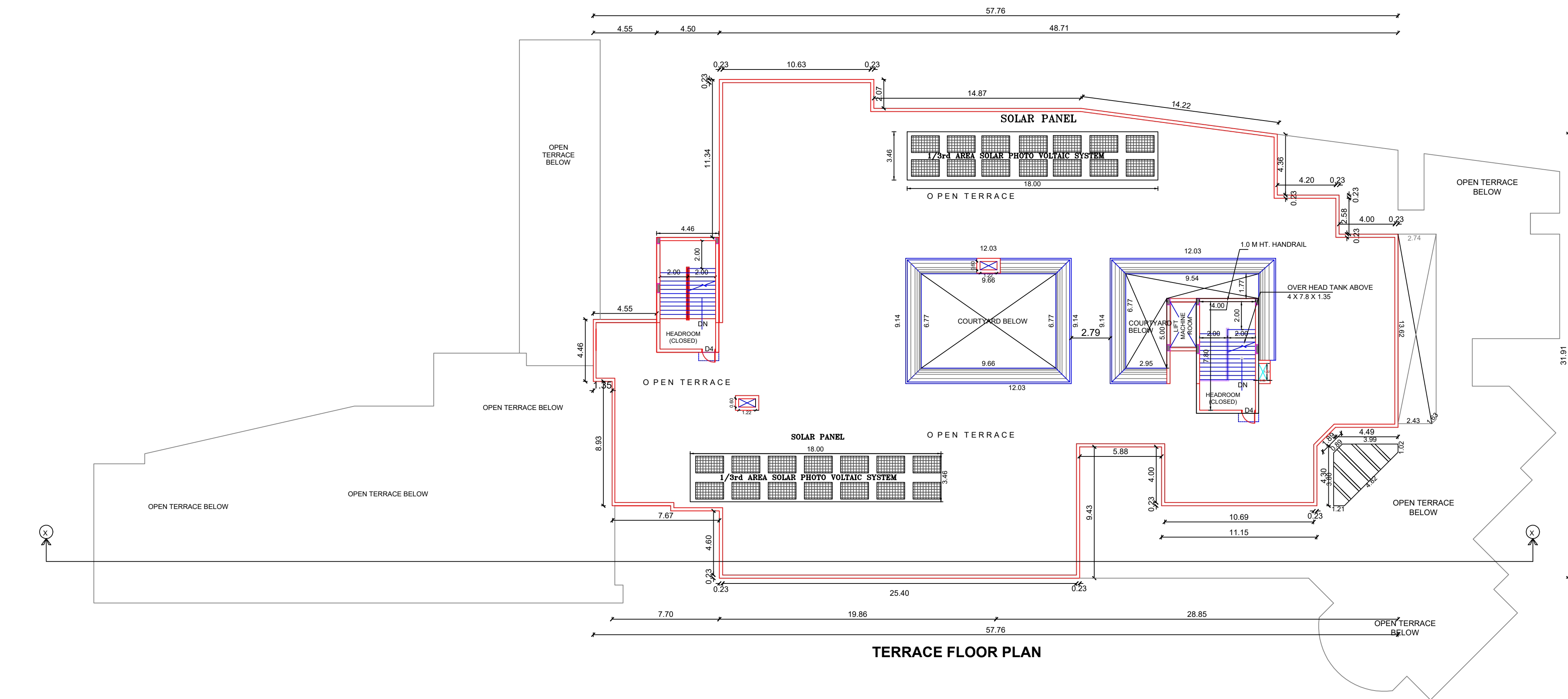
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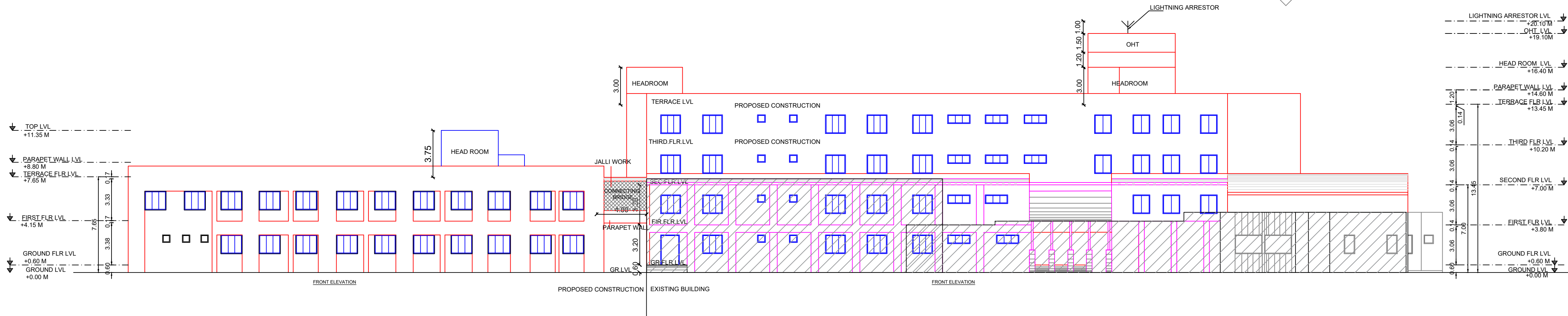


B.P/DTCP NO.:450/2024

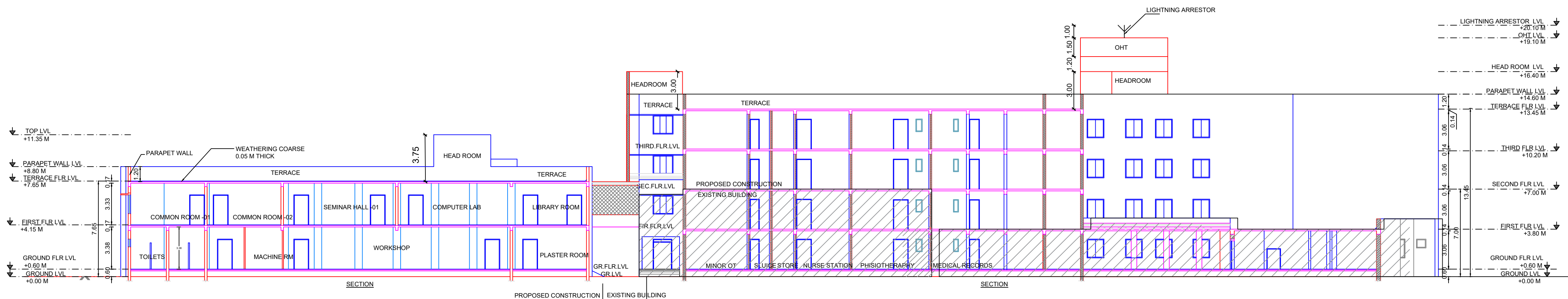
TERRACE FLOOR PLAN



FRONT ELEVATION



SECTION XX

TECHNICAL APPROVAL PROCESS CONSULTANT:
FILE NO: MA/BA/014/2024 DATE : 25-06-2024M.A. CONSULTANCY
LAND & BUILDINGS
LEGAL AND CIVIL TECHNICAL SERVICESNO. 28, AMBIGA PLAZA, GANDHI NAGAR (EAST),
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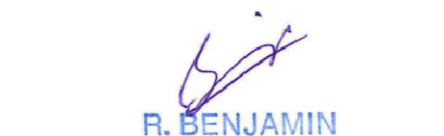
JOB NO : 2624	SCALE : 1:200
DRG.NO : 12	SIZE : A1
DRN BY : AHMED	DATE : 25.06.2024

ALL DIMENSIONS ARE IN METERS

TITLE : TERRACE FLOOR PLAN,
SECTION & ELEVATION


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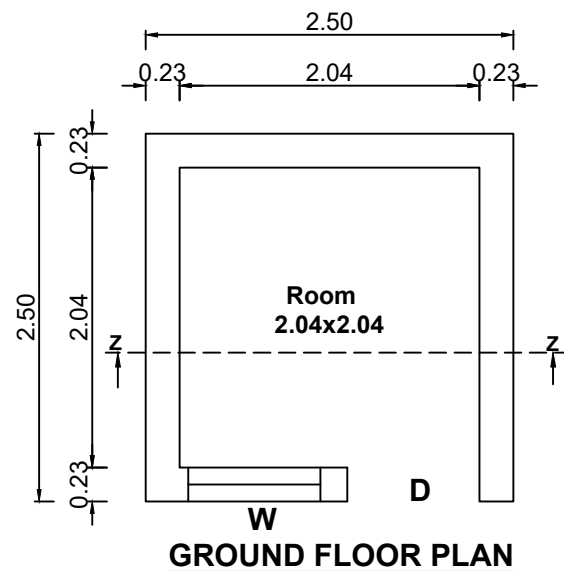
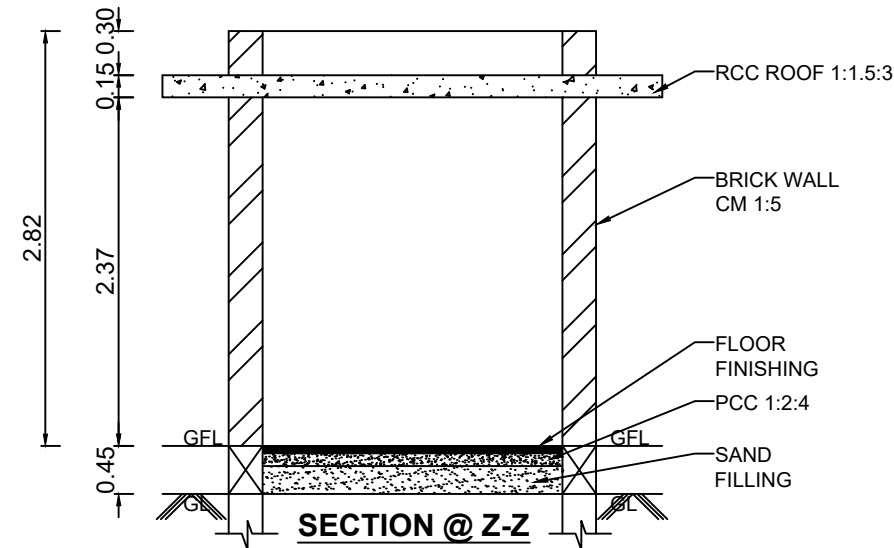
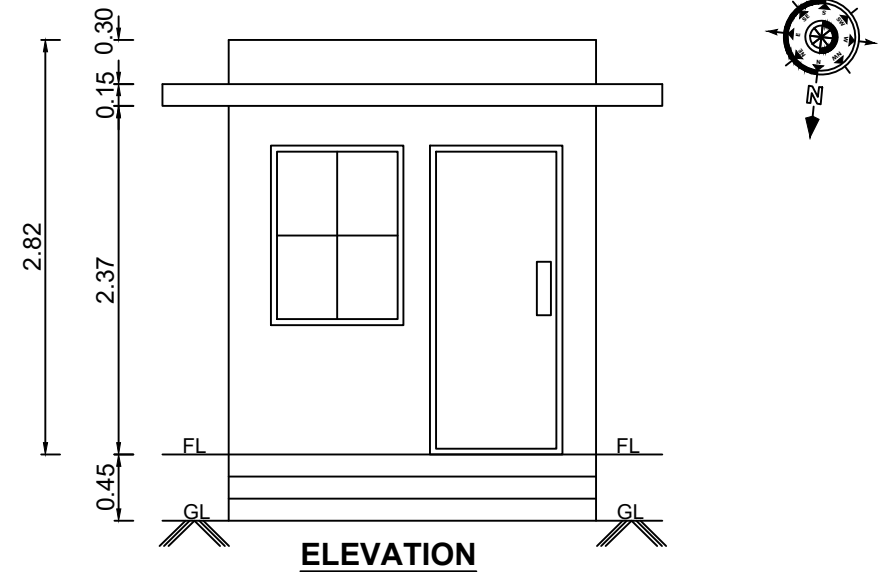
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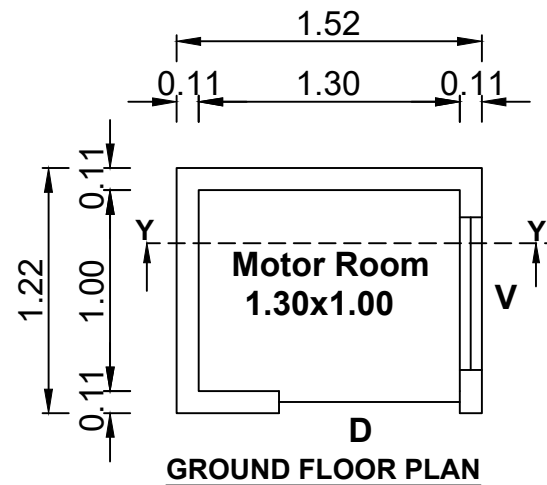
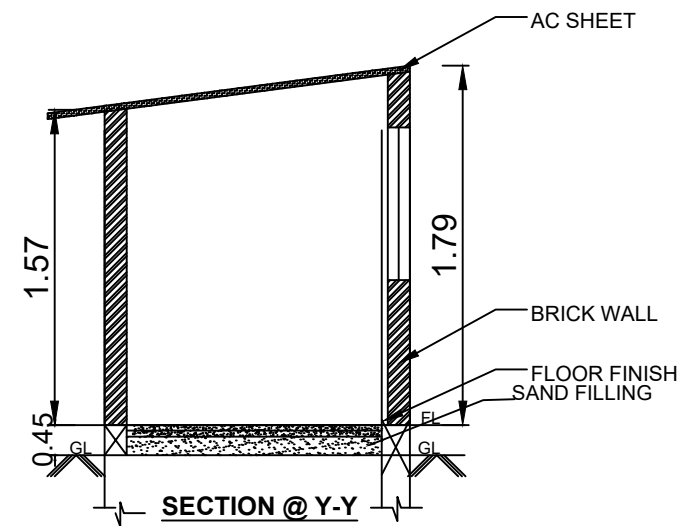
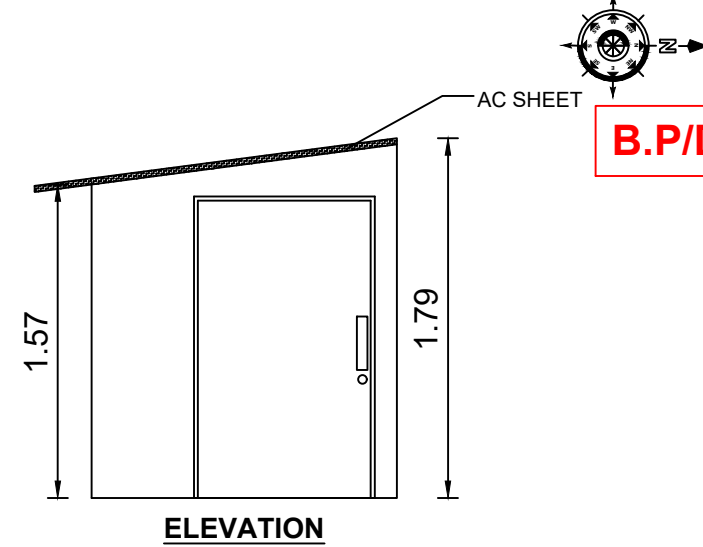

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ENGINEER SIGNATURE



Total Area = 6.25 Sq.m

BLOCK-2 - WATCHMAN BOOTH



Total Area = 1.85 Sq.m

BLOCK-3 MOTOR ROOM

B.P/DTCP NO.:450/2024

SHEET NO - 04/05

JOINERY DETAILS

S.No.	TYPE	DESCRIPTION	SIZE IN 'M'
1	D	ENTRANCE DOOR	0.90X2.10
2	D	ENTRANCE DOOR	0.90X1.52
3	W	WINDOW	0.90X1.22
4	V	VENTILATOR	0.76X0.76

JOB NO : 2624 (A) SCALE : 1:200

DRG.NO : 12 (A) SIZE : A3

DRN BY : Muthu DATE : 25.06.2024

ALL DIMENSIONS ARE IN METERS

TITLE : GROUND FLOOR ,
SECTION & ELEVATION


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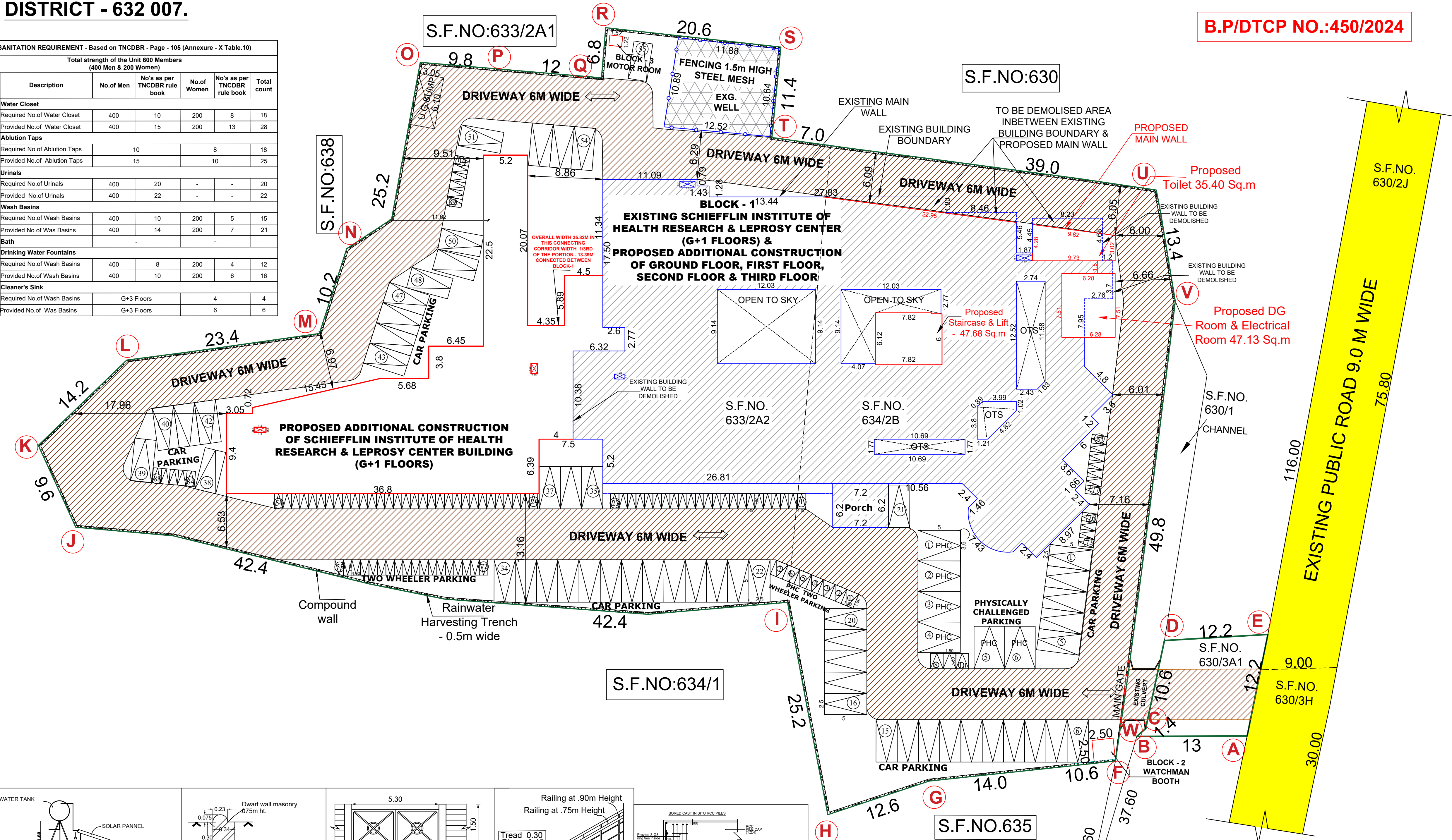

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REGISTERED STRUCTURAL ENGINEER SIGNATURE

SITE PLAN SHOWING THE EXISTING APPROVED SCHIEFFLIN INSTITUTE OF HEALTH RESEARCH AND LEPROSY CENTRE BUILDING (PREVIOUSLY APPROVED AND KNOWN AS PAUL BRAND INTEGRATED HEALTH CENTRE BUILDING), (SIH - RLC) - KATPADI CAMPUS, ALREADY APPROVED EXISTING (G+1) FLOOR ALONG WITH PROPOSED ADDITIONAL CONSTRUCTION OF GROUND FLOOR, FIRST FLOOR, SECOND FLOOR AND THIRD FLOOR - (G+3F) AT S.F.NO. 630/3A1,633/2A2, & 634/2B IN KATPADI VILLAGE, ZONE 1, VELLORE CITY MUNICIPAL CORPORATION, KATPADI TALUK, VELLORE DISTRICT - 632 007.

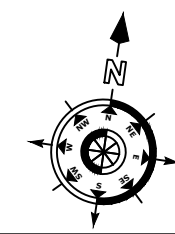
SANITATION REQUIREMENT - Based on TNCDR - Page - 105 (Annexure - X Table.10)

Total strength of the Unit 600 Members (400 Men & 200 Women)					
Description	No. of Men	No's as per TNCDBR rule book	No. of Women	No's as per TNCDBR rule book	Total count
Water Closet					
Required No. of Water Closet	400	10	200	8	18
Provided No. of Water Closet	400	15	200	13	28
Ablution Taps					
Required No. of Ablution Taps		10		8	18
Provided No. of Ablution Taps		15		10	25
Urinals					
Required No. of Urinals	400	20	-	-	20
Provided No. of Urinals	400	22	-	-	22
Wash Basins					
Required No. of Wash Basins	400	10	200	5	15
Provided No. of Wash Basins	400	14	200	7	21
Bath		-		-	
Drinking Water Fountains					
Required No. of Wash Basins	400	8	200	4	12
Provided No. of Wash Basins	400	10	200	6	16
Cleaner's Sink					
Required No. of Wash Basins		G+3 Floors		4	4
Provided No. of Was Basins		G+3 Floors		6	6



B.P/DTCP NO.:450/2024

SHEET NO - 05/05



LAND AREA STATEMENT :

Land Area as per Document	: 7,272.47 Sq.m
Land Area as per Patta	: 7,350.00 Sq.m
Land Area as per Site	: 7,276.23 Sq.m
Plot area	: 7,272.47 Sq.m

AREA STATEMENT DETAILS

Block No.	Block Name	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Area in Sq.m	Usage	Remarks
1	BLOCK - 1 - MAIN BUILDING (Existing)	1,648.30	-	1,648.30	Hospital	1. Directorate of Town and Country Planning, File No. 7940/78A2 on 06.09.2007 dated.
	Existing Ground Floor (R.C.C. Roof)	109.70	-	109.70	Hospital	2. The Member Secretary Vellore Local Planning Authority, File No. 382/2006/VLPA on 12.09.2008 dated.
	Existing Ground Floor (Tiled Roof in Porch)	44.64	-	44.64	Hospital	Existing Overall Approved Area - (G+1) = 2209.54 Sq.m
	Existing First Floor	320.20	-	320.20	College	Demolition Area in Ground Floor (R.C.C. Roof) = 86.66 Sq.m
	TOTAL EXISTING AREA	2,122.84	-	2,122.84		Note: Existing Approved area (2209.54 - 86.66) = 2122.84 Sq.m
BLOCK - 1 - MAIN BUILDING (Proposed)						
	Proposed Ground Floor	856.00	-	856.00	Hospital	
	Proposed First Floor	1,675.86	-	1,675.86	College	
	Proposed Second Floor	1,392.18	-	1,392.18	College	
	Proposed Third Floor	1,392.18	-	1,392.18	College	
	Terrace Floor (Head Room & Lift)	-	122.71	122.71	-	
	TOTAL AREA	5,316.22	122.71	5,438.93		Proposed Additional Construction of Building
2	BLOCK - 2 - WATCHMAN BOOTH (Proposed)	-	6.25	6.25	Service Block	
3	BLOCK - 3 - MOTOR ROOM (Proposed)	-	1.85	1.85	Service Block	
	TOTAL PROPOSED AREA	5,316.07	128.96	5,445.03		
	GRAND TOTAL AREA (Existing + Proposed)	7,440.91	128.96	7,569.87		

TOTAL FSI AREA:

Total Existing FSI Area	= 2,122.84 Sq.m / 22,850.25 Sq.ft
Total Proposed FSI Area	= 5,316.07 Sq.m / 57,243.70 Sq.ft
Total FSI Area	= 7,440.91 Sq.m / 80,093.95 Sq.ft

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

F.S.I. =	7,440.91	< 2.0	= 1.02 < 2.0
	7,272.47		

PLOT COVERAGE (PC):

PC =	2,658.64	X100	= 36.55 % < 50 %
	7,272.47		

As per TNCDR 2019 Annexure IV Part I.

i) For Hospital usage the parking requirement is 1 car space and 1 two wheeler space for every 75 sq.m or part thereof and
ii) For Colleges usage the parking requirement is 1 car space for every 100sq.m of class room area or part thereof and 1 two-wheeler space for every 50 Sq.m of class room area or part thereof to be provided.

S.NO.	DESCRIPTION	USAGE	BUILT-UP AREA	NO. OF CAR PARKING	NO. OF TWO WHEELER PARKING
1	SIH - RLC - GROUND FLOOR	HOSPITAL	856.00	11	11
2	SIH - RLC - FIRST FLOOR TO THIRD FLOOR	COLLEGE	4,460.22	44	86
TOTAL NO. OF PARKING REQUIRED				55	97
TOTAL NO. OF PHYSICALLY CHALLENGED PARKING REQUIRED				6	10
TOTAL NO. OF PARKING PROVIDED				55	97
TOTAL NO. OF PHYSICALLY CHALLENGED PARKING PROVIDED				6	10

As Per TNCDR 2019 PART VI - 41(1)(b) (O.S.R):

For OSR Area (10%) = 727.25 Sq.m, payment to be made in guideline value in lieu of the OSR.

SITE PLAN

JOB NO : 2624	SCALE : 1:250
DRG.NO : 12	SIZE : A1
DRN BY : AHMED	DATE : 25-06-2024

ALL DIMENSIONS ARE IN METERS

LEGEND:

SITE BOUNDARY	----	-----
EXISTING BUILDING	----	-----
PROPOSED ADDL. CONS.	----	-----
INTERNAL DRIVEWAY	----	-----
EXISTING ROAD	----	-----

R. BENJAMIN
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Registered Structural Engineer Grade-I (RSE)
Reg.No: TVLR/RSE/Gr-I/2023/02/001

REGISTERED STRUCTURAL ENGINEER SIGNATURE

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APPLICANT SIGNATURE

TECHNICAL APPROVAL PROCESS CONSULTANT:

FILE NO: MA/BA/014/2024 DATE : 25-06-2024

M.A. CONSULTANCY
LAND & BUILDINGS
LEGAL AND CIVIL TECHNICAL SERVICES

No. 28, AMBICA PLAZA, GANDHI NAGAR (EAST), KATPADI TALUK, VELLORE DISTRICT - 632 006. maconsultancyvtr@gmail.com 0416 - 2246462

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](#)



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



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.

