Verified RealEstate™

REFERENCE
21/2024

ISSUED
29 November 2024

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

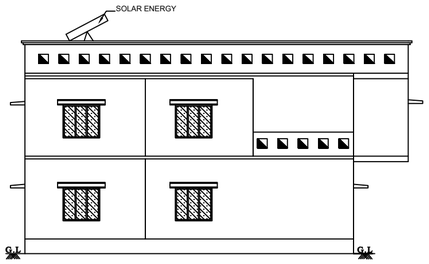
hello@verified.realestate
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DIGITALLY VERIFIED RECORD

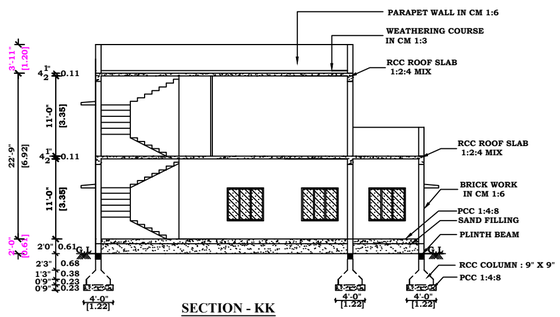
**PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC TERRACE ROOF RESIDENTIAL BUILDING IN GROUND & FIRST FLOOR PLAN**

**AT S.F.NO: 446/2B3A1A1, PLOT NOS: 27 & 28, VIJAYA NAGAR, BRAMMAPURAM VILLAGE PANCHAYAT, KATPADI PANCHAYAT UINION , KATPADI TALUK AND VELLORE DISTRICT.**

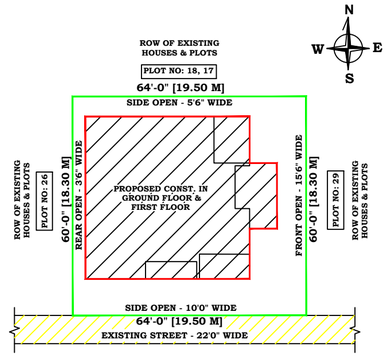
ALL DIMENSIONS ARE IN FEET (OR) METER. SCALE :1:100 OWNER'S NAME : Mr. D. MOHANRAJ S/O Mr.V.R.DURAIRAJ.




ELEVATION




SECTION - KK

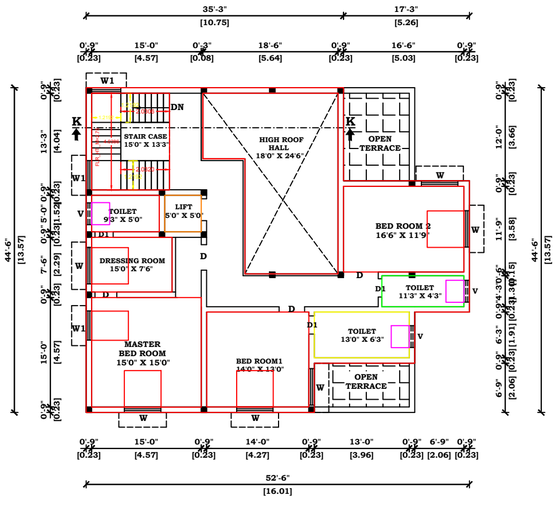



**SITE PLAN:**

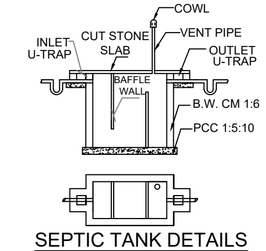
**SCALE: 1:200**




UND FLOOR PLAN

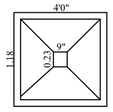



FIRST FLOOR PLAN



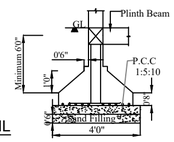

SEPTIC TANK DETAILS

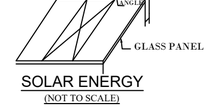
SIZE :6'0" x 3'0" x 6'0"




COLUMN DETAIL

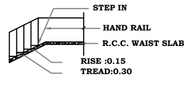
SCALE 1 : 50



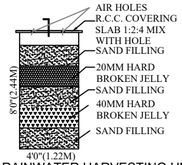




SOLAR ENERGY

(NOT TO SCALE)




STAIR DETAILS




RAINWATER HARVESTING UNIT

RWH : SIZE :4'0" X 4'0" X 10'0" - 3 NOS USING 150MM PIPE AND NECESSARY SPECIALS.

PLAN INFO
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
PLAN INFO
AS_AT_SITE=356.75
FMB_OR_PLR=356.87
AS_PER_DOCUMENT=356.87
PLOT_AREA_M2=356.87
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=19.50
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=6.10
ROAD_LENGTH=250
AREA_TYPE=(CBA/EWS/OTHERS)
AVG_PLOT_DEPTH= 18.30
AVG_PLOT_WIDTH= 19.50
LAND_USE_ZONE = RESIDENTIAL
SURVEY_NO= 446/2B3A1A
PLOT_NO=27 & 28
PATTA_NO=NIL
VILLAGE= BRAMMAPURAM
TALUK=KATPADI
DISTRICT=VELLORE
JURISDICTION_TYPE=PANCHAYAT
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
ORGANIZATION_TYPE=PRIVATE
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

## NOTE

**OWNER'S BOUNDARY SHOWN IN GREEN ------**

**PROPOSED BUILDING SHOWN IN RED -------**

**EXISTING ROAD SHOWN IN YELLOW ----------**

## AREA DETAILS

| | SQ.FT. | SQ.M. |
|---|---|---|
| TOTAL AREA OF THE SITE ---------- | 3480.00 | 356.87 |
| PROPOSED BUILDING IN G.F. AREA -- | 1889.00 | 175.52 |
| PROPOSED BUILDING IN F.F. AREA -- | 1553.00 | 144.29 |
| OPEN SPACE AREA ---------- | 1591.00 | 181.35 |

## JOINERY DETAILS

| | | | | |
|---|---|---|---|---|
| LD --------- | LIFT DOOR | ---- | 4'0" X 7'0" | 1.22 X 2.13 M |
| MD --------- | MAIN DOOR | ---- | 4'0" X 7'0" | 1.22 X 2.13 M |
| D ---------- | DOOR | ------ | 3'3" X 7'0" | 0.99 X 2.13 M |
| D1 -------- | DOOR | ------- | 2'6" X 7'0" | 0.76 X 2.13 M |
| W -------- | WINDOW | ---------- | 5'0" X 4'6" | 1.52 X 1.37 M |
| GW ------ | GRILL WINDOW | --- | 5'0" X 4'6" | 1.52 X 1.37 M |
| V -------- | VENTILATOR | ------ | 3'0" X 2'0" | 0.91 X 0.61 M |

## SPECIFICATION

**AS SHOWN IN SECTION ON - KK**

**DRG. NO :**

**KK-26-11-2023**

**APPLICANT**

K.KALAISELVAN, DCE
VCMC : RE/057/2019
DTCP : CE/19/05/021
DTCP : RE/Gr III/19/07/084
Construction Engineer & Registered Engineer
No.4,10th Cross Street, Bharathi Nagar Extn
Katpadi Vellore (Dt) Cell : 98431 64476

**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.