Verified RealEstate™

REFERENCE
16/2024

ISSUED
20 January 2025

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.

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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION IN GROUND FLOOR & FIRST FLOOR OF A R.C.C ROOF RESIDENTIAL BUILDING

IN OLD S.F.NO: 105/3, 128, NEW S.F.NO: 105/3B, 128/3, 105/3C, 128/4, PLOT NO: A- BLOCK PLOT, B-BLOCK PLOT, AT THUTHITHANGAL MAIN ROAD, THUTHIPATTU VILLAGE& PANCHAYAT , VELLORE TALUK, VELLORE DISTRICT.

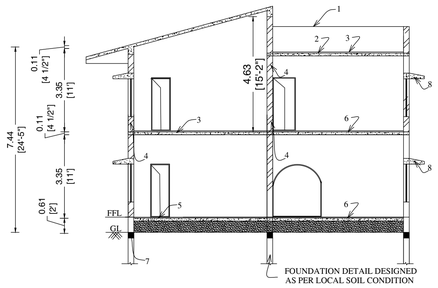
SCALE: 1INCH = 8 FEET (OR) 1:100.

NAME OF THE OWNER : Mrs. Dr. JIJI ELIZABETH MATHEWS

CELL : 97 90 60 72 37



FRONT ELEVATION

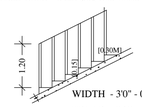


SECTION ON "JS"

1. Parapet wall
2. Weathering course
3. R.C.C 1:2:4 roof slab
4. Brick work in Cm1:5
5. P.C.C 1:5:10
6. Floor finishing
7. Sand filling
8. R.C.C. Colunm

STAIRCASE DETAILS

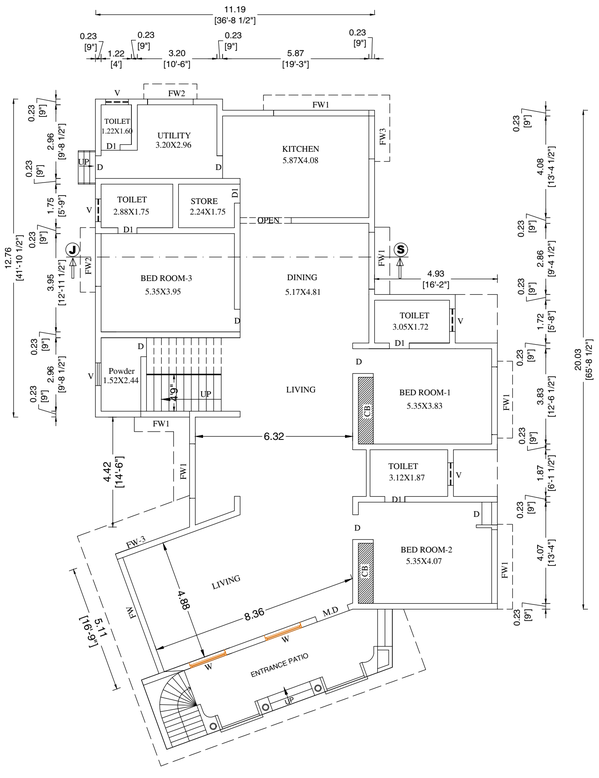
SCALE: 1INCH = 4FEET (OR) 1CM=0.50M



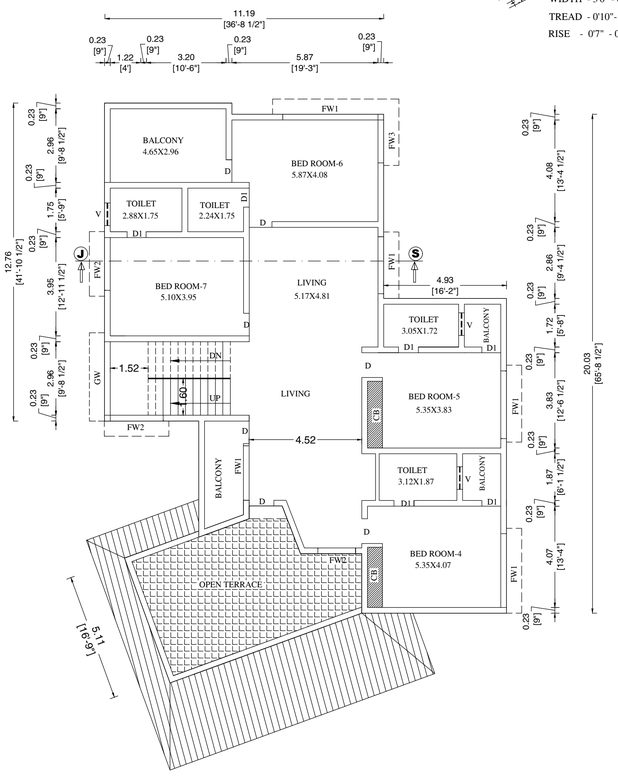
WIDTH - 3'0" - 0.91M

TREAD - 0'10"- 0.25M

RISE - 0'7" - 0.18M



PRO., GROUND FLOOR PLAN



PRO., FIRST FLOOR PLAN



PRO., OPEN TERRACE PLAN

SITE PLAN DETAILS:-

SCALE : 1 INCH = 32 FEET,

OLD S.F.NO: 105/3, 128,

NEW S.F.NO: 105/3B, 128/3, 105/3C, 128/4,

PLOT NO: A-BLOCK PLOT, B-BLOCK PLOT,

THUTHITHANGAL MAIN ROAD,

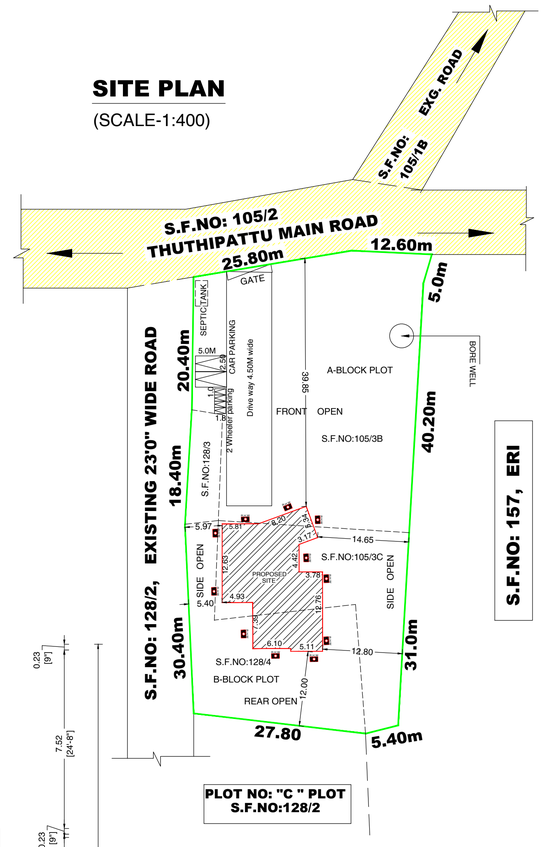
THUTHIPATTU VILLAGE & PANCHAYATH,

VELLORE TALUK,

VELLORE DISTRICT.

SITE PLAN

(SCALE-1:400)



OFFEICE USE:-

COLOUR INDEX

OWNER'S BOUNDARY SHOWN IN GREEN

PROPOSED CONSTRUCTION SHOWN IN RED

EXISTING ROAD SHOWN IN YELLOW

Mathews

OWNER'S SIGNATURE

V. Jaisankar

Er. V. JAISANKAR, D.C.E.,
Registered Engineer
Grade-III (RE) With Vellore DTCP
Reg. No. RE/Gr-III/May - 2024/018 dt 17.05.2024
No.8, Ma.Pa. Sarathi Nagar, Kagithapattadai,
Vellore - 632 012. Cell : 94434 03524

REGISTERED ENGINEER SIGNATURE

SPECIFICATIONS

ALL THE DETAILS ARE SHOWN IN SECTION ON 'JS'

JOINERY DETAILS	FT	M
M D MAIN DOOR	3'6" X 7'0"	1.07 X 2.13
D DOOR	3'0" X 7'0"	0.91 X 2.13
D1 DOOR	2'6" X 7'0"	0.76 X 2.13
FW WINDOW	16'0"X 6'0"	4.88 X 1.83
FW1 WINDOW	9'9" X 6'0"	2.97 X 1.83
FW2 WINDOW	6'0" X 6'0"	1.83 X 1.83
FW3 WINDOW	5'9" X 6'0"	1.76 X 1.83
FW3 WINDOW	5'9" X 6'0"	1.76 X 1.83
W WINDOW	3'0" X 4'0"	0.91 X 1.52
V VENTILATOR	3'0"X 3'0"	0.91 X 0.91

AREA DETAILS

	Sq.ft	Sq.m
TOTAL AREA OF THE SITE	28040.00	2605.00
PROPOSED GROUND FLOOR AREA	3007.20	279.37
PROPOSED FIRST FLOOR AREA	2571.37	238.88
PROPOSED HEAD ROOM AREA	250.05	23.23
OPEN AREA OF THE SITE	25032.80	2325.55

FLOOR SPACE INDEX

FLOOR AREA RATIO = All Floor area / Plot area

= 518.25 / 2605.00 = 0.19 < 2.00

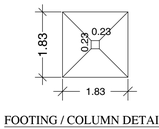
NO OF DWELLING UNIT - 1NO

COWL
VENT PIPE
ING SLAB
Top Wall
GL

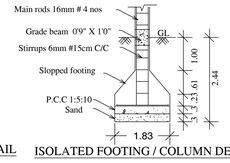
ECTION ON JS1

t pipe will be covered with top of vent pipe.

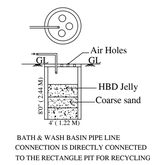
ILS



FOOTING / COLUMN DETAIL

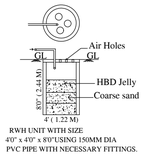


ISOLATED FOOTING / COLUMN DETAIL



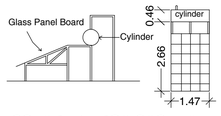
BATH & WASH BASIN PIPE LINE CONNECTION IS DIRECTLY CONNECTED TO THE RECTANGLE PIT FOR RECYCLING THE WASTE WATER.

WASTE WATER RECYCLE UNIT



RWH UNIT WITH SIZE 4'0" x 4'0" x 8'0"USING 150MM DIA PVC PIPE WITH NECESSARY FITTINGS.

RAIN WATER HARVESTING TANK DETAIL



SOLAR ENERGY SYSTEM

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.