

PP

APPROVAL RECORD

# Planning Permission

Vellore

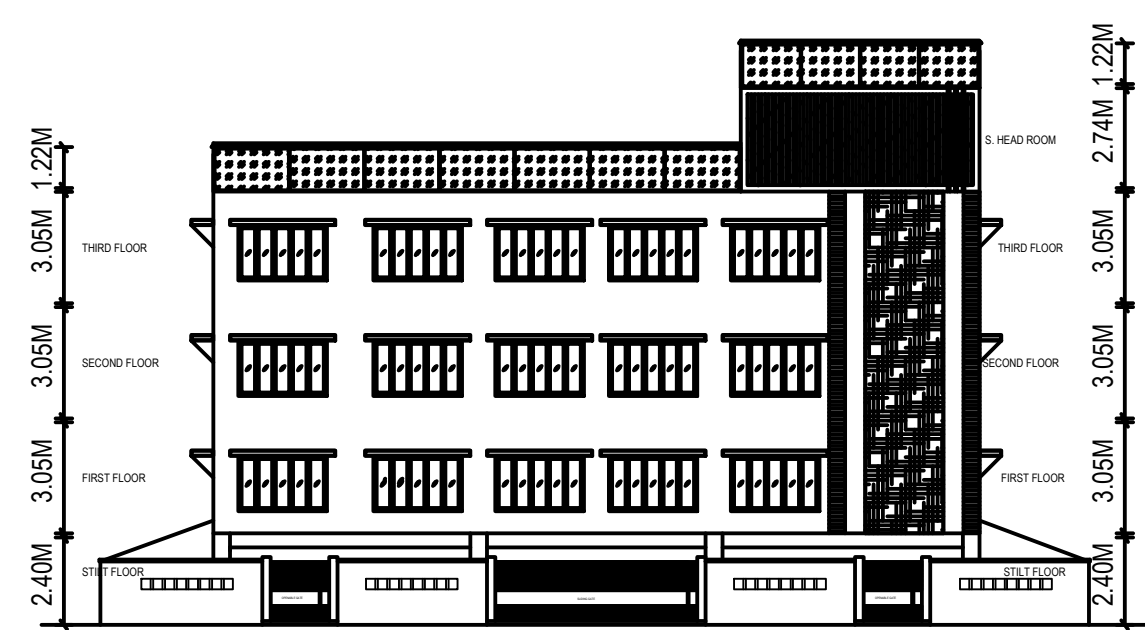
Vellore district, Tamil Nadu

APPROVAL TYPE  
**Building Plan**ISSUING AUTHORITY  
**DTCP**

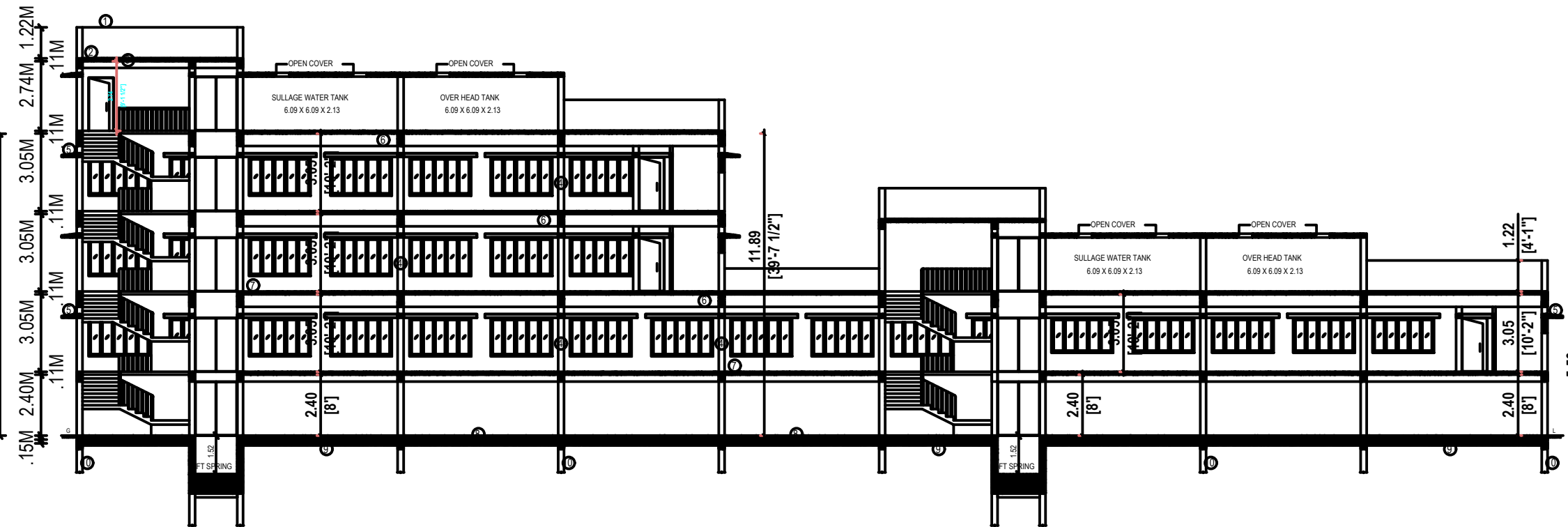
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

**PLAN SHOWING THE PROPOSED CONSTRUCTION OF "CONSULTING OFFICE BUILDING" IN STILT FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR AT T.S.NO. 75, BLOCK NO. 6, PLOT NO. 26 IN APPROVED LAYOUT NO. L.P.H./D.T.P. NO. 74/60, GANDHI NAGAR, KALINJUR, ZONE - I, VELLORE CITY MUNICIPAL CORPORATION, KATPADI TALUK, VELLORE DISTRICT.**



ELEVATION



SECTION ON 'CY'

01. PARAPET WALL IN C.M. 1:6.
02. WEATHERING COURSE.
03. R.C.C. 1:2:4.
04. BRICK WORK IN C.M. 1:5.
05. LINTEL CUM SUNSHADE.
06. ROOF SLAB WITH T-BEAM 0.23 X 0.61M.
07. FLOOR FINISHING IN MARBONITE TILES.
08. FLOORING CONCRETE IN P.C.C. 1:5:10.
09. SAND FILLING.
10. R.C.C. COLUMN FOUNDATION.

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

**ROC NO. SWP/BPA/438203/2024**

**SITE APPROVAL**

**SITE BOUNDARY SHOWN AS "A - D" & NUMBERED AS  
B.P./VELLORE-LPA/SITE APPROVAL NO. 02/2025**

**BUILDING PLANNING PERMISSION NO.  
B.P./VELLORE-LPA/P. P. NO. 02/2025**

**AREA DETAILS :**

| AREA OF SITE  |          | 1829.66 SQ.MT  |              |           |
|---------------|----------|----------------|--------------|-----------|
| FLOOR         | FSI AREA | NON - FSI AREA | BUILTUP AREA | USAGE     |
| STILT FLOOR   | --       | 1161.09        | 1161.09      | PARKING   |
| FIRST FLOOR   | 1161.09  | --             | 1161.09      | OFFICE    |
| SECOND FLOOR  | 536.48   | --             | 536.48       | OFFICE    |
| THIRD FLOOR   | 536.48   | --             | 536.48       | OFFICE    |
| TERRACE FLOOR | --       | 85.80          | 85.80        | HEAD ROOM |
| TOTAL AREA    | 2234.05  | 1246.89        | 3480.94      | --        |

**PLOT COVERAGE :**

Plot Coverage:  $1161.09 / 1829.66 \times 100 = 63.46 \%$

**FLOOR SPACE INDEX (FSI) :**

Floor space index:  

$$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{2234.05}{1829.66} = 1.221 < 2.0$$

**PARKING DETAILS:**

**PARKING REQUIRED :**

CAR PARKING - 23 Nos.  
 TWO WHEELER PARKING - 90 Nos.

**PARKING PROVIDED :**

CAR PARKING - 33 Nos. (INCLUDING PH)  
 TWO WHEELER PARKING - 140 Nos.

**COLOR INDEX :**

**PLOT BOUNDARY**

**PROPOSED BUILDING**

**EXISTING ROAD**

**PROPOSED DRIVEWAY**

**JOINERY DETAILS:**

| TYPE | DESCRIPTION       | IN METER            |
|------|-------------------|---------------------|
| D    | DOOR              | 1.00M X 2.13 M      |
| D1   | DOOR              | 0.91M X 2.13 M      |
| S.D. | SLIDING DOOR      | 1.00M X 2.13 M      |
| L.D. | LIFT DOOR         | 1.66M X 1.21 M      |
| W    | WINDOW            | 2.43M X 1.60 M      |
| W1   | WINDOW            | 2.43M X 1.52 M      |
| V    | VENTILATOR        | 1.22M X 0.60 M      |
| G.W. | GRILL WINDOW      | 1.22M X 1.82 M      |
| FA   | FIRE ALARM        | STEPS REF.          |
| FE   | FIRE EXTINGUISHER | WIDTH - 1.52 & 1.52 |
| FB   | FIRE BUCKET       | TREAD - 0.30m       |
|      |                   | RISER - 0.142 m     |

**FIRE CERTIFICATE :**

— FIRE EXTINGUISHER

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

**APPLICANT**

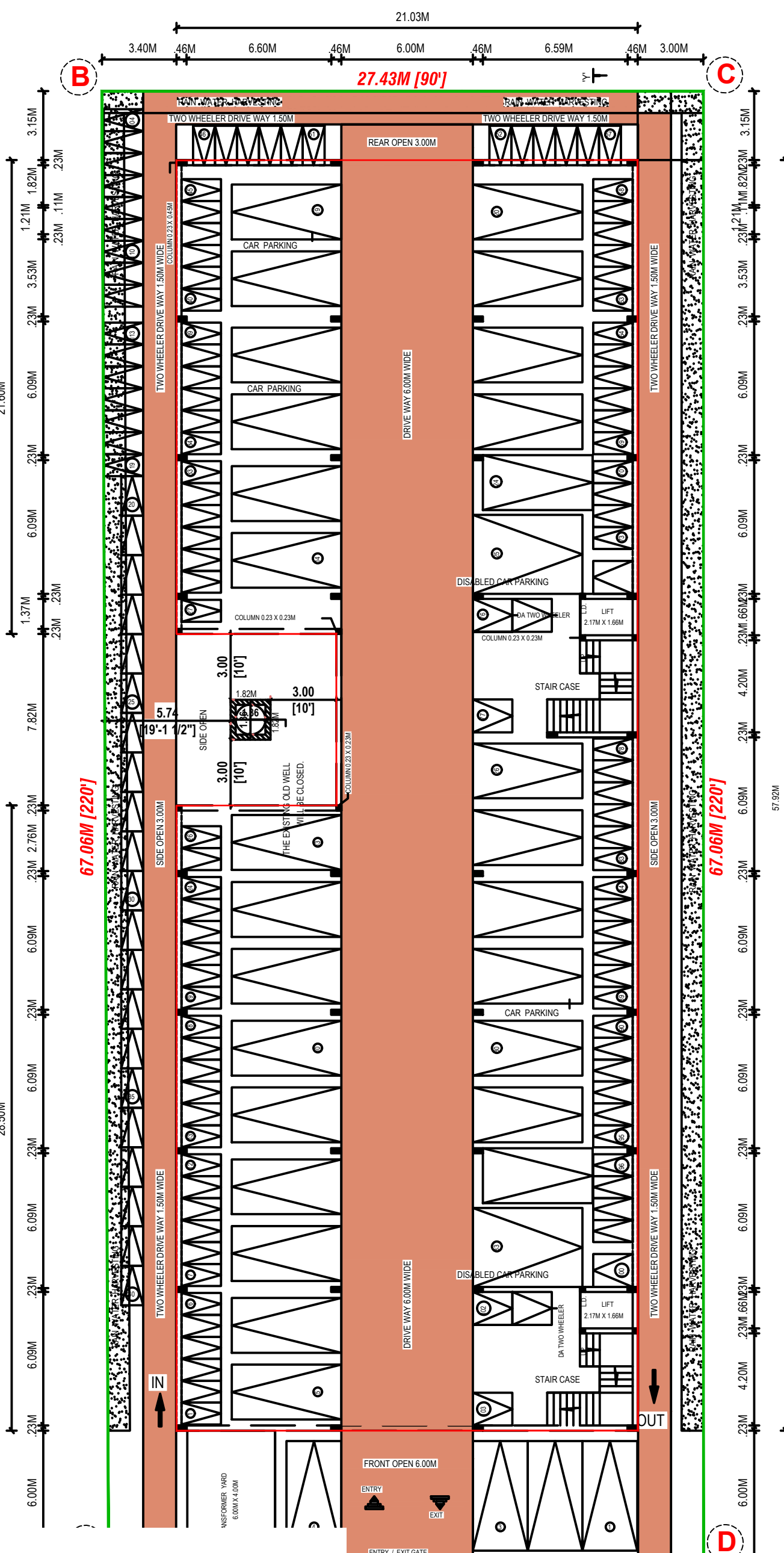
**GEO TECH ENGINEER**

**Dr. M. UMESHRAJ, DE.**  
 Mobile : 98440 74734  
 Registered Structural Engineer Grade-II (SE)  
 SE/Gr-II/AUG-2024/005  
 No. 32, Pearl 1st Cross Street,  
 Exhili Nagar, Palayamkottai,  
 Thorapadi Post, Vellore - 632 002.  
 E-mail: umeshraji1497@gmail.com

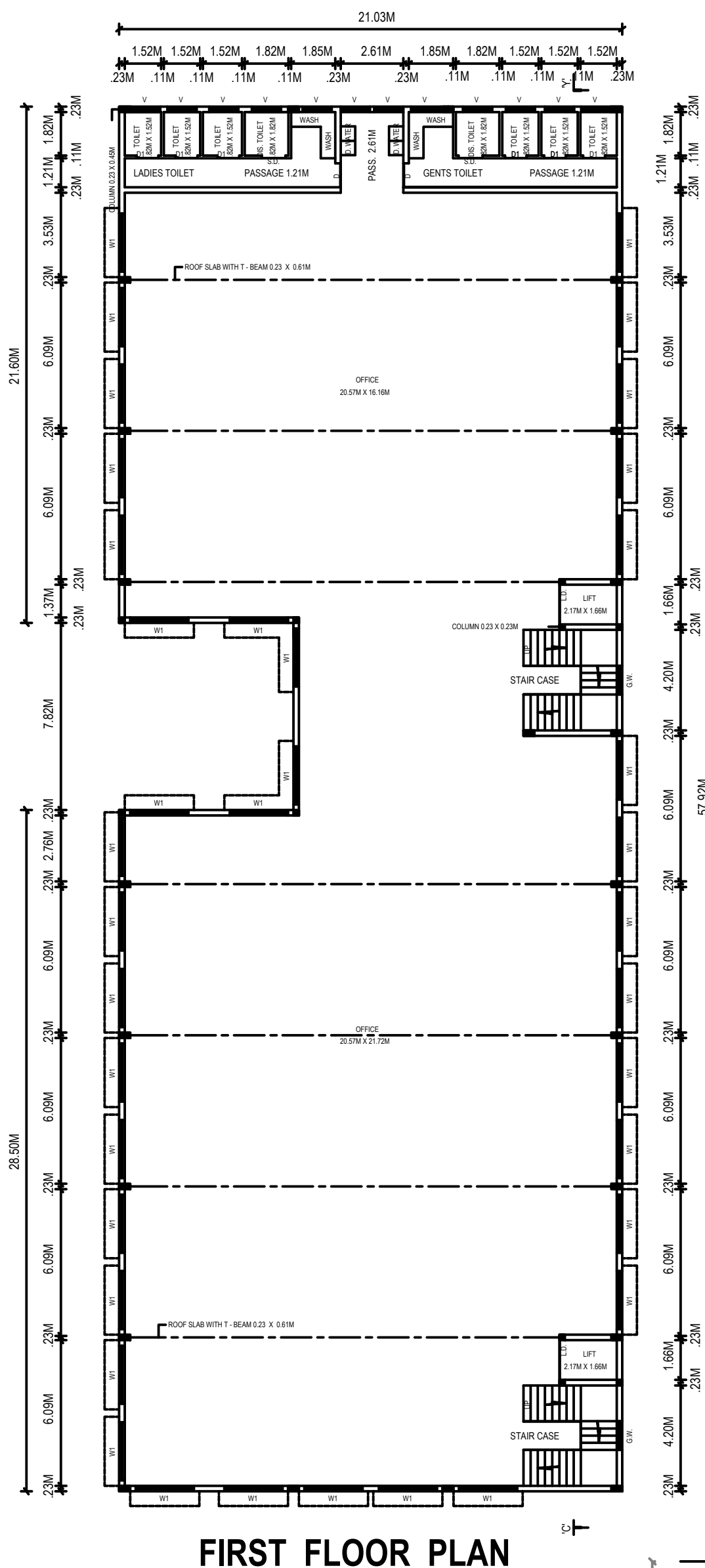
**STRUCTURAL ENGINEER**

**E.C. YESURATHINAM, D.C.E., B.Tech.,**  
 Registered Engineer Gr - III  
 RE/Gr-III/May-2024/024  
 No. 29, Gandhi Main Road,  
 Vaigai Nagar, Sadupuri, Vellore - 2  
 Cell : 98941 16361 94424 12096

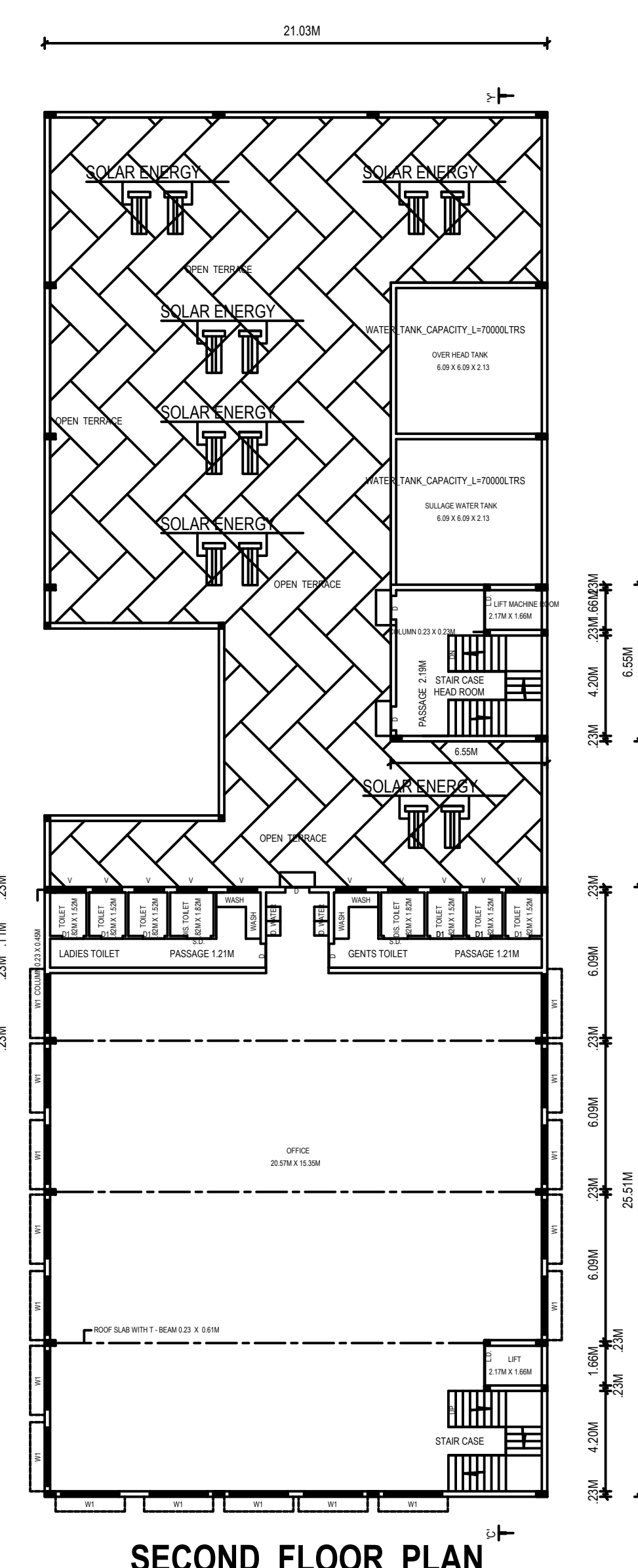
**REGISTERED ENGINEER**



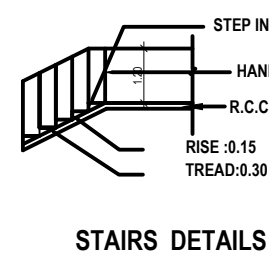
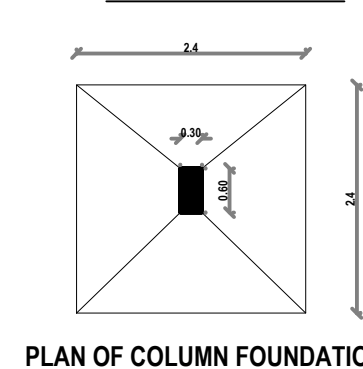
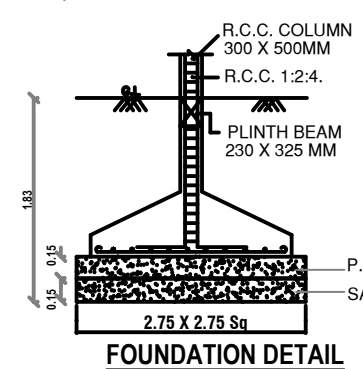
SITE CUM STILT FLOOR PLAN



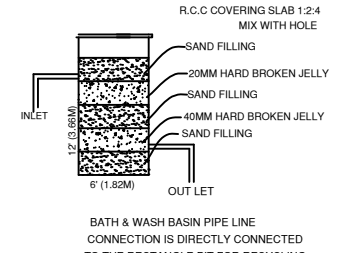
FIRST FLOOR PLAN



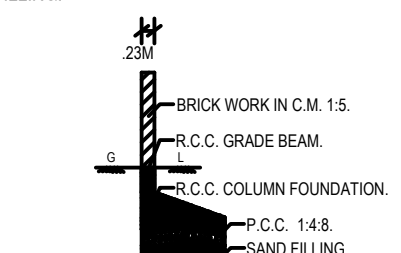
SECOND FLOOR PLAN



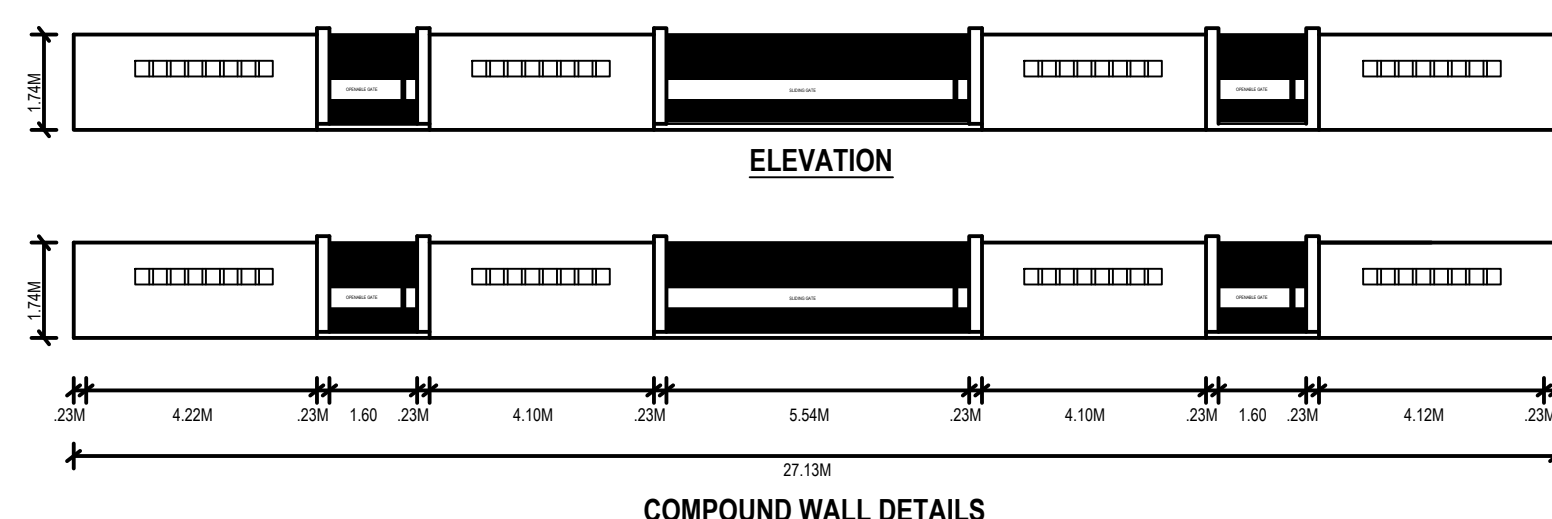
STAIRS DETAILS



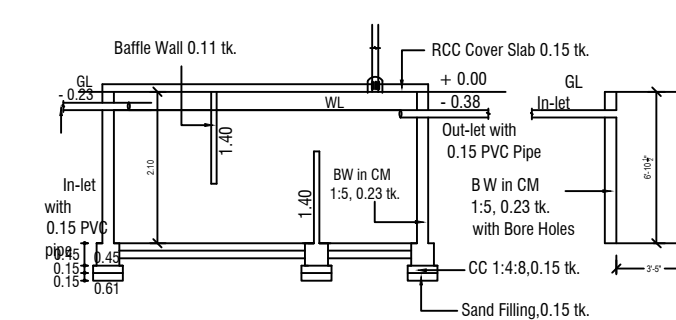
WASTE WATER RECYCLE UNIT



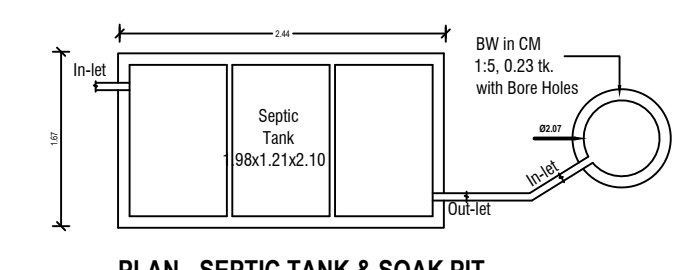
SECTION OF COMPOUND WALL



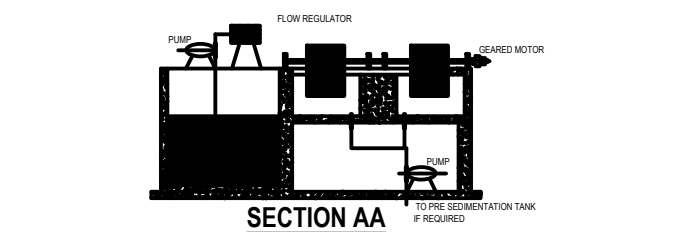
COMPOUND WALL DETAILS



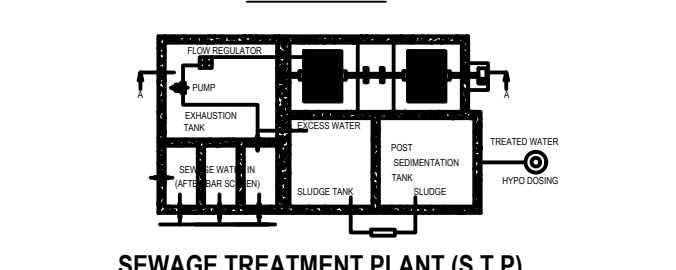
SECTION - SEPTIC TANK &amp; SOAK PIT



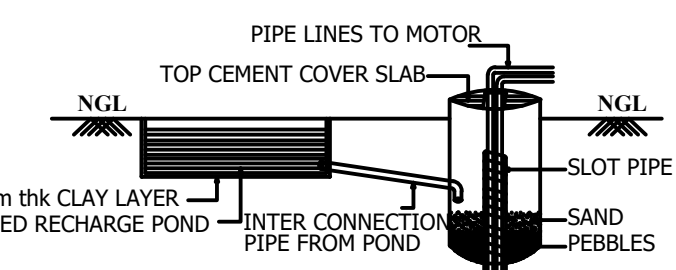
PLAN - SEPTIC TANK &amp; SOAK PIT



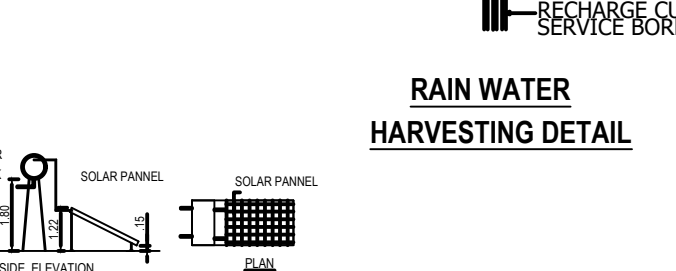
SECTION AA



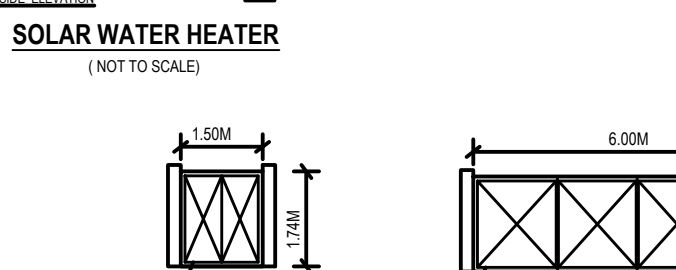
SEWAGE TREATMENT PLANT (S.T.P.)



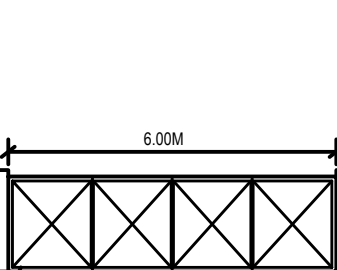
RAIN WATER HARVESTING DETAIL



SOLAR WATER HEATER



WICKET GATE ELEVATION



MAIN GATE ELEVATION

**BUILDING PLANNING PERMISSION NO.**  
**B.P./VELLORE-LPA/P. P. NO. 02/2025**



|                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br><b>Dr. M. UMESHRAJ, B.E.,</b><br>Mobile : 99440 74734<br>Registered Structural Engineer Grade-II (SE)<br>SE/Gr-II/Aug-2024/005<br>No. 32, Pearl 1st Cross Street,<br>Ethil Nagar, Palayamkottai,<br>Thiruvadi Post, Vellore - 632 002.<br>E-mail: umeshraj1497@gmail.com<br><b>STRUCTURAL ENGINEER</b> | <br><b>E.C. YESURATHINAM, D.C.E., B.Tech.,</b><br>Registered Engineer Gr - III<br>RE/Gr-III/May-2024/024<br>No. 29, Gandhi Main Road,<br>Vaigai Nagar, Sedupuri, Vellore - 2<br>Cell : 98941 16361 94424 12096<br><b>REGISTERED ENGINEER</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

