PP APPROVAL RECORD

Planning Permission

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.

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

hello@verified.realestate
+91 9996 12 9996
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N

THE PLAN SHOWING THE APPROVED EXISTING SCHOOL BUILDING SITE AND ADDITIONAL PROPOSED CONSTRUCTION OF HOSTEL BUILDING GROUND + FOUR FLOORS COMPRISED IN S.NO-45/5B OF VANDRANTHANGAL VILLAGE, KATPADI TALUK VELLORE DISTRICT.

EXISTING BUILDING PLAN APPROVAL DETAILS:-

DTCP - VELLORE, PLANNING PERMIT NO: 02/ 2023, DATED: 05.01.2023.

VANDRANTHANGAL PANCHAYAT, BUILDING PERMIT NO: 65/ 2023, DATED: 03.04.2023.

AREA STATEMENT:-

TOTAL PLOT AREA:-

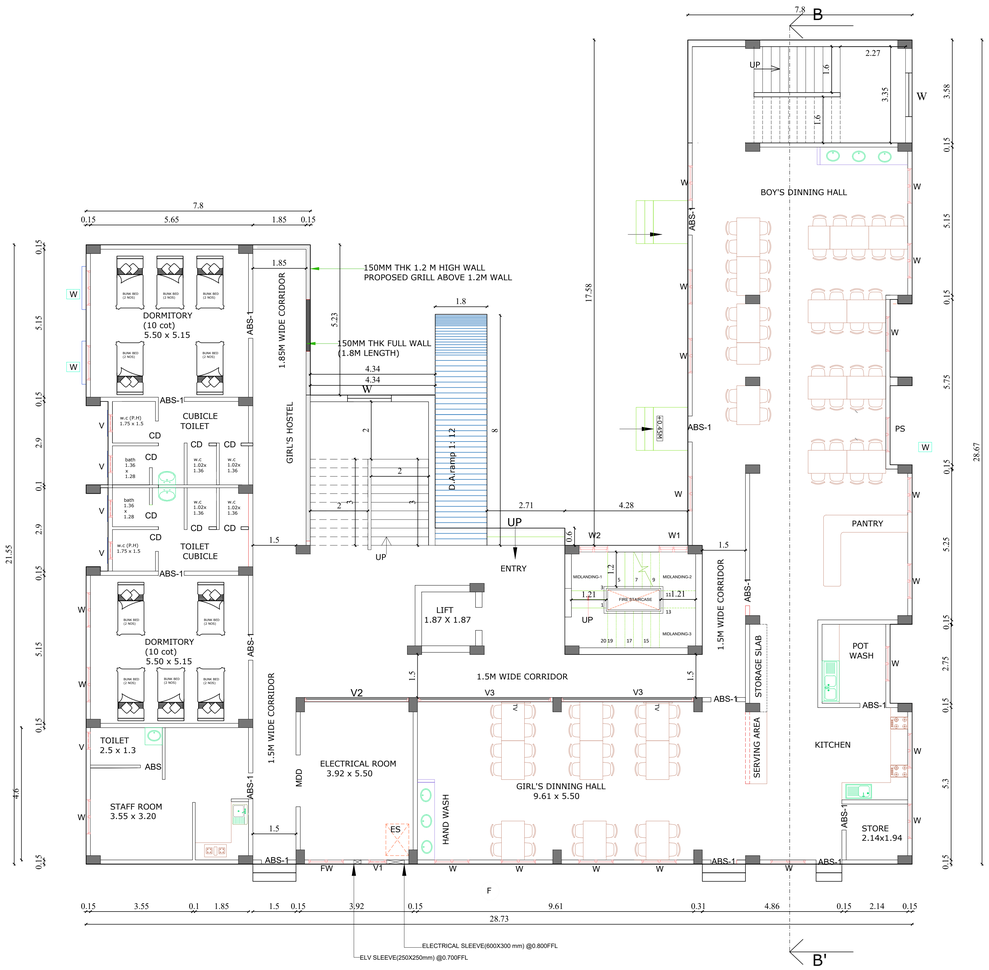
As per Document - 4.21 ACRES (or) 17037.12 Sq.m

As per Patta - 4.21 ACRES (or) 17037.12 Sq.m

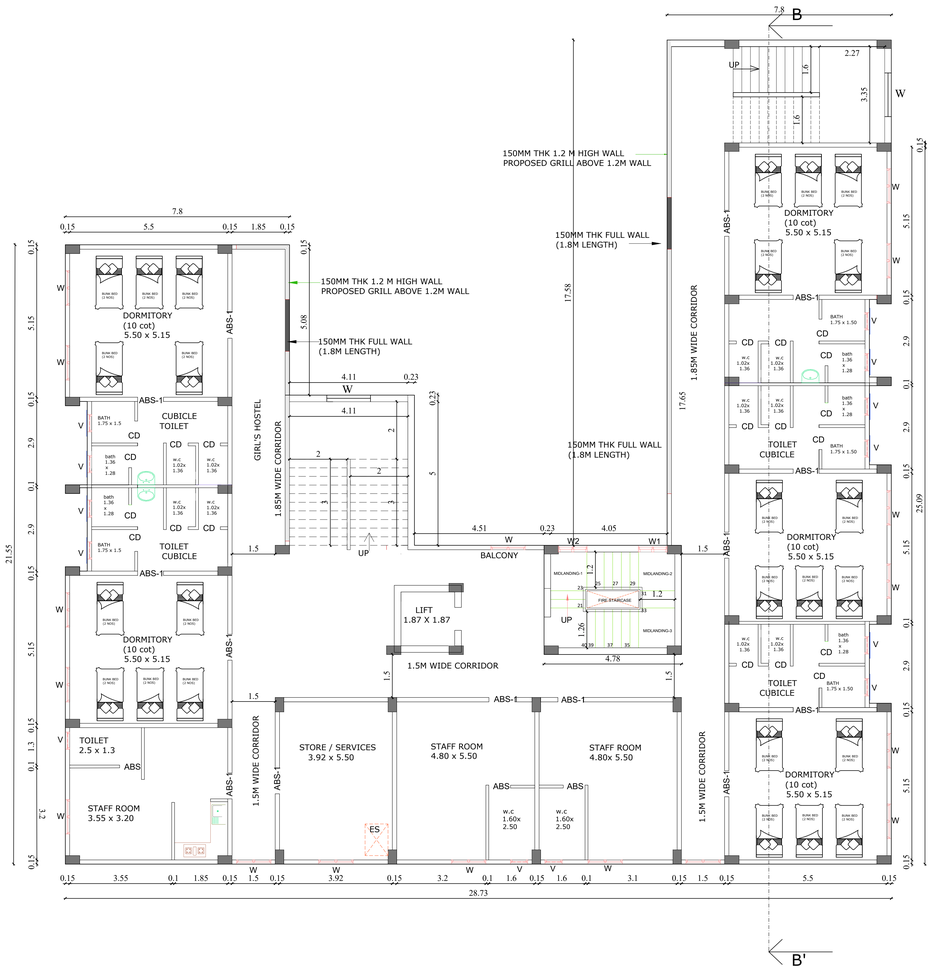
PROPOSED HOSTEL BUILDING:-

FLOOR WISE AREA DETAILS - IN SQ.M

S.NO	FLOOR	F.S.I	NON F.S.I	BUILT UP
1	GROUND FLOOR	549.67		549.67
2	FIRST FLOOR	549.67		549.67
3	SECOND FLOOR	549.67		549.67
4	THIRD FLOOR	549.67		549.67
5	FOURTH FLOOR	549.67		549.67
6	HEADROOM		96.64	96.64
7	SECURITY	14.00		14.00
TOTAL BUILT UP		2762.35	96.64	2858.99



Ground Floor Plan



Typical 1st to 3rd Floor Plan

JOINERY SCHEDULE

S.NO	TYPE	DESCRIPTION	SIZE
1	CD	CUBICLE DOOR	0.76 M x 2.10 M
2	ABS	DOOR	0.76 M x 2.10 M
3	ABS-1	DOOR - 1	0.90 M x 2.10 M
4	GD	GRILL DOOR	1.5 M x 2.10 M
5	MDD	METAL DOUBLE DOOR	1.8 M x 2.10 M
6	MD	METAL DOOR	1.0 M x 2.10 M
7	GDD	GRILL DOUBLE DOOR	1.5 M x 2.10 M
8	W	UPVC WINDOW	1.2 M X 1.2 M
9	W1	UPVC WINDOW	1 M x 0.85 M
10	FW	UPVC FIXED WINDOW	1.2 M X 1.2 M
11	V	VENTILATOR WITH EXHAUST FAN	0.60 M x 0.450 M
12	V1	VENTILATOR WITH EXAHAUST FAN	0.60 M x 0.60 M
13	V2	VENTILATOR WITH LOUVERS	3.6 M x 0.450 M
14	V3	VENTILATOR WITH LOUVERS	4.6 M x 0.450 M
15	W2	UPVC WINDOW	1 M x 1.2 M

LEGENDS:-

OWNER'S BOUNDARY -

EXISTING ROAD -

PROPOSED BUILDING -

EXISTING BUILDING -

APPLICANT SIGNATURE:-

For VASUPRADHA ASSOCIATES

Partner

REGISTERED ENGINEER:-

Er. J. HARI PRASAD, B.E.,
Registered Engineer
DTCP Reg. No.RE/Gr-II/July-2024/28
No: 97/1, First Floor, Nethaji Stadium Road,
Vellore - 632 001. Mobile: 886[illegible]

STRUCTURAL ENGINEER:-

Er. P. RADHA, M.E.(Structures)
Govt. Registered Structural Engineer - Grade-I,
Reg. No. SE/Gr-I/Jun-2025/011
No 68, Phase-III, Vasantham Nagar Exth.
VALLALAR, VELLORE - 632 009.
Cell: 76959537 15 / 8778220956

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LEGENDS:-

OWNER'S BOUNDARY -

EXISTING ROAD -

PROPOSED BUILDING -

EXISTING BUILDING -

APPLICANT SIGNATURE:-

For VASUPRADHA ASSOCIATES

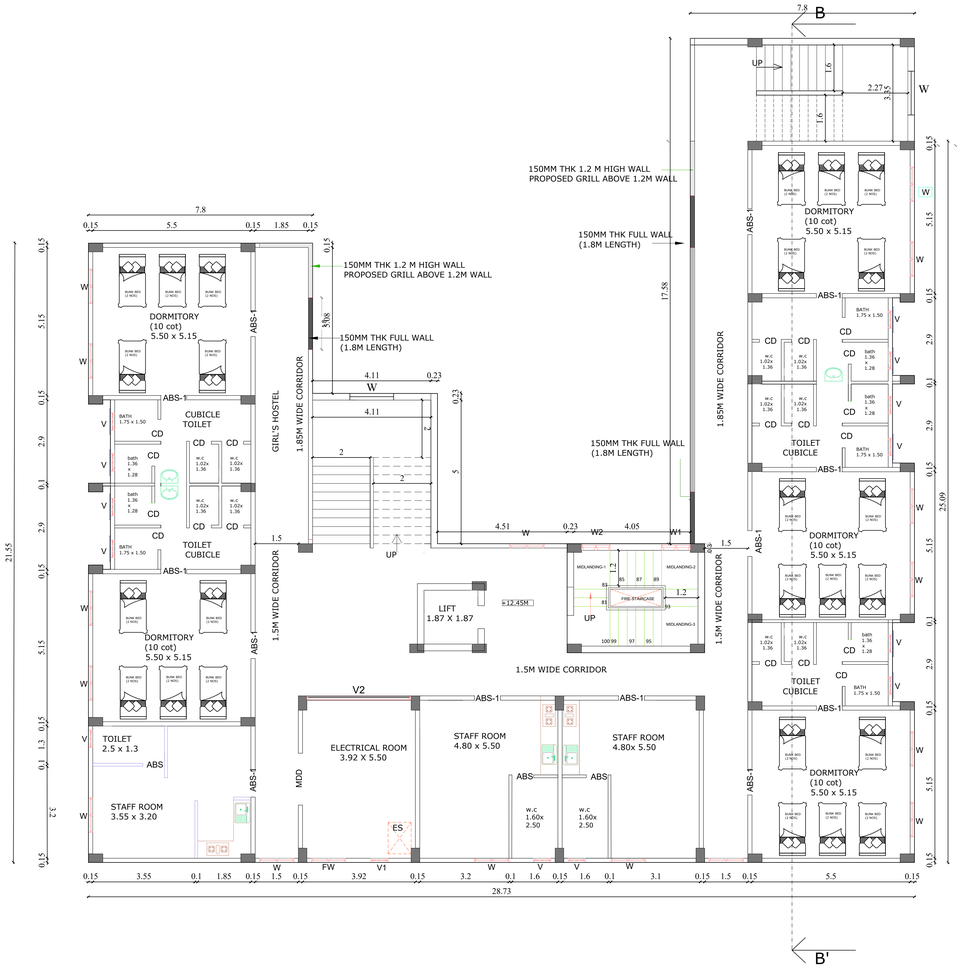
Partner

REGISTERED ENGINEER:-

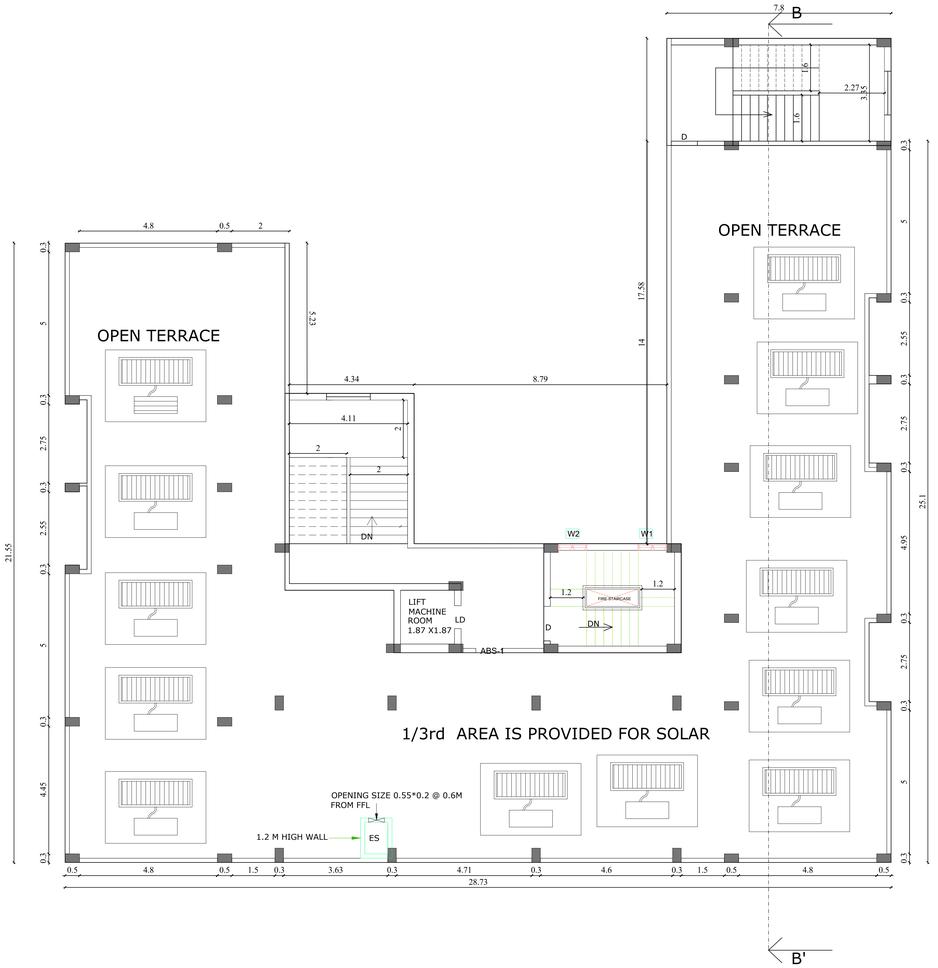
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Registered Engineer
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No: 97/1, First Floor, Nethaji Stadium Road,
Vellore - 632 001. Mobile: 8667[illegible]

STRUCTURAL ENGINEER:-

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Govt. Registered Structural Engineer - Grade-I,
Reg. No. SE/Gr-I/Jun-2025/011
No 68, Phase-III, Vasantham Nagar Extn.
VALLALAR, VELLORE - 632 009.
Cell: 7695953715 / 8778220956



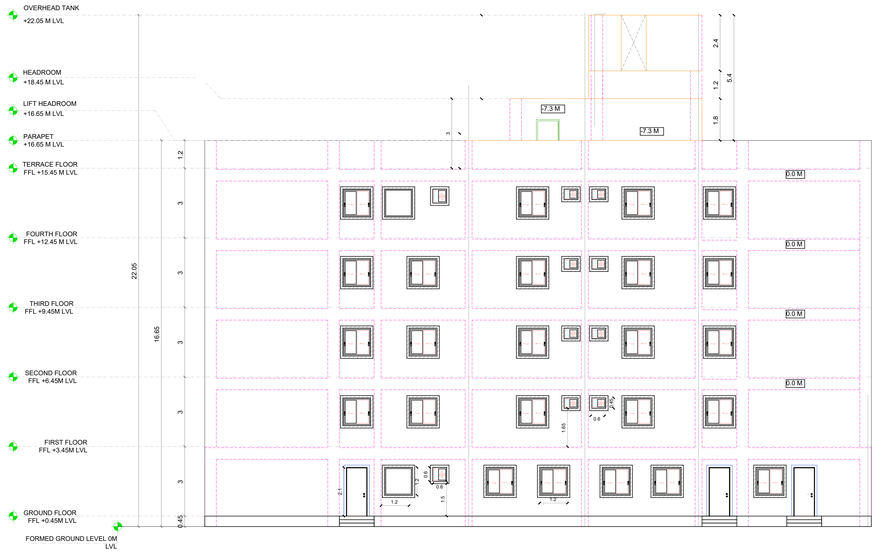
4th Floor Plan



Terrace Floor Plan



SECTION BB'



ELEVATION

N

SHEET NO: 3/4

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LEGENDS:-

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EXISTING ROAD -

PROPOSED BUILDING -

EXISTING BUILDING -

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Registred Engineer
DTCP Reg. No.RE.Gr-II/July-2024/28
No: 97/1, First Floor, Nethaji Stadium Road.
Vellore - 632 001. Mobile: 8667[illegible]

STRUCTURAL ENGINEER:-

Er. P. RADHA, M.E (Structures)
Govt. Registered Structural Engineer - Grade-1,
Reg. No. SE/Gr-I/Jun-2025/011
No 6B, Phase-III, Vasantham Nagar Exth.
VALLALAR, VELLORE - 632 009
Cell: 7695953715 / 8778220956

APPLICANT SIGNATURE:-

For VASUPRADHA ASSOCIATES

Partner

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As per Patta - 4.21 ACRES (or) 17037.12 Sq.m

EXISTING SCHOOL BUILDING:-

FLOOR WISE AREA DETAILS		
S.NO	**FLOOR**	**BUILT UP AREA**
1	GROUND FLOOR	3833.50 SQ.M
2	FIRST FLOOR	3090.72 SQ.M
3	SECOND FLOOR	2811.61 SQ.M
TOTAL BUILT UP		9735.83 SQ.M

PROPOSED HOSTEL BUILDING:-

FLOOR WISE AREA DETAILS - IN SQ.M				
S.NO	**FLOOR**	**F.S.I**	**NON F.S.I**	**BUILT UP**
1	GROUND FLOOR	**549.67**		**549.67**
2	FIRST FLOOR	**549.67**		**549.67**
3	SECOND FLOOR	**549.67**		**549.67**
4	THIRD FLOOR	**549.67**		**549.67**
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6	HEADROOM		**96.64**	**96.64**
7	SECURITY	**14.00**		**14.00**
TOTAL BUILT UP		**2762.35**	**96.64**	**2858.99**

Total O.S.R (Park) Area Required (10%) - 1703.71 Sq.m
Total O.S.R (Park) Area provided (10.19%)- 1736.37 Sq.m

Already Approved F.S.I Area = 9735.83 Sq.m
Proposed F.S.I Area = 2762.35 Sq.m
Total F.S.I Area = 12498.18 Sq.m

$$F.S.I = \frac{\text{Total F.S.I Area}}{\text{Site Area}} = \frac{12498.18}{17037.12} = 0.73$$

PARKING DETAILS :-

Total class room Area for School Building = 2928.71 Sq.m

CALCULATION:-

1) 1 Two Wheeler per 50 Sqm
2) 1 Cycle per 5 Sqm
3) 1 Car per 300 Sqm

S.NO	DESCRIPTION	REQUIRED	PROVIDED
1	CAR	10	10
2	TWO WHEELER	59	60
3	CYCLE	586	586

Total rooms in Hostel = 12 Nos.,
Total No., Room = 12 X 10 Cot = 120 Cots

S.NO	DESCRIPTION	REQUIRED	PROVIDED
1	TWO WHEELER	12	12

LEGENDS:-

OWNER'S BOUNDARY -
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EXISTING BUILDING -

APPLICANT SIGNATURE:-

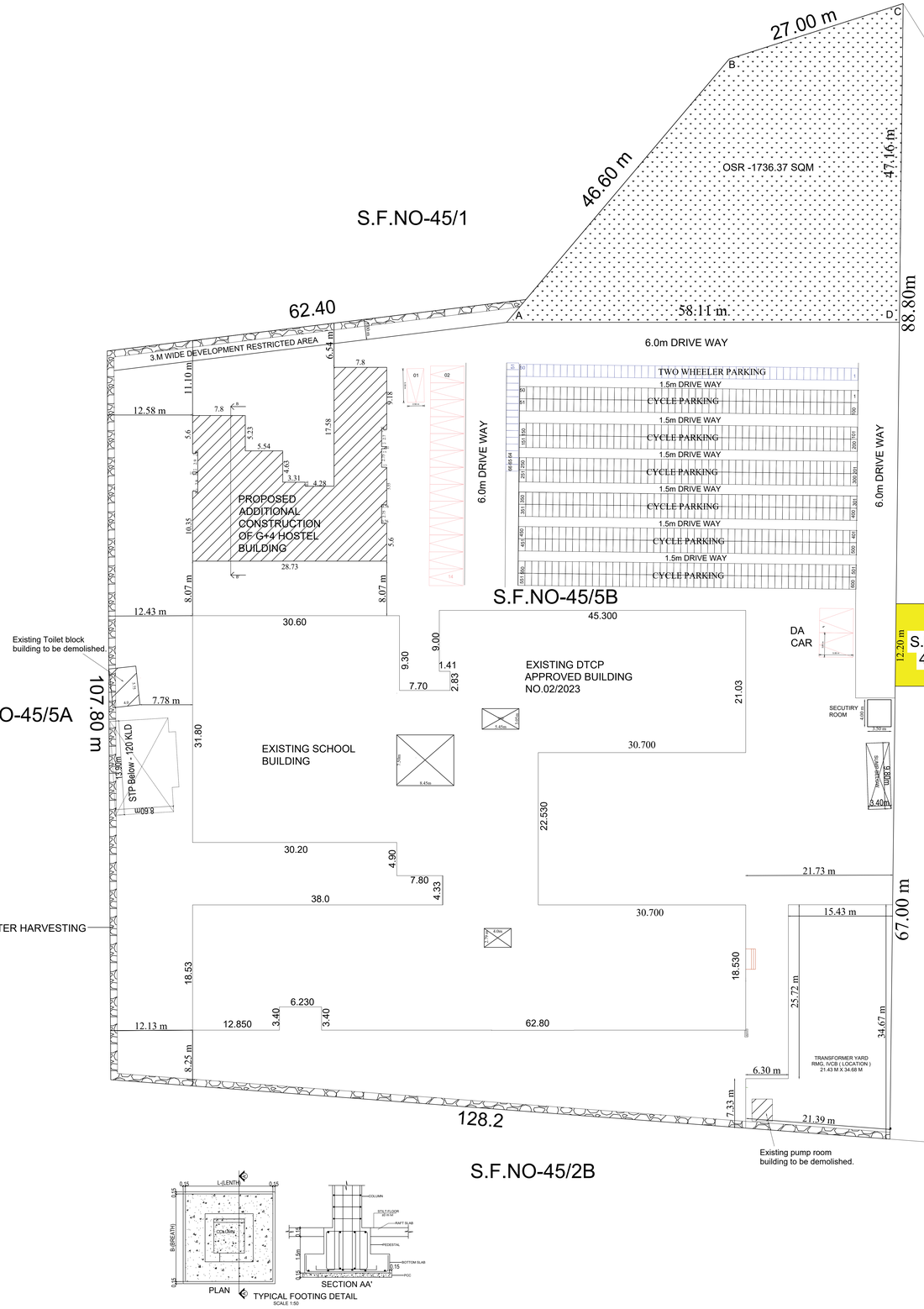
For VASUPRADHA ASSOCIATES
M.
Partner

REGISTERED ENGINEER:-

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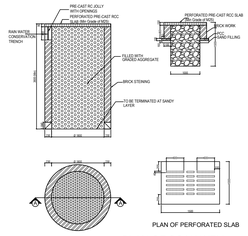
STRUCTURAL ENGINEER:-

Er. P. RADHA, M.E (Structures)
Govt. Registered Structural Engineer - Grade I.
Reg. No. SE/Gr-I/Jun-2025/011
No 48, Phase-III, Vasantham Nagar Exth.
VALLALAR, VELLORE - 632 009
Cell: 7695953715 / 8778220956

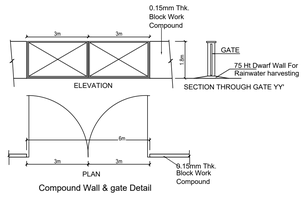


SITE PLAN

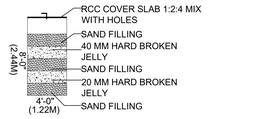
TYPICAL FOOTING DETAIL
SCALE 1:50



PLAN OF SOAK WELL FOR SURPLUS RAIN WATER HARVESTING
SCALE : 1:75

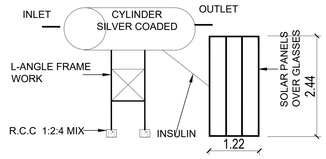


Compound Wall & gate Detail

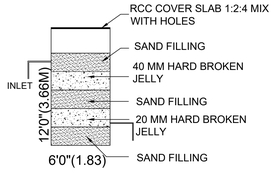


RWH UNIT WITH SIZE
4'0"X4'0"X8'0"-USING 150MM DIA .
PVC PIPE WITH NECCESSARY FITTINGS.

RAIN WATER HARVEST UNIT

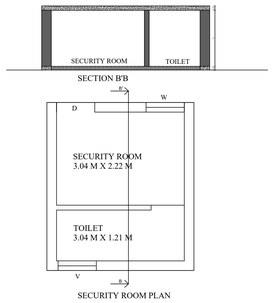


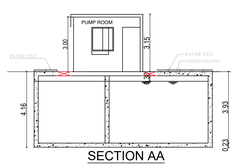
SOLAR ENERGY

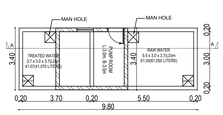


BATH & WASH BASIN PIPE LINE
CONNECTION IS DIRECTLY CONNECTED
TO THE RECTANGLE PIT FOR RECYCLING THE WASTE WATER

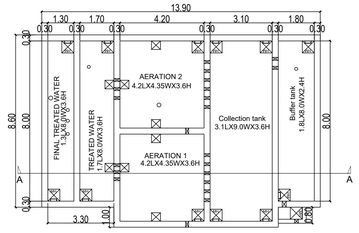
SULLAGE /WAST WATER RECYCLE UNIT

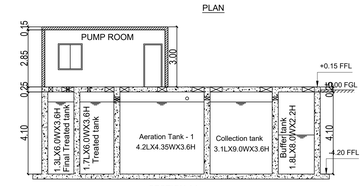






SUMP DETAIL





STP PLAN

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
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OMR Thoraipakkam,
Chennai 600 097, India
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+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.