PP APPROVAL RECORD

# Planning Permission

Vellore district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Rural Panchayat**

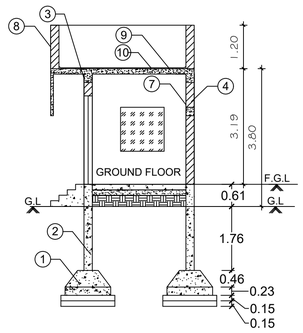
The approval as the planning authority issued it, reproduced in full behind this page.

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

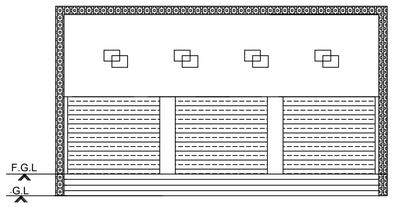
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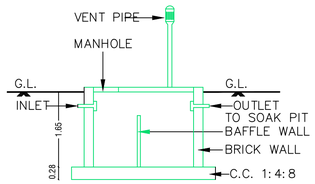
# PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC TERRACE COMMERCIAL SHOP ROOF BUILDING CUM RESIDENTIAL ROOF BUILDING IN GROUND FLOOR AT S.F.NO - 338/3F1 AS FOR NEW PATTA NO - 2056 AS NEW S.F.NO - 338/3F1B AT SEMBRAYANELLORE VILLAGE AND PANCHAYAT, KATPADI TALUK, VELLORE DISTRICT.



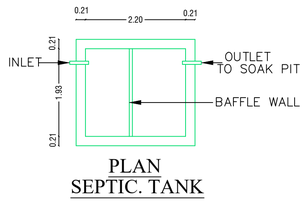

SECTION - AB



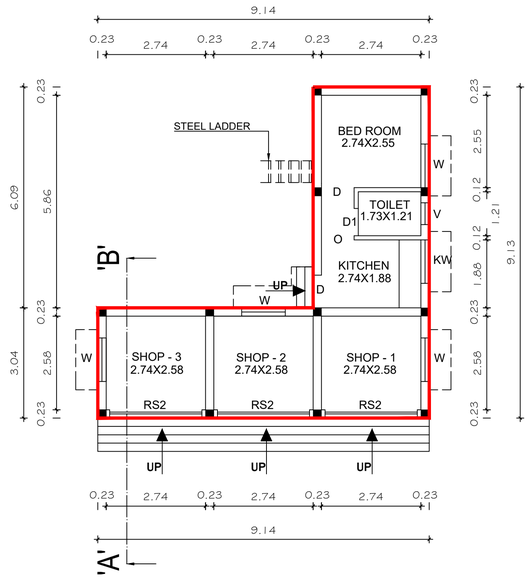

FRONT ELEVATION.



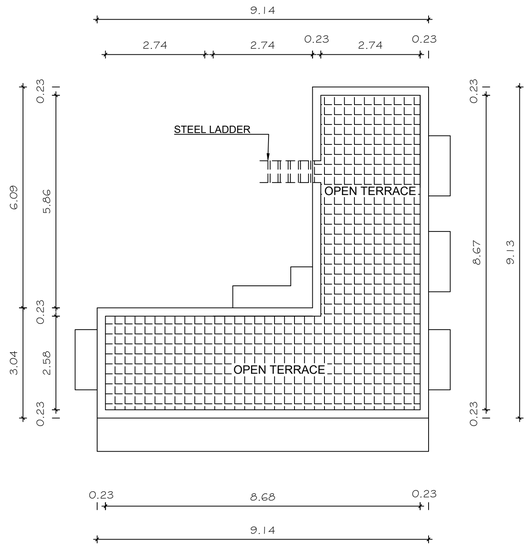

SECTION OF SEP.TANK



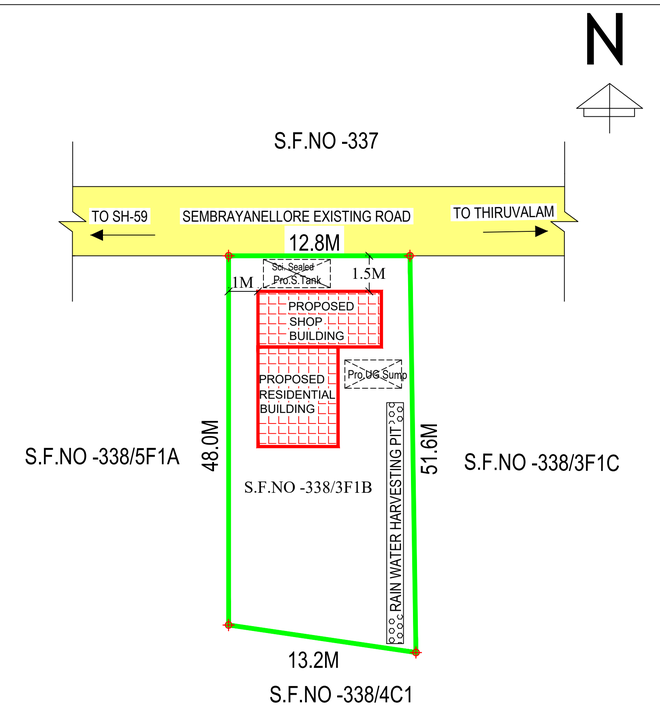

PLAN
SEPTIC. TANK



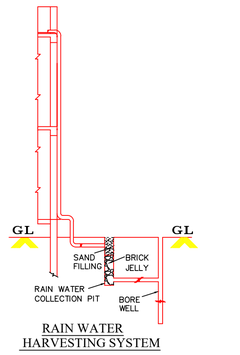

PROPOSED GROUND FLOOR PLAN.



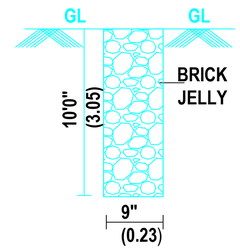

PROPOSED TERRACE FLOOR PLAN.



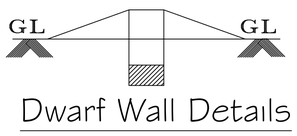

**KEY PLAN**
**(NOT TO SCALE)**



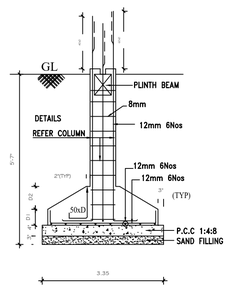

RAIN WATER
HARVESTING SYSTEM




PERCULATION PIT




Dwarf Wall Details




FOUNDATION DETAILS
(NOT TO SCALE)

## JOINERY DETAILS :-

| S.NO | DESCRIPTION | SIZE IN M |
|---|---|---|
| 1 | ROLLING SHUTTER - RS2 | 2.54 X 2.13 |
| 2 | DOOR - D | 0.90 X 2.13 |
| 3 | WINDOW - W | 1.21 X 1.21 |
| 4 | VENTILATOR - V | 0.60 X 0.60 |
| 5 | OPENING - O | 0.90 X 2.13 |

**COLOUR INDEX:**
- PROPOSED BUILDING
- EXISTING ROAD
- BOUNDARY LINE
- DEMOLITION

**SPECIFICATIONS:**
1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2. R.C.C. COLUMNS IN M20 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNRTY WOOD GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN CM 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX
10. WEATHERING TILES IN 9"X9" BURNT CLAY TILES IN LAID IN1:3 MIX

**AREA DETAILS :**

**AREA OF SITE : 6996.60 SQ.FT - 650.00 SQ.M**
(As per Document)

**AREA OF SITE : 6975.07 SQ.FT - 648.00 SQ.M**
(As per FMB)

| FLOOR | FSI AREA (IN SQ.M) | NON - FSI AREA (IN SQ.M) | BUILTUP AREA (IN SQ.M) |
|---|---|---|---|
| GROUND FLOOR (SHOP) | 27.78 | -- | 27.78 |
| GROUND FLOOR (RESIDENTIAL) | 19.48 | -- | 19.48 |
| TOTAL AREA | 47.27 | -- | 47.27 |

**PLOT COVERAGE :**
Plot Coverage : 47.27/648.00 x 100 = 7.29%

**FLOOR SPACE INDEX (FSI) :**
Floor space index:

$$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{47.27}{648.00} = 0.07 > 2.00$$

**NOTE :**
FIRE EXTINGUISHER

**FIRE CERTIFICATE :**
Necessary Fire Extinguishers will be provided with the permission from the fire Service

**ALL DIMENSION ARE IN METER**

**OFFICE USE**

**OWNER SIGNATURE**

Er. RAJA.M, D.C.E., B.Tech., M.Tech.,
DTCP Registered Engineer Grade-II
RE/Gr-II/Aug-2024/029
SMR BUILDERS
No.60, Chennai Salai, Old Katpadi,
Vellore - 632 007
Cell : 88704 14590, 72003 97309

**REGISTERED 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

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# 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.