

PP

APPROVAL RECORD

# Planning Permission

Vellore district, Tamil Nadu

APPROVAL TYPE  
**Building Plan**

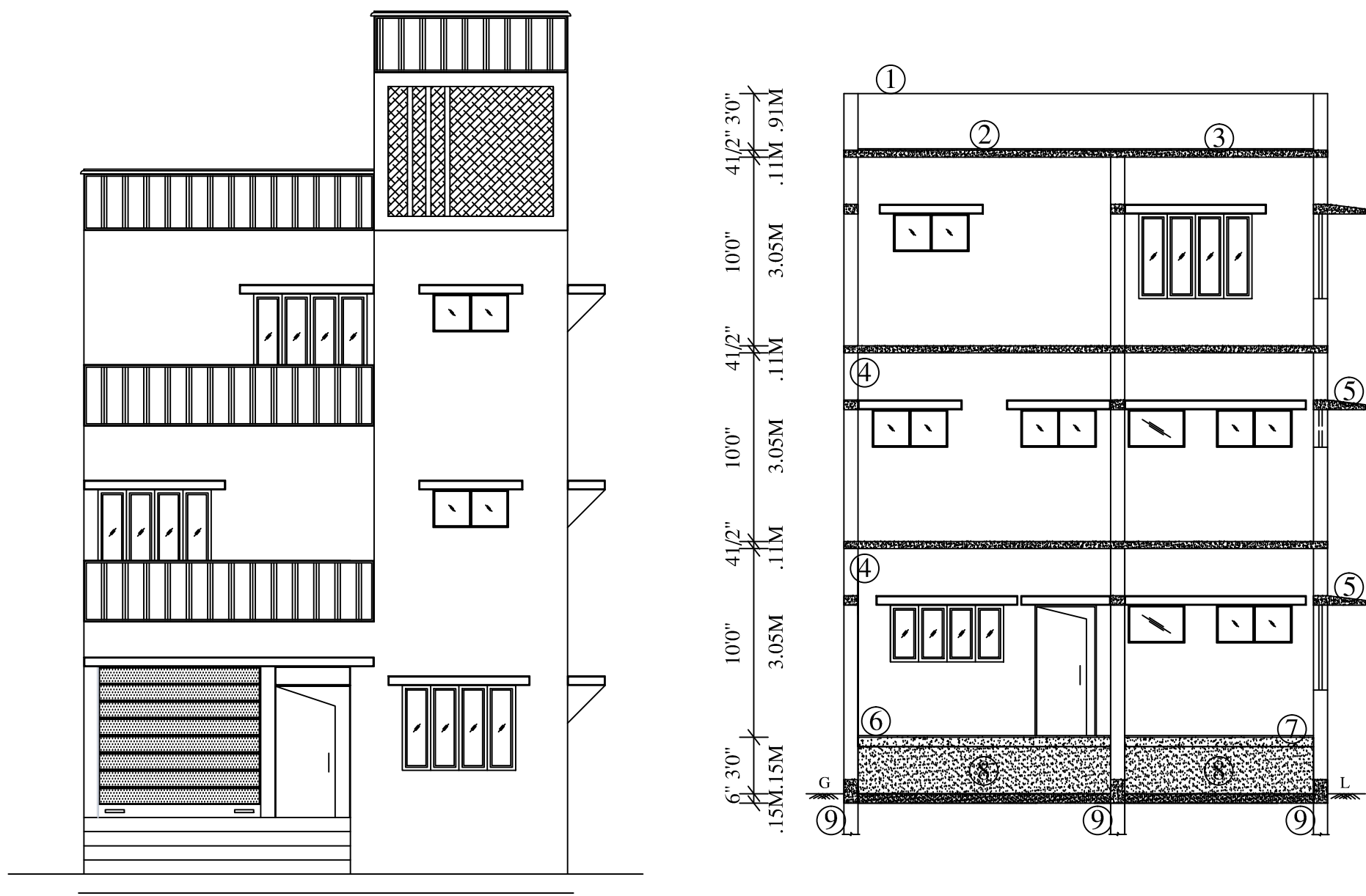
ISSUING AUTHORITY  
**Rural Panchayat**

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.



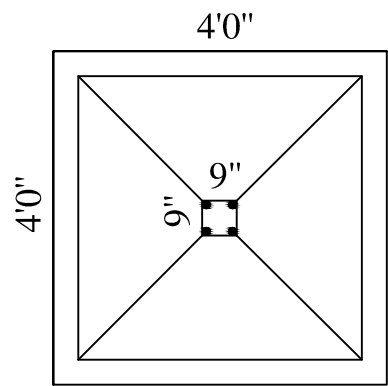
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. TERRACED ROOF GROUND FLOOR, FIRST FLOOR RESIDENTIAL BUILDING IN S.F.NO. 51 / 2B, PATTA NO. 3124, SUB - DIVISION S.F.NO. 51 / 26, AT PLOT NO. 59, BALAJI NAGAR, VADUGAN KUTTAI VILLAGE, (JAFFRAPET VILLAGE), GUDIYATHAM ROAD, VANDARAN THANGAL, JAFFRAPET PANCHAYAT, KATPADI PANCHAYAT UNION, KATPADI TALUK, VELLORE DISTRICT. (SCALE 1 INCH = 8 FEET (OR) 1 CM = 1 M.),



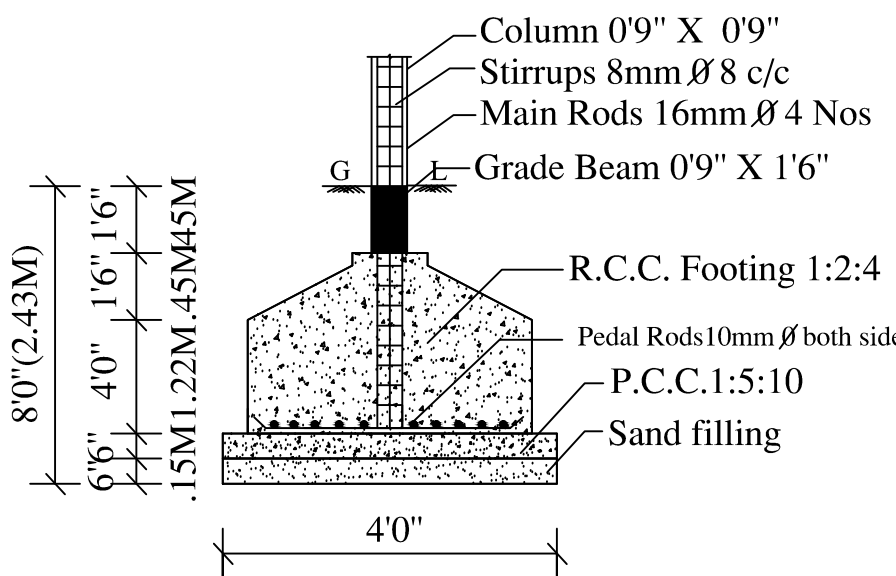
ELEVATION

SECTION ON 'CY'

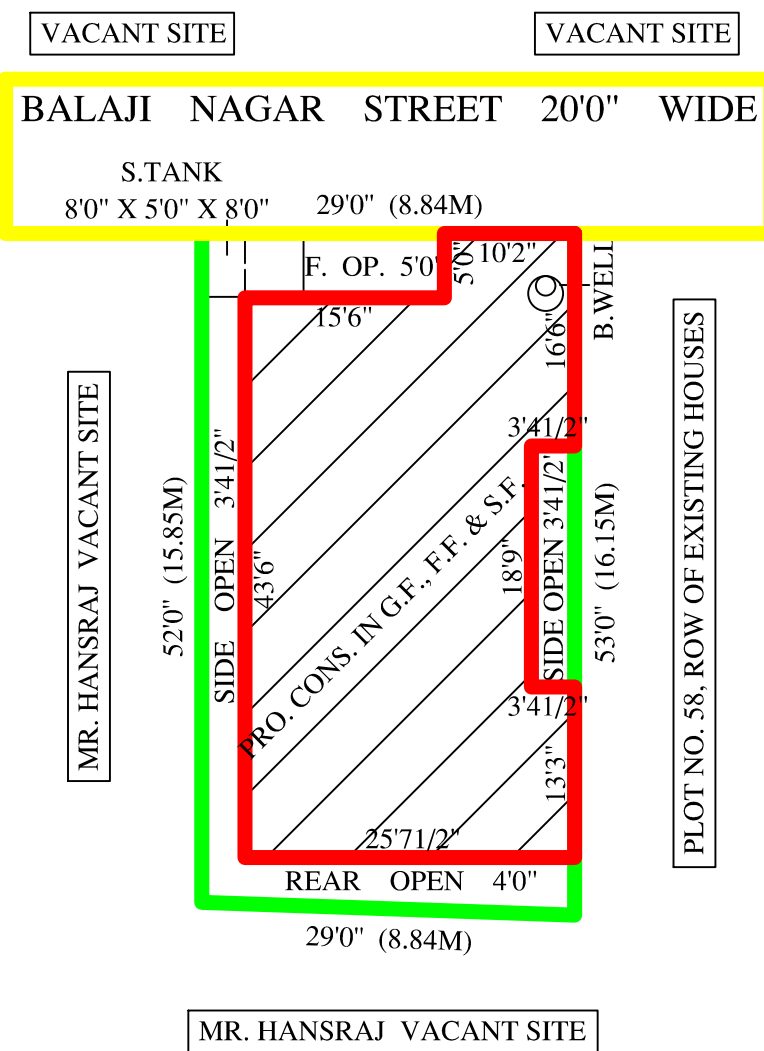
01. PARAPET WALL IN C.M. 1:6.
02. WEATHERING COURSE.
03. R.C.C. 1:2:4.
04. BRICK WORK IN C.M. 1:5.
05. LINTEL CUM SUNSHADE.
06. FLOOR FINISHING IN MARBONITE TILES.
07. FLOORING CONCRETE IN P.C.C. 1:5:10.
08. GRAVEL FILLING FOR BASEMENT.
09. R.C.C. COLUMN FOUNDATION.



PLAN  
COLUMN DETAILS  
SCALE : NOT TO SCALE



SECTION



SITE PLAN

SCALE : 1 INCH 16 FEET (OR) 1 CM = 2 M.

AREA STATEMENT :-

| DESCRIPTIONS          | SQ. FEET | SQ. METER |
|-----------------------|----------|-----------|
| SITE AREA :-          |          |           |
| AS PER SALE DEED AREA | 1522.50  | 141.45    |
| AS PER PLR / FMB      | 1517.75  | 141.00    |
| AS PER SITE AREA      | 1522.50  | 141.45    |

BUILDING AREA DETAILS

| BLOCK NAME | FLOOR NAME   | R.C.C. ROOF                 |                            |                            |                                |
|------------|--------------|-----------------------------|----------------------------|----------------------------|--------------------------------|
|            |              | NET F.S.I. AREA (IN SQ.FT.) | NET F.S.I. AREA (IN SQ.M.) | NON F.S.I. AREA (IN SQ.M.) | TOTAL BUILT-UP AREA (IN SQ.M.) |
| PROPOSED   | GROUND FLOOR | 1102.00                     | 102.37                     | ----                       | 102.37                         |
|            | FIRST FLOOR  | 1081.25                     | 100.44                     | ----                       | 100.44                         |
|            | SECOND FLOOR | 851.50                      | 79.10                      | ----                       | 79.10                          |
|            | GRAND TOTAL  | 3034.75                     | 281.91                     | ----                       | 281.91                         |

FLOOR SPACE INDEX (F.S.I.) :-

$$\frac{\text{F.S.I. AREA}}{\text{SITE AREA}} = \frac{280.73}{141.00} = 1.99 < 2$$

PLOT COVERAGE (P.C.) :-

$$\frac{\text{TOTAL G.F. AREA}}{\text{SITE AREA}} \times 100 = \frac{102.37}{141.00} \times 100 = 72.60 \%$$

SCALE 1 : 100 ALL DIMENSIONS ARE IN METER

JOINERY DETAILS

| REFERENCE | DESCRIPTIONS | SIZE (IN METRE) |
|-----------|--------------|-----------------|
| M.D.      | MAIN DOOR    | 1.06M X 2.13 M  |
| D         | DOOR         | 0.91M X 2.13 M  |
| D1        | DOOR         | 0.76M X 2.13 M  |
| W         | WINDOW       | 1.82M X 1.37 M  |
| W1        | WINDOW       | 1.37M X 1.37 M  |
| W2        | WINDOW       | 1.82M X 0.91 M  |
| W3        | WINDOW       | 0.45M X 2.13 M  |
| V         | VENTILATOR   | 1.22M X 0.61 M  |
| G.W.      | GRILL WINDOW | 1.37M X 1.37 M  |
| OP.       | OPEN         | 3.05M X 2.13 M  |

COLOUR INDEX

|                                   |       |
|-----------------------------------|-------|
| OWNER BOUNDARY SHOWN IN GREEN     | ----- |
| POPOSED CONSTRUCTION SHOWN IN RED | ----- |
| EXISTING ROAD SHOWN IN YELLOW     | ----- |

PARKING DETAILS

| TYPES UP VEHICLE PARKING | REQUIRED | PROVIDED |
|--------------------------|----------|----------|
| CAR                      | 4        | 4        |
| TWO WHEELER              | 4        | 4        |

OWNER'S NAME :-

MRS. J. SURUTHI.

W/O MR. R. SIVAJI.

APPLICANT SIGNATURE

Er. E.C. YESURATHINAM, D.C.E., B.Tech.,  
Registered Engineer Gr - III  
VCMC Regd. No. 035/LS/2024/00020  
DDTCP Regd. No. CE/Gr-III/May-2024/024  
DDTCP Regd No. CE/July-2024/008  
No. 29, Gandhi Main Road,  
Vaigai Nagar, Saduperi, VELLORE - 2.  
Cell: 98941 16361, 94424 12096

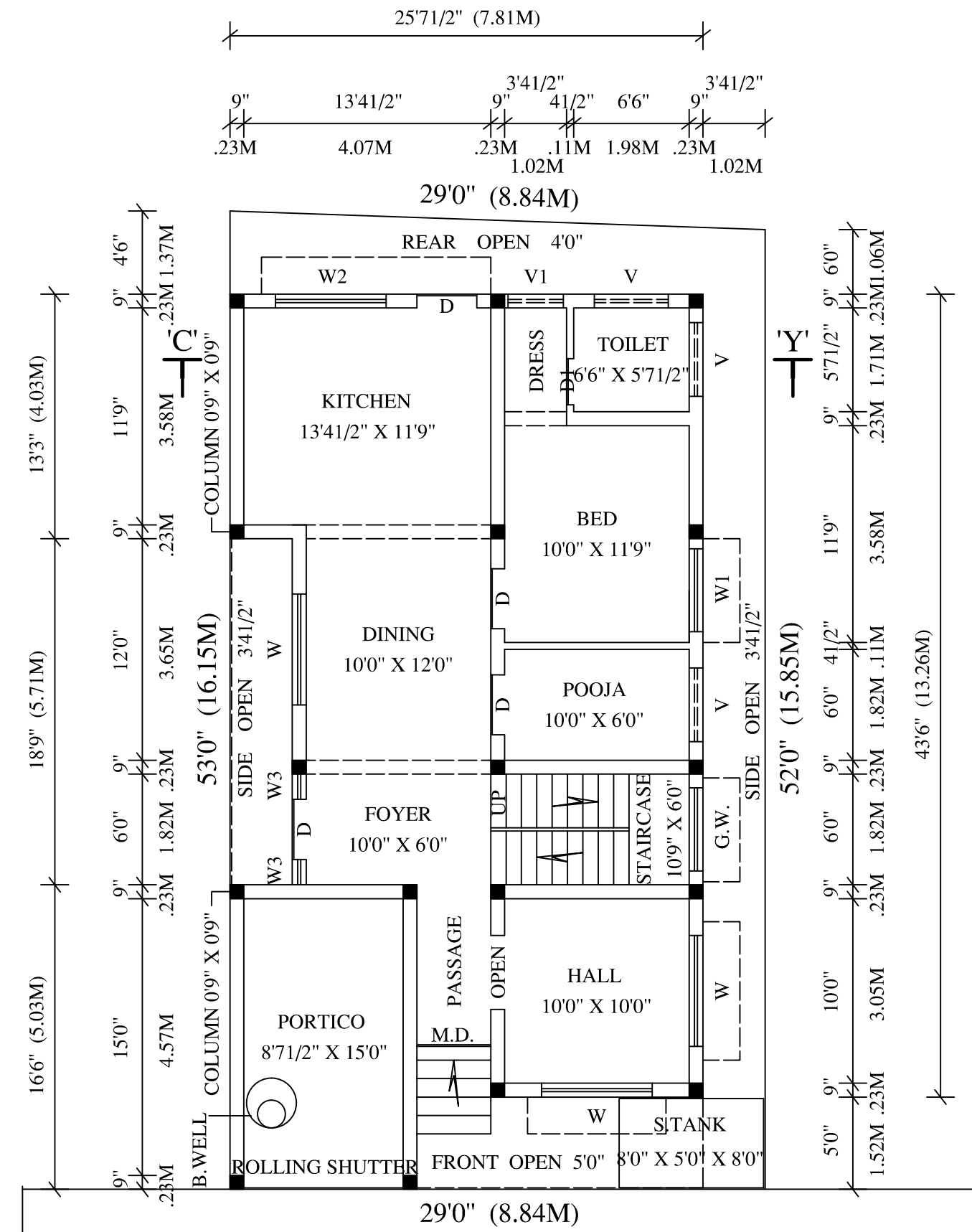
ENGINEER

CELL NO. 9894116361, 9442412096,

C.Y. BUILDERS, ER. E.C. YESURATHINAM, D.C.E. B.TECH,

12/29, GANDHI MAIN ROAD, VAIGAI NAGAR, SADUPERI,

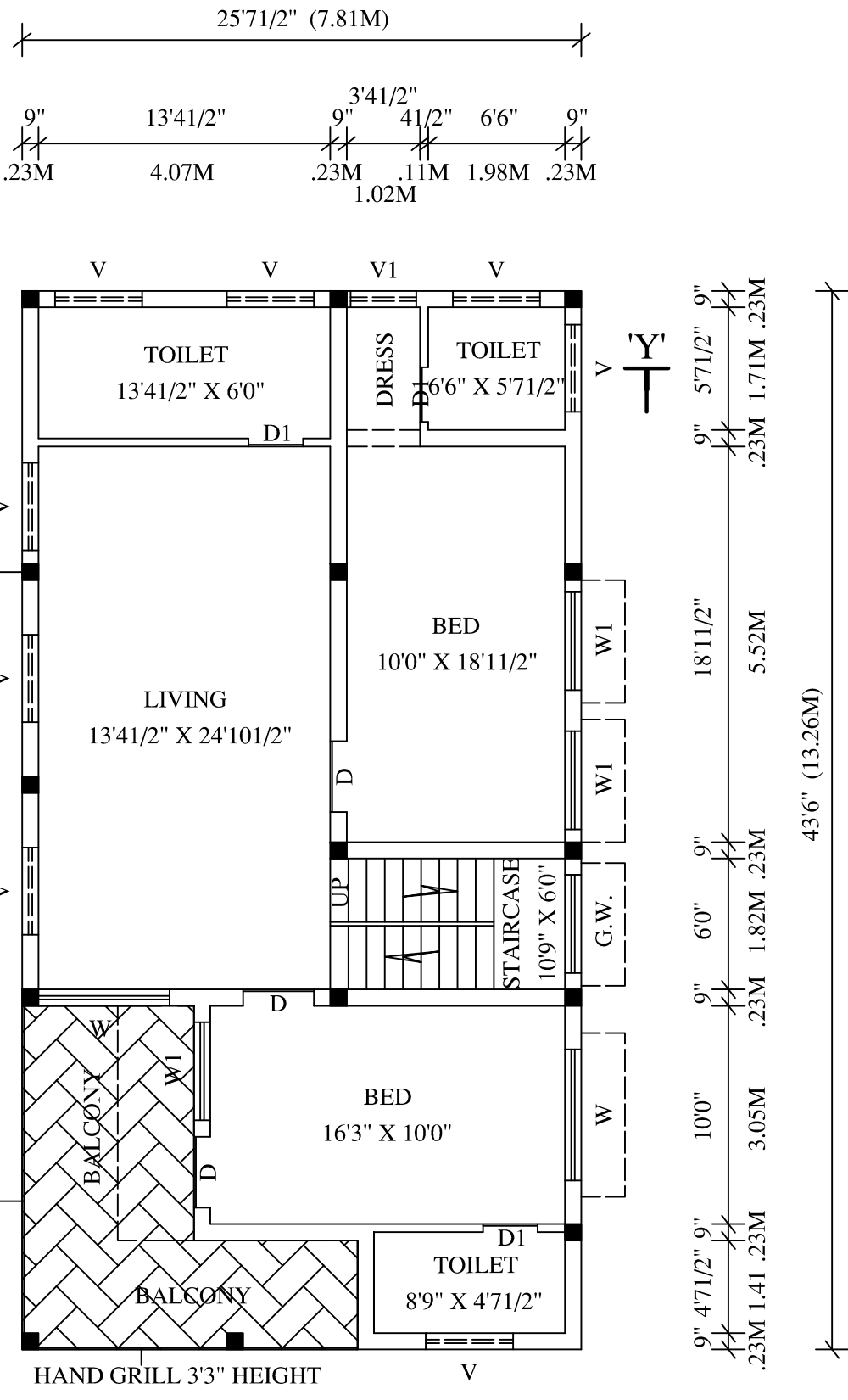
VELLORE - 632002.



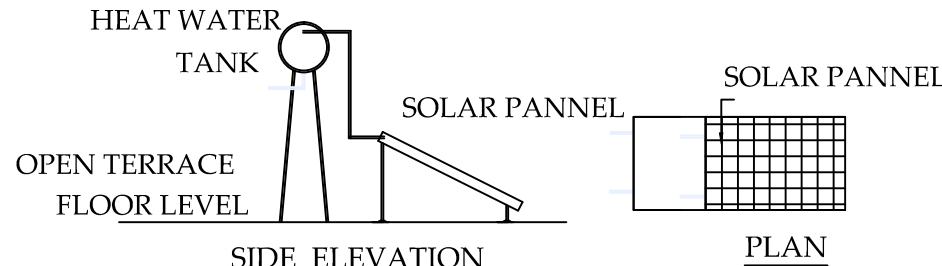
GAR STREET 20'0" WIDE

UND FLOOR PLAN

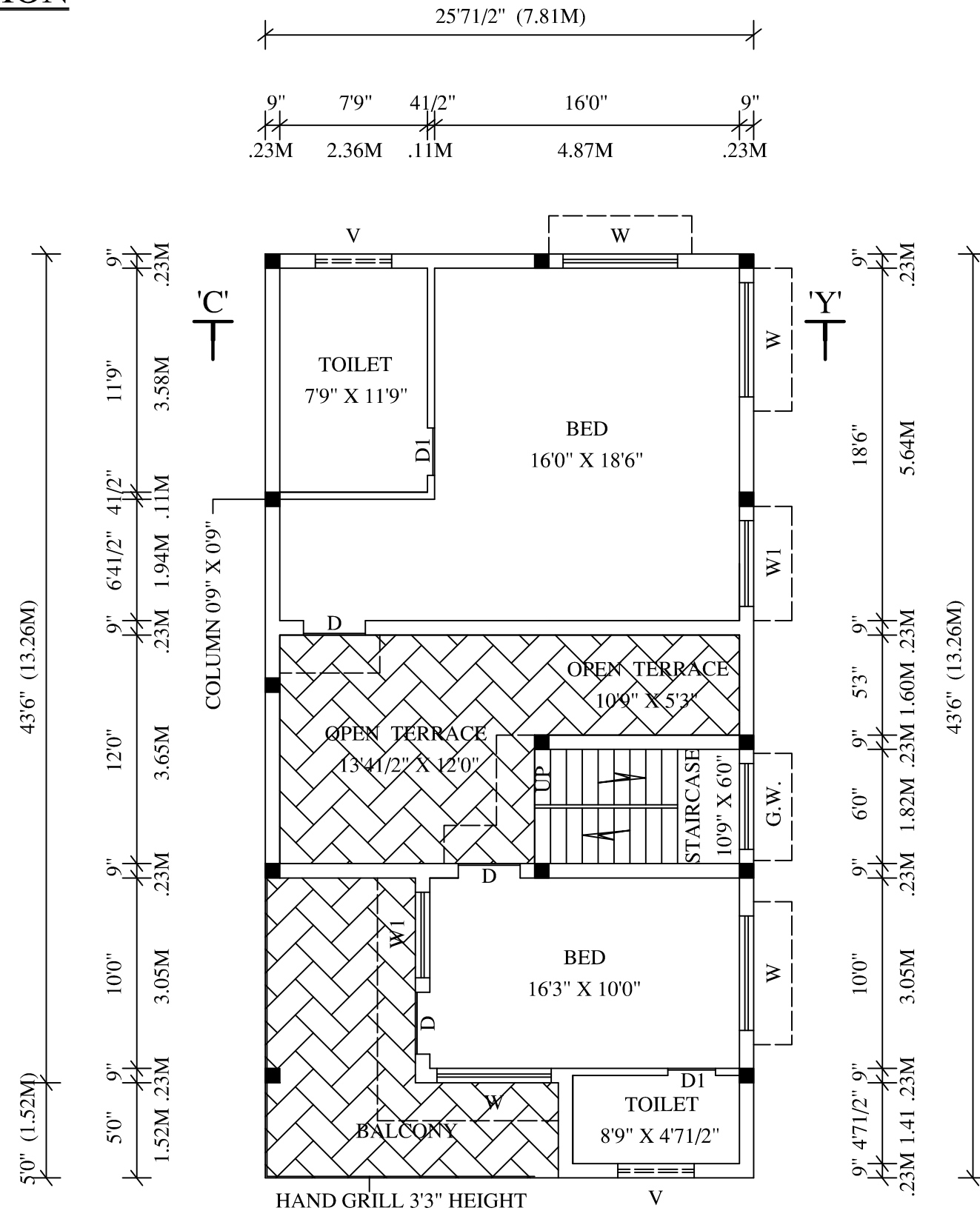
SIN SEPARATE PIPE LINE IS TO BE PROVIDED AND DIRECT CONNECTING IN TO  
MENT PIT FOR RECYLING PURPOSE.



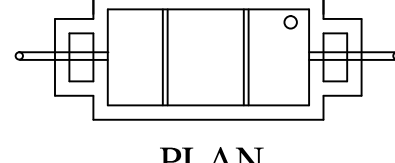
FIRST FLOOR PLAN



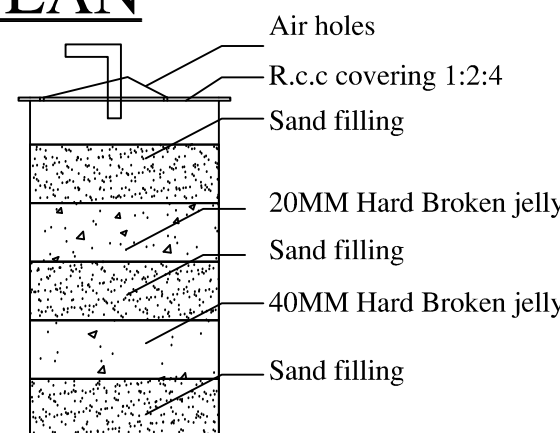
SOLAR WATER HEATER  
(NOT TO SCALE)



SECOND FLOOR PLAN



PLAN  
SEPTIC TANK DETAILS  
SIZE: 10'0" X 5'0" X 8'0"



RAIN WATER UNITS  
RWH: SIZE 3'0" X 3'0" X 4'0" - 2 NOS.  
Using 150mm pipe and necessary specials.



USING 2 NOS OF U - TRAP IN LET AND OUT LET AND VENT PIPE WILL BE PROVIDED AND DIRECT  
CONNECTING IN TO THE RECHARGE PIT FOR RECYCLING PURPOSE.

# 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

## 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

## 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

## 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

---

Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
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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.

