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.

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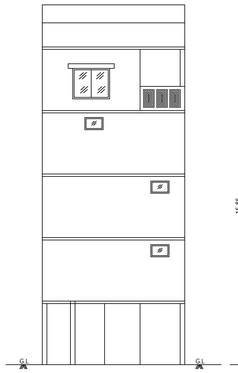
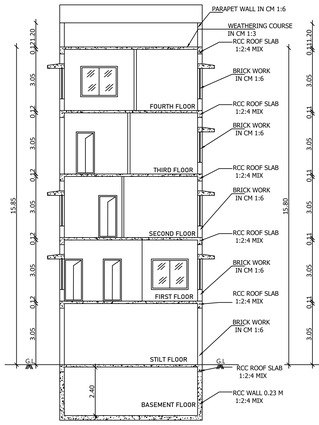
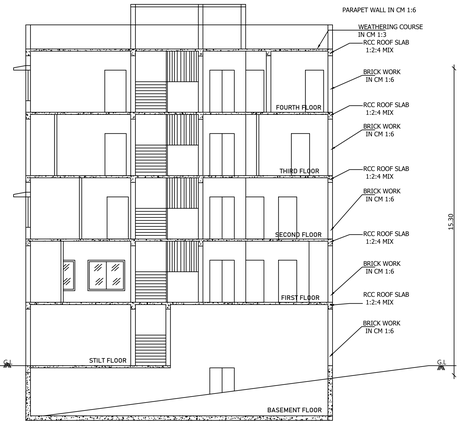
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF " PROFESSIONAL OFFICE COMMERCIAL BUILDING & APARTMENT " BUILDING IN BASEMENT FLOOR, STILT FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR PLAN, IN BLOCK NO :5, PLOT NO :A1/40, T.S.NO :60/2, AT 10st EAST CROSS ROAD, GANDHI NAGAR, KATPADI, ZONE -1, VELLORE CITY MUNICIPAL CORPORATION.



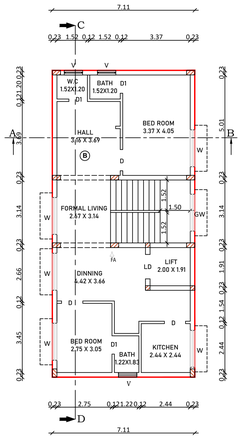
ELEVATION



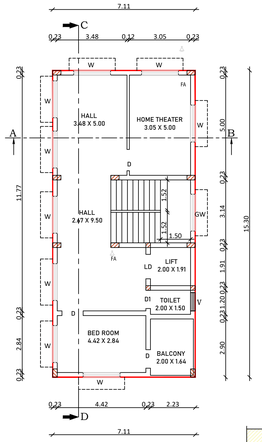
SECTION A-B



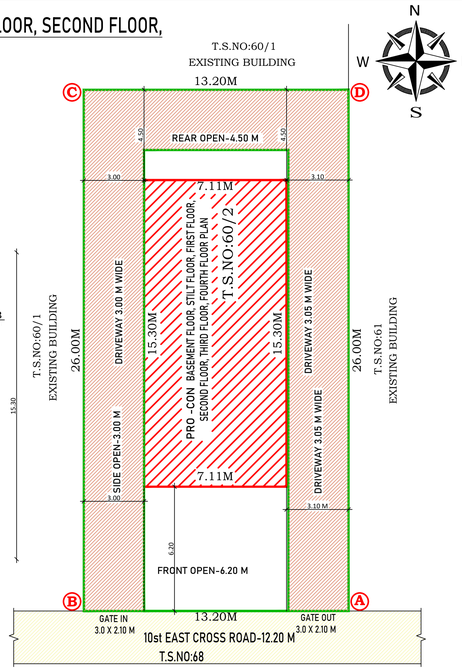
SECTION C-D



PRO. THIRD FLOOR PLAN (DUPLEX)

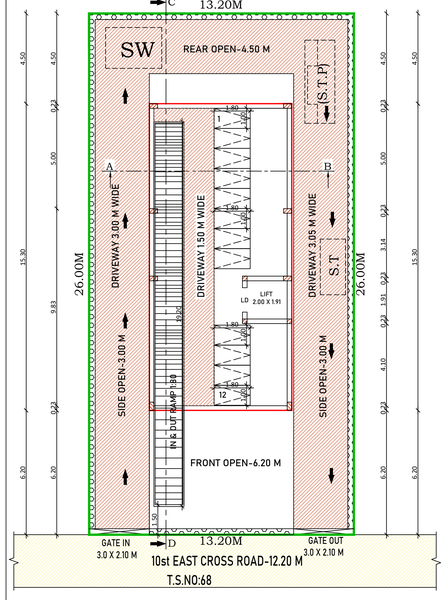


PRO. FOURTH FLOOR PLAN (DUPLEX)

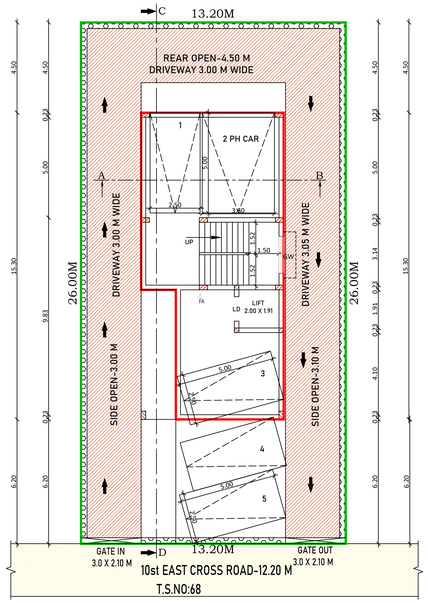


SITE PLAN

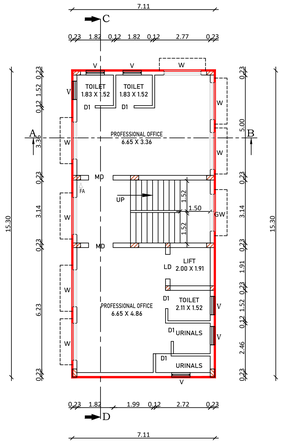
SCALE SIZE 1:100



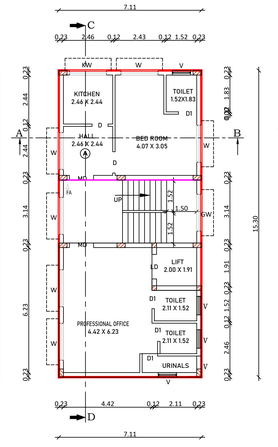
PRO. BASEMENT FLOOR PLAN



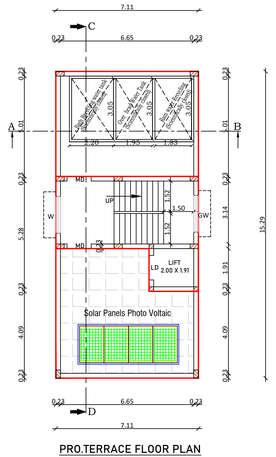
PRO. STILT FLOOR PLAN



PRO. FIRST FLOOR PLAN



PRO. SECOND FLOOR PLAN



PRO.TERRACE FLOOR PLAN

DESCRIPTION	Apartment FSI Sq.Mt	Commercial FSI Sq.Mt
BASEMENT FLOOR	----	----
STILT FLOOR	----	----
FIRST FLOOR	----	108.71
SECOND FLOOR	49.48	41.75
THIRD FLOOR	108.71	----
FOURTH FLOOR	108.71	----
TOTAL FLOOR	266.90	150.46

DWELLING DETAILS:-

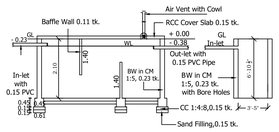
FLOORS	DWELLING REFERENCE	DWELLING SQ.MT	TOTAL DWELLING
SECOND FLOOR	A	49.48	49.48
THIRD FLOOR	B	119.37	238.74
FOURTH FLOOR		119.37	

SANITATION CALCULATION			
SL.NO.	PARTICULARS	REQUIRED	PROVIDED
01	Water Closet	10	10
02	Drinking Water	03	03
03	Wash Basin	08	08
04	Urinals	2	2
05	Cleaner's Sink	02	02

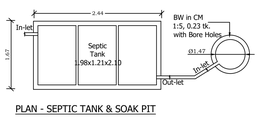
VELLORE LOCAL PLANNING AUTHORITY / DISTRICT TOWN AND COUNTRY PLANNING OFFICE, VELLORE DISTRICT.

ROC NO. **SWP/BPA/918958/2026/TCP**
SITE APPROVAL
SITE BOUNDARY SHOWN AS "A - D" & NUMBERED AS B.P./VELLORE-LPA/SITE APPROVAL NO. 42/2026

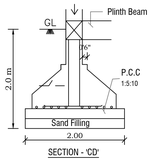
BUILDING PLANNING PERMISSION NO.
B.P./VELLORE-LPA/P. P. NO. 42/2026



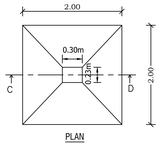
SECTION - SEPTIC TANK & SOAK PIT



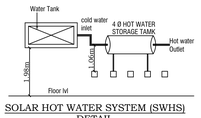
PLAN - SEPTIC TANK & SOAK PIT



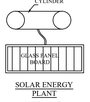
SECTION - 'CD'



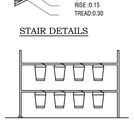
PLAN



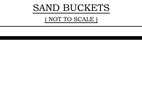
SOLAR HOT WATER SYSTEM (SWHS) DETAIL



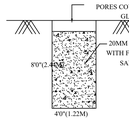
SOLAR ENERGY PLANT
(NOT TO SCALE)



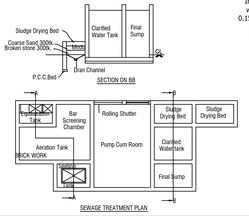
STAIR DETAILS



SAND BUCKETS
(NOT TO SCALE)



RAINWATER HARVESTINGUNIT



SEWAGE TREATMENT PLAN

AREA DETAILS:-			
AS PER DOCUMENT AREA	---------- 3655.00 SQ.FT		339.56 SQ.MT
AS PER PATTA AREA	---------- 3660.00 SQ.FT		340.00 SQ.MT

BUILDING AREA STATEMENT			
DESCRIPTION	FSI sq.mt	Non - FSI sq.mt	TOTAL AREA sq.mt
NON SEALED AREA BASEMENT FLOOR	-	108.71	108.71
STILT FLOOR	-	101.27	101.27
FIRST FLOOR	108.71	-	108.71
SECOND FLOOR	108.71	-	108.71
THIRD FLOOR	108.71	-	108.71
FOURTH FLOOR	108.71	-	108.71
HEAD ROOM	-	30.83	30.83
TOTAL FLOOR	434.84	240.81	675.65

JOINERY DETAILS & REFERENCES

TYPE	DESCRIPTION	METER	FEET
MD	MAIN DOOR	3.05 x 2.28	10'0" X 7'-6"
D	DOOR	1.06 x 2.28	3'6" X 7'-6"
D1	DOOR	0.91 x 2.28	3'0" X 7'-6"
LD	LIFT DOOR	1.22 x 2.28	4'0" X 7'-6"
W	WINDOW	1.53 x 1.83	5'-0" x 6'-0"
V	VENTILATOR	0.99 x 0.61	3'-0" x 2'-0"
V1	VENTILATOR	1.53 x 2.20	5'0" x 2'-0"
FA	FIRE ALARM		
FE	FIRE EXTINGUISHER		
FB	FIRE BUCKET		

DIMENSIONS ARE IN METER

SCALE:-
1: 100 - (A0)

STEPS REF.
WIDTH - 1.52 &1.52
TREAD - 0.30m
RISER- 0.142 m

COLOUR INDEX:-

1. BOUNDARY SHOWN =
2. PROPOSED BLDG. SHOWN =
3. DRIVEWAY =
4. EXISTING ROAD =

F.S.I = (F.F, S.F, T.F, F.F.) / TOTAL SITE AREA = 434.84 / 339.56 = 1.28 = 1.28 < 2.00

VAHICLE — PARKING DETAILS

CAR

RESIDENTIAL CAR PARKING :-
Floor area above 75 sq.m
No. Of Dwelling Units - 1 Nos.
Required Car Parking (1) - 2 Nos.
Total Provided Car Parking - 2 Nos.

TWO WHEELER

Residential Two Wheeler Parking Area :-
Floor area above 25 sq.m and upto 50 sq.m
Required Two Wheeler Parking - 1 Nos.
Visitors Two Wheeler Parking - 3 Nos.
Total Provided Two Wheeler Parking - 4 Nos.

CAR

For Commercial Car Parking :-
Every 100 SQ.Mt of - 1 Car Space
150.46/100 = 1.50 Nos Car
Required Parking Space - 2 Car Space
Visitors Car Parking - 1 Nos.
Total Provided Car Parking
3 Car Space

TWO WHEELER

For Commercial Two Wheeler Parking :-
Every 25 SQ.Mt of - Two Wheeler
150.46/25 =6.44 - say 7 Nos Two Wheeler
Required Parking Space - 7 Two Space
Visitors Two Wheeler Parking - 3 Nos.
Total Provided Two Wheeler Parking
10 Two Wheeler Space

APPLICANT

Er. J. MALATHY, M.E(GEOTECH), Govt. Registered Geo Tech Engineer, Reg. No : GTA/21/08/001 (DTCP) No. 68, Phase - III, Vasantham Nagar Extn., VALLALAR, VELLORE - 632 009. Mobile : 8778220956, 95004 82883
SIGNATURE OF GEO/TECT,

Er. S.DINESH, M.E.(STRUCT.), Reg. Registered Engineer-Grade-I, Reg.No: TVM/RE-01/2023, No: 26/42, Gopal Pillaiyar Koil Street, THIRUVANNAMALAI-606 601.
LICENSED ENGINEER

Er.S.DINESH, AE(Civil)., M.E(Struct), Reg. Structural Engineer Grade-I, Reg. No: TVM / RSE-Gr. 1-01/2023, Issued by AD,TCP/DT/vm,(Dt:21-03-2023), No.26/42, Gopal Pillaiyar Koil Street, TIRUVANNAMALAI - 606 601
STRUCTURAL ENGINEER

Er. S.DINESH, M.E.(STRUCT.), Reg.CONSTRUCTION ENGINEERING, Reg.No: TVM/CE-01/2023, No: 26/42, Gopal Pillaiyar Koil Street, THIRUVANNAMALAI-606 601
CONSTRUCTION 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.