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.

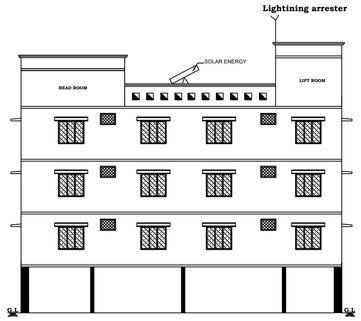
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

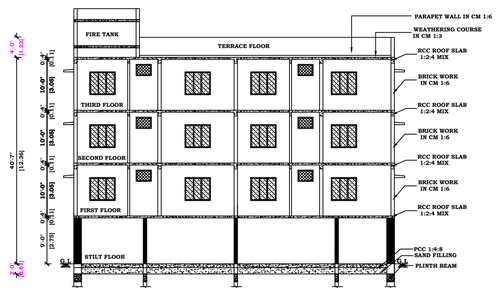
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING (13-DWELLINGS) IN STILT FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR

AT [OLD T.S.NO: 166/1A & 166/2], WARD NO: 5, BLOCK NO: 5, NEW T.S.NO:2257, THIYAGARAJAPURAM, SOUTH VELLORE TOWN, ZONE - III, VELLORE CITY MUNICIPAL CORPORATION, VELLORE TALUK AND DISTRICT.

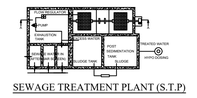
ALL DIMENSIONS ARE IN FEET (OR) METER.



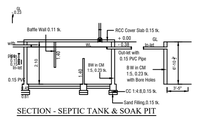
ELEVATION



SECTION - AA

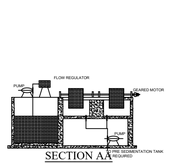


SEWAGE TREATMENT PLANT (S.T.P)



SECTION - SEPTIC TANK & SOAK PIT

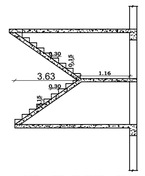
PLAN - SEPTIC TANK & SOAK PIT



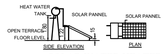
SECTION AA

FOUNDATION DETAIL

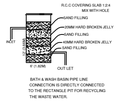
PLAN OF COLUMN FOUNDATION



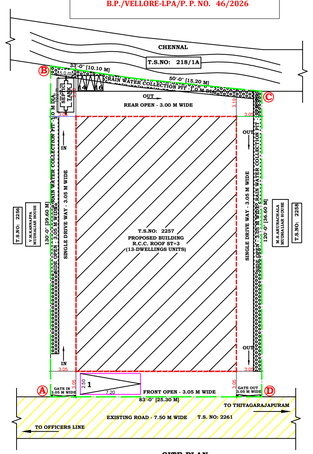
STAIR DETAILS



SOLAR WATER HEATER
(NOT TO SCALE)

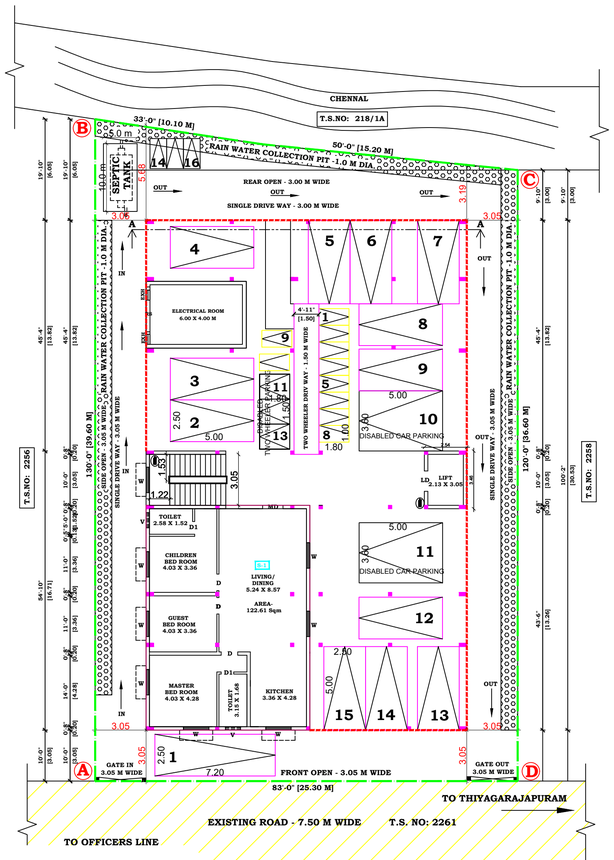


WASTE WATER RECYCLE UNIT

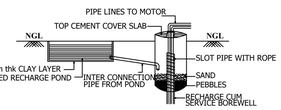


SITE PLAN:

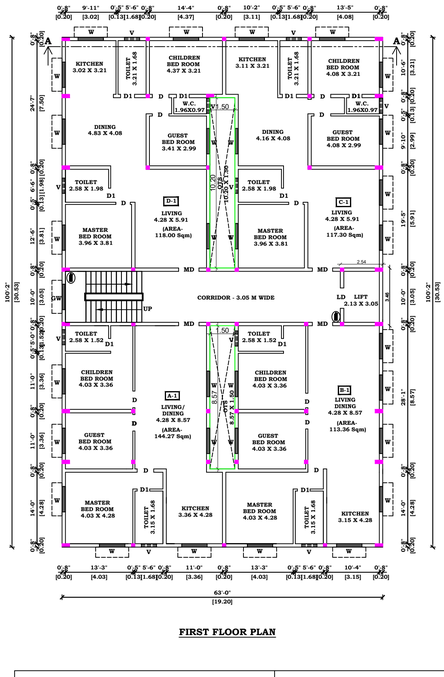
SCALE: 1:200



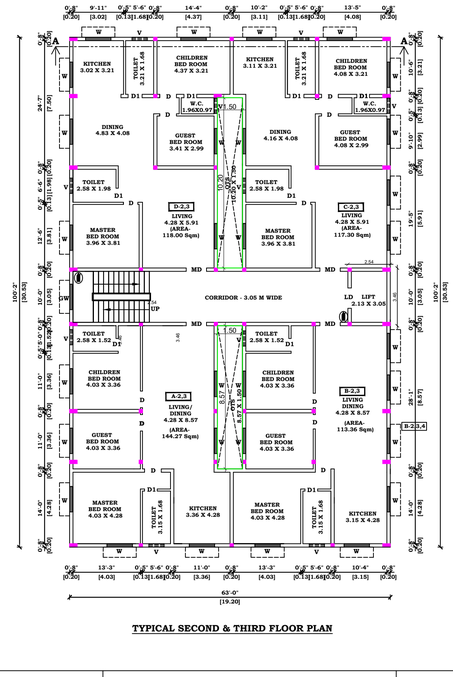
SITE / STILT FLOOR PLAN



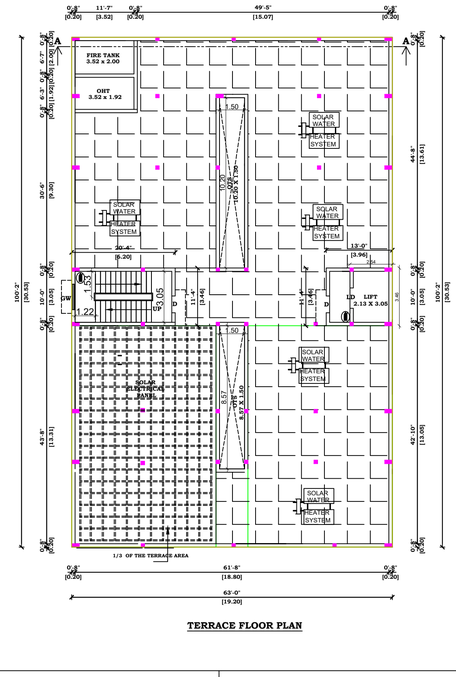
RAIN WATER HARVESTING DETAIL



FIRST FLOOR PLAN



TYPICAL SECOND & THIRD FLOOR PLAN



TERRACE FLOOR PLAN

NOTE :-

— FIRE EXTINGUISHER.

DWELLING UNITS AREA STATEMENT

FLOORS	DWELLING REFERENCE	DWELLING SQ.MT
STILT FLOOR	S1	122.61
FIRST FLOOR	A1	114.27
	B1	113.36
	C1	117.30
	D1	118.00
SECOND FLOOR	A2	114.27
	B2	113.36
	C2	117.30
	D2	118.00
THIRD FLOOR	A3	114.27
	B3	113.36
	C3	117.30
	D3	118.00
TOTAL DWELLING UNITS AREA		1511.40

TOTAL AREA OF THE SITE (AS PER TSLR AREA) --- 944.50 Sq.mt

SL. NO.	FLOOR	FSI AREA	NON FSI AREA	TOTAL BUILD UP AREA
01	STILT FLOOR	131.90	454.09	585.99
02	FIRST FLOOR	557.85	28.14	585.99
03	SECOND FLOOR	557.85	28.14	585.99
04	THIRD FLOOR	557.85	28.14	585.99
05	LIFT & HEAD FLOOR	--	35.15	585.99
	TOTAL	1805.45	573.66	2929.95

FLOOR SPACE INDEX (FSI):

Floor space index:

FSI AREA / SITE ARAE = 1805.45 / 944.50 = 1.91 < 2.0

PARKING DETAILS:-

CAR PARKING:-

FOR RESIDENTIAL DEVELOPMENT - DWELLING UNIT
WITH FLOOR AREA ABOVE 75.0 SQM - 1 CAR SPACE
FOR EVERY 75.0 SQM
NO.OF DWELLING - 12 Nos

(Floor Area above 75 Sqm and upto 100 Sqm -2 Dwelling Units)
Hence, 1 Car Parking need for every Dwelling Unit (Req.8 Nos)

Required Car Parking (13+2) -- 15 Nos
Provided Car Parking -- 15 Nos (Including PH Parking)

TWO WHEELER PARKING:-

FOR RESIDENTIAL DEVELOPMENT - 1 TWO WHEELER SPACE
FOR EVERY DWELLING UNIT UPTO 75.0 SQM
NO.OF DWELLING UNIT BELOW 75.0 SQM - 12 Nos
Required No.Of Two Wheelar -- 16 Nos
Provided No.Of Two Wheelar -- 16 Nos

COLOR INDEX:

SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
CAR DRIVEWAY

JINERY DETAILS

D ------	LIFT DOOR	1.22 X 2.13 M
D ------	MAIN DOOR	1.22 X 2.13 M
-------	DOOR	0.99 X 2.13 M
1 -------	DOOR	0.76 X 2.13 M
-------	WINDOW	1.52 X 1.37 M
W ------	GRILL WINDOW	1.52 X 1.37 M
-------	VENTILATOR	0.91 X 0.61 M
S -------	ROLLING SHUTTER	2.40 X 2.40 M
EX -------	EXHAUST FAN	2.40 X 2.40 M

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

ROC NO. SWP/BPA/0946047/2026.

SITE APPROVAL

SITE BOUNDARY SHOWN AS "A - D" & NUMBERED AS B.P./VELLORE-LPA/SITE APPROVAL NO. 46/2026

BUILDING PLANNING PERMISSION NO.

B.P./VELLORE-LPA/F. P. NO. 46/2026

APPLICANT SIGNATURE

REGISTERED ENGINEER

P.K.Mun

SUN BUILDING PLANNERS
Er. P.K.RAGAVENDRANATH, DCE
VCMC : 035 /LS/2024/00010
DTCP : RE/Gr-I/Oct-2024/036
Registered Engineer & Construction Engineer
No.13, 1st Floor, Janaki Sivam Complex, (Opp) Bank of India, VIT Road, Old Katpadi, Vellore-7. Cell : 98427 85824

REGISTERED GEO TECH ENGINEER

Ln./Prof. Dr. G. KESAVAN, M.E., Ph.D.,
(MISTE, IGS, DFI, ISET, MIE, C.Engg., LBS, IAENG)
Geotechnical Engineer,
Reg. No. RGTE/001/2019.
No. 6/38, CHINNAKULANTHAI STREET,
ARUNACHALAM NAGAR, SEVELIMEDU,
KANCHEEPURAM - 631 502. Cell: 9791975310.
Email: soilk7g66@gmail.com

REGISTERED CONSTRUCTION ENGINEER

SUN BUILDING PLANNERS
Er. K.KALAISELVAN, DCE
VCMC : 035 /LS/2024/00023
DTCP : RE/Gr-III/Oct-2024/033
DTCP : CE/Oct-2024/011
Registered Engineer & Construction Engineer
No.13, 1st Floor, Janaki Sivam Complex, (Opp) Bank of India, VIT Road, Old Katpadi, Vellore -7. Cell : 98431 64476

REGISTERED STRUCTURAL ENGINEER

M. Vinodhini yuvashree

Er. M. VINODHINI YUVASHREE, M.E., (Stucutural)
DD, T&CP Reg.. No. SE / Gr.-II / 02 / 2020 , 027
No. 59 / 38, IIIrd Street, Town Hall
Arakkonam - 631 001.
Ph : 9486940290

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.