Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC TERRACE ROOF RESIDENTIAL BUILDING (15-DWELLINGS) IN STILT, FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR AT OLD S.F.NO: 189/2, WARD NO: 9, BLOCK NO: 5, T.S.NO: 81, PLOT NO: A2/65 IN APPROVED LAYOUT NO L.P.H./D.T.P. : 74/60, GANDHI NAGAR, ZONE - I, VELLORE CITY MUNICIPAL CORPORATION, KATPADI TALUK AND VELLORE DISTRICT.

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

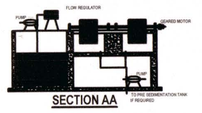
ROC NO. SWP/BPA/484073/2025.

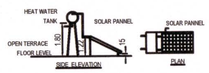
SITE APPROVAL

SITE BOUNDARY SHOWN AS "A - D" & NUMBERED AS B.P./VELLORE-LPA/SITE APPROVAL NO. 12/2025

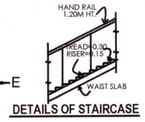
BUILDING PLANNING PERMISSION NO.

B.P./VELLORE-LPA/P. P. NO. 12/2025

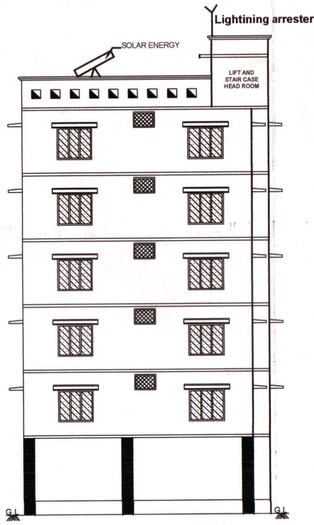




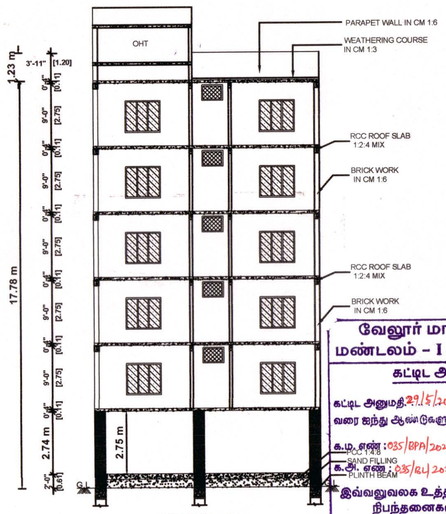
SOLAR WATER HEATER
(NOT TO SCALE)



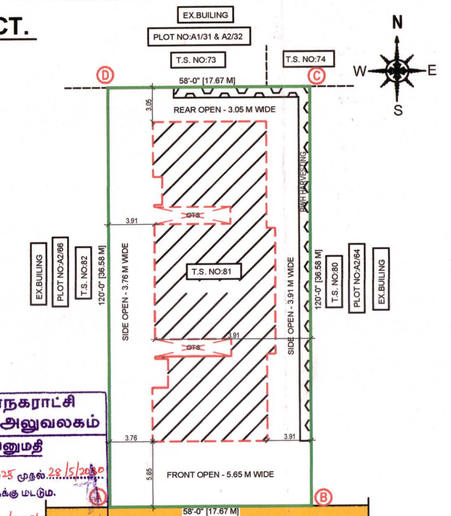
DETAILS OF STAIRCASE



ELEVATION

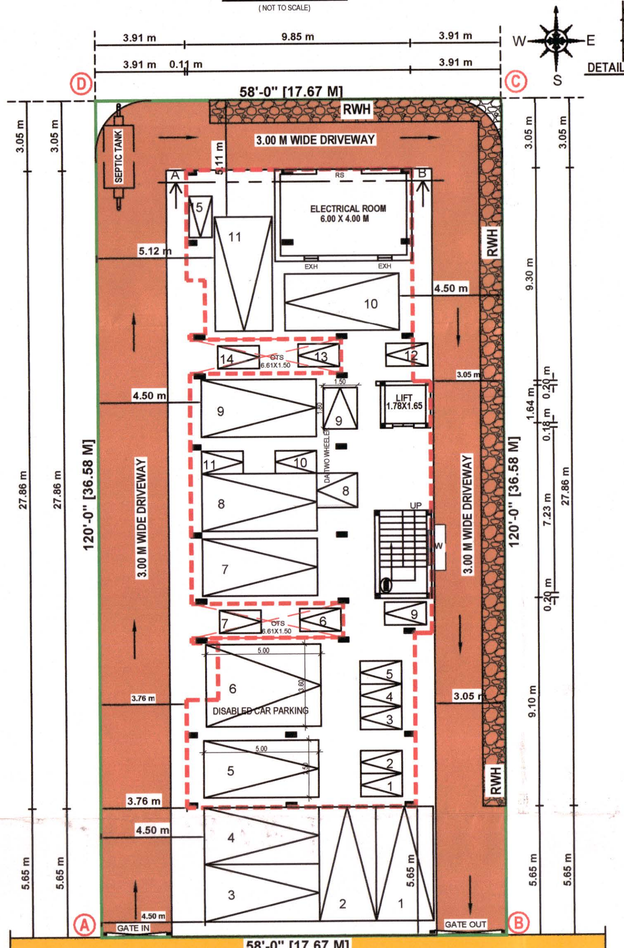


SECTION - AB

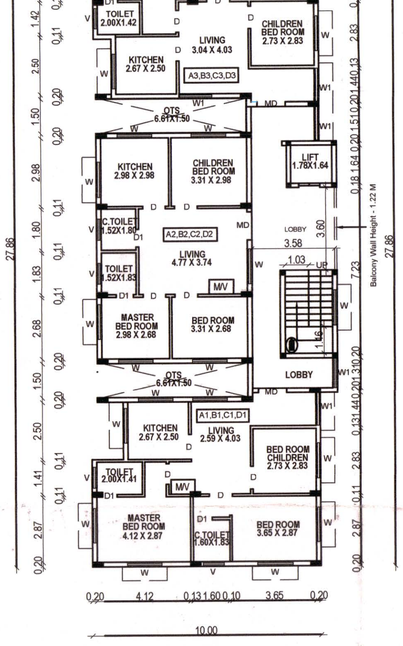


SITE PLAN
SCALE: 1:200

வேலூர் மாநகராட்சி
மண்டலம் – I அலுவலகம்
கட்டிட அனுமதி
கட்டிட அனுமதி 29/5/2025 முதல் 28/5/2030 வரை ஐந்து ஆண்டுகளுக்கு மடும்.
க.மு. எண் :035/BPA/2025/00156
க.அ. எண் :035/EW/2025/00127
நாள் : 29/5/25
இவ்வலுவலக உத்திரவில் கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடங்கள் அங்கீகரிக்கப்படுகிறது.
அலுவலர்

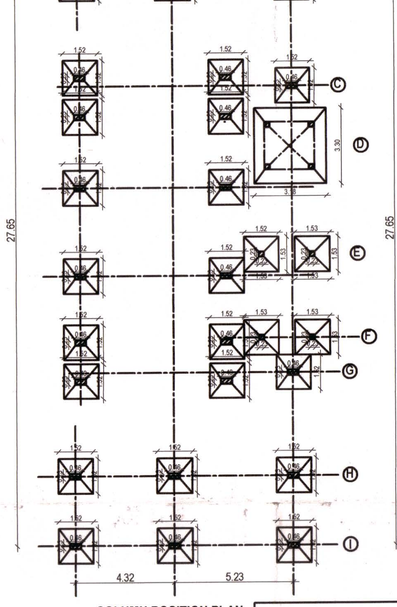


SITE CUM STILT FLOOR PLAN

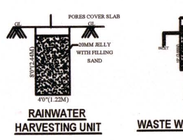


FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN
TYPICAL FLOOR PLAN

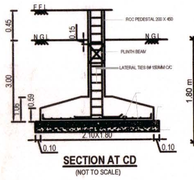
TERRACE FLOOR PLAN

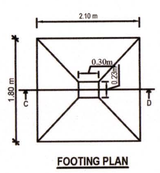


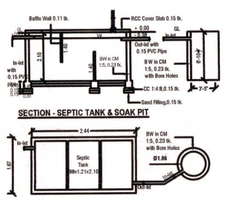
COLUMN POSITION PLAN











AREA DETAILS :

AREA OF SITE 646.60 SQ.MT

FLOOR	FSI AREA	NON - FSI AREA	BUILTUP AREA	USAGE
STILT FLOOR	--	257.77	257.77	PARKING
FIRST FLOOR	257.77	--	257.77	3 DWELLINGS
SECOND FLOOR	257.77	--	257.77	3 DWELLINGS
THIRD FLOOR	257.77	--	257.77	3 DWELLINGS
FOURTH FLOOR	257.77	--	257.77	3 DWELLINGS
FIFTH FLOOR	257.77	--	257.77	3 DWELLINGS
TERRACE FLOOR	--	22.76	22.76	HEAD ROOM
TOTAL AREA	1288.85	280.53	1569.38	15 DWELLINGS

FLOOR SPACE INDEX (FSI) :

FSI AREA / SITE AREA = 1288.85 / 646.60 = 1.993 < 2.0

PARKING DETAILS:

PARKING REQUIRED :

CAR PARKING - 11 Nos.

TWO WHEELER PARKING - 15 Nos.

PARKING PROVIDED :

CAR PARKING - 11 Nos. (INCLUDING PH PARKING)

TWO WHEELER PARKING - 15 Nos.

COLOR INDEX :

PLOT BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

PROPOSED DRIVEWAY

JOINERY DETAILS:

TYPE	DESCRIPTION	IN METER
MD	MAIN DOOR	1.22 x 2.13
D	DOOR	0..99 x 2.13
D1	DOOR	0..76 x 2.13
LD	LIFT DOOR	1.22 x 2.13
W	WINDOW	1.52 x 1.37
V	VENTILATOR	0.99 x 0.61
GW	GRILL WINDOW	1.52 x 1.37
RS	ROLLING SHUTTER	2.44 x 2.40
EX	EXHAUST FAN	0.61 x 0.61
M/V	MECHANICAL VENTILATION PROVEDED	

DWELLING UNITS AREA STATEMENT:-

FLOORS	DWELLING REFERENCE	DWELLING AREA IN SQ.M.
FIRST FLOOR	A1	70.33
	A2	68.32
	A3	72.19
SECOND FLOOR	B1	70.33
	B2	68.32
	B3	72.19
THIRD FLOOR	C1	70.33
	C2	68.32
	C3	72.19
FOURTH FLOOR	D1	70.33
	D2	68.32
	D3	72.19
FIFTH FLOOR	E1	70.33
	E2	68.32
	E3	72.19
TOTAL AREA		1054.20

APPLICANT

K.KALAISELVAN, DCE
VCMC : RE/057/2019
DTCP : CE/19/05/021
DTCP : RE/Gr III/19/07/084
Construction Engineer & Registered Engineer
No 4 10th Cross Street Bharath Nagar Extn
Katpadi Vellore (Dt) Cell 98431 64476
CONSTRUCTION ENGINEER

Ln. Prof. Dr. G. KESAVAN, M.E., Ph.D.,
(MISTE, IGS, DFI, ISET, MIE, C.Engg., LBS, IAENG)
Geotechnical Engineer,
Reg. No. RGTE/001/2018.
No. 5/28, CHINNAKULANTHAI STREET,
ARUNACHALAM NAGAR, SEVELIMEDU,
KANCHEEPURAM - 631 502. Cell: 9791975310.
Email: soilk7g66@gmail.com
GEO TECH ENGINEER

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 : 9488940290
STRUCTURAL ENGINEER

Er. J. HARI PRASAD, B.E.,
Registred Engineer
DTCP Reg. No.RE/Gr-II/July-2024/28
No: 97/1, First Floor, Nethaji Stadium Road,
Vellore - 632 001. Mobile: 8667605
REGISTERED ENGINEER

Signature valid
Signed by: Joint Director
Location: Vellore
Date: 2025.04.25

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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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.