Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

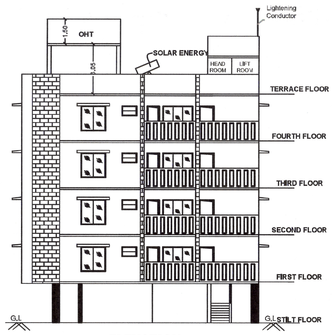
Published for reference. The authority's own register is the operative record.

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

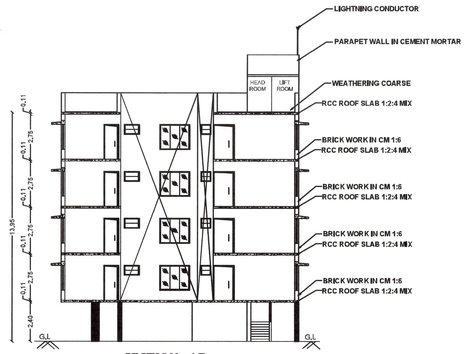
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING WITH STILT FLOOR (PARKING), FIRST FLOOR, SECOND FLOO
THIRD FLOOR & FOURTH FLOOR AT T.S.NO: 313/3G, 313/5, 313/6 & 313/7, WARD NO.5, BLOCK NO.7, VELAPADI VILLAGE, VELLORE CITY MUNICIPAL CORPOR
VELLORE TALUK & VELLORE DISTRICT.



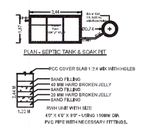
ELEVATION



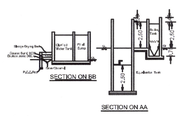
SECTION - AB



WASTE WATER RECYCLE UNIT



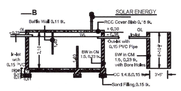
RAIN WATER HARVEST UNIT



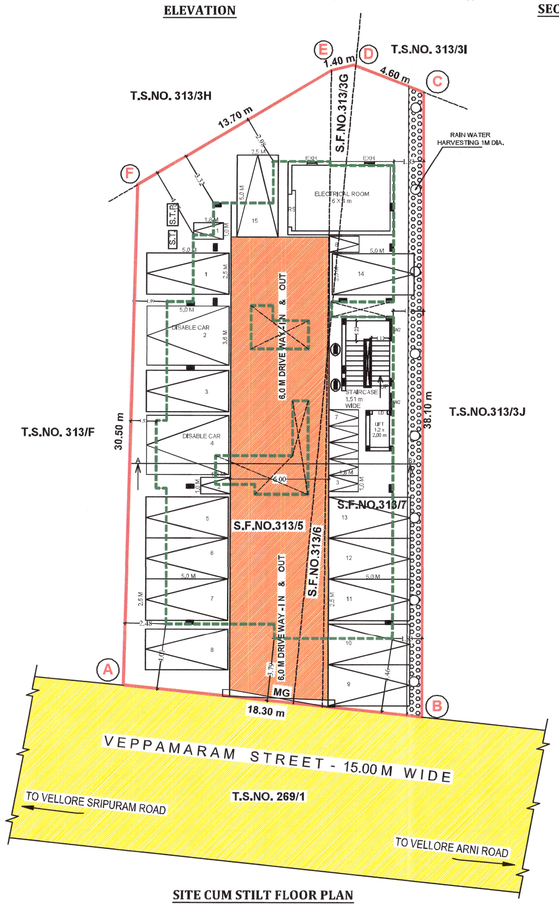
SECTION ON BB

SECTION ON AA

SEWAGE TREATMENT PLAN



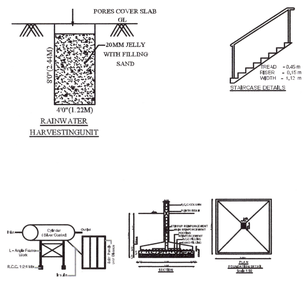
SECTION - SEPTIC TANK & SOAK PIT



SITE CUM STILT FLOOR PLAN

TYPICAL FIRST, SECOND, THIRD & FOURTH FLOOR PLAN

TERRACE FLOOR PLAN



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

ROC NO. SWP/BPA/127889/2024

SITE APPROVAL

SITE BOUNDARY SHOWN AS "A - F" & NUMBERED AS B.P./VELLORE-LPA/SITE APPROVAL NO. 17/2024

BUILDING PLANNING PERMISSION NO.

B.P./VELLORE-LPA/P. P. NO. 17 / 2024

வேலூர் மாநகராட்சி
வார்டு குழு-III அலுவலகம்

கட்டிட அனுமதி

கட்டிட அனுமதி 21/8/24 முதல் 20/8/29 வரை ஐந்து ஆண்டுகளுக்கு மட்டும்.

க.மு. எண் : 035/cp/24-25/0001326

க.அ. எண் : 00487/24, நாள் : 21/8/24

இவ்வலுவலக உத்தரவில் கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடங்கள் அங்கீகரிக்கப்படுகிறது.

ஆணையருக்காக

Signature valid
Signed by: Joint Director
Location: Vellore
Date: 2024.04.22 15:11:09

AREA DETAILS :

TOTAL AREA OF SITE 647.00 SQ.MT

FLOOR	FSI AREA	NON-FSI AREA	BUILT UP AREA	USAGE
STILT FLOOR	–	366.47	366.47	PARKING
FIRST FLOOR	320.54	–	320.54	3 DWELLINGS
SECOND FLOOR	320.54	–	320.54	3 DWELLINGS
THIRD FLOOR	320.54	–	320.54	3 DWELLINGS
FOURTH FLOOR	320.54	–	320.54	3 DWELLINGS
TERRACE FLOOR	–	21.98	21.98	HEAD ROOM
TOTAL AREA	1282.16	388.45	1670.61	12 DWELLINGS

PLOT COVERAGE :

Plot Coverage: 366.47 / 647.00 x 100 = 56.64 %

FLOOR SPACE INDEX (FSI) :

Floor space index:

$$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{1282.16}{647.00} = 1.982 < 2.0$$

PARKING DETAILS:

CAR PARKING :

FOR RESIDENTIAL DEVELOPMENT - DWELLING UNIT WITH

(Floor Area above 50 Sqm. and upto 75 Sqm - 4 Dwelling Units)

Hence, 1 Car Parking need for every 2 Dewlling Unit (Req. 2 Nos)

(Floor Area above 75 Sqm - 8 Dwelling Units)

Hence, 1 Car Parking need for every Dewlling Unit (Req. 8 Nos)

Visitors Parking (Req. 1 Nos)

Required Car Parking (8 + 2 + 1) - 11 Nos.

Provided Car Parking - 14 Nos. (Inculding PH Parking)

TWO WHEELER PARKING :

FOR RESIDENTIAL DEVELOPMENT - 1 TWO WHEELER SPACE FOR EVERY DWELLING UNIT UPTO 75 SQM.

NO. OF DWELLING UNITS BELOW 75 SQM. - 4 Nos.

Required, No. of Two wheeler - 4 Nos

Provided, No. of Two wheeler - 8 Nos

COLOR INDEX :

PLOT BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

PROPOSED DRIVEWAY

DEWLLING DETAILS :

FLOOR DESCRIPTION	DWELLING REFERENCE	DWELLING AREA IN Sq.M.
FIRST FLOOR	A1 - FLAT	122.37
	B1 - FLAT	74.65
	C1 - FLAT	83.89
	COMMON AREA	39.63
SECOND FLOOR	A2 - FLAT	122.37
	B2 - FLAT	74.65
	C2 - FLAT	83.89
	COMMON AREA	39.63
THIRD FLOOR	A3 - FLAT	122.37
	B3 - FLAT	74.65
	C3 - FLAT	83.89
	COMMON AREA	39.63
FOURTH FLOOR	A4 - FLAT	122.37
	B4 - FLAT	74.65
	C4 - FLAT	83.89
	COMMON AREA	39.63
TOTAL	12 DWELLING UNITS	1282.16

JOINERY DETAILS:

MD	MAIN DOOR	1.22 X 2.13 M
D	DOOR	0.91 X 2.13 M
D1	DOOR	0.76 X 2.13 M
W	WINDOW	1.83 X 1.52 M
W1	WINDOW	1.52 X 1.52 M
V	VENTILATOR	0.91 X 0.61 M
V1	VENTILATOR	0.61 X 0.91 M
J	JOLLY	1.22 X 1.00 M

Fire Certificate:

Necessary Fire Extinguishers will be provided with the permission from the fire Service

Reference:

For Bath and wash seperate pipeline is to be provided and directly connected to the Recharge pit for recycling purpose.

ALL DIMENSIONS ARE IN METER.

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.