PP APPROVAL RECORD

Planning Permission

Vellore

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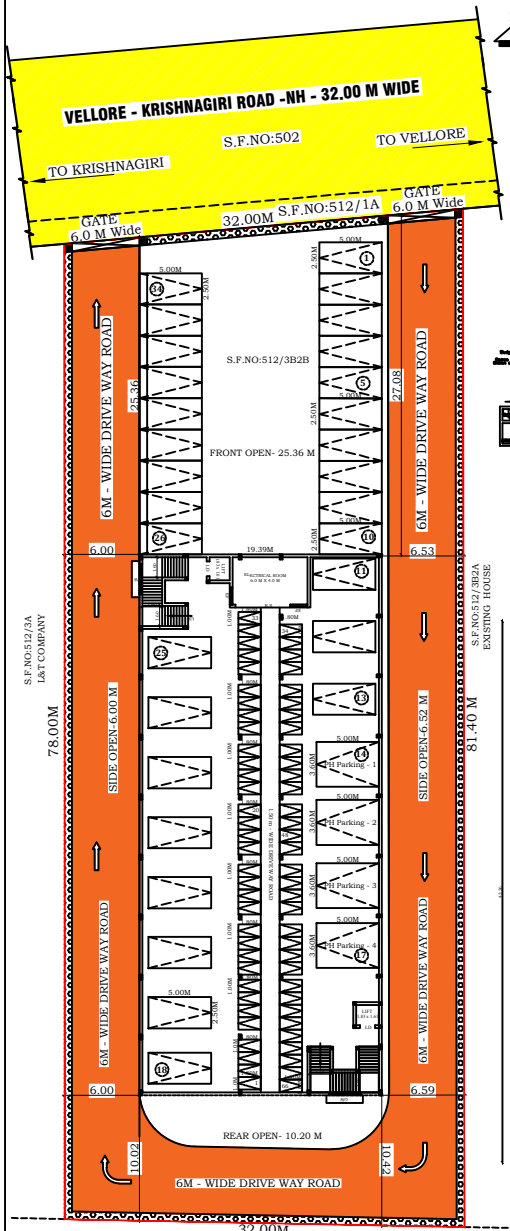
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

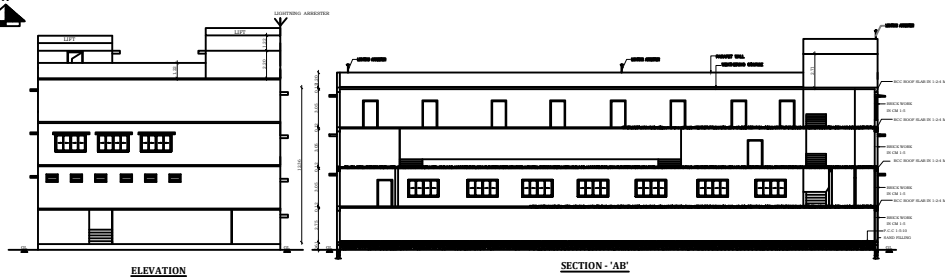
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF KALYANA MANDAPAM BUILDING WITH GUEST ROOMS IN STILT FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR AT S.NO.512/3B2B OF KEELACHUR VILLAGE, ANAICUT TALUK, VELLORE DISTRICT.

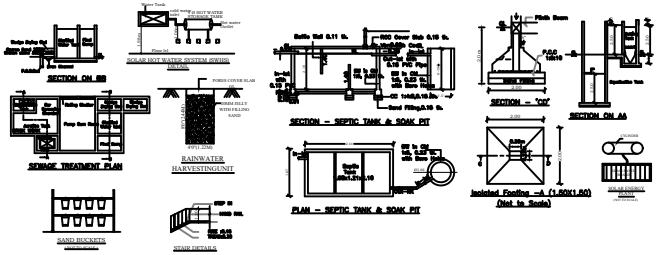


SITE CUM STILT FLOOR PLAN



ELEVATION

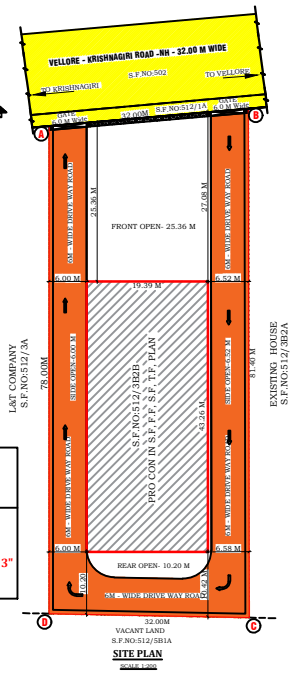
SECTION - 'AB'



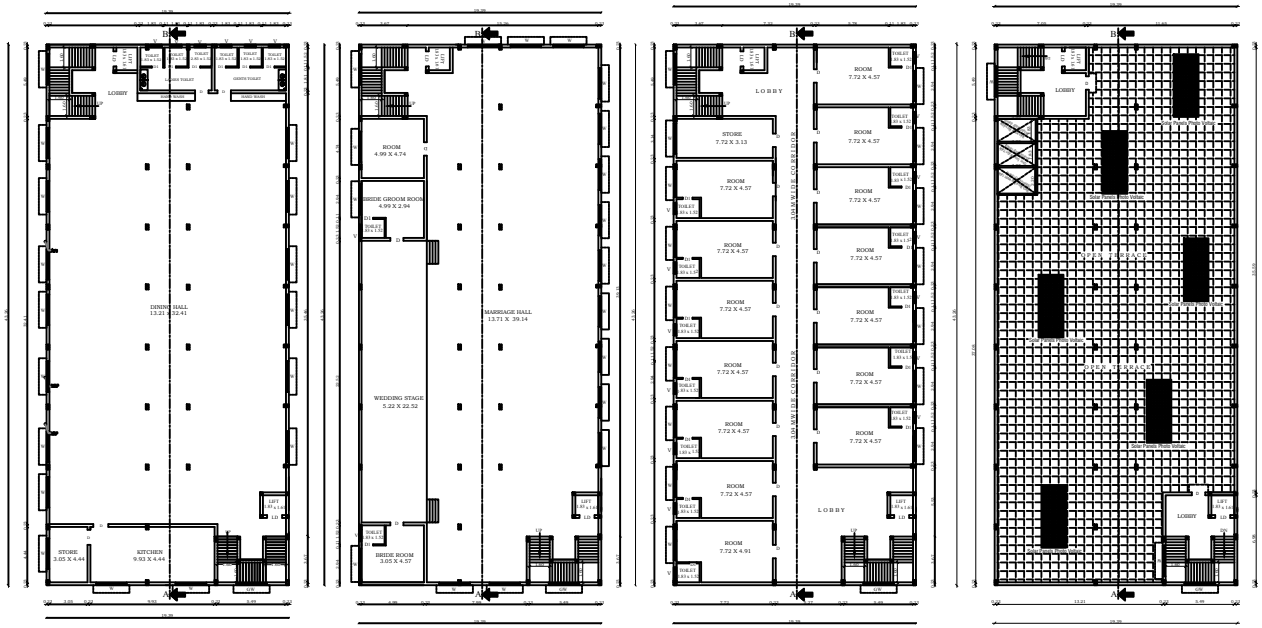
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
VELLORE DISTRICT.

ROC NO. SWP/BPA/002243/2022.

SITE BOUNDARY SHOWN AS "A - D" & TECHNICAL APPROVAL GIVEN AS " B.P./D.T.C.P(VLR) NO. 05/2023"



SITE PLAN



FIRE CERTIFICATE :

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

AREA DETAILS :

TOTAL AREA OF SITE 2550.00 SQ.MT

FLOOR	FSI AREA	NON FSI AREA	TOTAL BUILTUP AREA
STILT FLOOR	--	838.81	838.81
FIRST FLOOR	838.81	--	838.81
SECOND FLOOR	838.81	--	838.81
THIRD FLOOR	838.81	--	838.81
HEAD ROOM	--	81.81	81.81
TOTAL AREA	2516.43	920.62	3437.05

PLOT COVERAGE :

Plot Coverage: 838.81/2550.00 x 100 = 32.89 %

FLOOR SPACE INDEX (FSI) :

Floor space index:

$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{2516.83}{2550.00} = 0.98 < 2.0$

PARKING DETAILS:

For KALYANA MANDAPAM

1 Car space for every 50 sq.m of marriage Hall &
1 Two wheeler space for every 50 sq.m
Marriage Hall area = 547.34 Sq.m.
= 547.34 /50 = 11.48 nos
Required, No. of car - 12 Nos
Required, No. of Two wheeler - 12 Nos

For ROOMS

1 Car space for every 10 guest rooms &
No. of Room = 18 Nos = 14/10 Nos = 1.4 Nos Say 2 Nos
Required, No. of car - 2 Nos
1 Two wheeler space for every 50 sq.m of Floor Area
Rooms area = 838.81 / 50 = 16.67 Nos.
Required, No. of Two wheeler - 17 Nos

Non - Room Area

1 car space for every 100 sq.m
Non-Room Area = 205.00 sq.m (Excluding Staircase & Lift)
= 205.00/100 = 2.05 Nos.
Required No. of car - 3 Nos

Total:

No. of Car required - 17 Nos
No. of Two wheeler required - 19 Nos
No. of Car provided - 34 Nos (Including 4 PH Parking)
No. of Two wheeler provided - 66 Nos

NOTE :

** IN TERRACE 1/3 PORTION OF THE TERRACE AREA HAS TO BE RESERVED FRO SOLAR VOLTAIC PANELS.

COLOR INDEX :

PLOT BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
PROPOSED DRIVEWAY

JOINERY DETAILS:

TYPE	DESCRIPTION	METER	FEET
MD	MAIN DOOR	1.22 x 2.28	4'0" X 7'-6"
D	DOOR	1.00 x 2.28	3'3" X 7'-6"
D1	DOOR	0.76 x 2.28	2'6" X 7'-6"
LD	LIFT DOOR	1.22 x 2.28	4'0" X 7'-6"
W	WINDOW	2.44 x 1.83	8'-0" x 6'-0"
V	VENTILATOR	0.99 x 0.61	3'-0" x 2'-0"
RS	ROLLING SHUTTER	3.00 x 2.20	10'-0" x 7'-0"
EF	EXHAUST FAN	2.00 NOS	
FA	FIRE ALARM		
FE	FIRE EXTINGUISHER		
FB	FIRE BUCKET		

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

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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.