

PP

APPROVAL RECORD

Planning Permission

Vellore

Vellore district, Tamil Nadu

APPROVAL TYPE

Building Plan

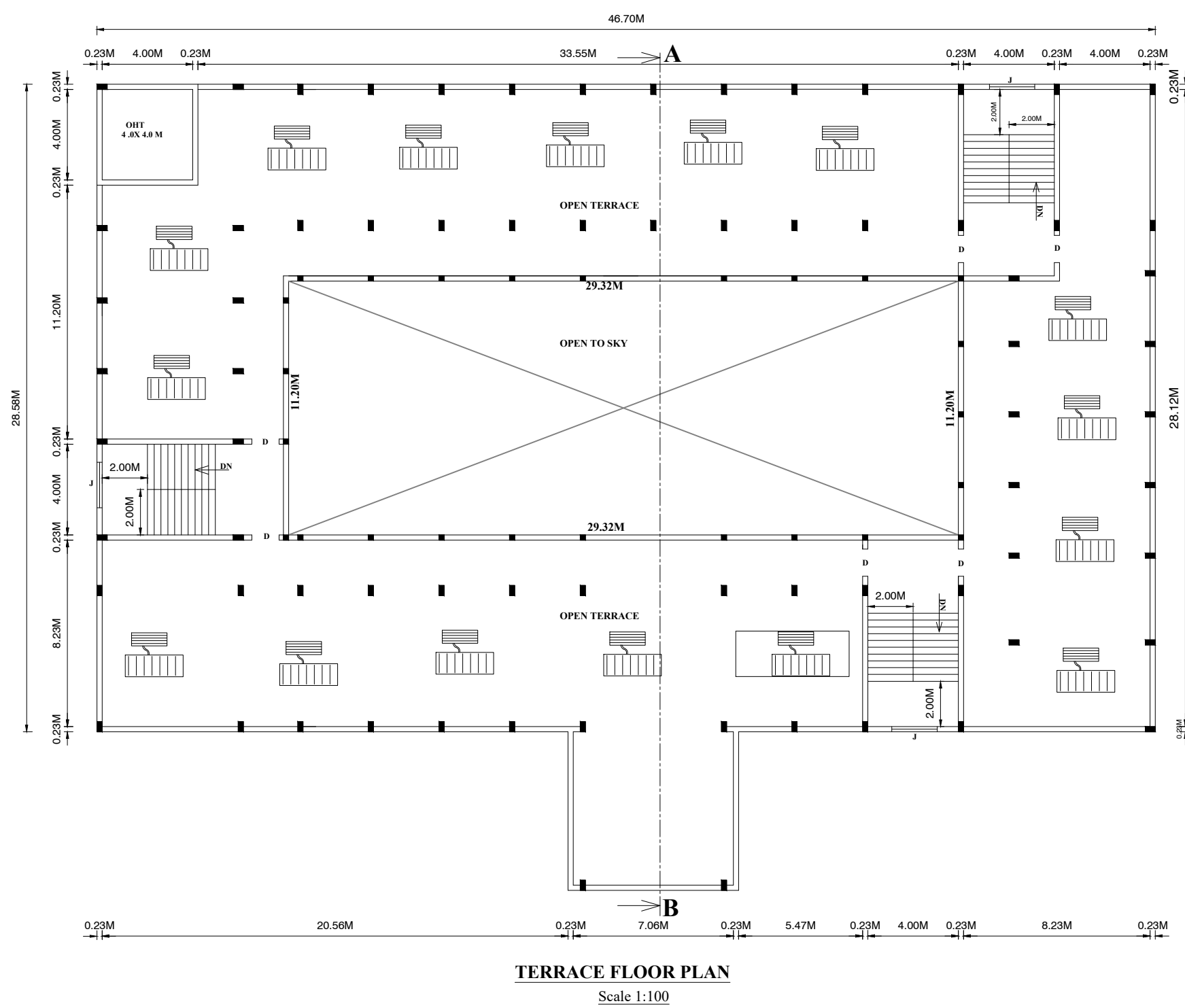
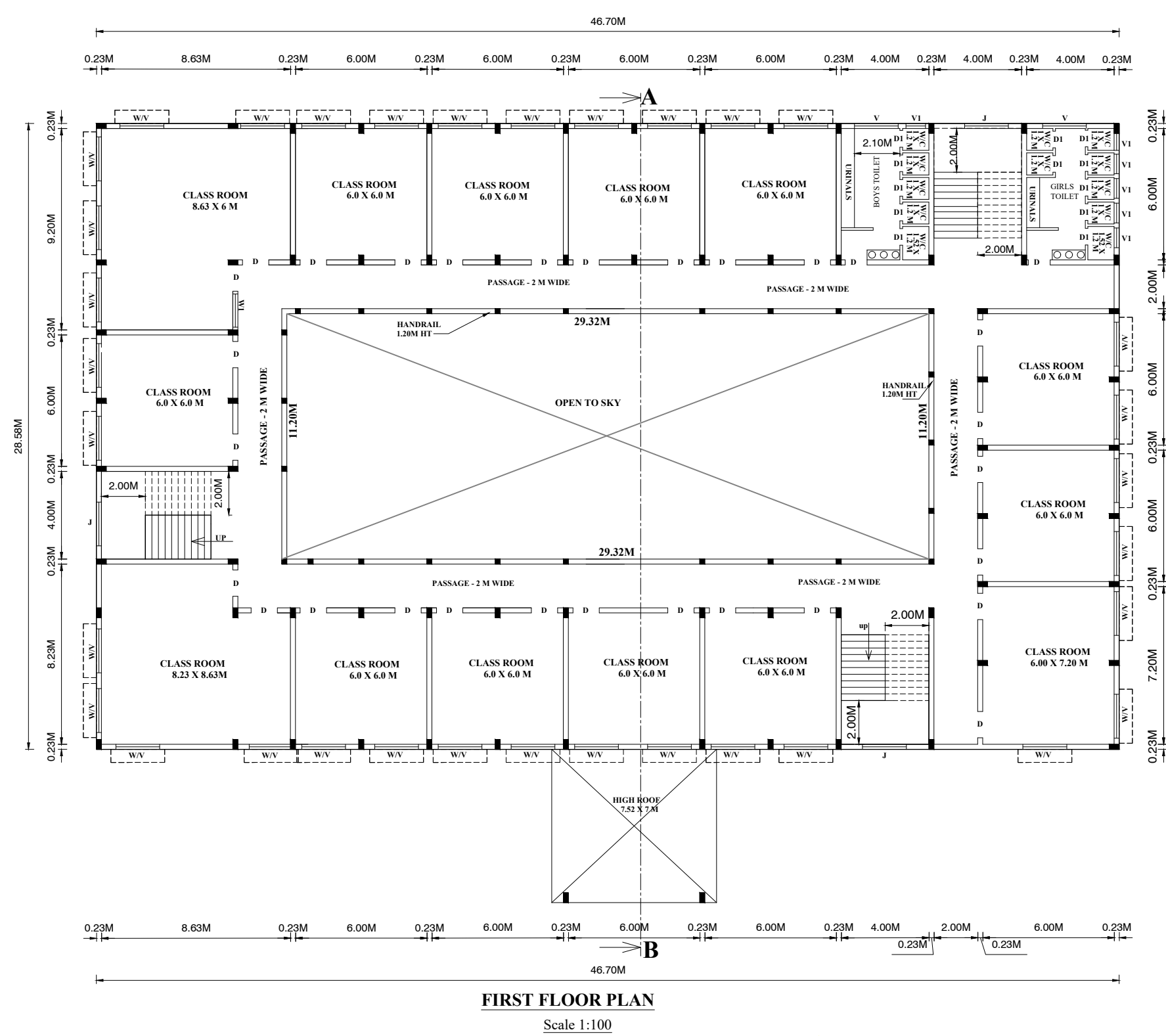
ISSUING AUTHORITY

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.

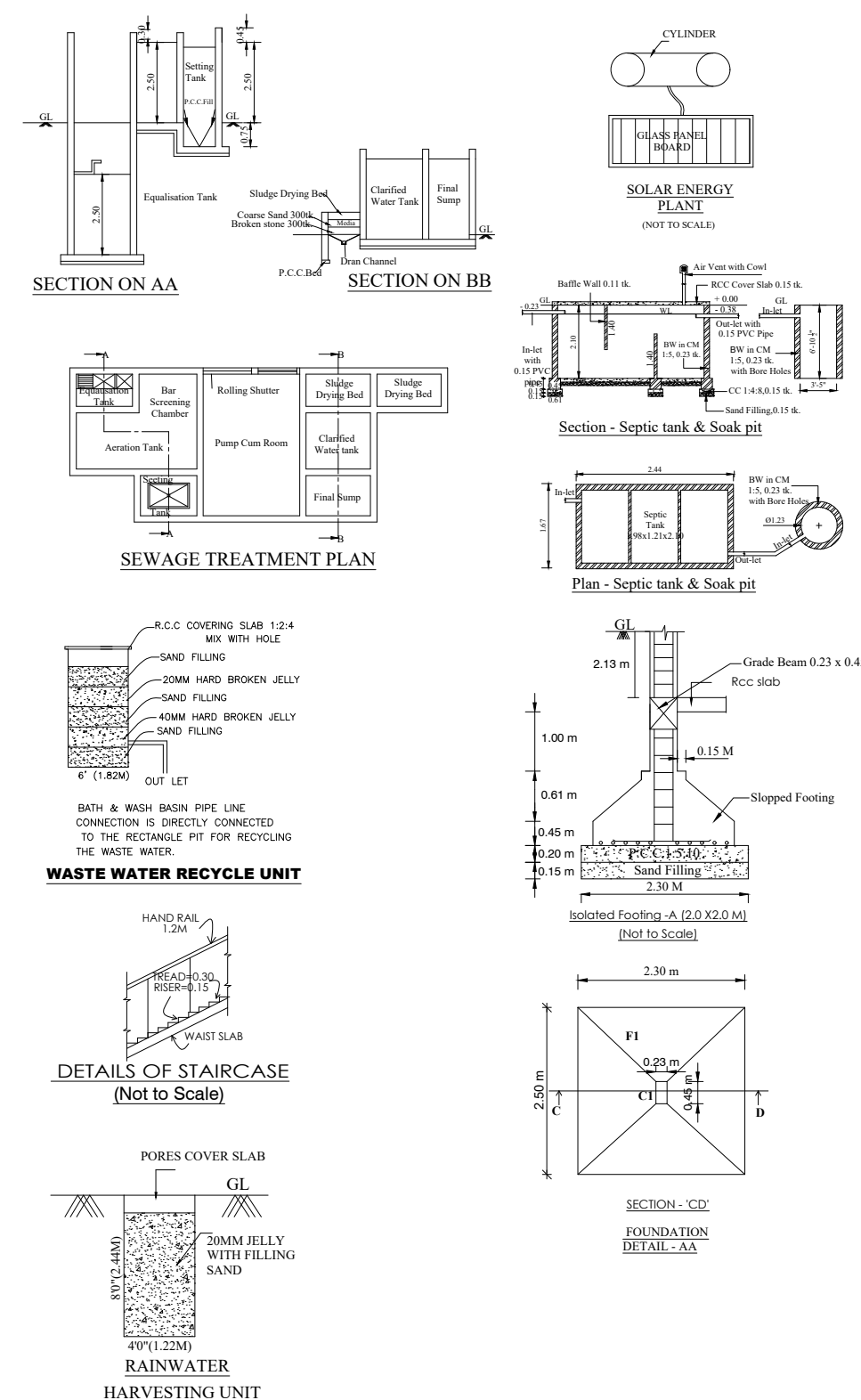
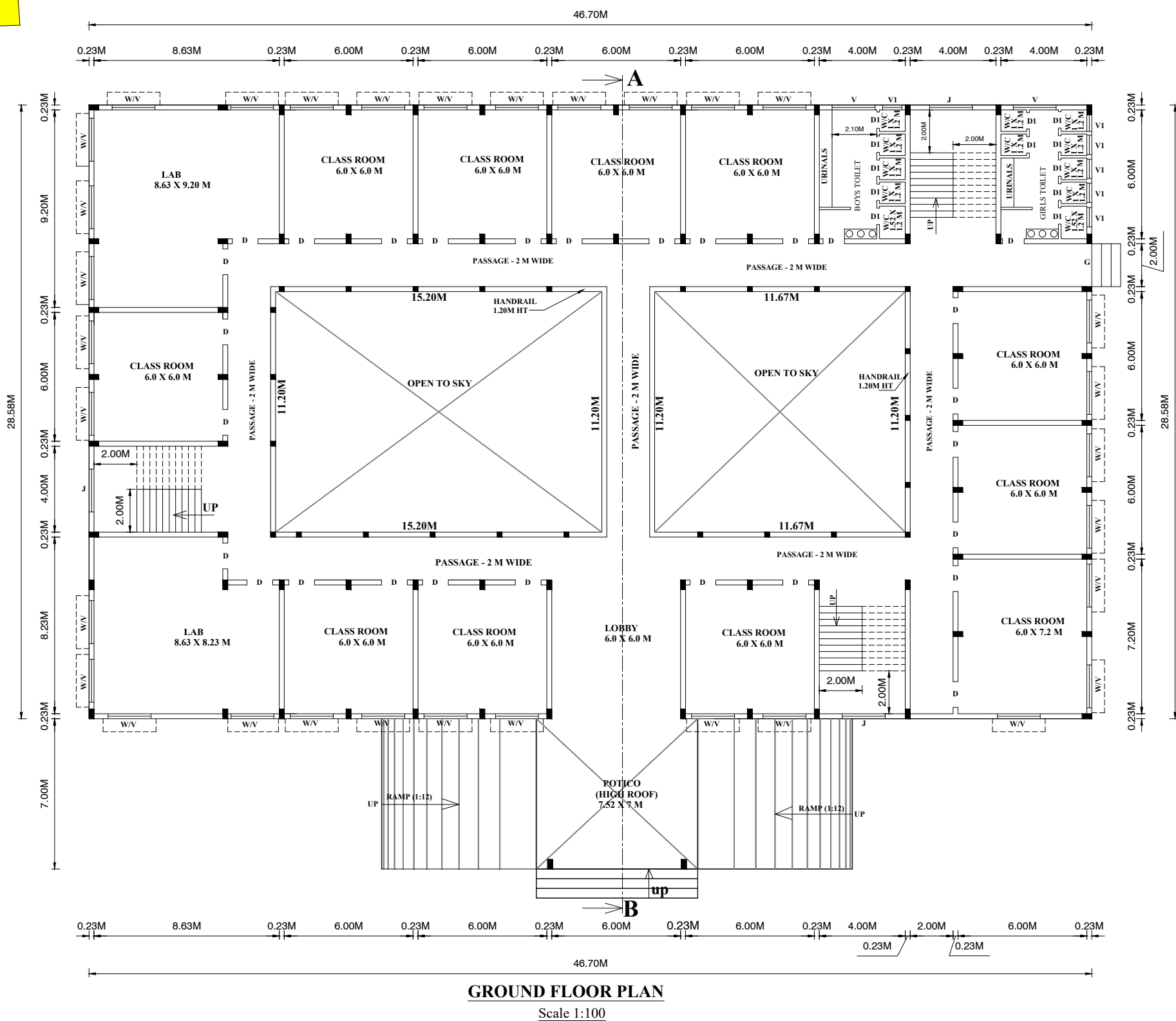
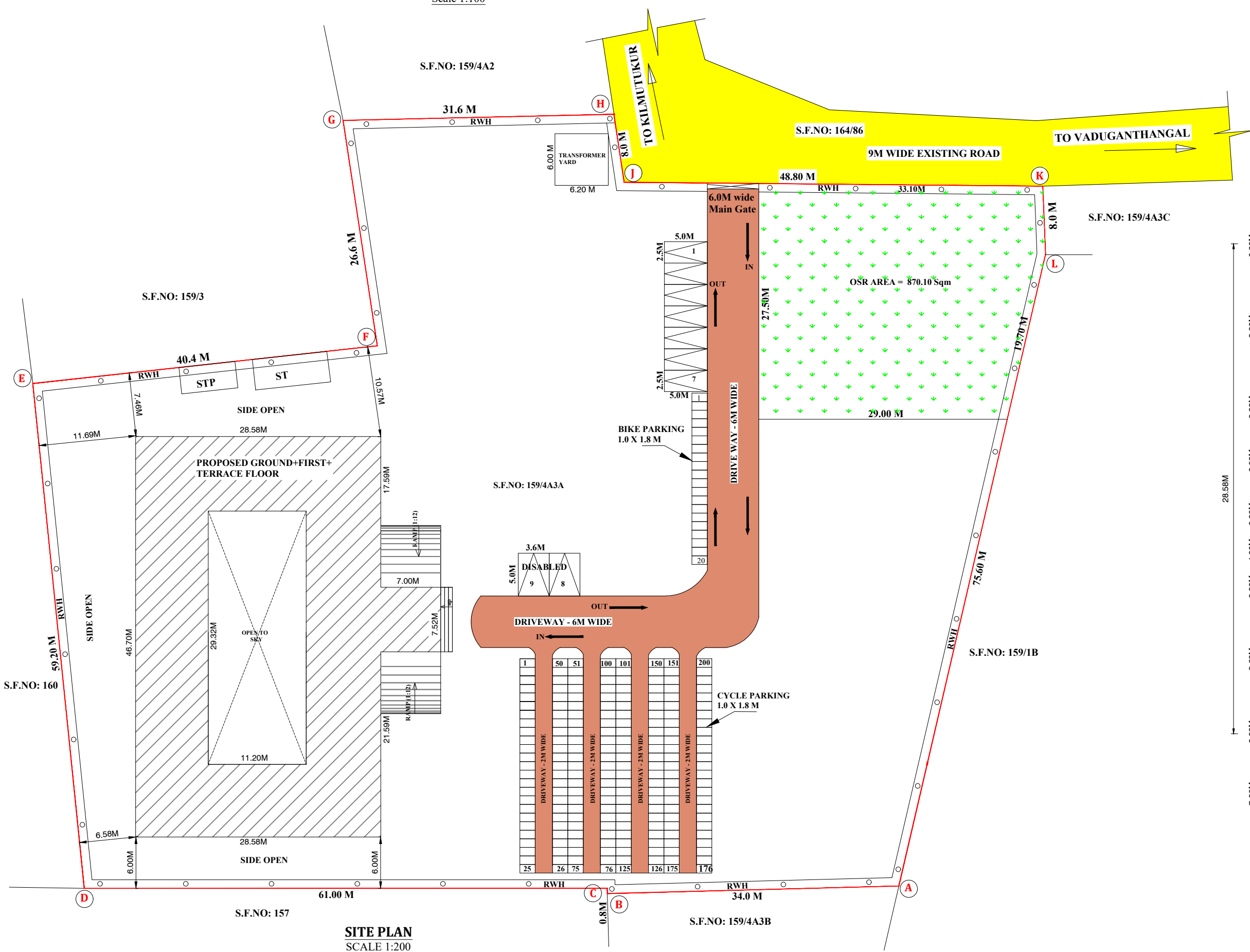
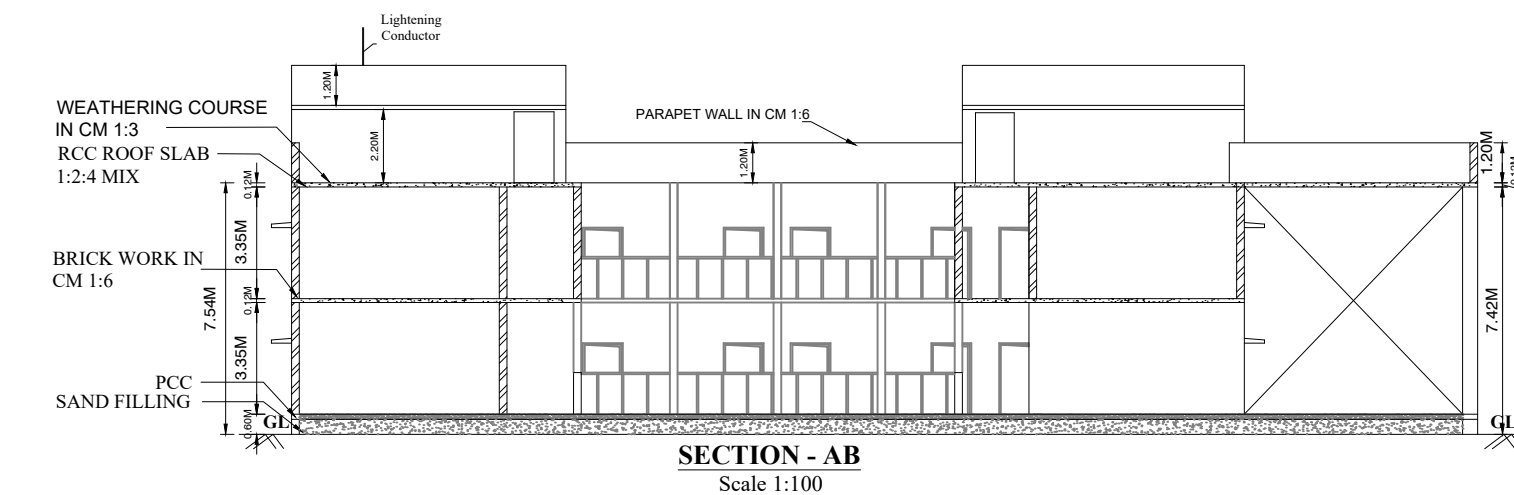
ALL DIMENSIONS ARE IN METER .



DISTRICT TOWN AND COUNTRY PLANNING
OFFICE, VELLORE DISTRICT

ROC NO. : SWP/BPA/002620/2022

BUILDING PLANNING APPROVAL
SITE BOUNDARY SHOWN AS "A - L" & FOR
BUILDING APPROVAL NUMBERED AS
B.P / DTCP (VELLORE) NO.04/2023

**AREA DETAILS:**

Total area of the site	8500.00 Sqm
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S. NO.	DESCRIPTION	FSI (Sqm)	Non - FSI (Sqm)	BUILT UP AREA (Sqm)
01	GROUND FLOOR	1086.50	-	1086.50
02	FIRST FLOOR	1006.30	-	1006.30
03	HEAD ROOM	-	115.20	115.20
	TOTAL	2092.80	115.20	2208.00

OPEN AREA OF THE SITE = 6292.00 Sqm

PLOT COVERAGE:

Plot Coverage: $1086.50/8500 \times 100 = 12.78 \%$

FLOOR SPACE INDEX

Floor space index: $2092.80/8500 = 0.246 < 2.0$

OSR:

Required = $8500 \times 10\% = 850.00$ Sqm
 Provided = 870.10 Sqm

As Per G.O.(ms).18 - Rule 41- The gifting of the reservation of land for community recreational purposes in respect of Institutional developments and Industrial Developments to the local body is not required. However the space may be maintained by the owner concerned subject to the supervision and monitoring of the concern local body.

PARKING REQUIREMENT:

1 Car For Every 300 sq.m Of Class Room Area
1 Two Wheeler For Every 50 sq.m Of Class Room Area
1 Cycle For Every 5 sq.m Of Class Room Area
Total Class Room Area - 960.00 Sq.m

Required Car Parking - 04 Nos
Provided Car Parking - 09 Nos

Required No. of Bike Parking- 20 Nos
Provided No. of Bike Parking - 20 Nos

JOINERY DETAILS

D	----	DOOR	-----	1.22 X 2.13 M
D1	----	DOOR	-----	0.76 X 2.13 M
G	----	GATE	-----	2.0 X 2.13 M
SD	----	SLIDING DOOR	-----	0.91 X 2.13 M
W	----	WINDOW	-----	2.00 X 1.50 M
V	----	VENTILATOR	-----	2.00 X 0.60 M
V1	----	VENTILATOR	-----	0.91 X 0.60 M
J	-----	JOLLY	-----	2.00 X 1.00 M

COLOR INDEX :

PLOT BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
PROPOSED DRIVEWAY

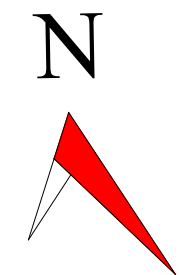
NOTE :

 FIRE EXTINGUISHER**FIRE CERTIFICATE :**

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

REFERENCE :

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



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](#)



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

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

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

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



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.

