PP APPROVAL RECORD

Planning Permission

Vellore

Vellore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

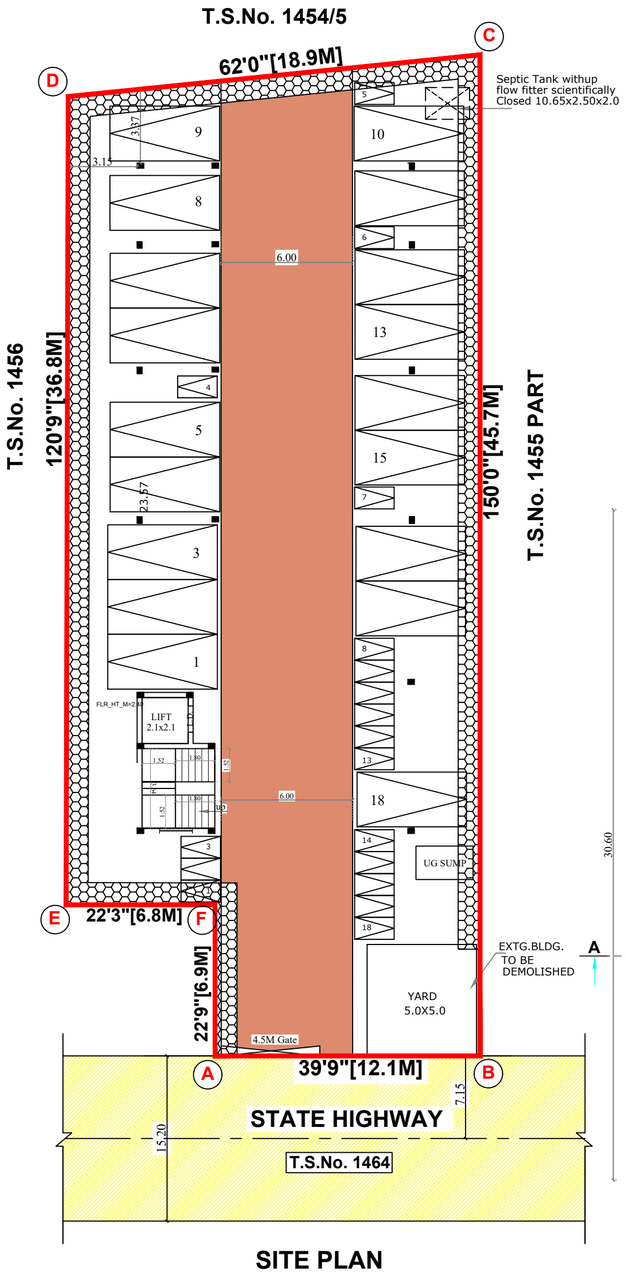
PURPOSE
Commercial

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.

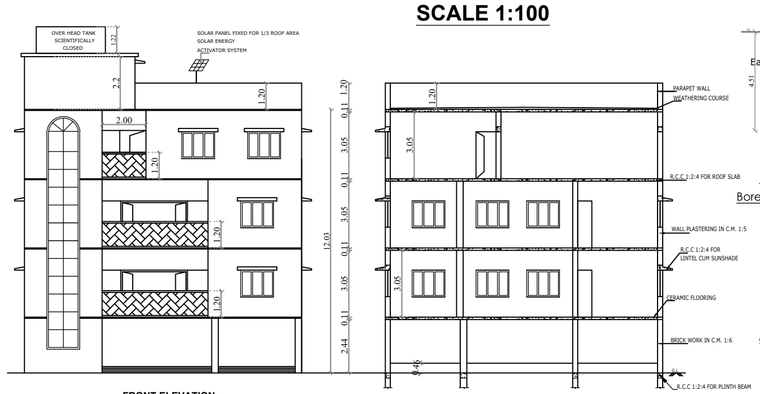
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING AT WARD No. 2, BLOCK No. 25, T.S.No. 1455 Part,

VELLORE MUNICIPALITY, VELLORE TALUK & DISTRICT.



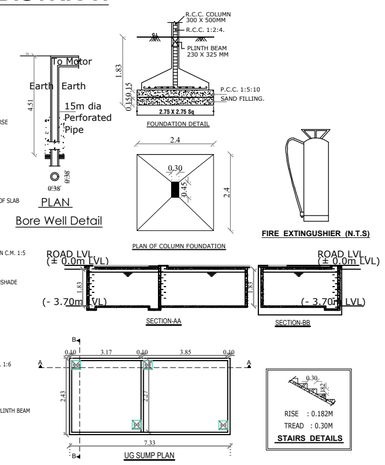
SITE PLAN

SCALE 1:100



FRONT ELEVATION

SECTION ON 'AA'

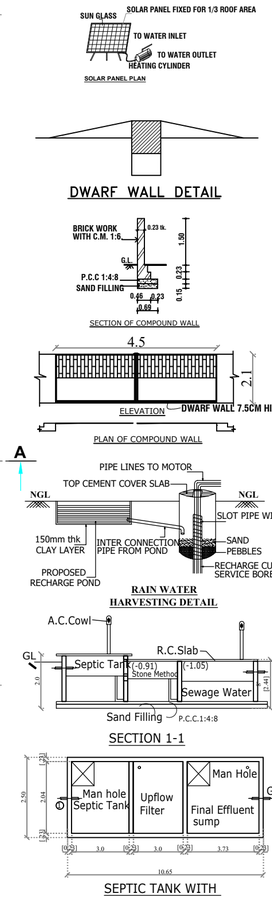




TYPICAL FIRST & SECOND FLOOR PLAN

THIRD FLOOR PLAN

TERRACE FLOOR PLAN



SITE APPROVAL

ROC NO. : SWP/BPA/003343/2022

SITE BOUNDARY SHOWN AS "A - F" & NUMBERED AS

SWP/DTCP/VELLORE/SITE APPROVAL NO. 03/2023

BUILDING PLANNING PERMISSION

ROC NO. : SWP/BPA/003343/2022

BUILDING PLANNING PERMISSION NO. :

SWP/DTCP/VELLORE/P.P.NO. 03/2023

SPECIAL CONDITION :

* BEFORE ISSUING THE FINAL APPROVAL, LOCAL BODY SHOULD CONFIRM THE DEMOLITION OF EXISTING BUILDING.

AREA DETAILS

SQ.MT.

PLOT AREA (As Per Allotment) : 765.70

SL.NO	PROPOSED SHOW ROOM BUILDING	NON FSI IN Sq m		TOTAL AREA IN Sq m	NET FSI IN Sq m
		COVERED PARKING	DEDUCTION		
1.	**COMMERCIAL BUILDING**				
	STILT FLOOR	387.40	-	387.40	-
	FIRST FLOOR	-	-	387.40	387.40
	SECOND FLOOR	-	-	387.40	387.40
	OFFICE - THIRD FLOOR	-	-	154.45	154.45
	TOTAL	387.40	-	1316.65	929.25

DESCRIPTION	CALCULATION	PERMISSIBLE MAX FSI	PROPOSED
FLOOR SPACE INDEX	929.25 / 765.70	2	1.21

PARKING CALCULATION

FSI AREA = 929.25 - 50 = 879.25 / 50 = 17.5 Says 18 Nos

PARKING DETAILS

	REQUIRED	PROVIDED
CAR PARKING	18 No's	18 No's
TWO WHEELER PARKING	18 No's	18 No's

ALL DIMENISIONS ARE IN METRES

COLOUR INDEX

- PROPOSED BUILDING
- EXISTING ROAD
- PLOT BOUNDARY
- DRIVEWAY

NOTE

FIRE EXTINGUSHIER TO BE PROVIDED

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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+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.