

PP

APPROVAL RECORD

Planning Permission

Vellore

Vellore district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING 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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC TERRACED "COMMERCIAL BUILDING" IN BASEMENT FLOOR (PARKING)
GROUND FLOOR & FIRST FLOOR IN S.NO: 144/1A1A, 144/1A2, 144/1B1 & 144/6 AT THIRUVALAM TOWN PANCHAYAT /
VILLAGE, KATPADI TALUK, VELLORE DISTRICT.

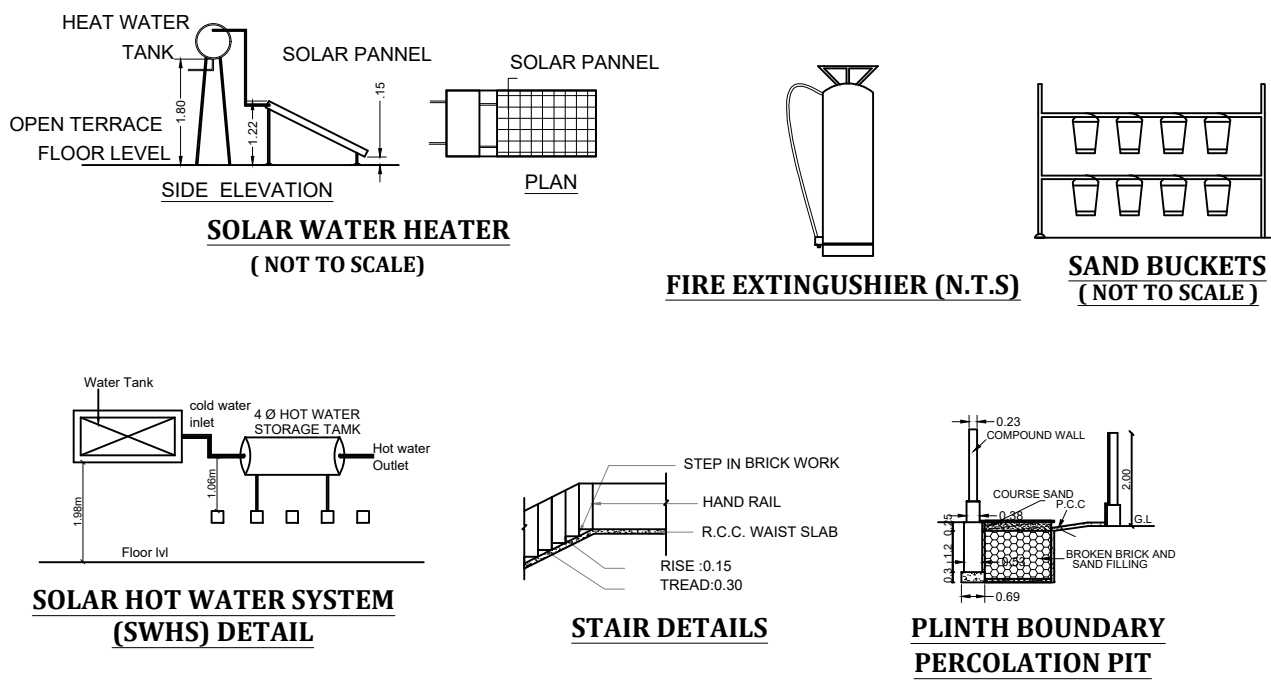


DISTRICT TOWN AND COUNTRY PLANNING
OFFICE,
VELLORE DISTRICT.

ROC NO. SWP/BPA/006341 /2023.

BUILDING APPROVAL NO.

SITE BOUNDARY SHOWN AS "A - H" &
BUILDING APPROVAL NUMBERED AS
B.P./D.T.C.P. (VLR) NO. 18 /2023



AREA DETAILS :

AREA OF SITE (As per Document) 2989.50 SQ.MT

FLOOR	FSI AREA	NON - FSI AREA	BUILTUP AREA	USAGE
BASEMENT	--	759.95	759.95	PARKING
GROUND FLOOR	759.95	--	759.95	SHOP
FIRST FLOOR	759.95	--	759.95	SHOP
HEAD ROOM	--	81.95	81.95	--
TOTAL AREA	1519.90	841.90	2361.80	

PLOT COVERAGE :

Plot Coverage: $759.95 / 2989.50 \times 100 = 25.40 \%$

FLOOR SPACE INDEX (FSI) :

Floor space index:

$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{1519.90}{2989.50} = 0.508 < 2.0$

PARKING DETAILS:

FOR COMMERCIAL DEVELOPMENT

1 CAR SPACE FOR EVERY 50 SQM. OF FLOOR AREA OR PART THEREOF AND 1 TWO WHEELER SPACE FOR EVERY 50 SQM. OF FLOOR AREA OR PART THEREOF

CAR PARKING :

$\frac{\text{FSI AREA}}{50.00} = \frac{1519.90}{50.00} = 30.40$ SAY 31 NOS.

Required Car Parking - 31 Nos.

Provided Car Parking - 31 Nos. (INCLUDING PH PARKING)

TWO WHEELER PARKING :

Required Two Wheeler Parking - 31 Nos.

Provided Two Wheeler Parking - 38 Nos.

COLOR INDEX :

PLOT BOUNDARY	
PROPOSED BUILDING	
EXISTING ROAD	
PROPOSED DRIVEWAY	

JOINERY DETAILS:

RS1	-	ROLLING SHUTTER	-	3.17 x 2.74 M
RS2	-	ROLLING SHUTTER	-	3.71 x 2.74 M
LD	-	LIFT DOOR	-	1.00 x 2.13 M
D	-	DOOR	-	3.20 x 2.13 M
D1	-	DOOR	-	1.53 x 2.13 M
D2	-	DOOR	-	0.91 x 2.13 M
D3	-	DOOR	-	0.76 x 2.13 M
D1A	-	DOOR	-	1.83 x 2.13 M
SD	-	DOOR	-	0.91 x 2.13 M
GW	-	GLAZED WINDOW	-	2.44 x 1.38 M
GW1	-	GLAZED WINDOW	-	1.83 x 1.38 M
V1	-	VENTILATIR	-	2.44 x 0.60 M
V2	-	VENTILATOR	-	1.83 x 0.60 M

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.

ALL DIMENSIONS ARE IN METER

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.

