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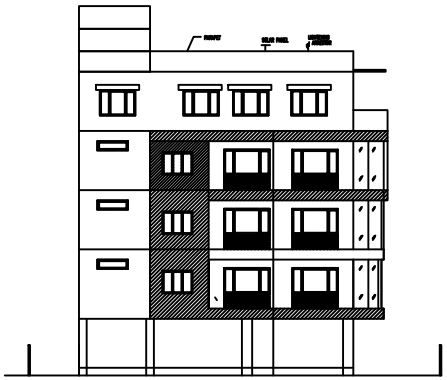
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

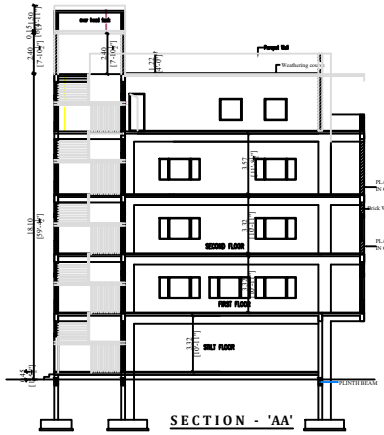
+91 9996 12 9996

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REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF PRIVATE / COMMERCIAL OFFICE IN STILT FLOOR,FIRST FLOOR,SECOND FLOOR, THIRD FLOOR & FOURTH FLOOR(AS ON PROGRESS) IN SF.NO:570(P),PLOT NO:495&496 TAMIL NADU HOUSING BOARD APPROVED LAYOUT L.P/D.T.C.P NO:40/1992, PHASE-1 , SATHUVACHARI VILLAGE, VELLORE CITY MUNCIPAL CORPORATION, VELLORE TALUK / DISTRICT.(This Revises the Approval No.03/2021)



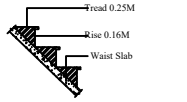
ELEVATION



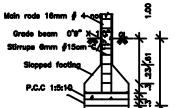
SECTION - 'AA'

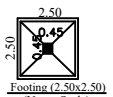
STAIRCASE DETAILS

THREAD : 0.25m
RISE : 0.16 m
WIDTH : 1.80m



Section of the Staircase
Not to scale





Footing (2.50x2.50)
(Not to Scale)

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

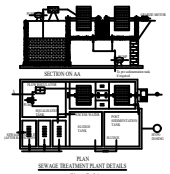
ROC NO. SWP/BPA/007786/2023.

SITE APPROVAL

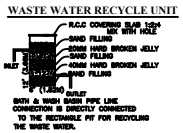
SITE BOUNDARY SHOWN AS "A - E" & NUMBERED AS B.P./VELLORE-LPA/SITE APPROVAL NO. 14/2023

BUILDING PLANNING PERMISSION NO.

B.P./VELLORE-LPA/P. P. NO. 14/2023

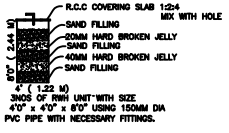


WASTE WATER RECYCLE UNIT

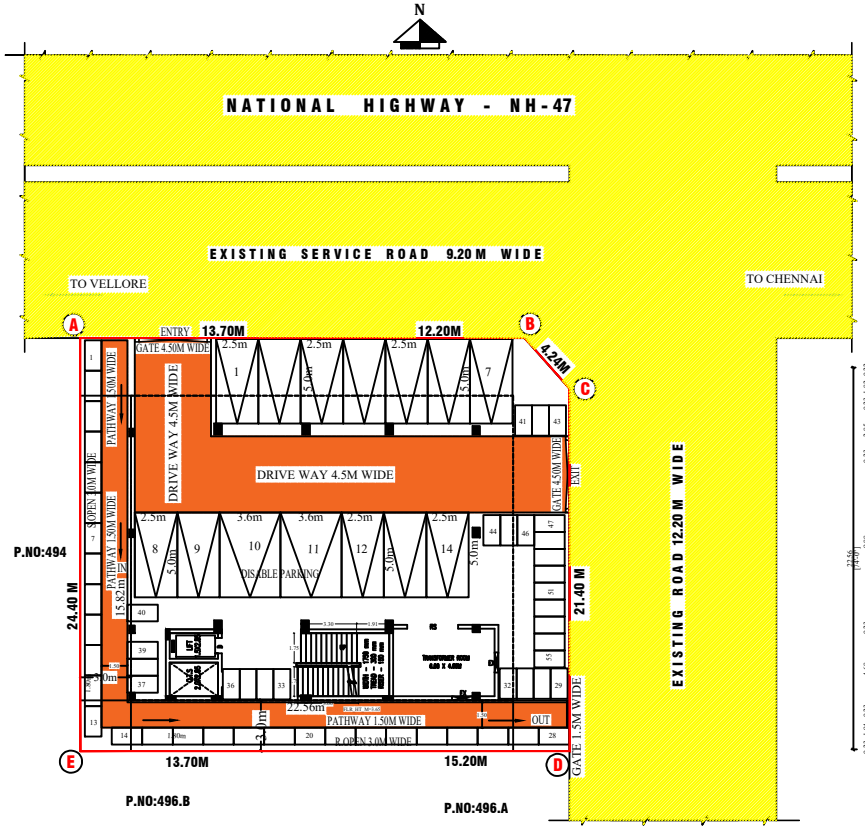


BATH & WASH BASIN PIPE LINE CONNECTION IS DIRECTLY CONNECTED TO THE RECTANGLE PIT FOR RECYCLING THE WASTE WATER.

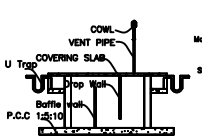
RAIN WATER HARVEST UNIT



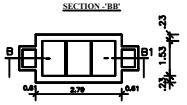
(1.22 M)
3NOS OF RWH UNIT WITH SIZE 4'0" x 4'0" x 8'0" USING 150MM DIA PVC PIPE WITH NECESSARY FITTINGS.



PROPOSED SITE CUM STILT FLOOR PLAN

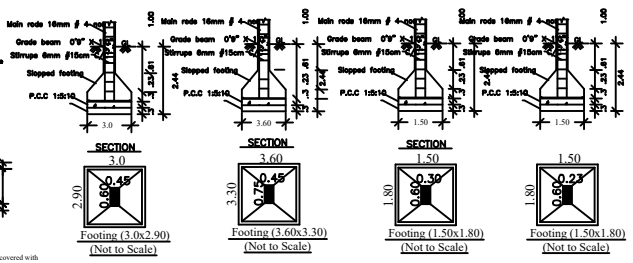


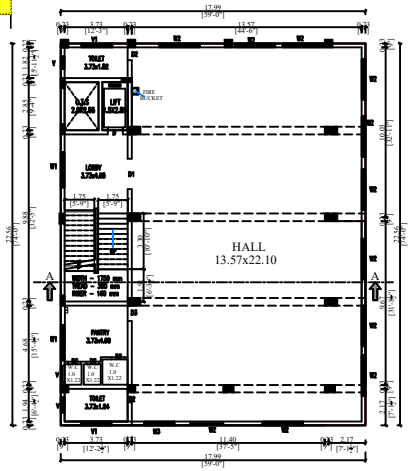
SECTION -'BB'



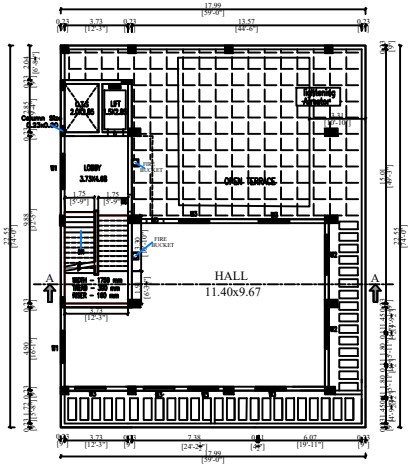
SEPTIC TANK DETAILS

Using 'U' type trap 2 Nos in inlet, outlet & Vent pipe will be covered with Mosquito proof covering net in inner side and top of vent pipe.





TYPICAL - PROPOSED FIRST, SECOND & THIRD FLOOR PLAN



PROPOSED FORTH FLOOR PLAN

AREA DETAILS :

TOTAL AREA OF SITE 700.66 SQ.MT

FLOOR	FSI AREA	NON FSI AREA	TOTAL BUILTUP AREA
STILT FLOOR	--	322.20	322.20
FIRST FLOOR	400.11	--	400.11
SECOND FLOOR	400.11	--	400.11
THIRD FLOOR	400.11	--	400.11
FOURTH FLOOR	188.83	--	188.83
HEAD ROOM	--	42.37	42.37
TOTAL AREA	1389.16	364.60	1753.76

PLOT COVERAGE :

Plot Coverage: 322.20/700.66 x 100 = 45.98 %

FLOOR SPACE INDEX (FSI) :

Floor space index:

$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{1389.16}{700.66} = 1.98 < 2.0$

PARKING DETAILS:

For COMMERCIAL BUILDING (OFFICE BUILDING)

1 Car space for every 100 Sq.m.

Req. Car Parking = 1389.16 /100 = 13.89 Nos
Say 14 Nos

1 Two wheeler space for every 25 sq.m

Req. Two wheeler Parking = 1389.16 /25 = 55.5 Nos
Say 55 Nos

No. of Car provided - 14 Nos (Including Disabled Parking)

No. of Two wheeler provided - 55 Nos

JOINERY DETAILS:

MD	-	MAIN DOOR	2.40 X 2.10 M
D1	-	DOOR	1.83 X 2.10 M
D2	-	DOOR	0.76 X 2.10 M
D3	-	DOOR	0.91 X 2.10 M
W1	-	WINDOW	2.44 X 1.37 M
W2	-	WINDOW	2.10 X 1.37 M
W3	-	WINDOW	1.83 X 1.37 M
W4	-	WINDOW	1.22 X 1.37 M
W5	-	WINDOW	0.91 X 1.37 M
V	-	VENTILATOR	0.91 X 0.61 M
V1	-	VENTILATOR	1.83 X 0.61 M
RS	-	ROLLING SHUTTER	2.44 X 2.44 M

COLOR INDEX :

PLOT BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
PROPOSED DRIVEWAY

FIRE CERTIFICATE :

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

— FIRE EXTINGUISHER.

NOTE :

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

REFERENCE :

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

SPECIFICATION :

AS SHOWN IN SECTION ON - 'AA'

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.