

PP

APPROVAL RECORD

Planning Permission

Vellore

Vellore district, Tamil Nadu

APPROVAL TYPE

Building Plan

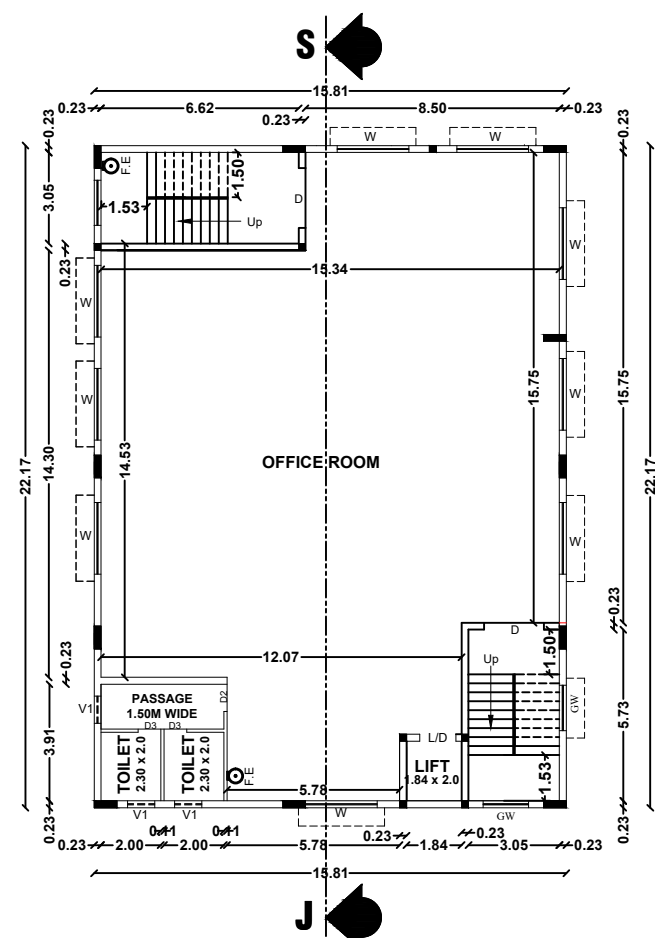
ISSUING AUTHORITY

DTCP

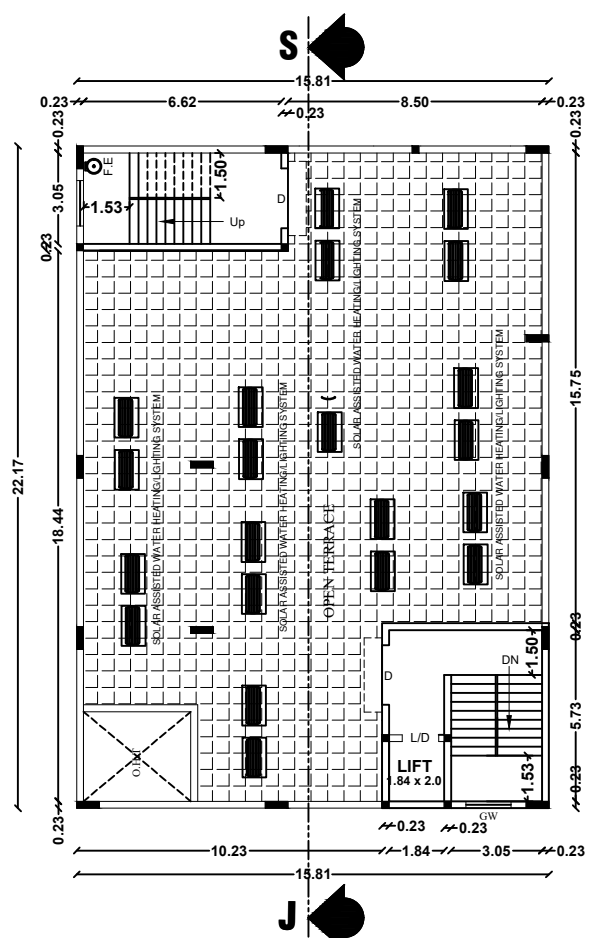
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

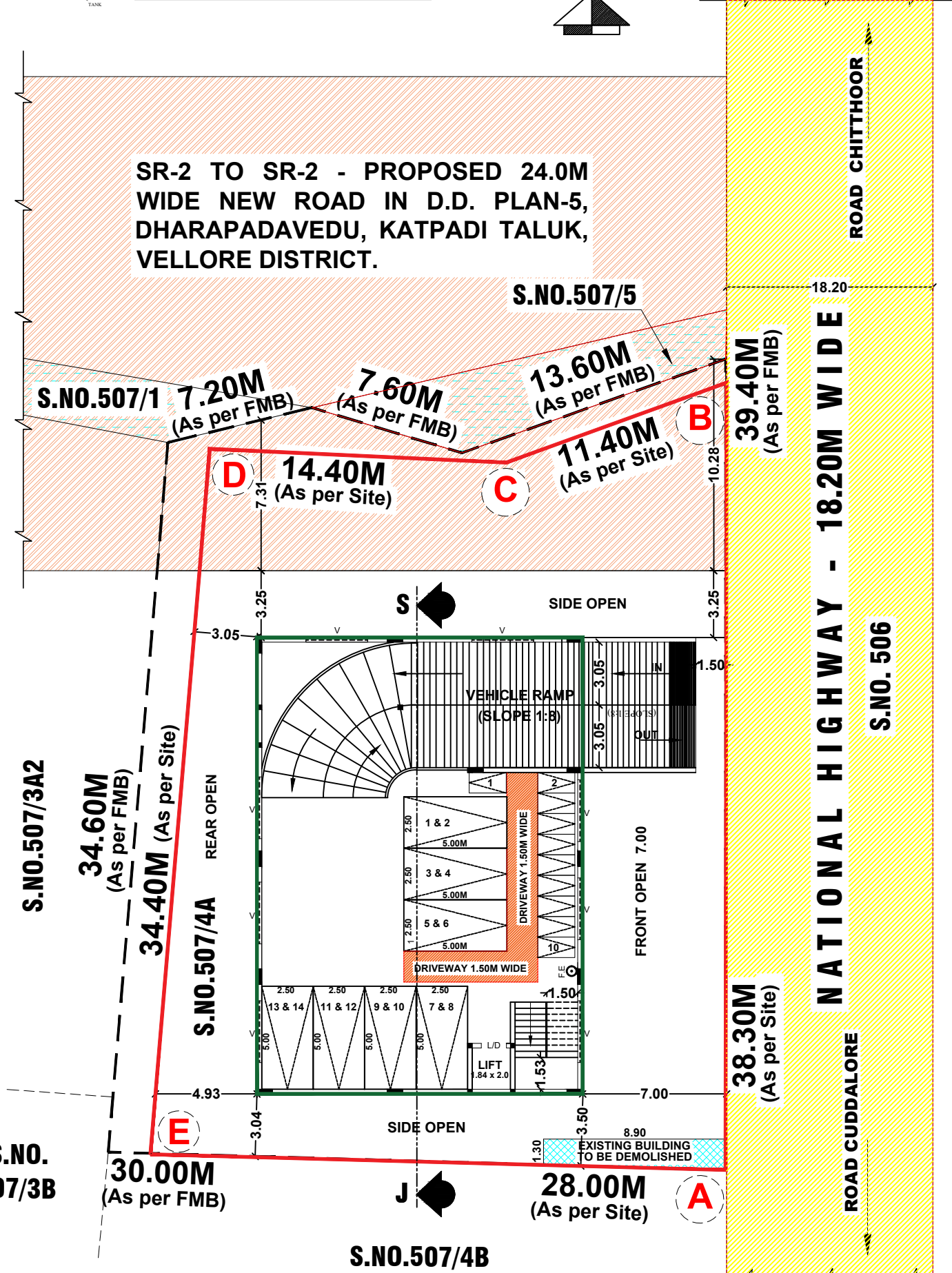
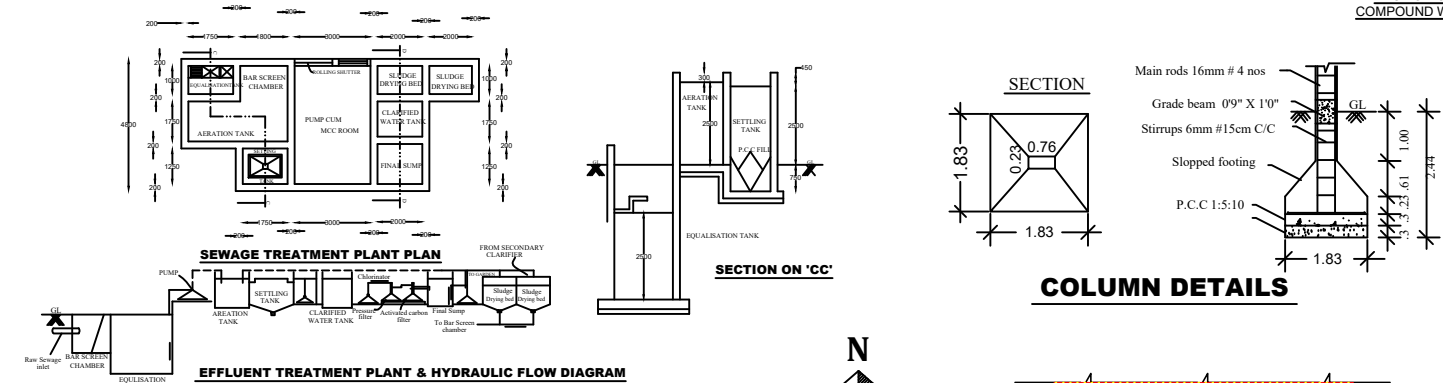
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC TERRACED "OFFICE BUILDING" IN BASEMENT (PARKING), GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR & FOURTH FLOOR AT S.NO. 507/4A, ZONE - I, DHARAPADAVIDU VILLAGE, VELLORE CITY MUNICIPAL CORPORATION, KATPADI TALUK, VELLORE DISTRICT.



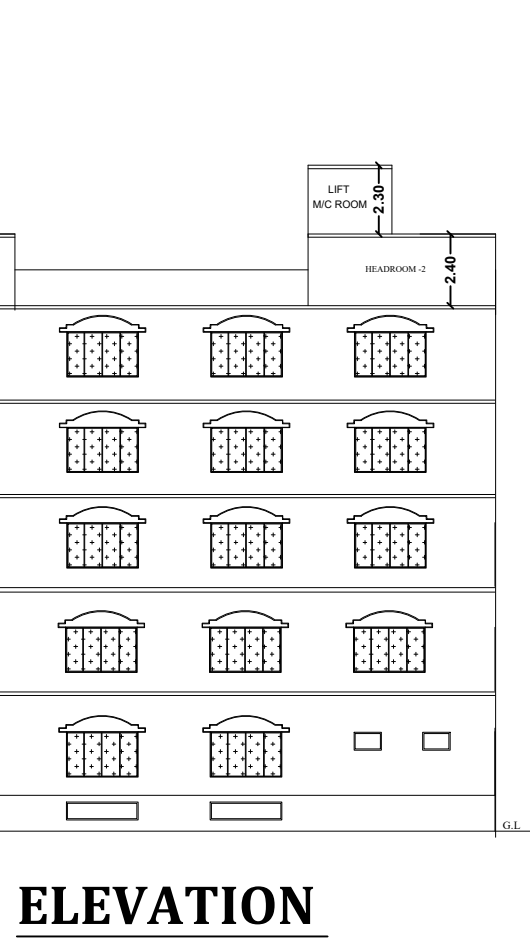
TYPICAL FLOOR PLAN
1st FLOOR, 2nd FLOOR,
3rd FLOOR & 4th FLOOR



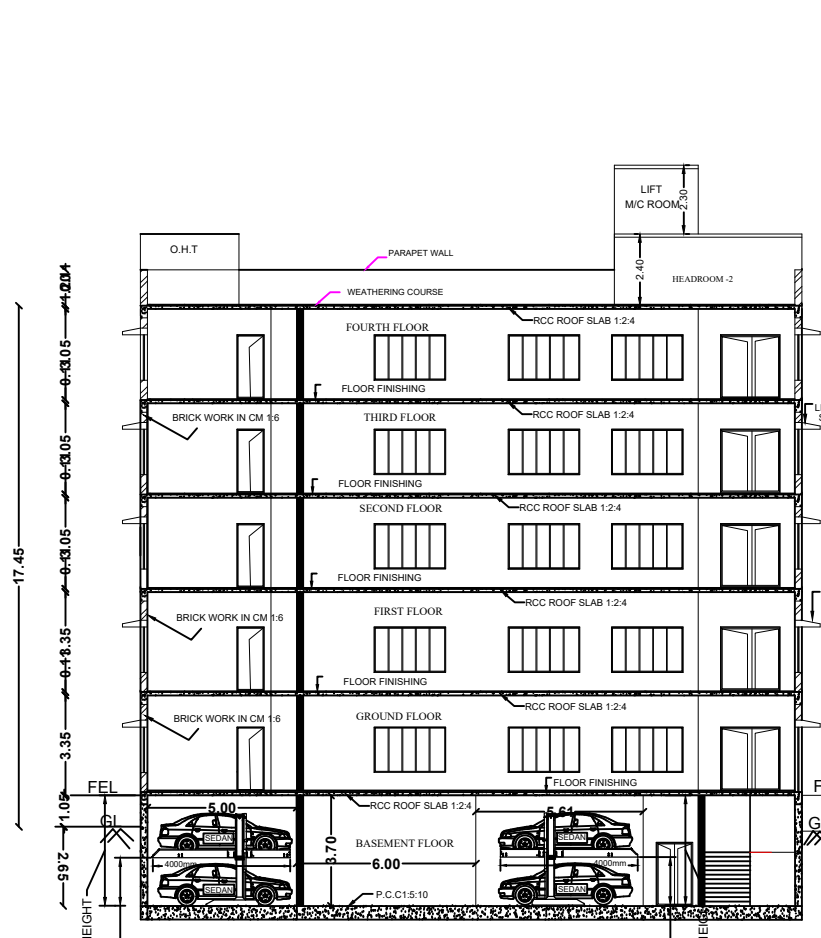
TERRACE FLOOR PLAN



BASEMENT FLOOR PLAN



ELEVATION



SECTION ON 'J-S'

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

ROC NO. SWP/BPA/008394/2023.

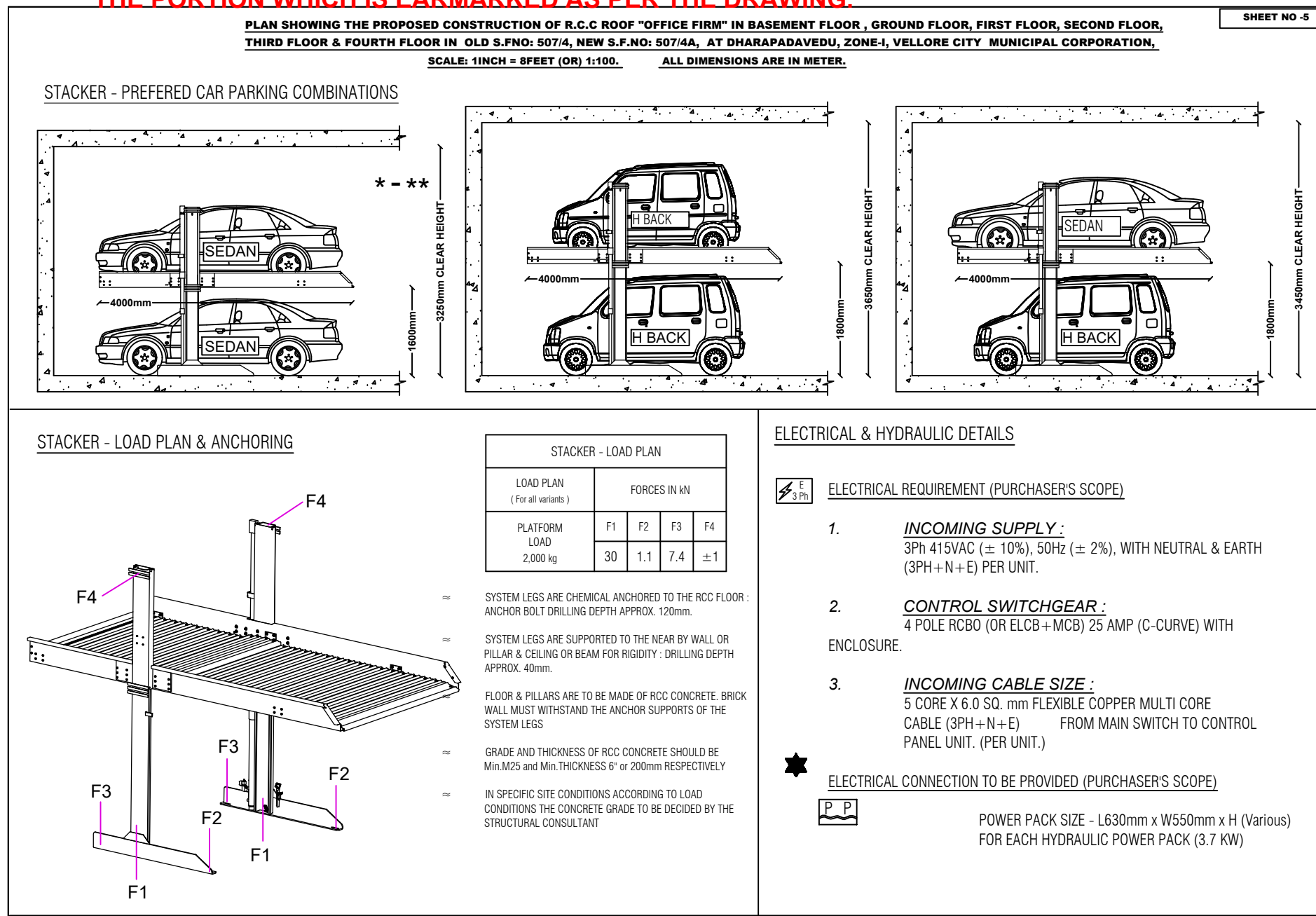
SITE APPROVAL

SITE BOUNDARY SHOWN AS "A - E" & NUMBERED AS
B.P./VELLORE-LPA/SITE APPROVAL NO. 39/2023

BUILDING PLANNING PERMISSION NO.
B.P./VELLORE-LPA/P. P. NO. 39/2023

SPECIAL CONDITION :
** AS PER RULE NO.12 OF TAMILNADU
COMBINED DEVELOPMENT AND BUILDING
RULES-2019, THE APPLICANT SHOULD
PREPARE AND SUBMIT DEMOLITION PLAN
FOR THE DEMOLITION OF EXISTING BUILDING
TO THE VELLORE CORPORATION. THE
CORPORATION HAS TO DECIDE ON THE
DEMOLITION PLAN AND ENSURE THE
EXISTING BUILDINGS ARE DEMOLISHED
BEFORE APPROVAL OF THE PLAN FOR
PROPOSED BUILDING.

** THIS PLANNING PERMISSION IS ISSUED BASED ON THE ACCEPTANCE AFFIDAVIT
GIVEN BY APPLICANT FOR HANDING OVER OF ROAD PORTION WHICH IS EARMARKED
IN THE DRAWING AS "SR-2 TO SR-2 - PROPOSED 24.0M WIDE NEW ROAD IN
D.D. PLAN-5, DHARAPADAVIDU, KATPADI TALUK, VELLORE DISTRICT". THAT ROAD
PORTION SHOULD NOT GET DEVELOPED BY ANYONE, AND WHENEVER REQUIRED BY
THE LOCAL BODY FOR FORMATION OF ROAD THE APPLICANT HAS TO HANDOVER
THE PORTION WHICH IS EARMARKED AS PER THE DRAWING.



IMPORTANT NOTES AND CUSTOMER SCOPE OF WORK :

- This Car parking layout is prepared based on the customers Layout, if there exists any deviations in the layout after construction, we Park layer have right to modify the dimensions of the equipment accordingly.
- As per the Specifications and Locations shown in this layout, the installations of the Parking system will be carried out.
- Since Multiple parking stacks are connected to a single Powerpack, only one stacker can be operated at one time in a group, which are connected to their Powerpack.
- The Painting colour on the structural of the stacker is Park layer standard Green with Grey finish. If customer requires any customised colour, then additional cost may apply.
- The Clear height from the Floor to the Ceiling is considered as shown in the Section. In case there is a variation in this Dimension, the Car height which can be accommodated on either parking space will vary accordingly.
- The customer to provide Min. flooring thickness & Grade required for anchoring of the parking system.
- Over the Stacker installation areas all Electrical devices, Cable tray, Water Sprinkler must be installed above the Clear height mentioned in the section. Otherwise car space height will get reduced.
- Electrical points as per the specifications shown must be provided by the customer in the installation points as shown in the Layout.
- Provisions must be made to arrest the water seepage in the parking area.
- Proper Shade or Canopy to be provided above the Car parking systems at open areas (Customer's scope)
- Sufficient Lighting arrangement to be provided in the parking area.

PARKABILITY :

- If the Available distance between the columns is less to accommodate the standard stackers the platform width that can be provided shall be less. Parking on such a smaller platform may be difficult. This depends on Type of Vehicle, its approach into the platform and individual driver's skill.
- If the Driveway width less than Normal as shown in some areas there may be difficulty in turning the Vehicle. Two or more Laps may be required to park and retrieve the Cars.

The Parkability of the Car also depends on :

(a) Drive way width (b) Better platform width to car width ratio (c) Turning Radius of Car (d) Individual driver's skill (e) Location of Car space (Corner car spaces will be difficult to drive into) (f) Door opening space will depend on: Platform width, Parking alignment on Platform, Distance between adjacent car spaces / Wall.

AREA DETAILS :

TOTAL AREA OF SITE (AS PER PATT)	1000.00 SQ.MT
TOTAL AREA OF SITE (AS PER SITE)	930.18 SQ.MT

FLOOR	FSI AREA	NON - FSI AREA	BUILTUP AREA	USAGE
BASEMENT	--	350.59	350.59	PARKING
GROUND FLOOR	350.59	--	350.59	OFFICE
FIRST FLOOR	350.59	--	350.59	OFFICE
SECOND FLOOR	350.59	--	350.59	OFFICE
THIRD FLOOR	350.59	--	350.59	OFFICE
FOURTH FLOOR	350.59	--	350.59	OFFICE
HEAD ROOM	--	59.40	59.40	--
TOTAL AREA	1752.95	409.99	2162.94	

PLOT COVERAGE :

Plot Coverage: $350.59 / 930.18 \times 100 = 37.69\%$

FLOOR SPACE INDEX (FSI) :

Floor space index:

$$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{1752.95}{930.18} = 1.885 < 2.0$$

PARKING DETAILS:

FOR OFFICE DEVELOPMENT

1 CAR SPACE FOR EVERY 100 SQM. OF FLOOR AREA OR PART THEREOF AND 1 TWO WHEELER SPACE FOR EVERY 25 SQM. OF FLOOR AREA OR PART THEREOF

CAR PARKING :

$$\frac{\text{FSI AREA}}{100.00} = \frac{1752.95}{100.00} = 17.52 \text{ SAY } 18 \text{ NOS.}$$

Required Car Parking - 18 Nos.

Provided Car Parking - 20 Nos. (INCLUDING PH PARKING)

TWO WHEELER PARKING :

$$\frac{\text{FSI AREA}}{25.00} = \frac{1752.95}{25.00} = 70.12 \text{ SAY } 71 \text{ NOS.}$$

Required Two Wheeler Parking - 71 Nos.

Provided Two Wheeler Parking - 71 Nos.

COLOR INDEX :

PLOT BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

PROPOSED DRIVEWAY

PROPOSED DD PLAN ROAD

EXISTING BUILDING TO BE DEMOLISHED

JOINERY DETAILS:

MD	-	DOOR	-	3.00 x 2.28 M
D	-	DOOR	-	2.00 x 2.28 M
D1	-	DOOR	-	0.91 x 2.28 M
LD	-	LIFT DOOR	-	1.22 x 2.28 M
W	-	WINDOW	-	2.40 x 1.50 M
GW	-	GLAZED WINDOW	-	1.54 x 1.37 M
V	-	VENTILATOR	-	1.98 x 0.61 M
V1	-	VENTILATOR	-	0.91 x 0.61 M
RS	-	ROLLING SHUTTER	-	3.00 x 2.40 M
EX	-	EXHAUST FAN	-	0.92 x 0.92 M

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

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



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.

