

PP

APPROVAL RECORD

Planning Permission

Vellore

Vellore district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
DTCP

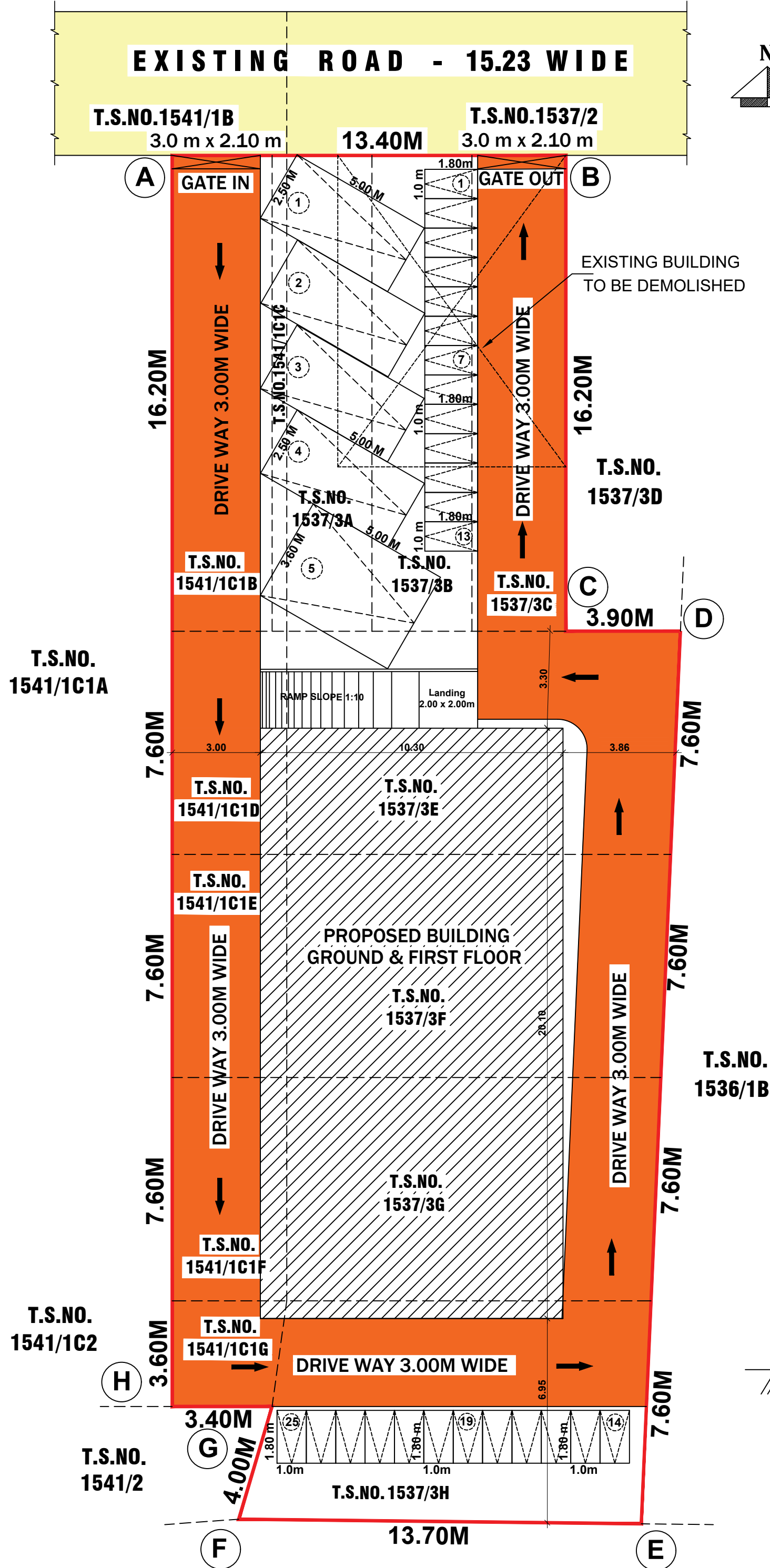
The approval as the planning authority issued it, reproduced in full behind this page.

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 "CONSULTING OFFICE BUILDING" IN GROUND FLOOR & FIRST FLOOR

AT BLOCK NO - 26, WARD NO - 2, T.S.NO : 1537/3A, 3B, 3C, 3E, 3F, 3G, 3H, 1541/1C1B, 1C1C, 1C1D, 1C1E, 1C1F & 1541/1C1G, ZONE-IV,

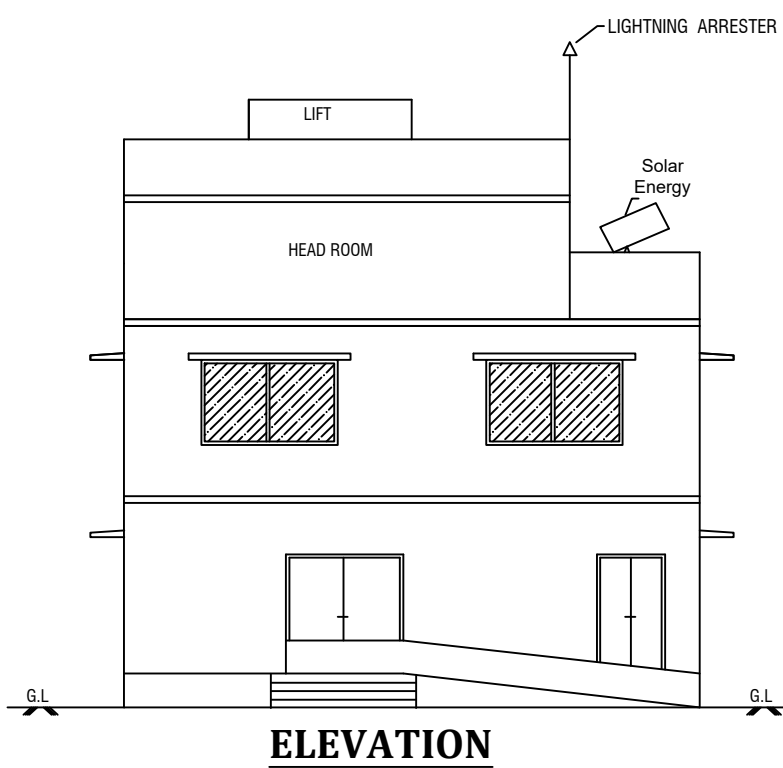
VELLORE CITY MUNICIPAL CORPORATION / TALUK / DISTRICT.



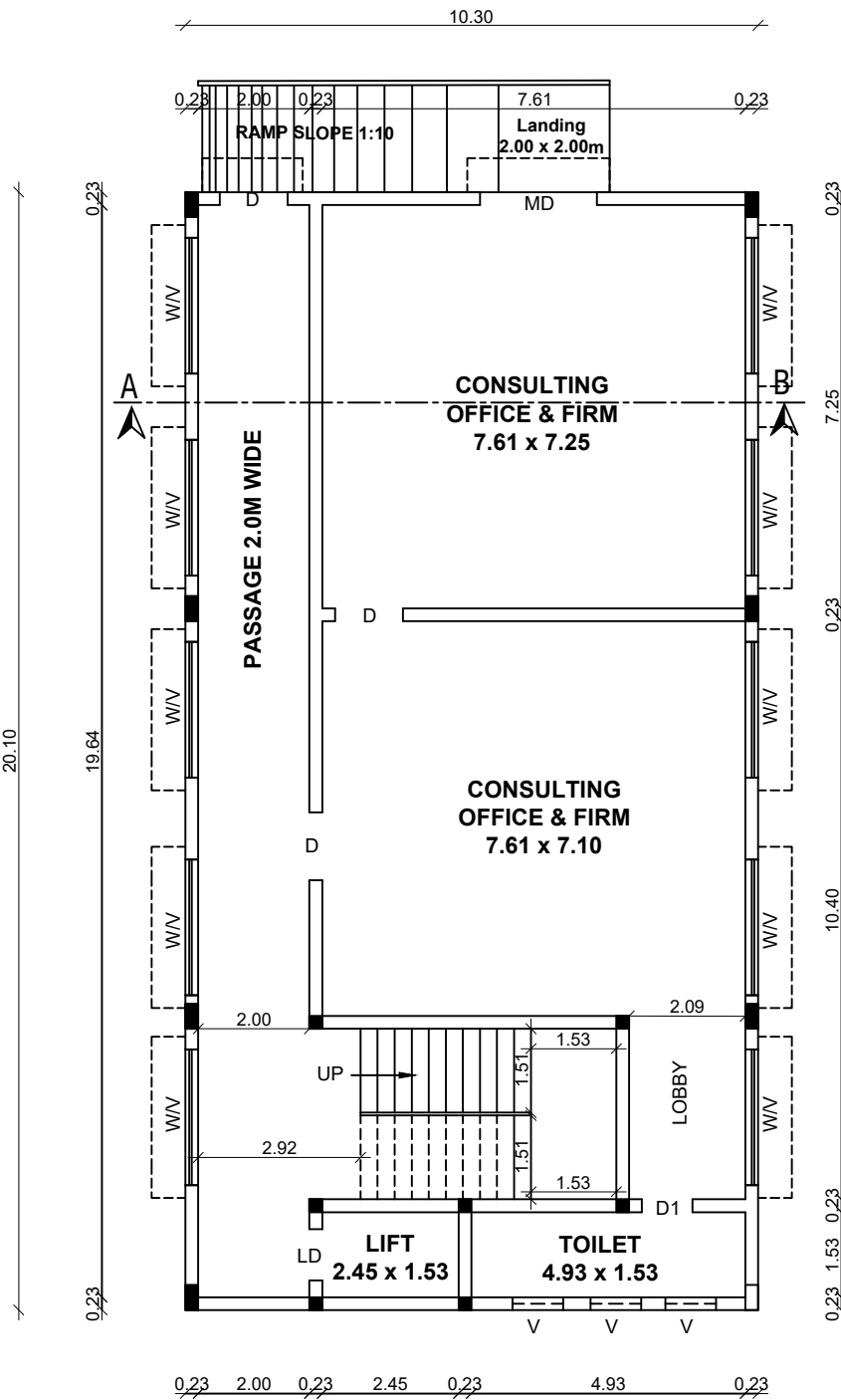
BLOCK NO. 25

SITE PLAN

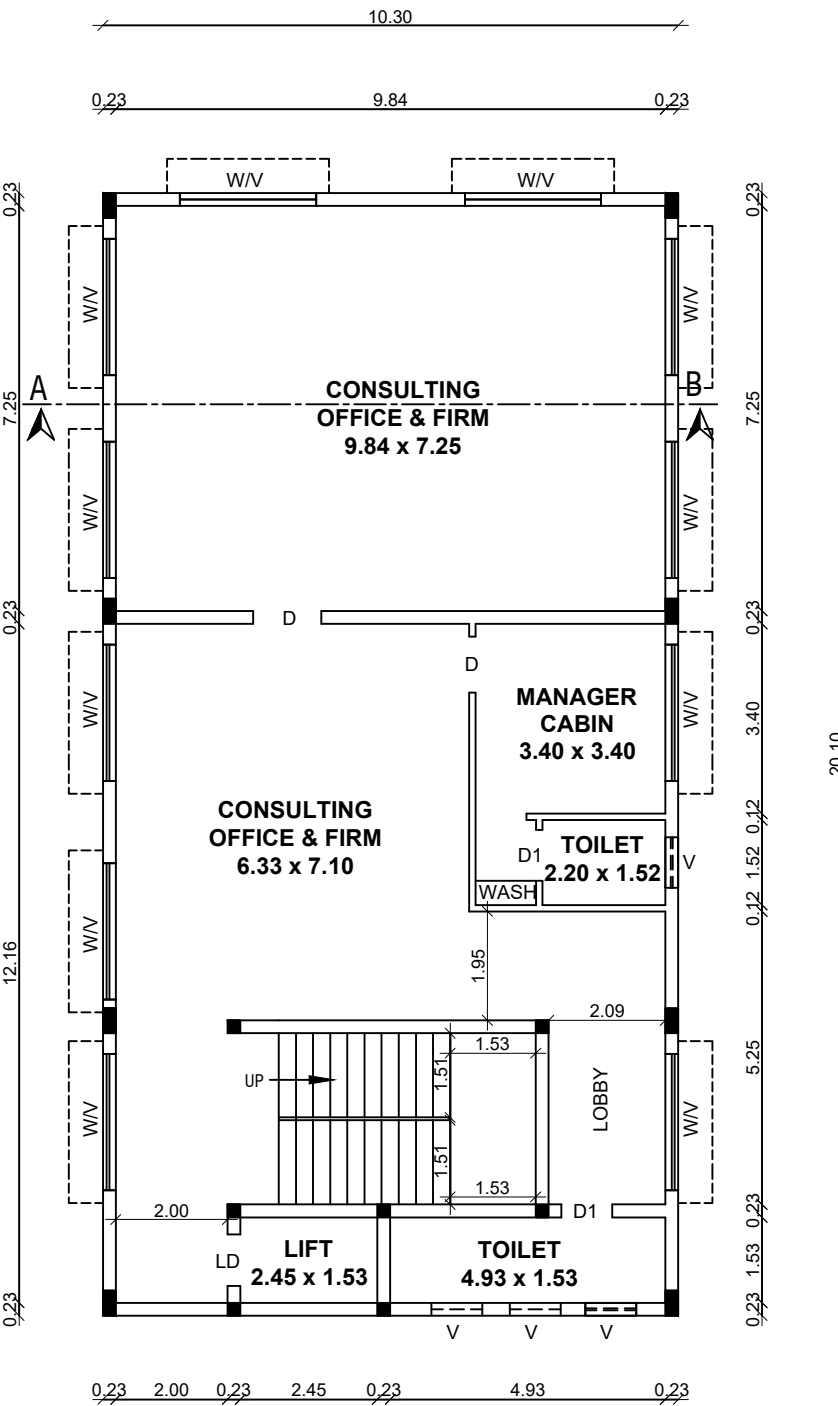
SCALE SIZE: 1:100



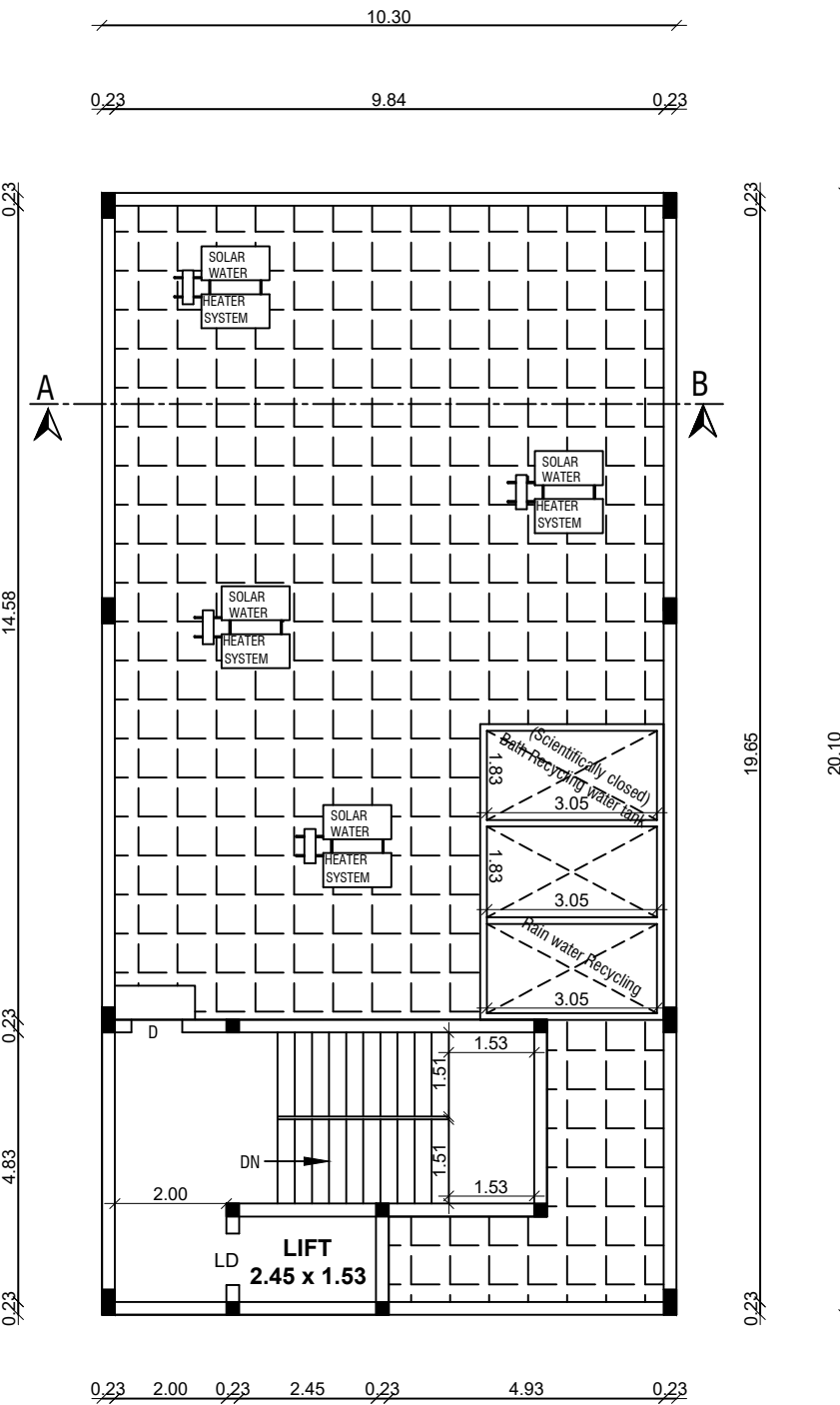
SECTION ON A-B



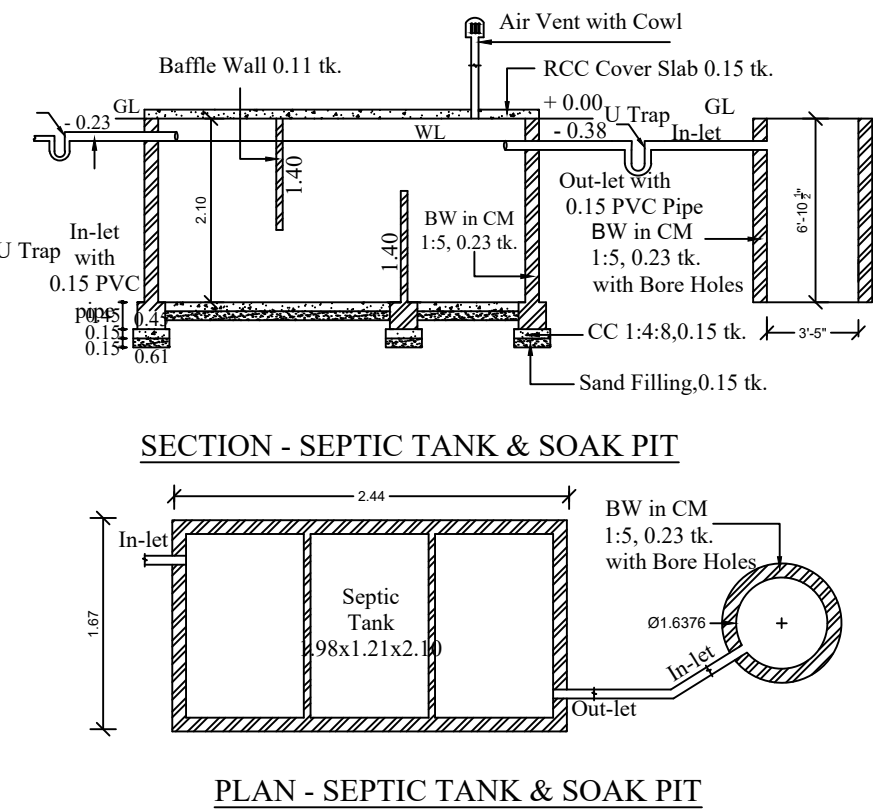
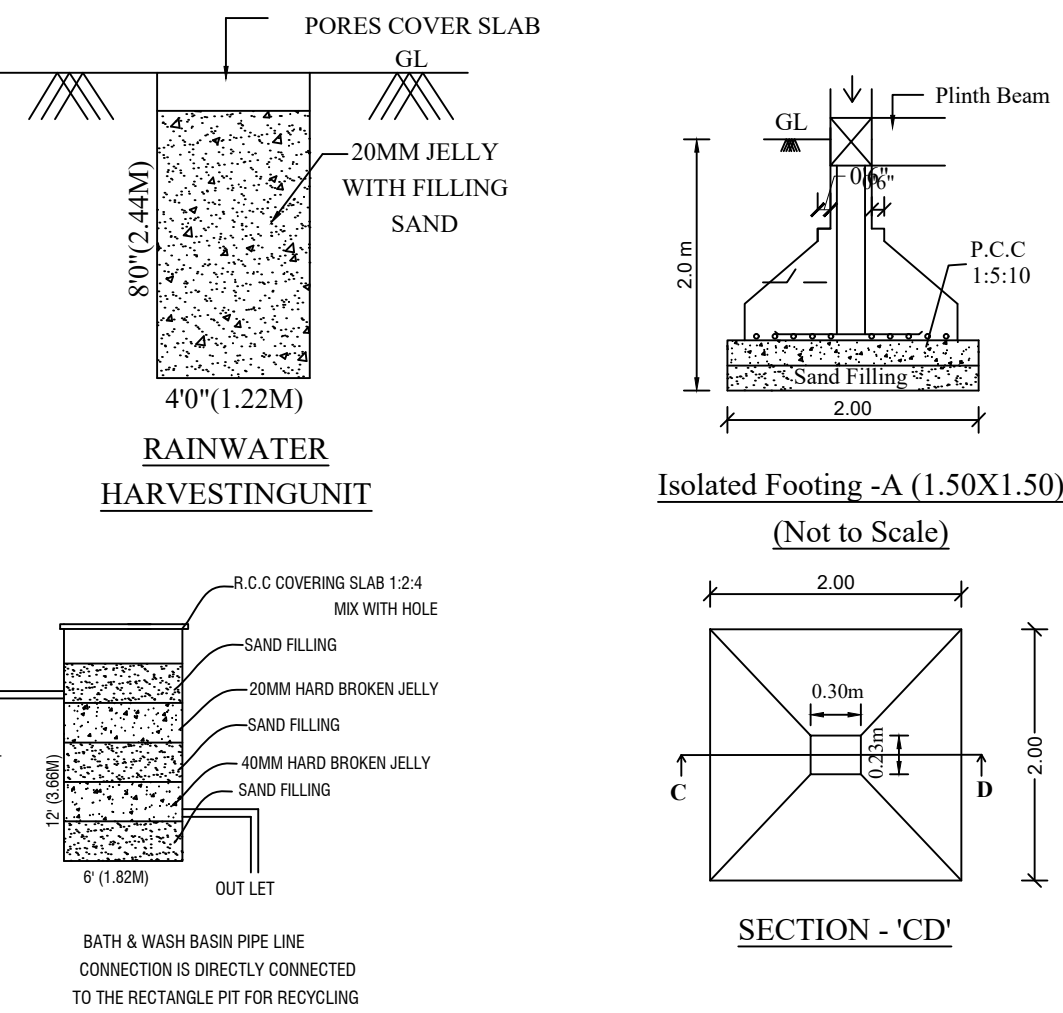
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



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

ROC NO. SWP/BPA/009490/2023.

SITE APPROVAL

SITE BOUNDARY SHOWN AS "A - H" & NUMBERED AS B.P./VELLORE-LPA/SITE APPROVAL NO. 27/2023

BUILDING PLANNING PERMISSION NO.

B.P./VELLORE-LPA/P. P. NO. 27/2023

AREA DETAILS :

TOTAL AREA OF SITE		719.00 SQ.MT		
FLOOR	FSI AREA	NON - FSI AREA	BUILTUP AREA	USAGE
GROUND FLOOR	207.03	--	207.03	OFFICE
FIRST FLOOR	207.03	--	207.03	OFFICE
HEAD ROOM	--	37.20	37.20	--
TOTAL AREA	414.06	37.20	451.26	

PLOT COVERAGE :

Plot Coverage: 207.03/ 719.00 x 100 = 28.79 %

FLOOR SPACE INDEX (FSI) :

Floor space index:

$$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{414.06}{719.00} = 0.575 < 2.0$$

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 :

$$\frac{\text{FSI AREA}}{100.00} = \frac{414.06}{100.00} = 4.14 \text{ SAY 5 NOS.}$$

Required Car Parking - 5 Nos.

Provided Car Parking - 5 Nos. (INCLUDING PH PARKING)

TWO WHEELER PARKING :

$$\frac{\text{FSI AREA}}{25.00} = \frac{414.06}{25.00} = 16.56 \text{ SAY 17 NOS.}$$

Required Two Wheeler Parking - 17 Nos.

Provided Two Wheeler Parking - 25 Nos.

COLOR INDEX :

PLOT BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

PROPOSED DRIVEWAY

JOINERY DETAILS:

MD	-	MAIN DOOR	-	2.10 x 2.28 M
D	-	DOOR	-	1.22 x 2.28 M
D1	-	DOOR	-	0.91 x 2.28 M
LD	-	LIFT DOOR	-	1.22 x 2.28 M
W	-	WINDOW	-	1.98 x 1.52 M
V	-	VENTILATOR	-	1.98 x 0.61 M
V1	-	VENTILATOR	-	0.91 x 0.61 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.

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.**

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.

