

PP

APPROVAL RECORD

Planning Permission

Vellore

Vellore district, Tamil Nadu

APPROVAL TYPE

Building Plan

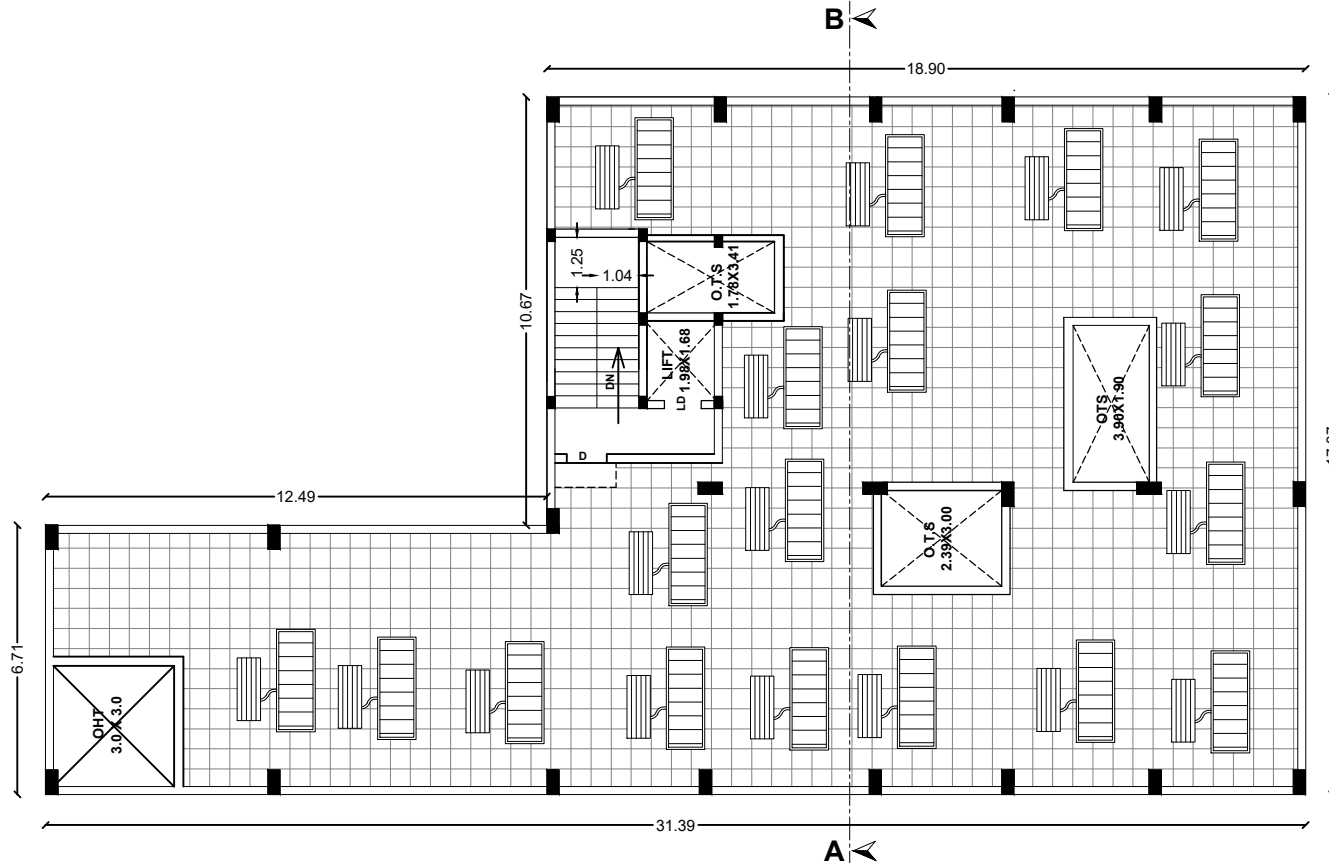
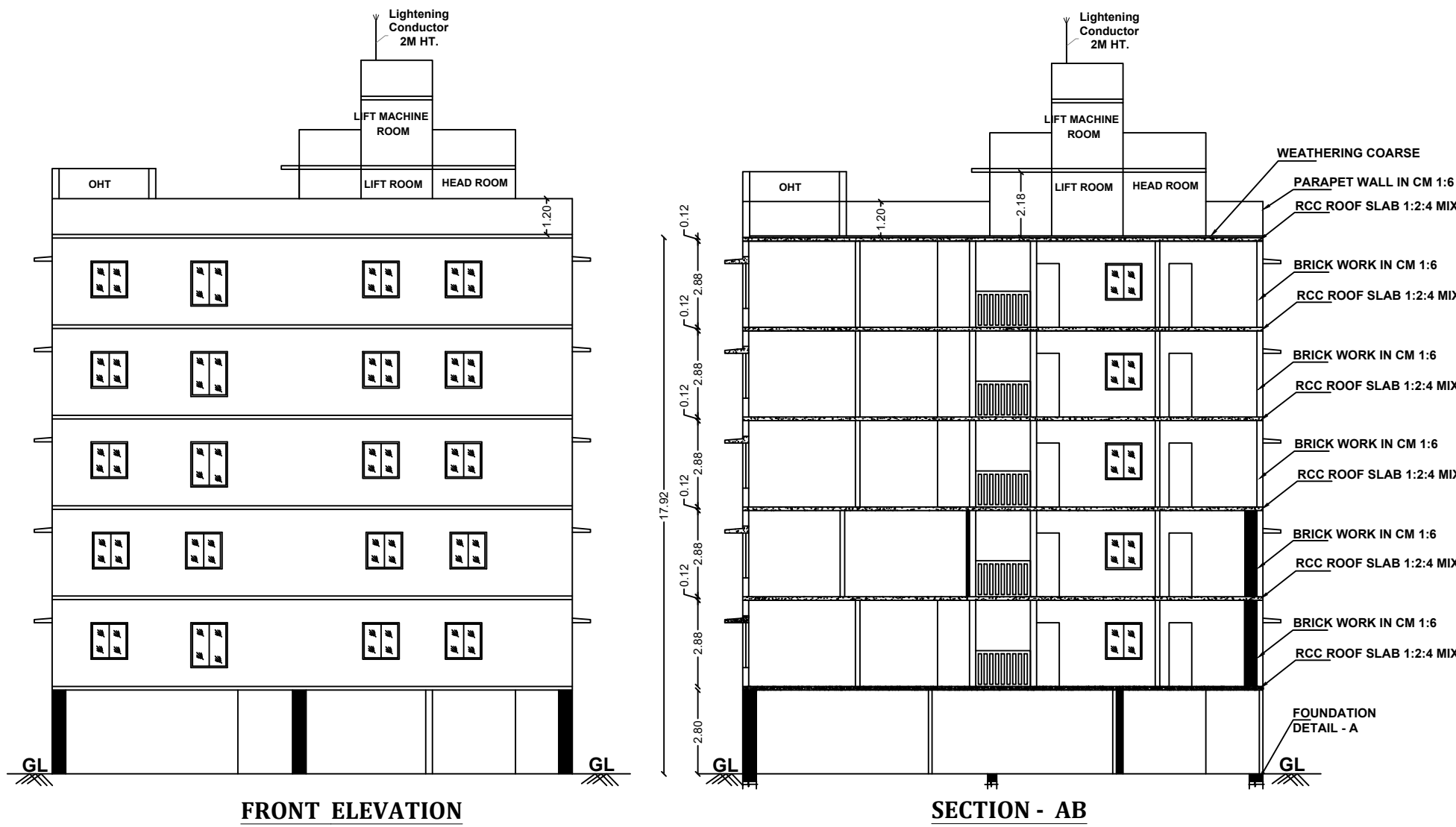
ISSUING AUTHORITY

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 ROOF RESIDENTIAL BUILDING WITH STILT FLOOR (PARKING), FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR & FIFTH FLOOR AT T.S.NO.23 & 24/2, PLOT NO. B279 & B280 OF BLOCK 9, APPROVED LAYOUT NO. LPH/DTP/74/60, GANDHI NAGAR, KATPADI TALUK, VELLORE CITY MUNICIPAL CORPORATION & VELLORE DISTRICT.



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

ROC NO. SWP/BPA/010103/2023.
SITE APPROVAL
SITE BOUNDARY SHOWN AS "A - F" & NUMBERED AS
B.P./VELLORE-LPA/SITE APPROVAL NO. 33/2023

BUILDING PLANNING PERMISSION NO.
B.P./VELLORE-LPA/P. P. NO. 33 /2023

DEWLLING DETAILS :		
FLOOR DESCRIPTION	DWELLING REFERENCE	DWELLING AREA IN Sq.M.
FIRST FLOOR	A1 - FLAT	121.25
	A2 - FLAT	115.08
	A3 - FLAT	111.01
SECOND FLOOR	B1 - FLAT	121.25
	B2 - FLAT	74.25
	B3 - FLAT	70.07
	B4 - FLAT	79.54
THIRD FLOOR	C1 - FLAT	121.25
	C2 - FLAT	115.08
	C3 - FLAT	111.01
FOURTH FLOOR	D1 - FLAT	121.25
	D2 - FLAT	115.08
	D3 - FLAT	111.01
FIFTH FLOOR	E1 - FLAT	121.25
	E2 - FLAT	115.08
	E3 - FLAT	111.01
TOTAL	16 DWELLING UNITS	1734.47

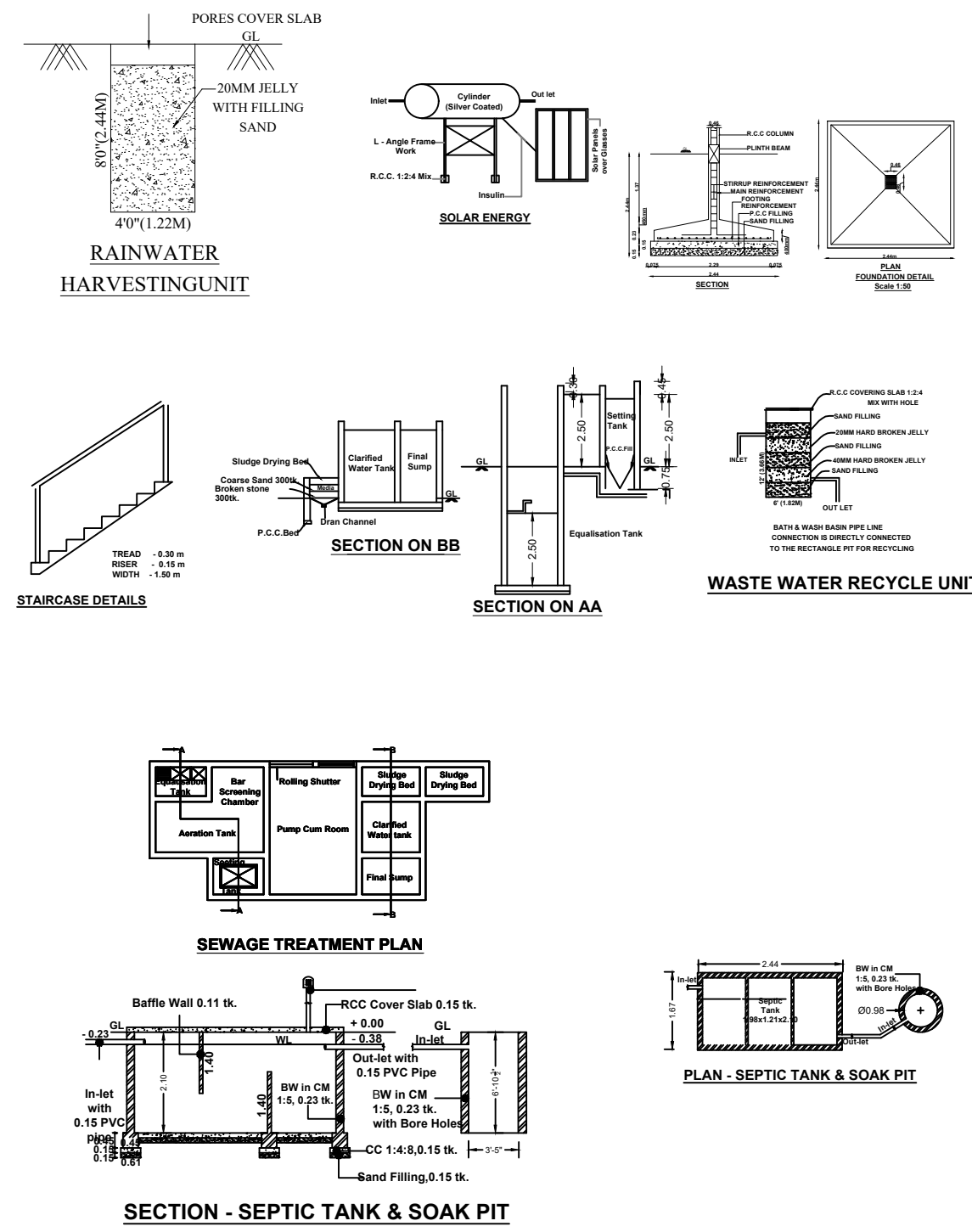
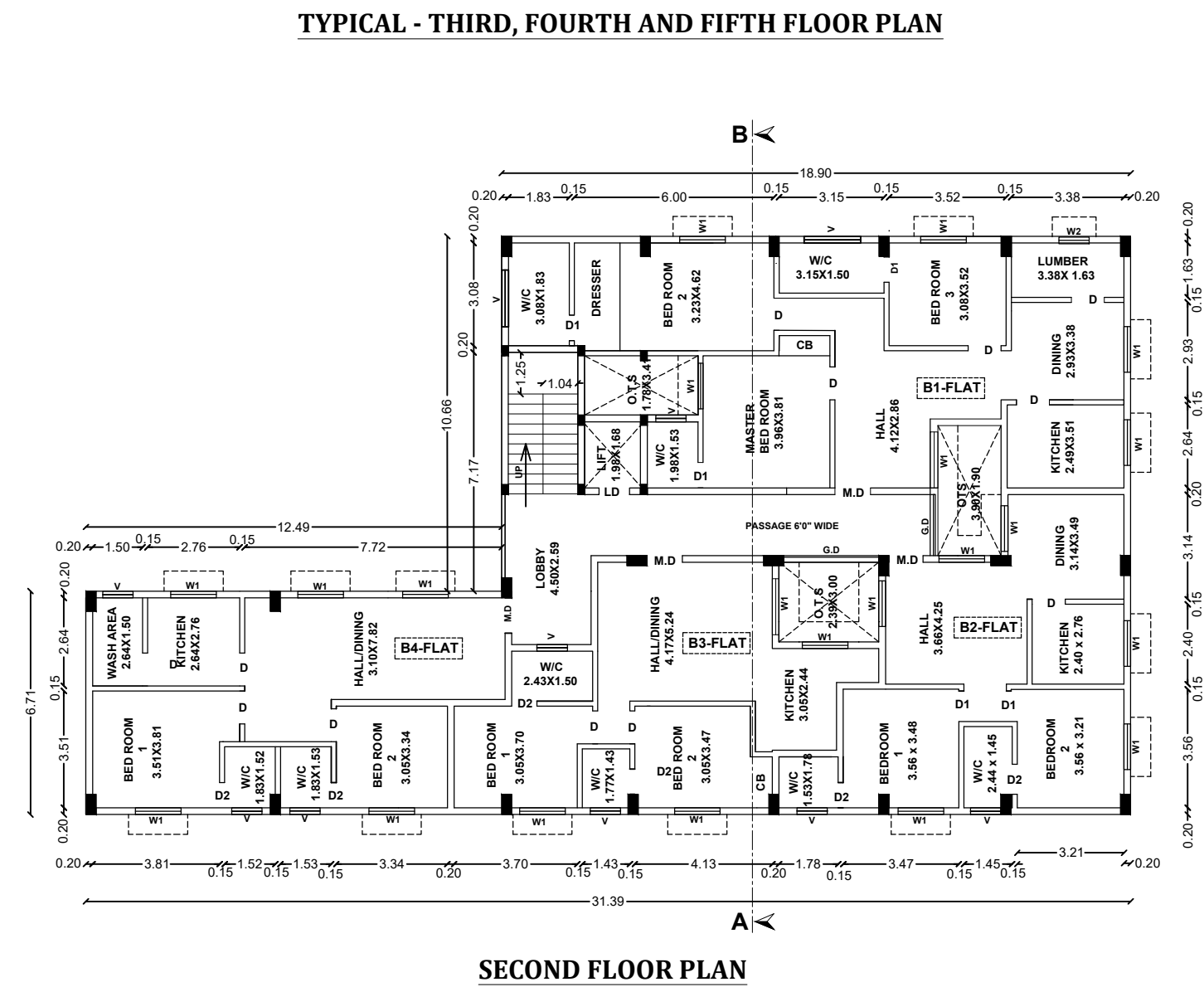
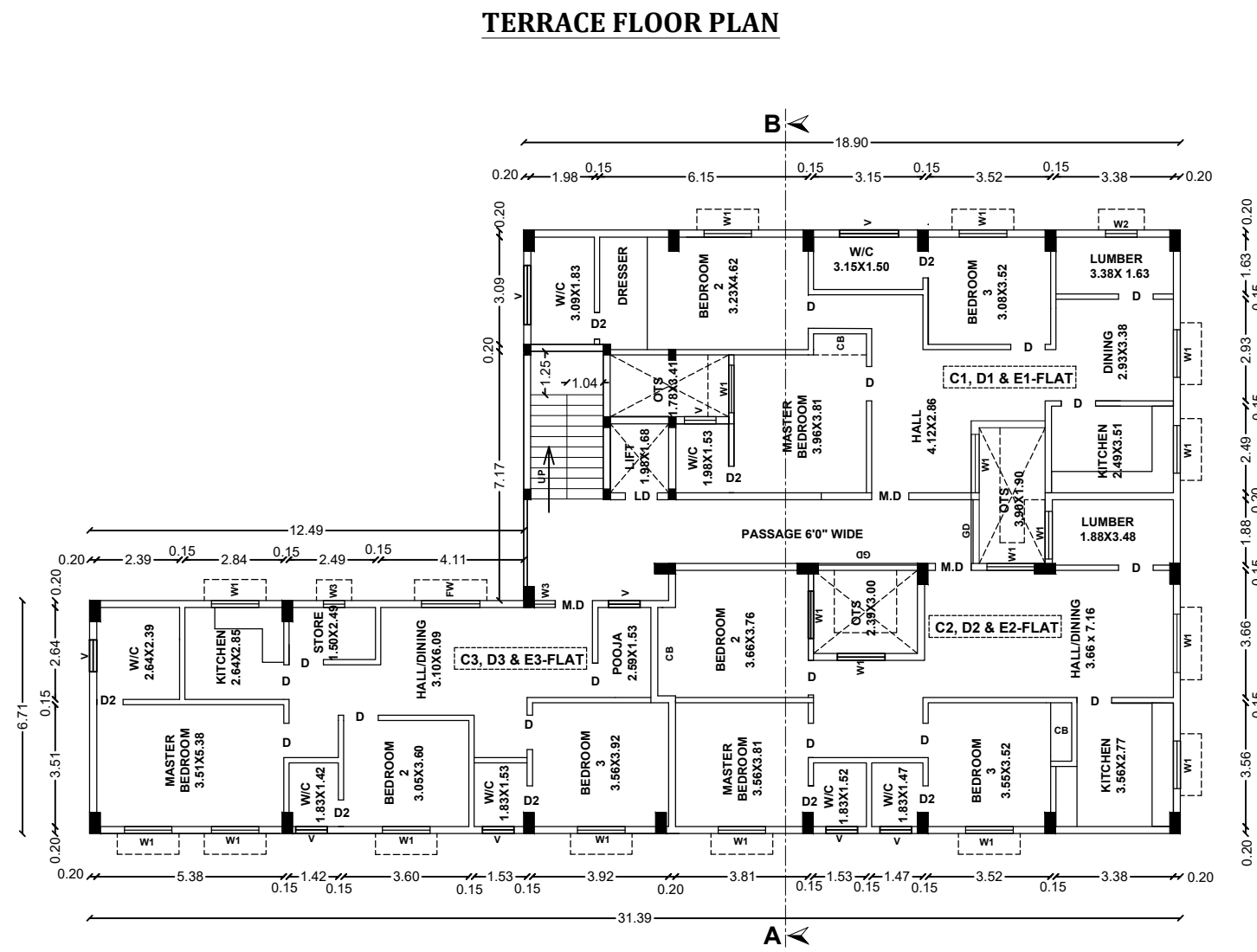
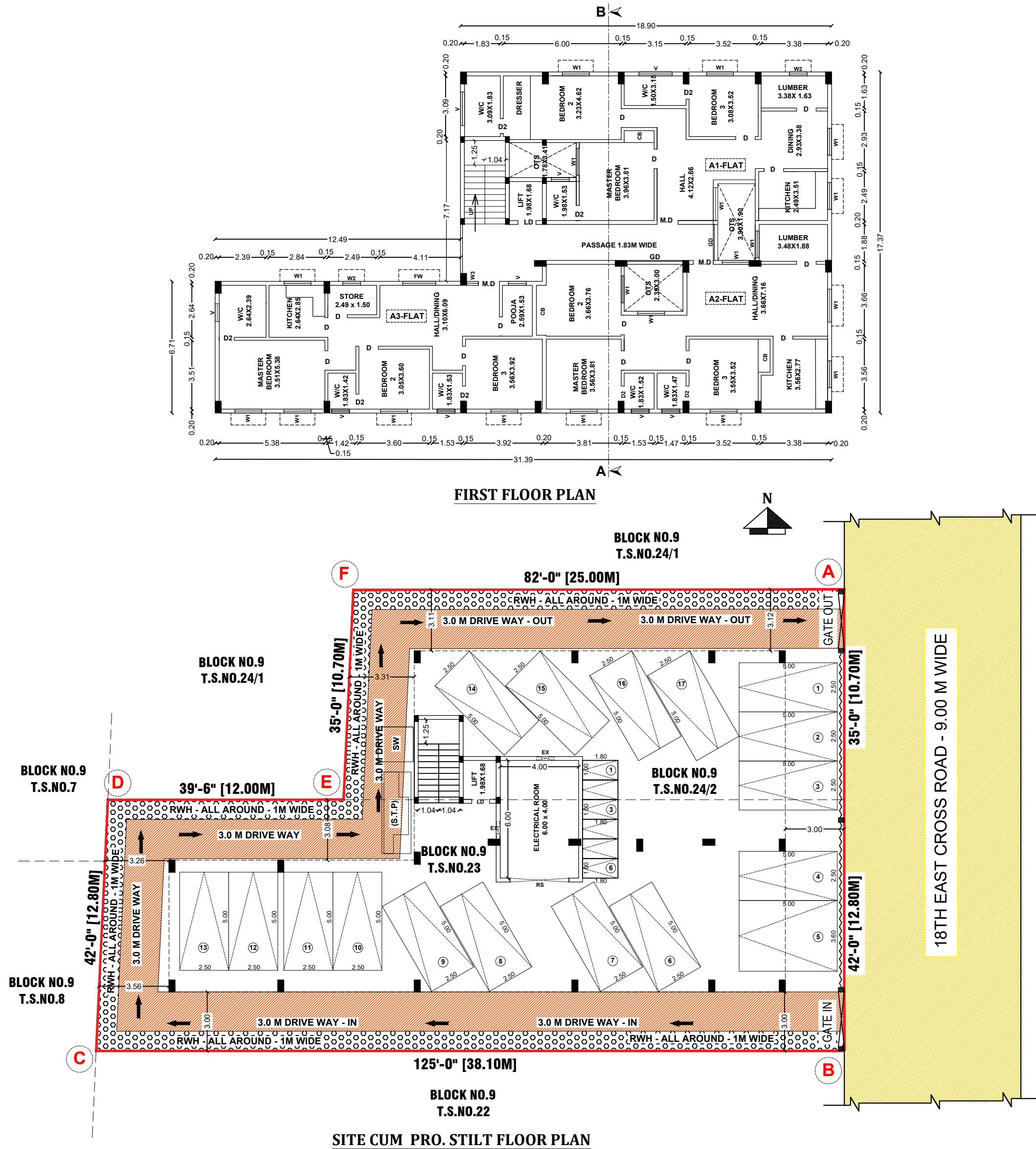
AREA DETAILS :				
TOTAL AREA OF SITE				
FLOOR	FSI AREA	NON-FSI AREA	BUILT UP AREA	USAGE
STILT FLOOR	--	412.10	412.10	PARKING
FIRST FLOOR	391.50	20.60	412.10	3 DWELLINGS
SECOND FLOOR	391.50	20.60	412.10	4 DWELLINGS
THIRD FLOOR	391.50	20.60	412.10	3 DWELLINGS
FOURTH FLOOR	391.50	20.60	412.10	3 DWELLINGS
FIFTH FLOOR	391.50	20.60	412.10	3 DWELLINGS
HEAD ROOM	--	26.32	26.32	--
TOTAL AREA	1957.50	541.42	2498.92	16 DWELLINGS

PLOT COVERAGE :
Plot Coverage: $412.10 / 754.42 \times 100 = 54.62\%$
FLOOR SPACE INDEX (FSI) :
Floor space index:
NORMAL ALLOWABLE FSI - 2.00
PREMIUM FSI OVER AND ABOVE THE NORMALLY PERMISSIBLE FSI RELATING THE SAME FOR 9.0M ROAD WIDTH PARAMETER IS 30% ie., $2 \times 30\% = 0.60 + 2.00 = 2.60$
$$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{1957.50}{754.42} = 2.595 < 2.60$$

FOR PREMIUM FSI AREA PAYMENT OF Rs. 48,33,485.00 WAS PAID BY APPLICANT IN GOVERNEMENT ACCOUNT HEAD ON 14.07.2023.

PARKING DETAILS:
CAR PARKING :
FOR RESIDENTIAL DEVELOPMENT - DWELLING UNIT WITH FLOOR AREA ABOVE 75 SQ.M. - 1 CAR SPACE
FOR EVERY 75 SQ.M.
NO. OF DWELLING UNITS - 15 Nos.
(Floor Area above 75 Sqm. and upto 100 Sqm - 2 Dwelling Units)
Hence, 1 Car Parking need for every 2 Dwelling Unit (Req. 1 Nos)
(Floor Area above 100 Sqm - 14 Dwelling Units)
Hence, 1 Car Parking need for every Dwelling Unit (Req. 14 Nos)
Required Car Parking (14 + 1) - 15 Nos.
Provided Car Parking - 17 Nos. (Including PH Parking)
TWO WHEELER PARKING :
FOR RESIDENTIAL DEVELOPMENT - 1 TWO WHEELER SPACE FOR EVERY DWELLING UNIT UPTO 75 SQM.
NO. OF DWELLING UNITS BELOW 75 SQM. - 2 Nos.
Required, No. of Two wheeler - 2 Nos
Provided, No. of Two wheeler - 6 Nos

COLOR INDEX :		
PLOT BOUNDARY		
PROPOSED BUILDING		
EXISTING ROAD		
PROPOSED DRIVEWAY		
JOINERY DETAILS:		
MD	- MAIN DOOR	1.07 x 2.13 M
D1	- DOOR	1.00 x 2.13 M
D2	- DOOR	0.91 x 2.13 M
W1	- WINDOW	1.37 x 1.37 M
W2	- WINDOW	0.61 x 1.37 M
W3	- WINDOW	0.35 x 1.37 M
V	- VENTILATOR	1.00 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.

