PP APPROVAL RECORD

Planning Permission

Vellore

Vellore district, Tamil Nadu

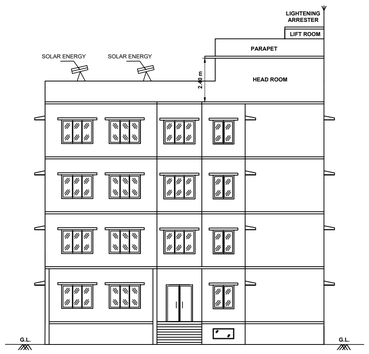
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

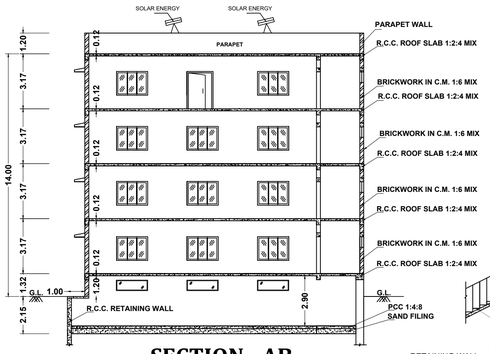
The approval as the planning authority issued it, reproduced in full behind this page.

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

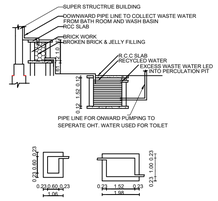
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC TERRACED "CONSULTING OFFICE BUILDING" IN SEMI BASEMENT (PARKING), GROUND FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR AT S.NO. 204/1 & 205/1, NEW SANKARANPALAYAM ROAD, ALLAPURAM VILLAGE, VELLORE CITY MUNICIPAL CORPORATION / TALUK / DISTRICT.



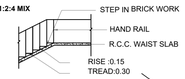
ELEVATION



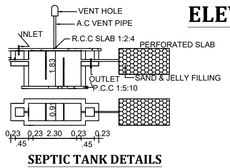
SECTION - AB



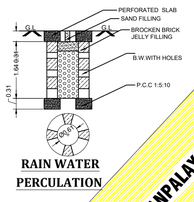
DETAIL PLAN FOR ORGANIC RECYLING SYSTEM & SUMP



STAIR DETAILS



SEPTIC TANK DETAILS



RAIN WATER PERCULATION

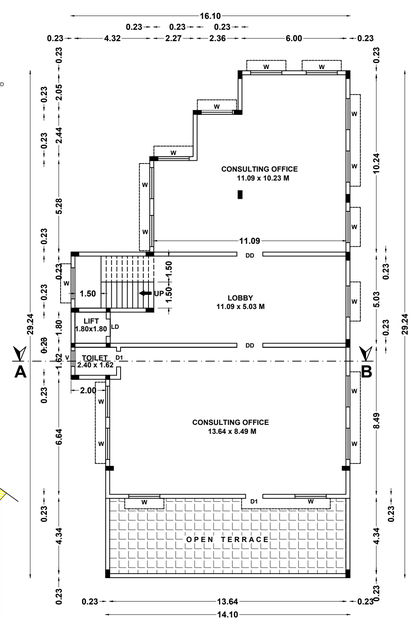
SITE PLAN WITH SEMI-BASEMENT FLOOR PLAN

RETAINING WALL SECTION

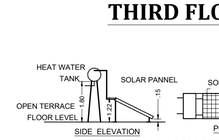
FOUNDATION DETAIL - A

SECTION - 'CD'

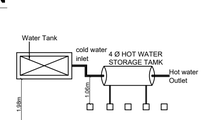
SITE PLAN WITH GROUND FLOOR PLAN



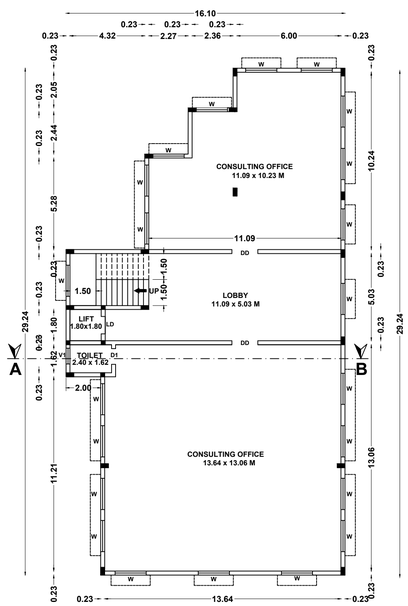
THIRD FLOOR PLAN



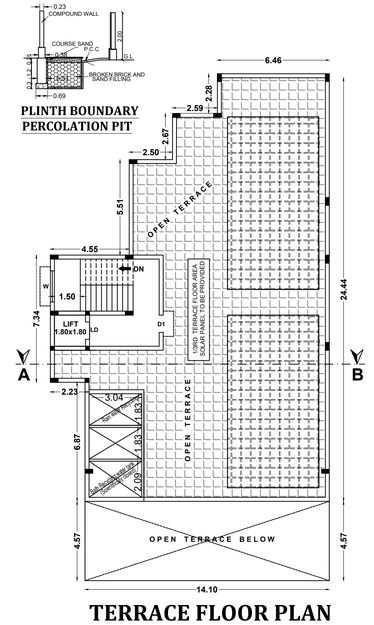
SOLAR WATER HEATER (NOT TO SCALE)



SOLAR HOT WATER SYSTEM (SWHS) DETAIL



TYPICAL FIRST & SECOND FLOOR PLAN



TERRACE FLOOR PLAN

EXISTING BUILDING PLAN TO BE DEMOLISHED

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.

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

ROC NO. SWP/BPA/010566/2023.

SITE APPROVAL

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

BUILDING PLANNING PERMISSION NO.

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

AREA DETAILS :

TOTAL AREA OF SITE 718.00 SQ.MT

FLOOR	FSI AREA	NON - FSI AREA	BUILTUP AREA	USAGE
SEMI BASEMENT	--	395.20	395.20	PARKING
GROUND FLOOR	337.06	--	337.06	OFFICE
FIRST FLOOR	382.06	--	382.06	OFFICE
SECOND FLOOR	382.06	--	382.06	OFFICE
THIRD FLOOR	314.38	--	314.38	OFFICE
HEAD ROOM	--	35.74	35.73	--
TOTAL AREA	1415.56	430.94	1846.50	

PLOT COVERAGE :

Plot Coverage: 337.06 / 718.00 x 100 = 46.94 %

FLOOR SPACE INDEX (FSI) :

Floor space index:

$$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{1415.56}{718.00} = 1.972 < 2.0$$

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 :

$$\frac{\text{FSI AREA}}{100.00} = \frac{1415.56}{100.00} = 14.15 \times 75\% = 10.61 \text{ SAY } 11 \text{ Nos.}$$

Required Car Parking - 11 Nos.

Provided Car Parking - 11 Nos. (INCLUDING PH PARKING)

TWO WHEELER PARKING :

$$\frac{\text{FSI AREA}}{25.00} = \frac{1415.56}{25.00} = 56.62 \times 75\% = 42.47 \text{ SAY } 43 \text{ Nos.}$$

Required Two Wheeler Parking - 43 Nos.

Provided Two Wheeler Parking - 50 Nos.

COLOR INDEX :

- PLOT BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- PROPOSED DRIVEWAY
- EXISTING BUILDING TO BE DEMOLISHED

JOINERY DETAILS:

MD	-	MAIN DOOR	-	1.52 x 2.13 M
DD	-	DOUBLE DOOR	-	1.50 x 2.13 M
D1	-	DOOR	-	0.76 x 2.13 M
LD	-	LIFT DOOR	-	1.22 x 2.28 M
W	-	WINDOW	-	1.80 x 1.37 M
W	-	WINDOW	-	1.20 x 1.37 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 seperate pipeline is to be provided and directly connected to the Recharge pit for recycling purpose.

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

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.