

PP

APPROVAL RECORD

Planning Permission

Vellore

Vellore district, Tamil Nadu

APPROVAL TYPE

Building Plan

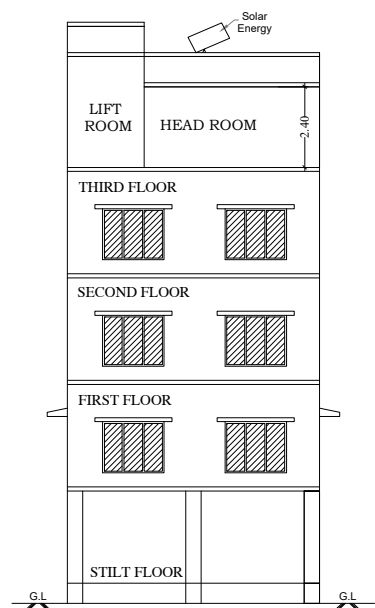
ISSUING AUTHORITY

DTCP

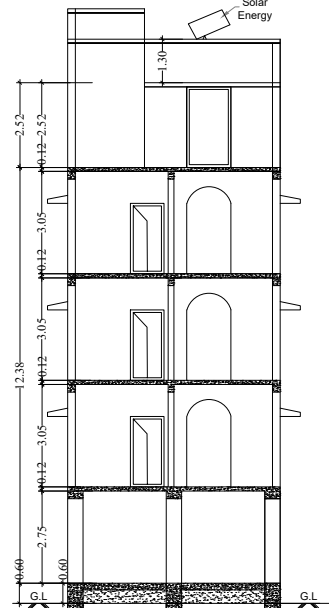
The approval as the planning authority issued it, reproduced in full behind this page.

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

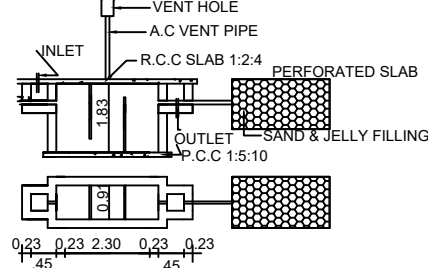
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC TERRACED "PROFESSIONAL OFFICE BUILDING" IN STILT FLOOR (PARKING),
FIRST FLOOR, SECOND FLOOR & THIRD FLOOR AT WARD NO : 1 , BLOCK NO : 03, T.S.NO : 153/3, 4 ; 154/3, 4 ; 155/3, 4; 156/3, 4 ; 157/3 & 157/4,
IN SANCTIONED THOTTAPALAYAM NORTH DD PLAN, VELLORE CITY MUNICIPAL CORPORATION / TALUK / DISTRICT.



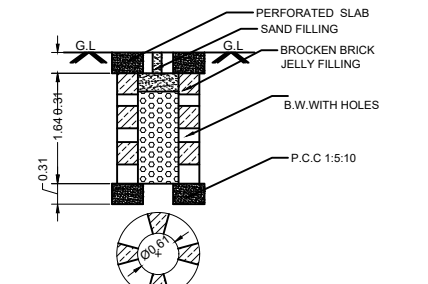
ELEVATION



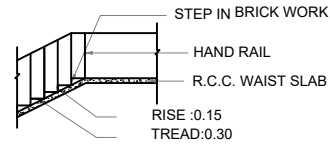
SECTION - AA



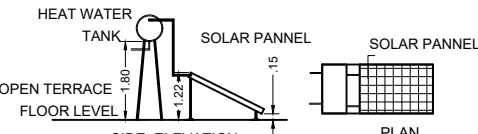
SEPTIC TANK DETAILS



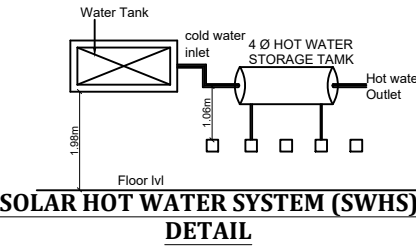
RAIN WATER PERCOLATION



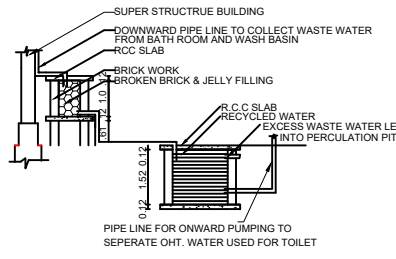
STAIR DETAILS



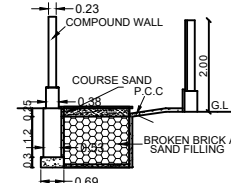
SOLAR WATER HEATER (NOT TO SCALE)



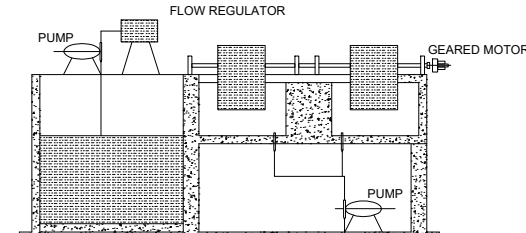
SOLAR HOT WATER SYSTEM (SWHS) DETAIL



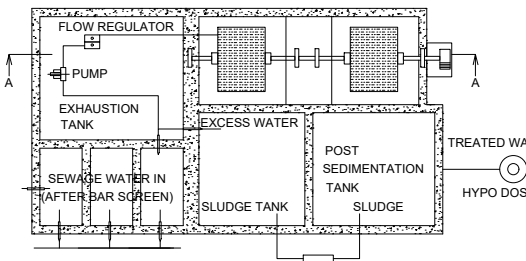
DETAIL PLAN FOR ORGANIC RECYCLING SYSTEM & SUMP



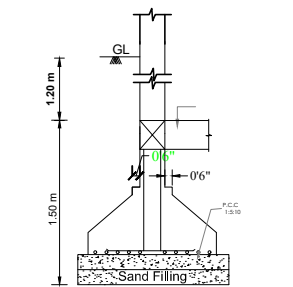
PLINTH BOUNDARY PERCOLATION PIT



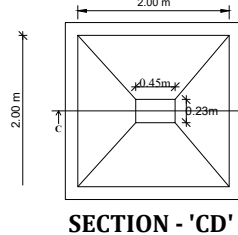
SECTION AA



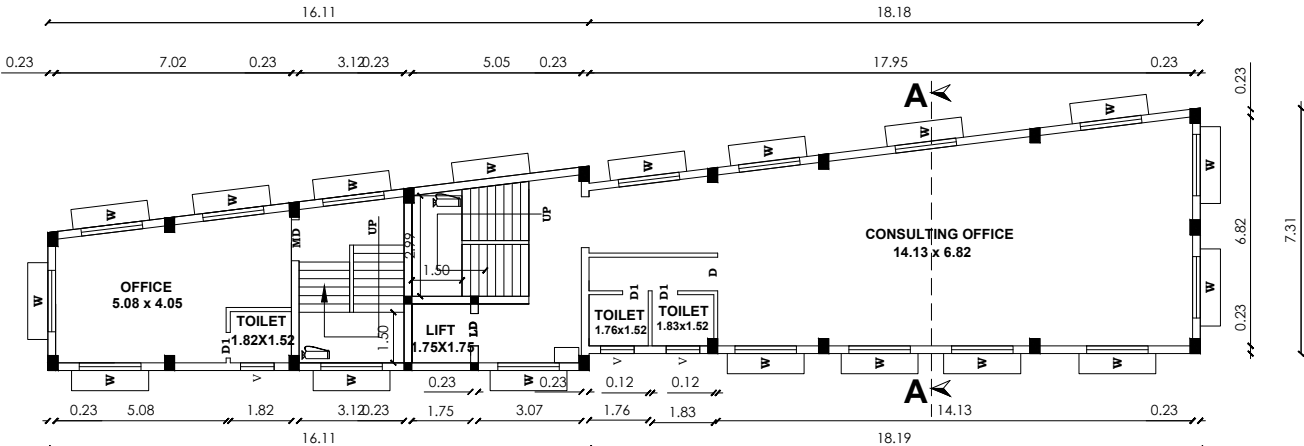
SEWAGE TREATMENT PLANT (S.T.P)



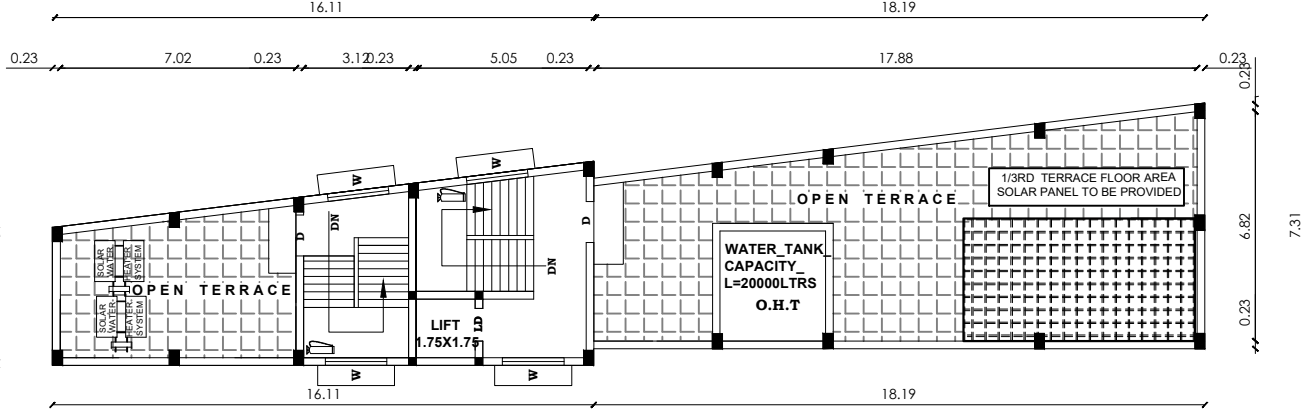
FOUNDATION DETAIL - A



SECTION - 'CD'

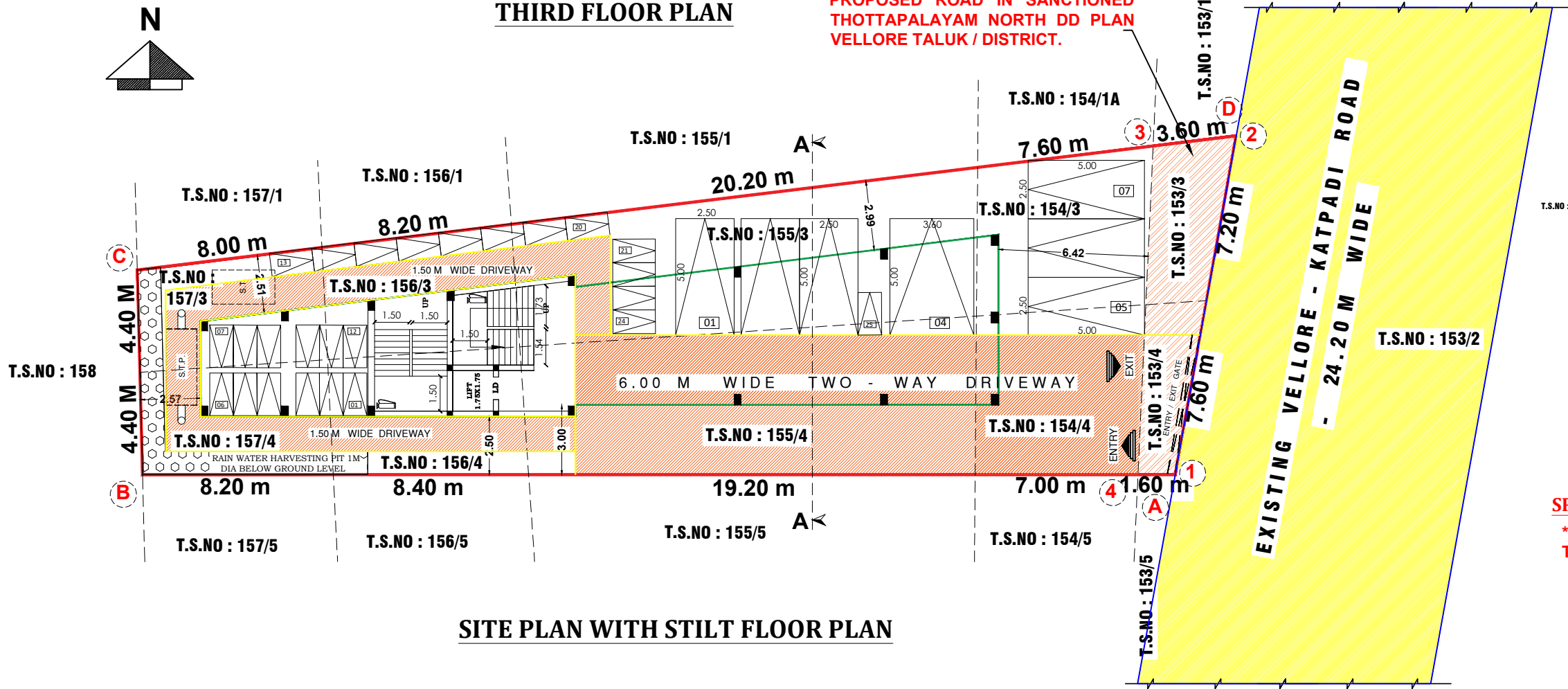


TYPICAL FIRST, SECOND & THIRD FLOOR PLAN

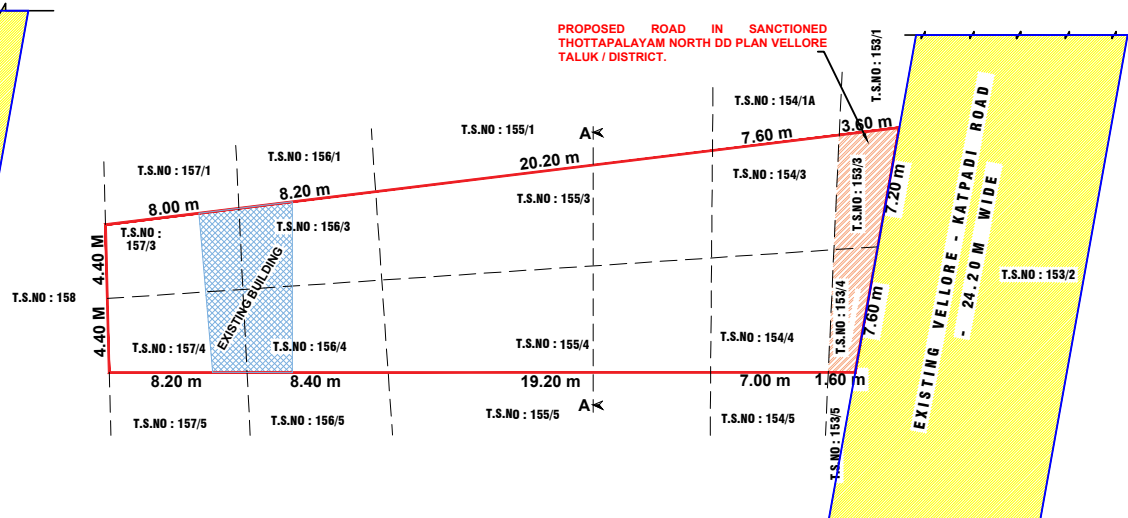


TERRACE FLOOR PLAN

PROPOSED ROAD IN SANCTIONED THOTTAPALAYAM NORTH DD PLAN VELLORE TALUK / DISTRICT.



SITE PLAN WITH STILT FLOOR PLAN



EXISTING BUILDING PLAN TO BE DEMOLISHED

SPECIAL CONDITION :

- ** THIS PLANNING PERMISSION IS ISSUED WITH THE FOLLOWING CONDITION :
1. IN VELLORE MASTER PLAN T.S.NO. 153/3 & 153/4 IS MENTIONED AS ROAD WHICH IS EARMARKED AS "1-4" IN THE DRAWING.
 2. HENCE, 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.

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/040929/2023.

SITE APPROVAL

SITE BOUNDARY SHOWN AS "A - D" & NUMBERED AS
B.P./VELLORE-LPA/SITE APPROVAL NO. 57/2023

BUILDING PLANNING PERMISSION NO.

B.P./VELLORE-LPA/P. P. NO. 57/2023

AREA DETAILS :

TOTAL AREA OF SITE		548.00 SQ.MT		
FLOOR	FSI AREA	NON - FSI AREA	BUILTUP AREA	USAGE
STILT FLOOR	--	194.68	194.68	PARKING
FIRST FLOOR	194.68	--	194.68	OFFICE
SECOND FLOOR	194.68	--	194.68	OFFICE
THIRD FLOOR	194.68	--	194.68	OFFICE
HEAD ROOM	--	49.06	49.06	--
TOTAL AREA	584.04	243.74	827.78	

PLOT COVERAGE :

Plot Coverage: $194.68 / 548.00 \times 100 = 35.53 \%$

FLOOR SPACE INDEX (FSI) :

Floor space index:

$$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{584.04}{548.00} = 1.066 < 2.0$$

HEIGHT OF THE BUILDING - 12.38 M

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 :

$$\frac{\text{FSI AREA}}{100.00} = \frac{584.04}{100.00} = 5.84 \text{ SAY } 6 \text{ Nos.}$$

Provided Car Parking - 7 Nos. (INCLUDING PH PARKING)

TWO WHEELER PARKING :

$$\frac{\text{FSI AREA}}{25.00} = \frac{584.04}{25.00} = 23.36 \text{ SAY } 24 \text{ Nos.}$$

Provided Two Wheeler Parking - 25 Nos.

COLOR INDEX :

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

JOINERY DETAILS:

D	- DOOR	- 1.22 x 2.13 M
D1	- DOOR	- 1.06 x 2.13 M
D2	- DOOR	- 0.76 x 1.80 M
LD	- LIFT DOOR	- 0.90 x 2.13 M
W	- WINDOW	- 1.83 x 1.50 M
V	- VENTILATOR	- 0.90 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.

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.

