

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.

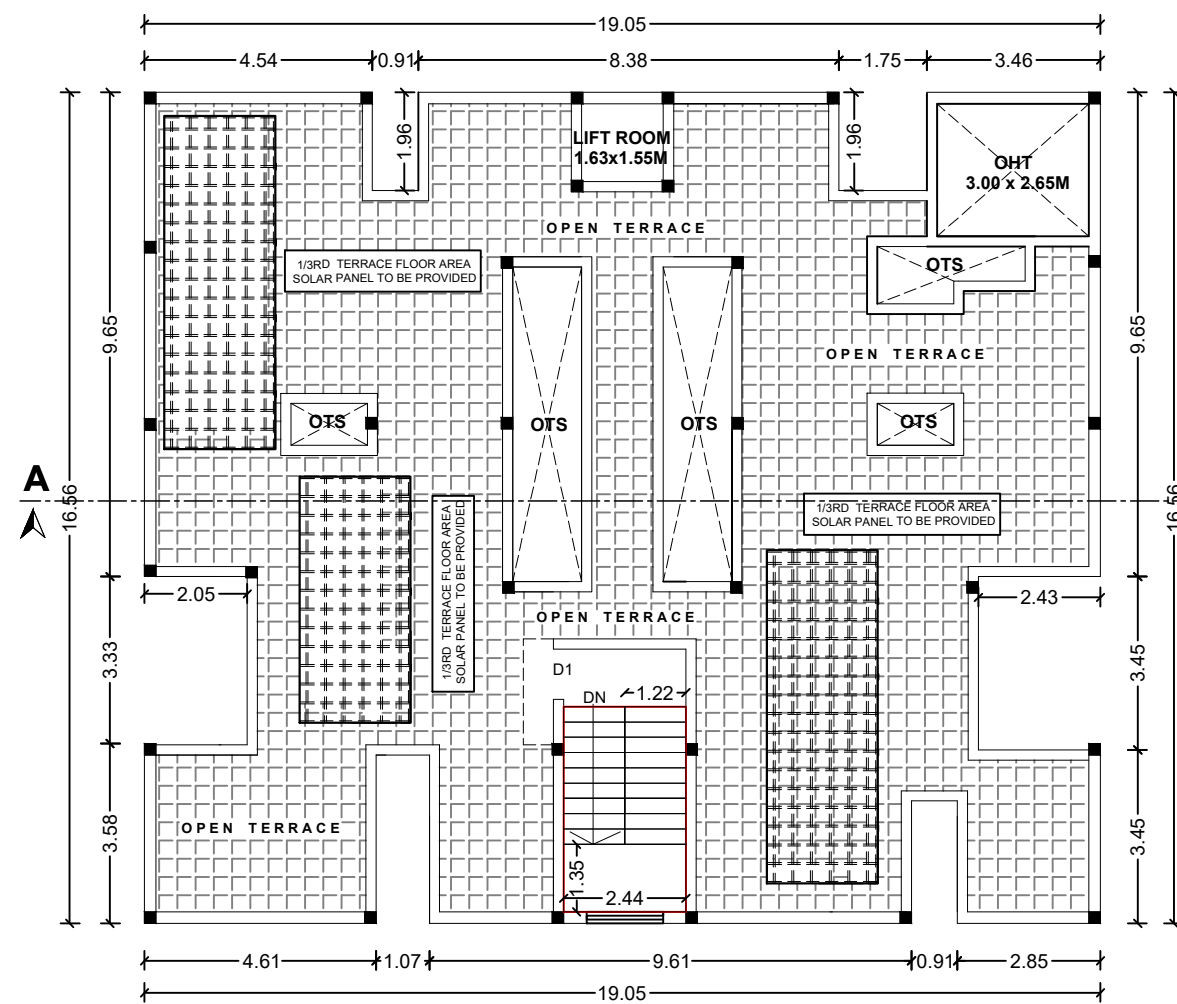
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING WITH STILT FLOOR (PARKING), FIRST FLOOR, SECOND FLOOR,
THIRD FLOOR, FOURTH FLOOR & FIFTH FLOOR AT OLD S.F.NO. 145, NEW T.S.NO. 161/2, WARD NO. 9, BLOCK NO. 6, PLOT NO. A1/54, APPROVED LAYOUT NO. LPH/DTP/74/60,
GANDHI NAGAR, ZONE-I, KATPADI TALUK, VELLORE CITY MUNICIPAL CORPORATION & VELLORE DISTRICT.

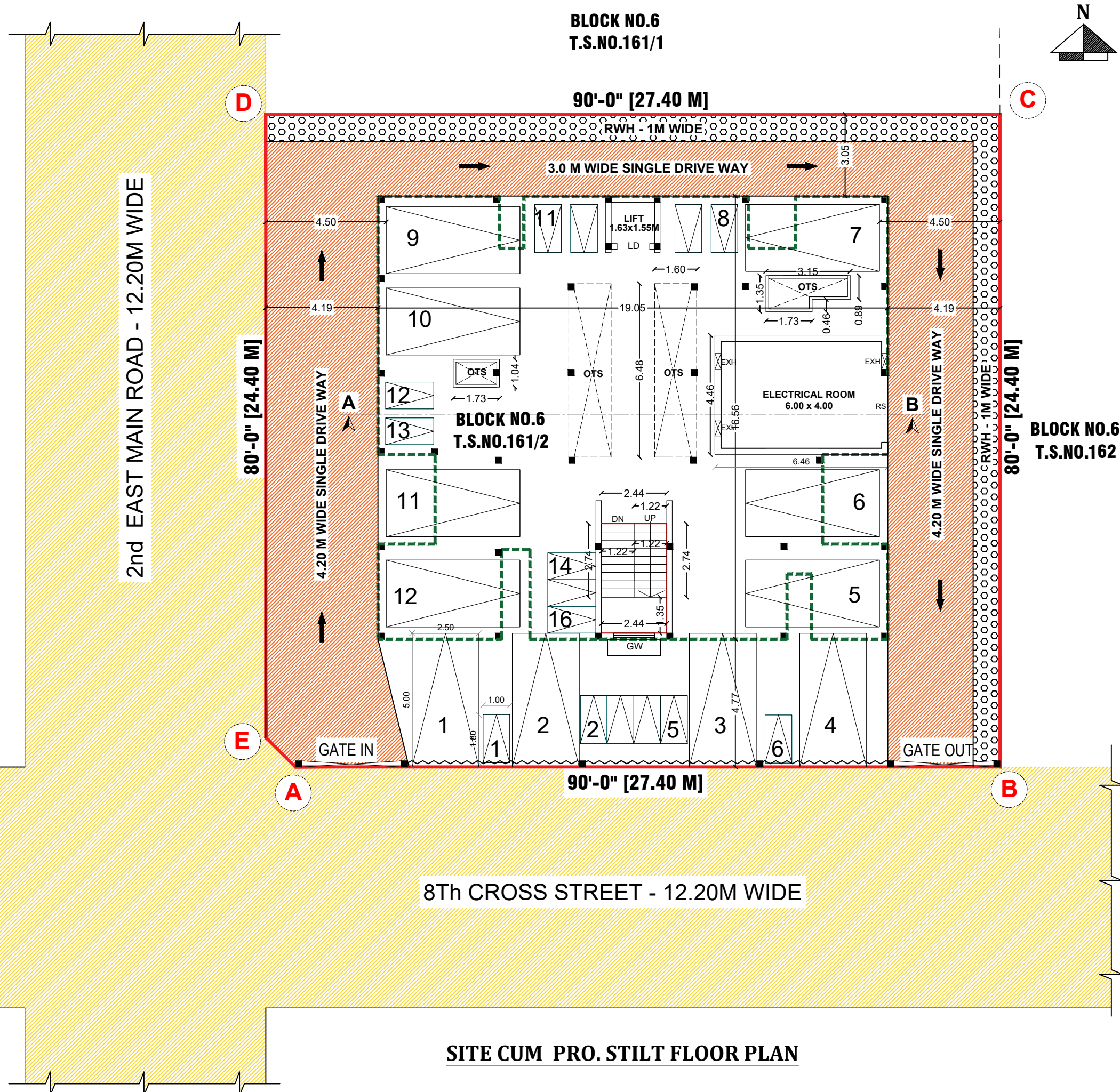
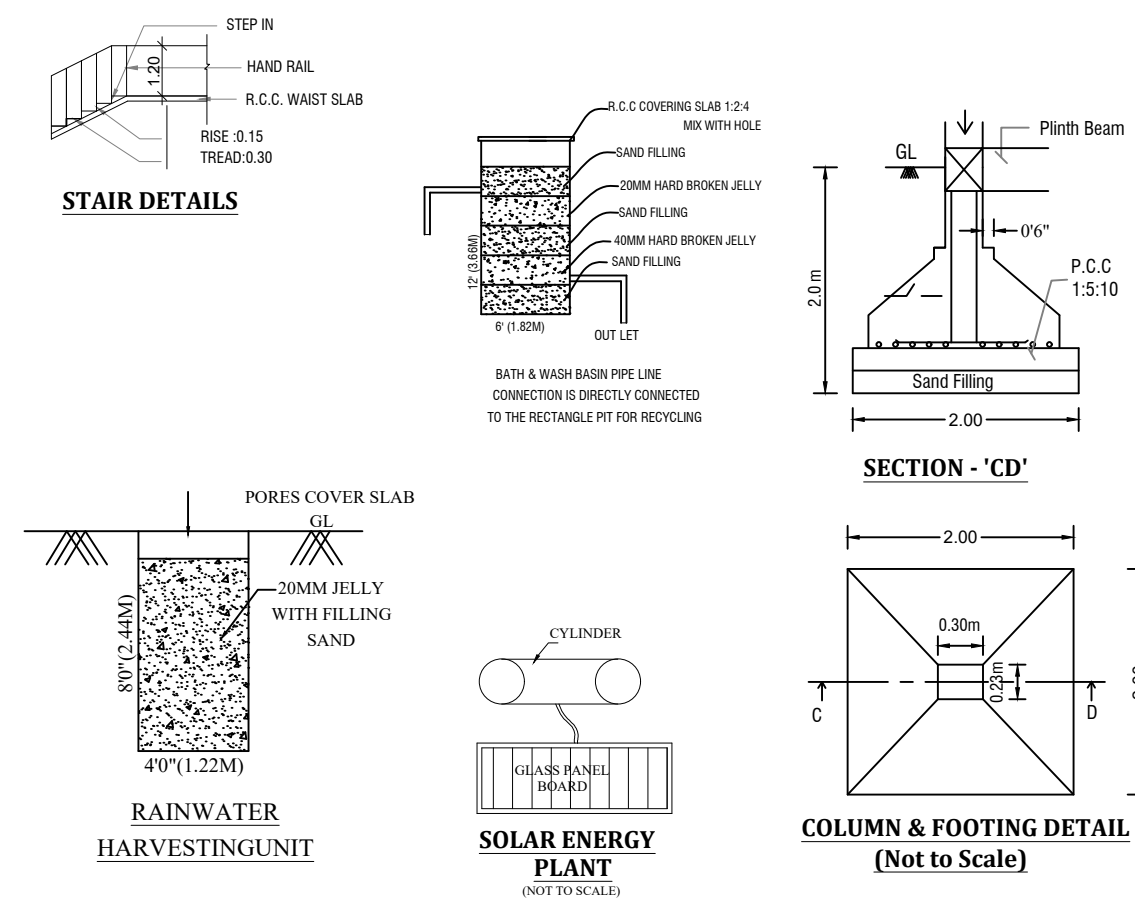


ELEVATION

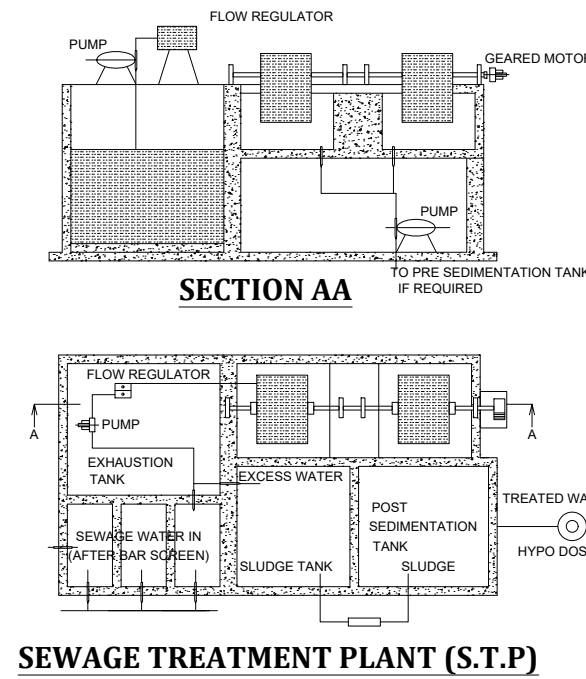
SECTION AT A-B



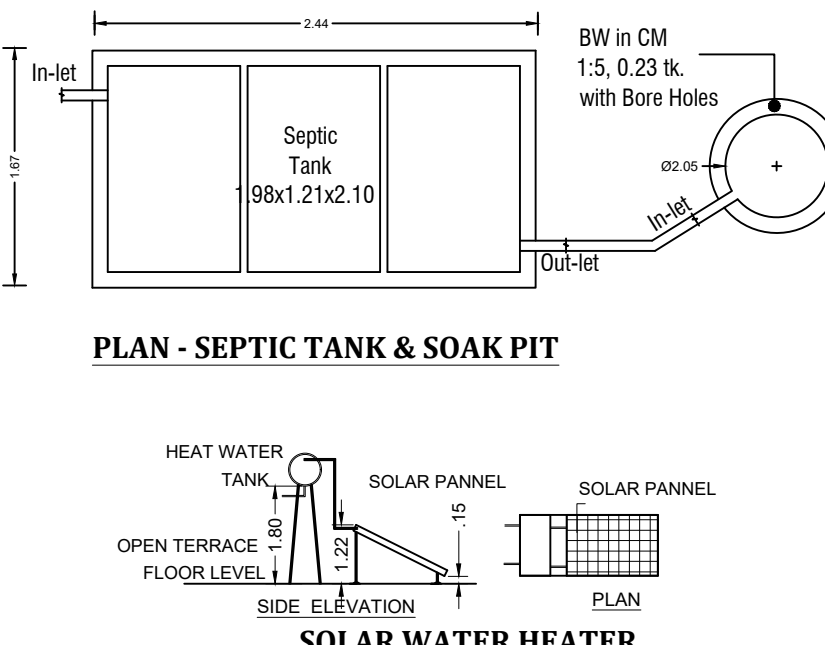
TERRACE FLOOR PLAN



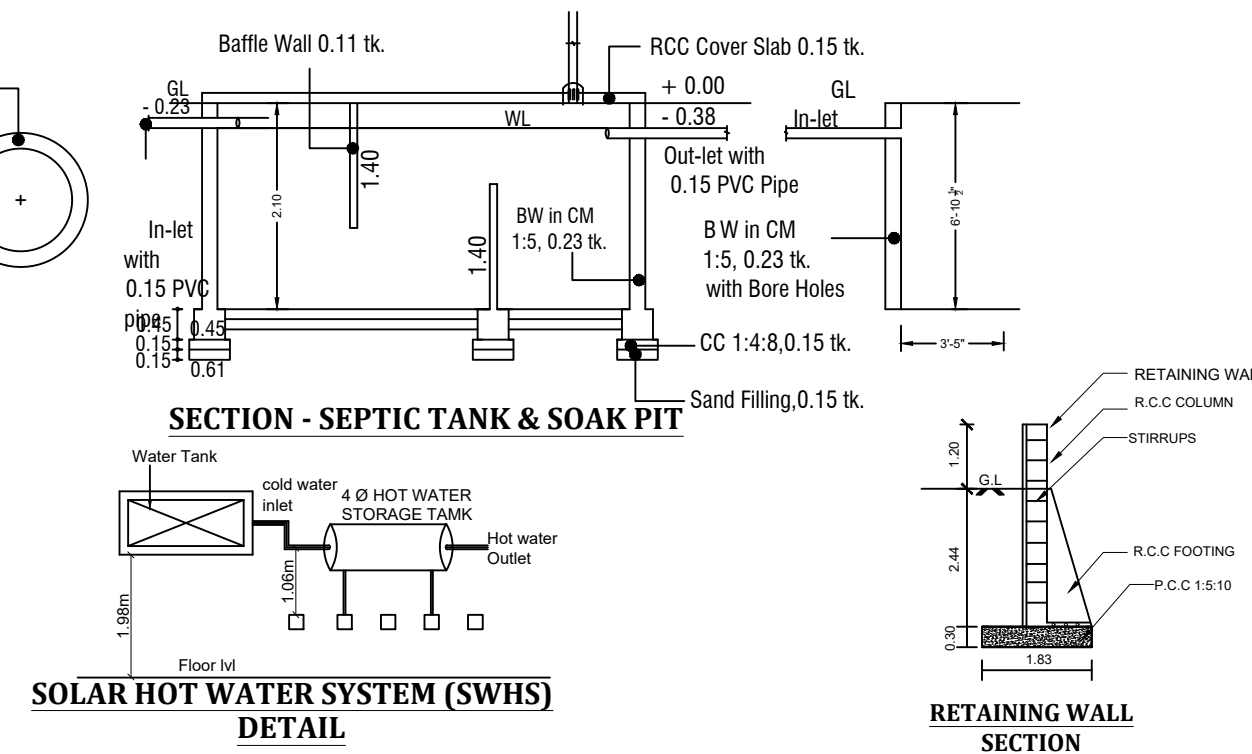
SITE CUM PRO. STILT FLOOR PLAN



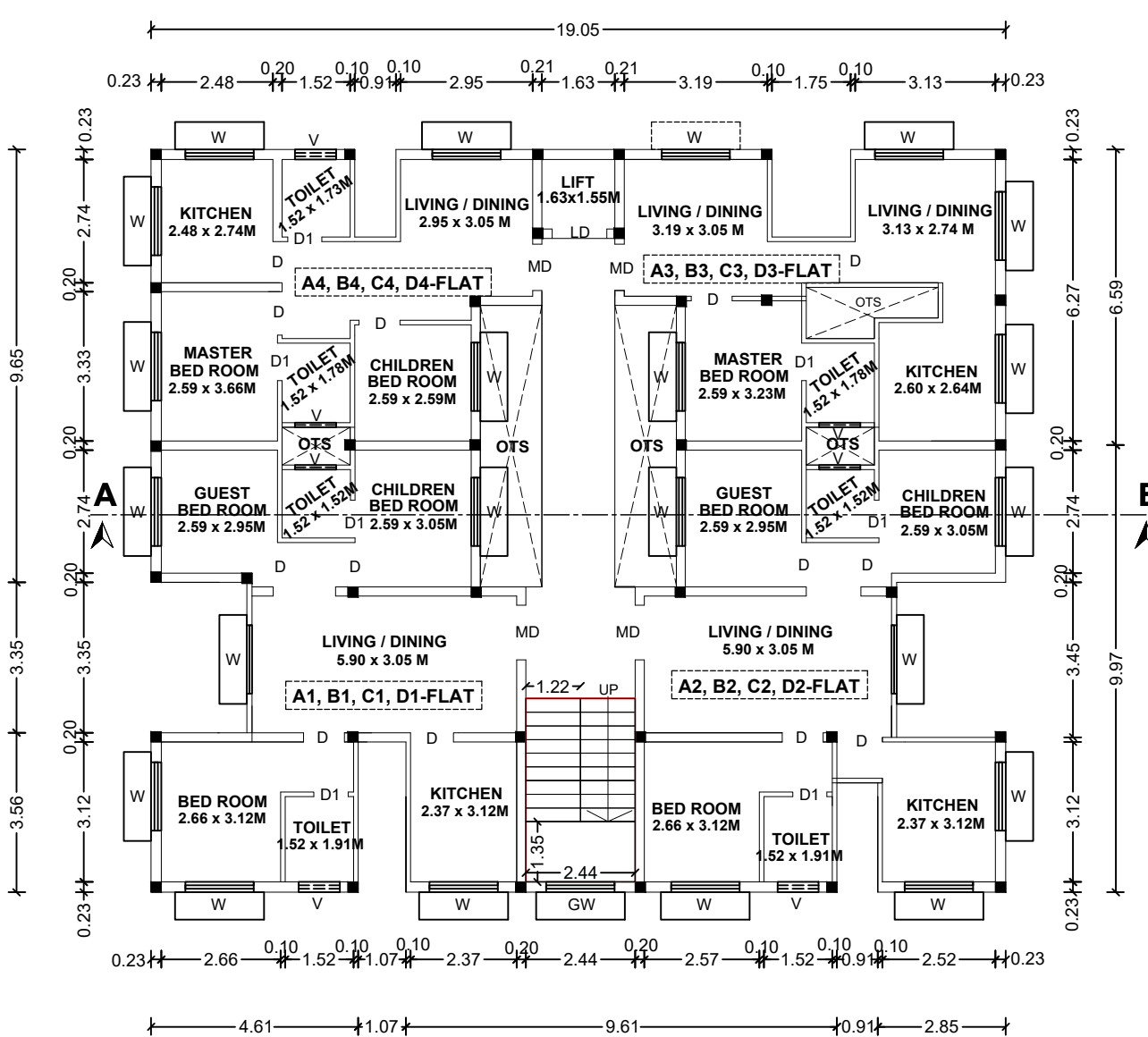
SEWAGE TREATMENT PLANT (S.T.P)



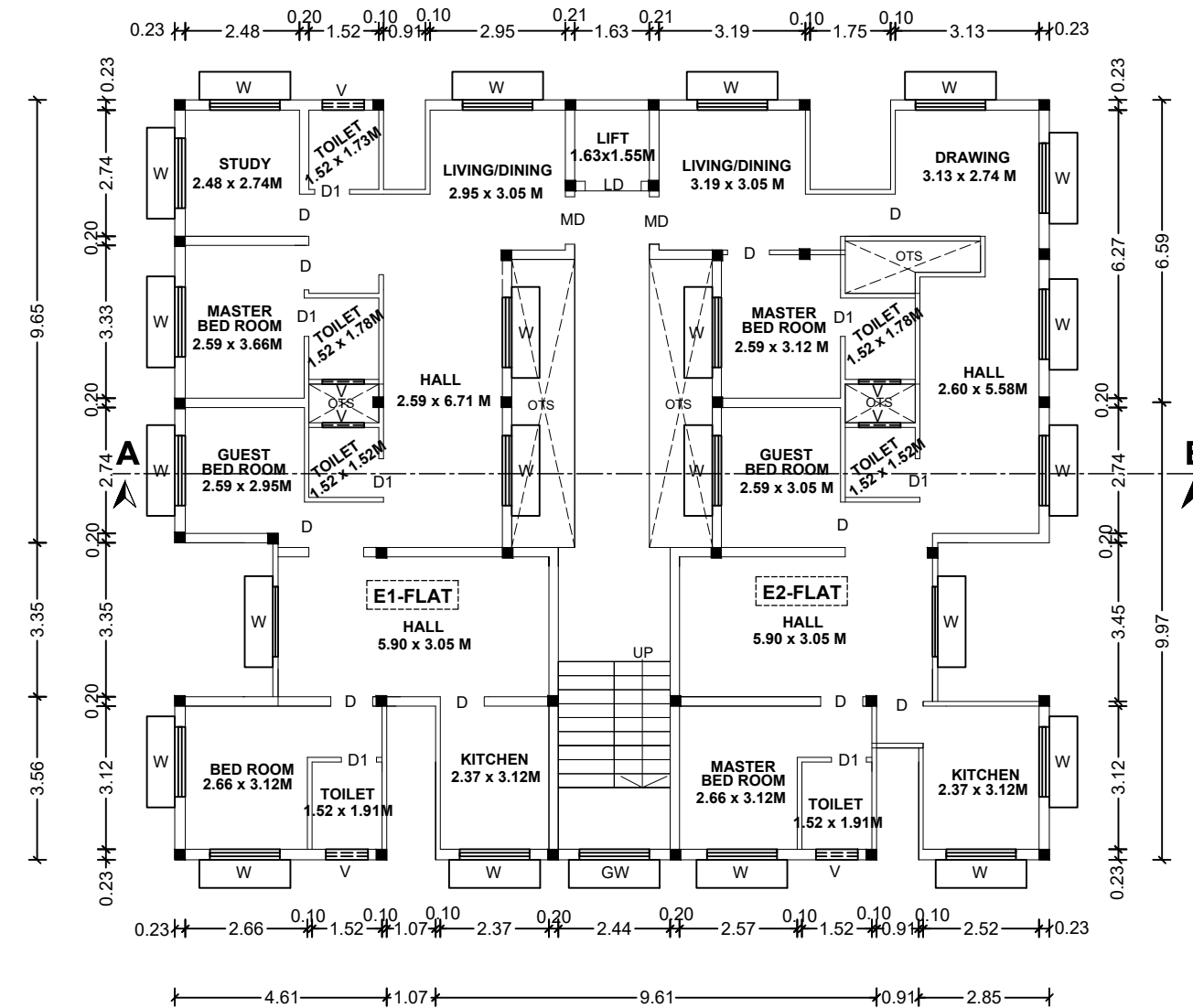
PLAN - SEPTIC TANK & SOAK PIT



SECTION - SEPTIC TANK & SOAK PIT



TYPICAL FIRST, SECOND, THIRD & FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

ALL DIMENSIONS ARE IN METER.

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

ROC NO. SWP/BPA/071306/2023.

SITE APPROVAL

SITE BOUNDARY SHOWN AS "A - E" & NUMBERED AS
B.P./VELLORE-LPA/SITE APPROVAL NO. 58/2023

BUILDING PLANNING PERMISSION NO.

B.P./VELLORE-LPA/P. P. NO. 58/2023

AREA DETAILS :

TOTAL AREA OF SITE		668.90 SQ.MT		
FLOOR	FSI AREA	NON-FSI AREA	BUILT UP AREA	USAGE
STILT FLOOR	--	289.15	289.15	PARKING
FIRST FLOOR	266.66	22.49	289.15	4 DWELLINGS
SECOND FLOOR	266.66	22.49	289.15	4 DWELLINGS
THIRD FLOOR	266.66	22.49	289.15	4 DWELLINGS
FOURTH FLOOR	266.66	22.49	289.15	4 DWELLINGS
FIFTH FLOOR	266.66	22.49	289.15	2 DWELLINGS
HEAD ROOM	--	18.80	18.80	--
TOTAL AREA	1333.30	420.40	1753.70	18 DWELLINGS

PLOT COVERAGE :

Plot Coverage: $289.15 / 668.90 \times 100 = 43.23 \%$

FLOOR SPACE INDEX (FSI) :

Floor space index:

$$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{1333.30}{668.90} = 1.993 < 2.00$$

Dwelling Units Area statement

S.no	UNIT NO	No of units	Built up area per unit
1	A1,B1,C1,D1	4	68.60
2	A2,B2,C2,D2	4	68.30
3	A3,B3,C3,D3	4	49.20
4	A4,B4,C4,D4	4	50.80
5	E1	1	120.70
6	E2	1	118.80
TOTAL			1187.10 SQ.M

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 - 16 Nos.

(Floor Area above 75 Sqm. and upto 100 Sqm. - 2 Dwelling Units)

Hence, 1 Car Parking need for every 2 Dwelling Unit (Req. 8 Nos)

(Floor Area above 100 Sqm - 2 Dwelling Units)

Hence, 1 Car Parking need for every Dwelling Unit (Req. 2 Nos)

Required Car Parking (8 + 2) - 10 Nos.

Provided Car Parking - 12 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. - 16 Nos.

Required, No. of Two wheeler - 16 Nos

Provided, No. of Two wheeler - 16 Nos

COLOR INDEX :

PLOT BOUNDARY	
PROPOSED BUILDING	
EXISTING ROAD	
PROPOSED DRIVEWAY	

JOINERY DETAILS:

MD	- MAIN DOOR	1.22 x 2.13 M
D	- DOOR	1.00 x 2.13 M
D1	- DOOR	0.76 x 2.13 M
W / GW	- WINDOW	1.52 x 1.37 M
V	- VENTILATOR	0.91 x 0.61 M
RS	- ROLLING SHUTTER	2.40 x 2.40 M
EX	- EXHAUST FAN	0.92 x 0.92 M

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

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

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

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.

