PP APPROVAL RECORD

Planning Permission

Vellore

Vellore district, Tamil Nadu

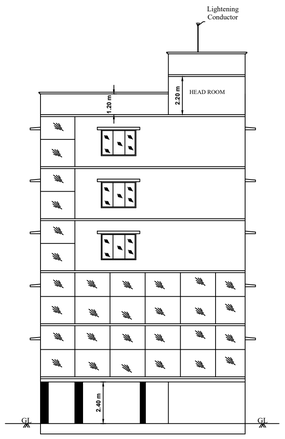
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

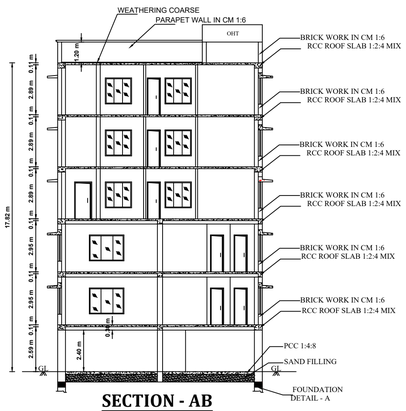
The approval as the planning authority issued it, reproduced in full behind this page.

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

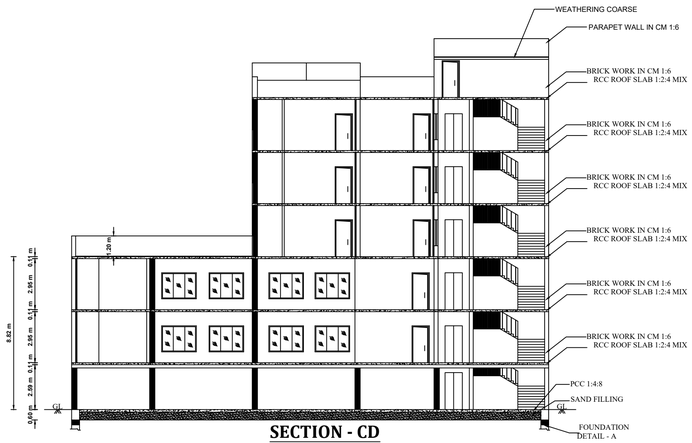
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF BUILDING WITH PARKING IN STILT FLOOR, OFFICE BUILDING IN FIRST FLOOR & SECOND FLOOR, RESIDENTIAL BUILDING IN THIRD, FOURTH & FIFTH FLOOR AT S.NO. 622/1A, KATPADI VILLAGE, VELLORE MUNICIPAL CORPORATION, KATPADI TALUK & VELLORE DISTRICT.



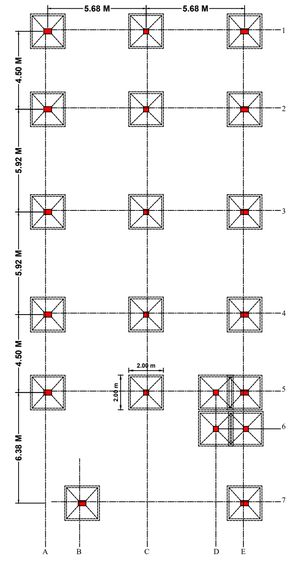
ELEVATION



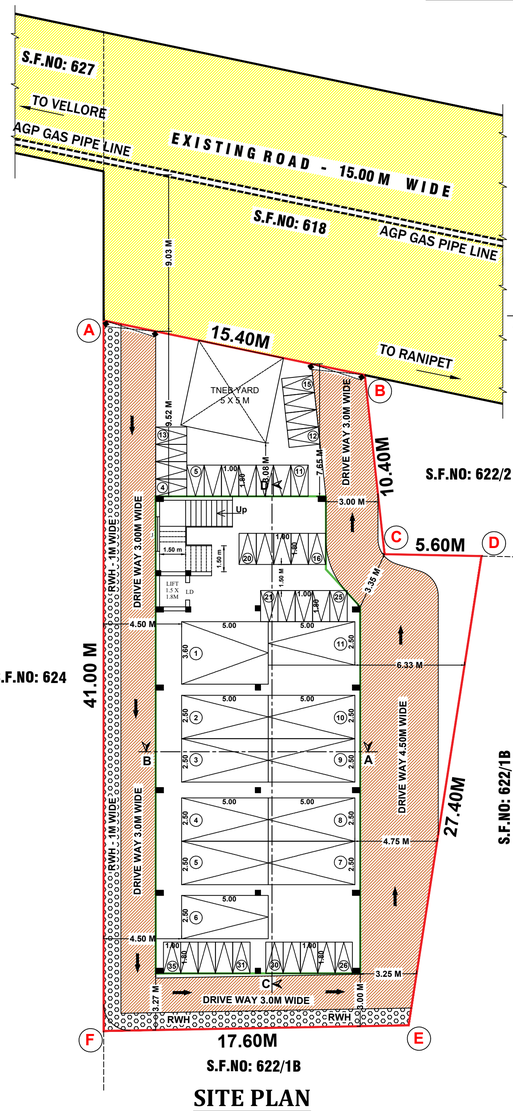
SECTION - AB



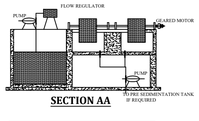
SECTION - CD

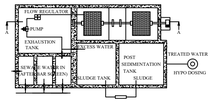


COLUMN POSITION DETAILS

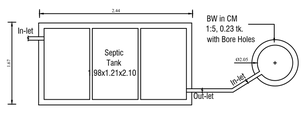


SITE PLAN

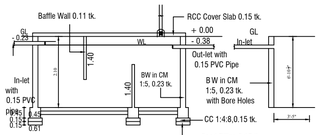




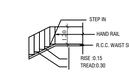
SEWAGE TREATMENT PLANT (S.T.P)



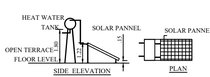
PLAN - SEPTIC TANK & SOAK PIT



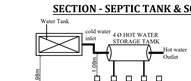
SECTION - SEPTIC TANK & SOAK PIT



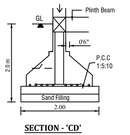
STAIR DETAILS



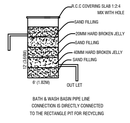
SOLAR WATER HEATER (NOT TO SCALE)

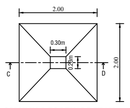


SOLAR HOT WATER SYSTEM (SWHS) DETAIL

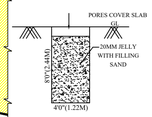


SECTION - 'CD'

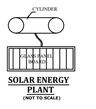




COLUMN & FOOTING DETAIL (Not to Scale)



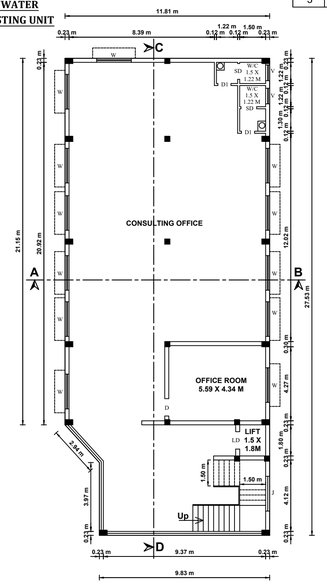
RAINWATER HARVESTING UNIT



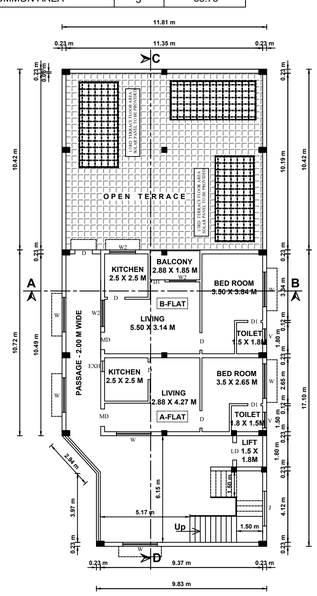
SOLAR ENERGY PLANT (NOT TO SCALE)

DWELLING AREA STATEMENT:

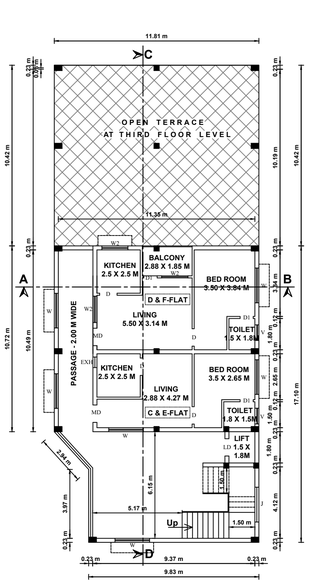
S.NO.	UNIT NO	NO. OF UNITS	BUILTUP AREA PER UNIT
1	A, C, E	3	44.20
2	B, D, F	3	58.50
3	COMMON AREA	3	88.78



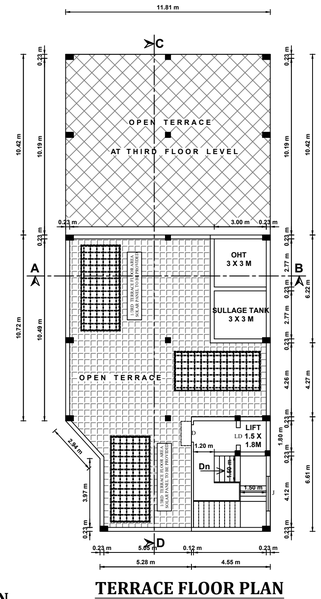
FIRST & SECOND FLOOR PLAN



THIRD FLOOR PLAN



TYP. FOURTH & FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

ALL DIMENSIONS ARE IN METER

AREA DETAILS :

TOTAL AREA OF SITE 650.00 SQ.MT

FLOOR	FSI AREA	NON - FSI AREA	BUILTUP AREA	USAGE
STILT FLOOR	--	314.55	314.55	PARKING
FIRST FLOOR	314.55	--	314.55	OFFICE
SECOND FLOOR	314.55	--	314.55	OFFICE
THIRD FLOOR	191.48	--	191.48	2 DWELLINGS
FOURTH FLOOR	191.48	--	191.48	2 DWELLINGS
FIFTH FLOOR	191.48	--	191.48	2 DWELLINGS
HEAD ROOM	--	30.08	30.08	--
TOTAL AREA	1203.54	344.63	1548.17	

PLOT COVERAGE :

Plot Coverage: 314.55 / 650.00 x 100 = 48.39 %

FLOOR SPACE INDEX (FSI) :

Floor space index:

$$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{1203.54}{650.00} = 1.852 < 2.0$$

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 : **OFFICE AREA - 629.10 SQM.**

$$\frac{\text{OFFICE AREA}}{100.00} = \frac{629.10}{100.00} = 6.29 \text{ SAY } 7 \text{ NOS.}$$

TWO WHEELER PARKING :

$$\frac{\text{OFFICE AREA}}{25.00} = \frac{629.10}{25.00} = 25.164 \text{ SAY } 26 \text{ NOS.}$$

RESIDENTIAL DEVELOPMENT PARKING

CAR PARKING :

FOR RESIDENTIAL DEVELOPMENT - DWELLING UNIT

NO. OF DWELLING UNITS - 6 Nos.

(Floor Area above 50 Sqm. and upto 75 Sqm - 6 Dwelling Units)

Hence, 1 Car Parking need for every 2 Dewlling Unit (Req. 3 Nos)

TWO WHEELER PARKING :

FOR RESIDENTIAL DEVELOPMENT - 1 TWO WHEELER SPACE FOR EVERY DWELLING UNIT UPTO 75 SQM.

NO. OF DWELLING UNITS BELOW 75 SQM. - 6 Nos.

PARKING REQUIRED & PROVIDED :

REQUIRED CAR PARKING	-	10 Nos. (7 + 3)
PROVIDED CAR PARKING	-	11 Nos. (INCLUDING PH)
REQUIRED 2 WHEELER PARKING	-	32 Nos. (26 + 6)
PROVIDED CAR PARKING	-	35 Nos.

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

ROC NO. SWP/BPA/079178/2023.

SITE APPROVAL

SITE BOUNDARY SHOWN AS "A - F" & NUMBERED AS B.P./VELLORE-LPA/SITE APPROVAL NO. 03/2024

BUILDING PLANNING PERMISSION NO. B.P./VELLORE-LPA/P. P. NO. 03/2024

COLOR INDEX :

PLOT BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

PROPOSED DRIVEWAY

JOINERY DETAILS:

MD	-	MAIN DOOR	-	1.00 x 2.13 M
D	-	DOOR	-	1.00 x 2.13 M
D1	-	DOOR	-	0.76 x 2.13 M
LD	-	LIFT DOOR	-	1.00 x 2.13 M
W	-	WINDOW	-	2.00 x 1.52 M
W1	-	WINDOW	-	1.83 x 1.52 M
W2	-	WINDOW	-	1.52 x 1.52 M
J	-	JOLLY	-	2.00 x 1.00 M
V	-	VENTILATOR	-	0.91 x 0.61 M

FIRE CERTIFICATE :

FIRE EXTINGUISHER

Necessary Fire Extinguishers will be provided with the permission from the fire Service.

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.