PP APPROVAL RECORD

Planning Permission

Vellore

Vellore district, Tamil Nadu

APPROVAL TYPE
Building Plan

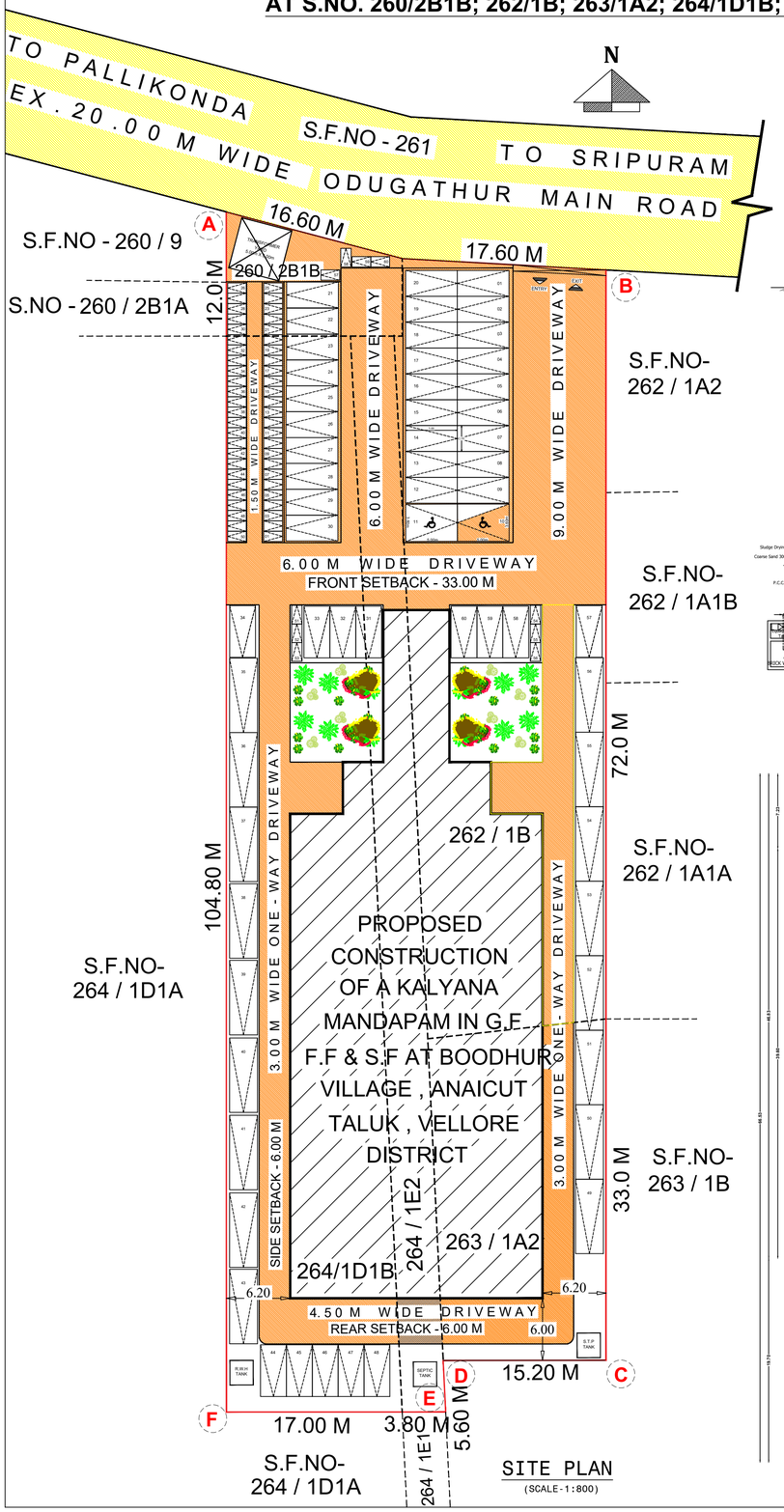
ISSUING AUTHORITY
DTCP

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

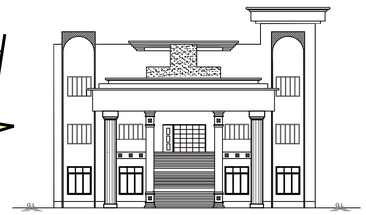
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF "KALYANA MANDAPAM" BUILDING IN GROUND, FIRST & SECOND FLOOR,

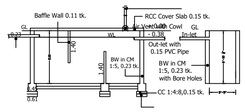
AT S.NO. 260/2B1B; 262/1B; 263/1A2; 264/1D1B; 264/1E2 OF BOODHUR VILLAGE, ANAICUT TALUK & VELLORE DISTRICT.



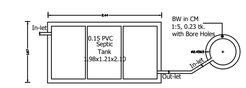
SITE PLAN
(SCALE - 1 : 800)



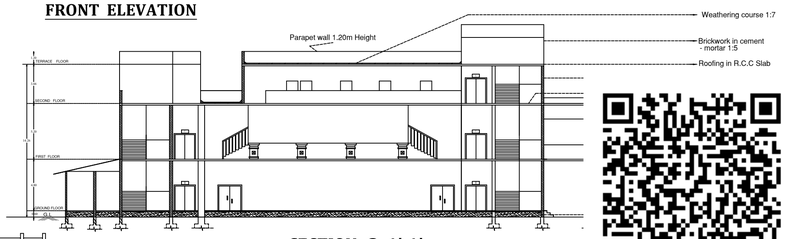
FRONT ELEVATION



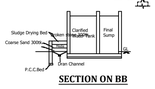
SECTION - SEPTIC TANK & SOAK PIT



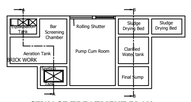
PLAN - SEPTIC TANK & SOAK PIT



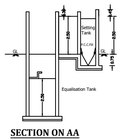
SECTION @ A'-A'



SECTION ON BB



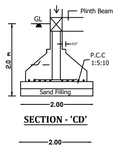
SEWAGE TREATMENT PLAN



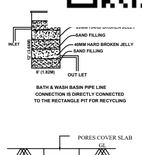
SECTION ON AA

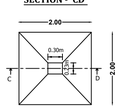


STAIR DETAILS

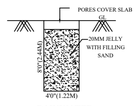


SECTION - 'CD'

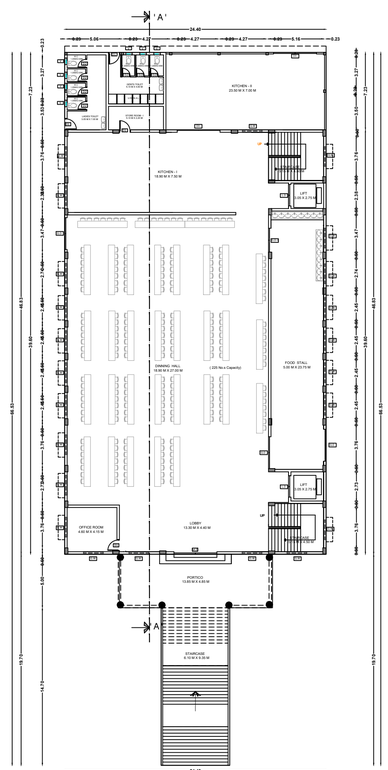




FOOTING PLAN
(Not to Scale)

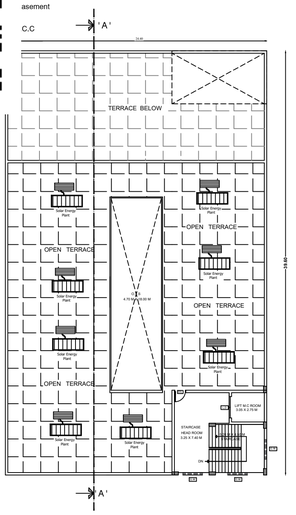


RAINWATER
HARVESTINGUNIT

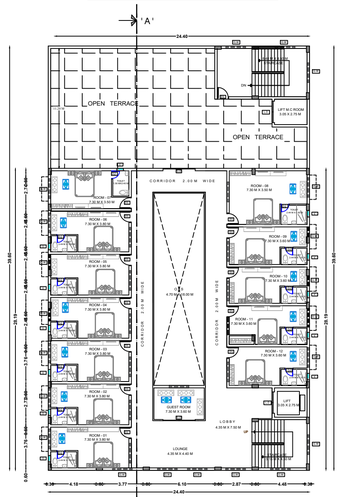


GROUND FLOOR PLAN

FIRST FLOOR PLAN



TERRACE FLOOR PLAN



SECOND FLOOR PLAN

DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
VELLORE DISTRICT.

ROC NO. SWP/BPA/109910/2024.

BUILDING APPROVAL NO.

SITE BOUNDARY SHOWN AS "A - F" & BUILDING APPROVAL NUMBERED AS B.P./D.T.C.P. (VLR) NO. 04 / 2024

AREA DETAILS :

AREA OF SITE 3925.40 SQ.MT

FLOOR	FSI AREA	NON - FSI AREA	BUILTUP AREA	USAGE
GROUND FLOOR	1308.00	--	1308.00	KITCHEN & DINING
FIRST FLOOR	1037.75	--	1037.75	KALYANA MANDAPAM
SECOND FLOOR	598.14	139.71	737.85	GUEST ROOMS
TERRACE FLOOR	--	70.00	70.00	HEAD ROOM
TOTAL AREA	2943.89	209.71	3153.60	--

PLOT COVERAGE :

Plot Coverage: 1308.00 / 3925.40 x 100 = 33.32 %

FLOOR SPACE INDEX (FSI) :

Floor space index:

$$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{2943.89}{3925.40} = 0.75 < 2.0$$

KALYANA MANDAPAM BUILDING

CAR PARKING & TWO WHEELER PARKING	**CAR PARKING :**
	KALYANA MANDAPAM AREA = 2943.89 SQ.M
	1 CAR SPACE FOR EVERY 50 SQ.M OF OFFICE AREA
	2943.89 / 50 = 58.87 Nos Say = 59 Nos
	REQUIRED NUMBER OF CARS = 59 Nos.
	PROVIDED NUMBER OF CARS = 60 Nos.
	TWO WHEELER PARKING :
	1 TWO WHEELER SPACE FOR EVERY 50 SQ.M OF WORKSHOP AREA
	2943.89 / 50 = 58.87 Nos Say = 59 Nos
	REQUIRED NUMBER OF TWO-WHEELER = 59 Nos.
	PROVIDED NUMBER OF TWO-WHEELER = 60 Nos.
HEIGHT OF THE BUILDING	PERMISSIBLE HEIGHT OF THE BUILDING - 18.30 M
	ACHIEVED HEIGHT OF THE BUILDING - 14.30 M

COLOR INDEX :

PLOT BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

PROPOSED DRIVEWAY

JOINERY DETAILS:

TYPE	PARTICULARS	SIZE (IN .FT)	SIZE (IN .M)
G.D	GLASS DOOR	10'0" X 8'0"	3.10 X 2.44
G.D - 1	GLASS DOOR	7'0" X 8'0"	2.10 X 2.44
M.D	MAIN DOOR	13'0" X 8'0"	4.00 X 2.44
D1	DOOR	3'6" X 7'0"	1.06 X 2.13
D2	DOOR	2'6" X 6'0"	0.75 X 1.80
G.W	GLASS WINDOW	6'0" X 5'0"	1.80 X 1.50
V	VENTILATOR	2'0" X 3'0"	0.60 X 0.90
L.D	LIFT DOOR	7'0" X 8'0"	2.10 X 2.44

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.