

PP

APPROVAL RECORD

Planning Permission

Vellore

Vellore district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

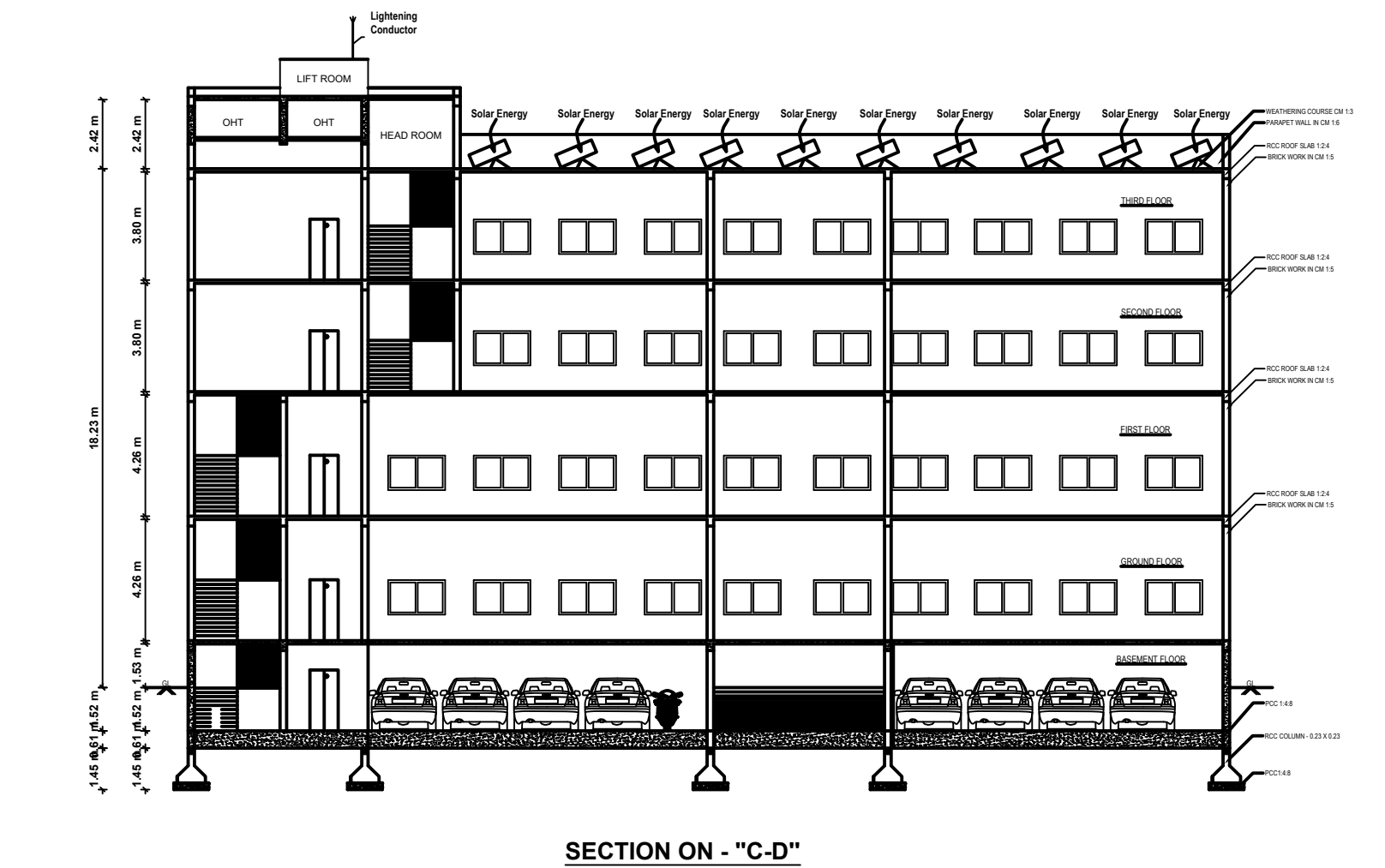
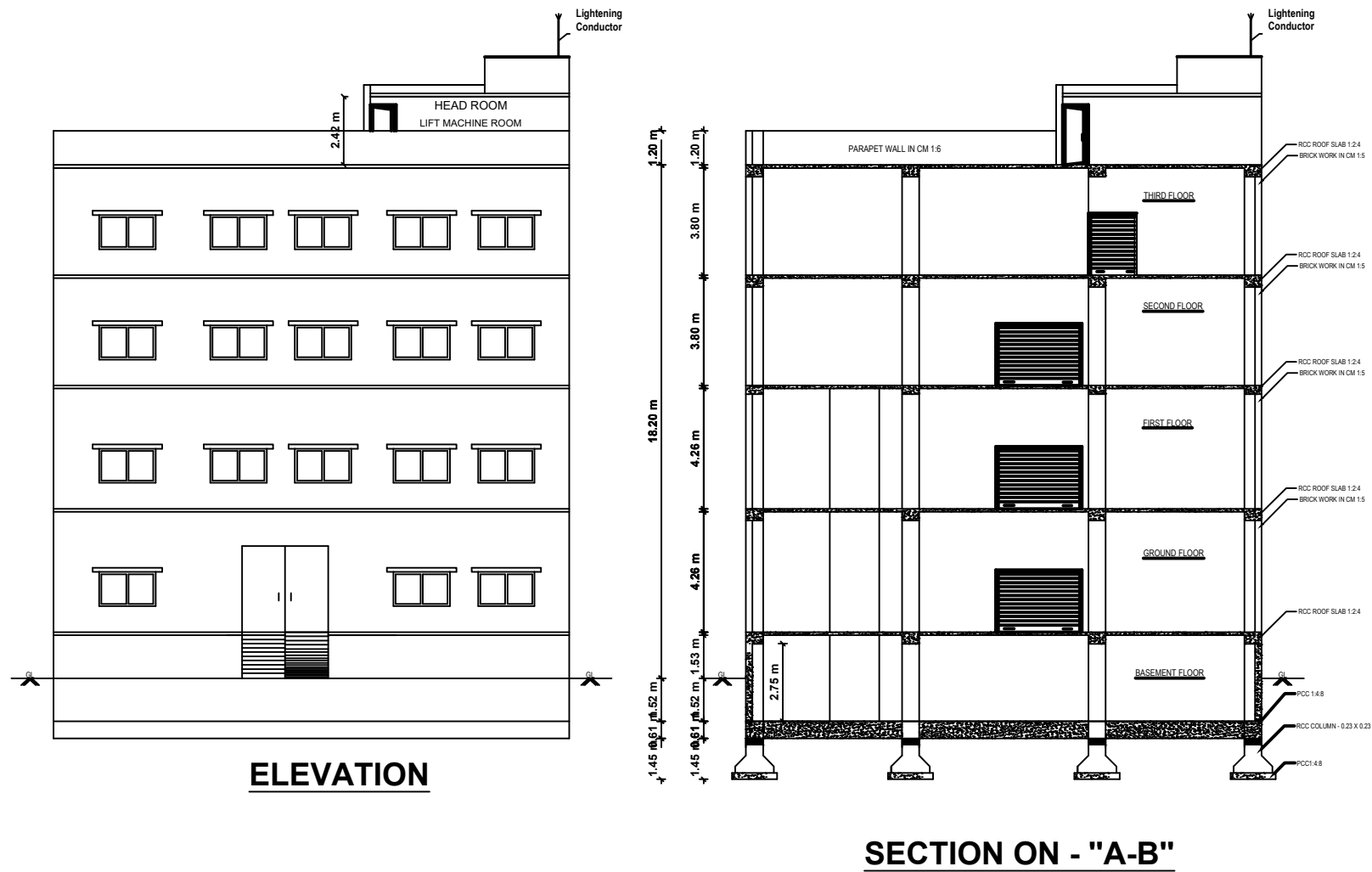
DTCP

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 ROOF COMMERCIAL BUILDING IN BASEMENT FLOOR, GROUND FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR

AT T.S.NO : 164/2, 3, 4, 5, 6, 7, 8, 9, 10, THORAPADI ROAD, (OFFICERS LINE), WARD NO : 05, BLOCK NO : 04, ZONE : III, VELLORE SOUTH, VELLORE CITY MUNICIPAL CORPATON, VELLORE TALUK & VELLORE DISTRICT.



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

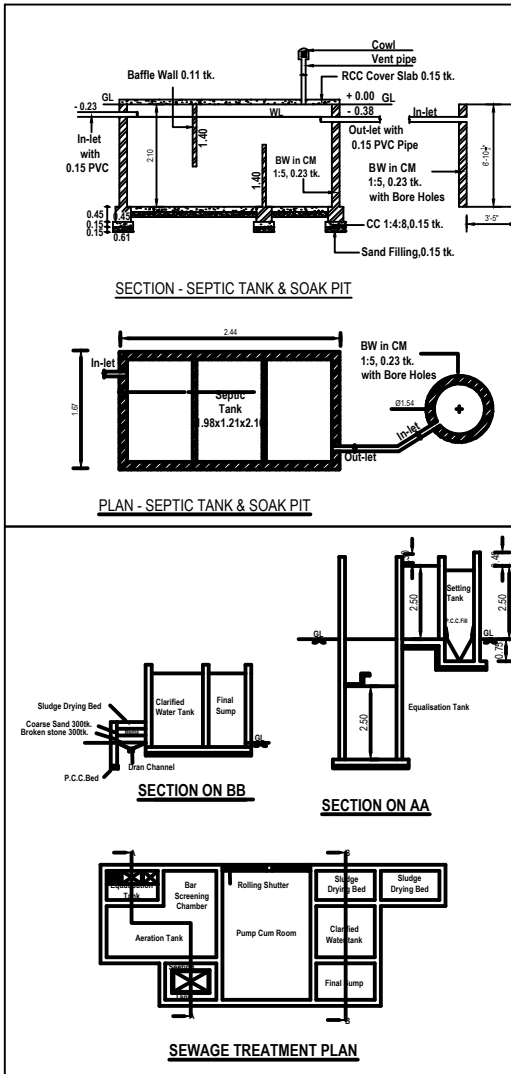
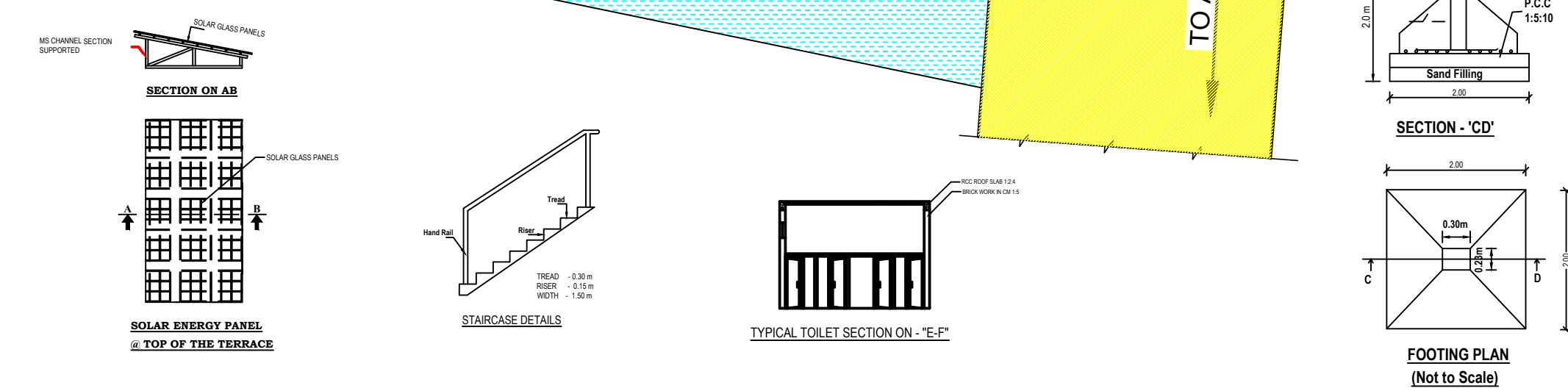
ROC NO. SWP/BPA/186209/2024.

SITE APPROVAL

SITE BOUNDARY SHOWN AS "A - F" & NUMBERED AS
B.P./VELLORE-LPA/SITE APPROVAL NO. 35/2024

BUILDING PLANNING PERMISSION NO.
B.P./VELLORE-LPA/P. P. NO. 35/2024

SITE CUM BASEMENT PLAN



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.

AREA DETAILS :				
AREA OF SITE - 1817.00 SQ.MT				
FLOOR	FSI AREA	NON - FSI AREA	BUILTUP AREA	USAGE
BASEMENT	--	668.61	668.61	PARKING
GROUND FLOOR	668.61	--	668.61	OFFICE
FIRST FLOOR	668.61	--	668.61	OFFICE
SECOND FLOOR	668.61	--	668.61	OFFICE
THIRD FLOOR	668.61	--	668.61	OFFICE
TERRACE FLOOR	--	69.57	69.57	HEAD ROOM
TOTAL AREA	2674.44	738.18	3412.62	--

PLOT COVERAGE :
Plot Coverage: $668.61 / 1817.00 \times 100 = 36.80 \%$

FLOOR SPACE INDEX (FSI) :
Floor space index:
$$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{2674.44}{1817.00} = 1.472 < 2.00$$

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

PARKING REQUIRED : OFFICE FLOOR AREA - 2070.05 SQM.

CAR PARKING :
$$\frac{\text{OFFICE AREA}}{100.00} = \frac{2070.50}{100.00} = 20.70 \text{ SAY } 21 \text{ NOS.}$$

TWO WHEELER PARKING :
$$\frac{\text{OFFICE AREA}}{25.00} = \frac{2070.50}{25.00} = 82.802 \text{ SAY } 83 \text{ NOS.}$$

PARKING PROVIDED :

CAR PARKING	- 28 Nos. (INCLUDING PH)
TWO WHEELER PARKING	- 107 Nos.

COLOR INDEX :

PLOT BOUNDARY	—
PROPOSED BUILDING	—
EXISTING ROAD	—
PROPOSED DRIVEWAY	—

JOINERY DETAILS:		
RS	ROLLING SHUTTER	3.05 X 2.20 M
D	DOOR	0.91 X 2.10 M
D1	DOOR	0.75 X 2.10 M
W	WINDOW	2.00 X 1.53 M
V1	VENTILATOR	0.91 X 0.61 M

FIRE CERTIFICATE :

— FIRE EXTINGUISHER

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

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.

