

PP

APPROVAL RECORD

Planning Permission

Vellore

Vellore district, Tamil Nadu

APPROVAL TYPE

Building Plan

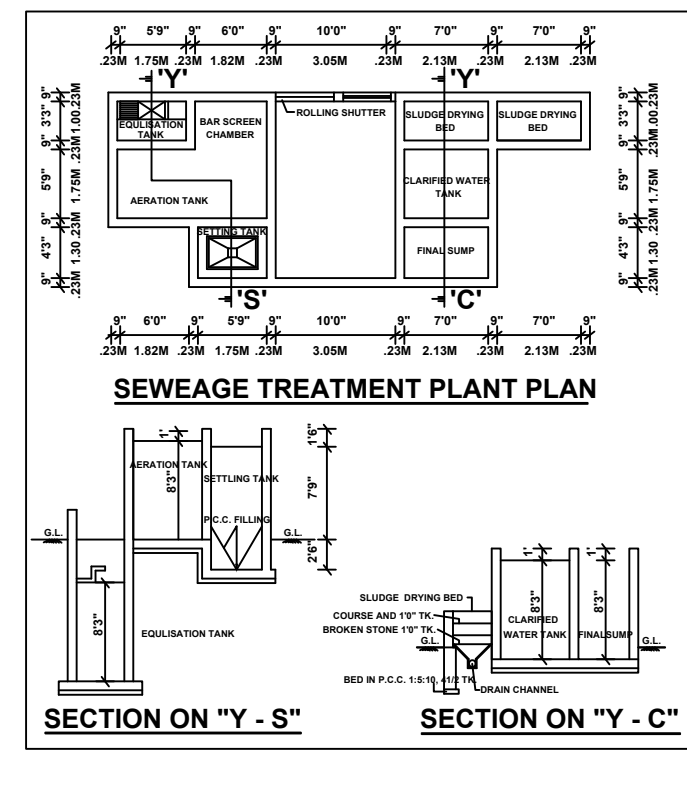
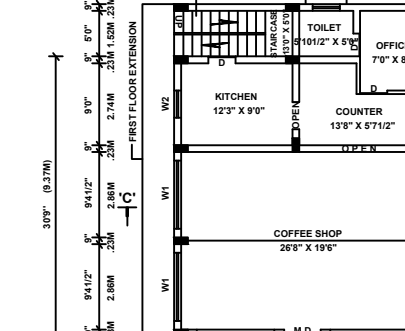
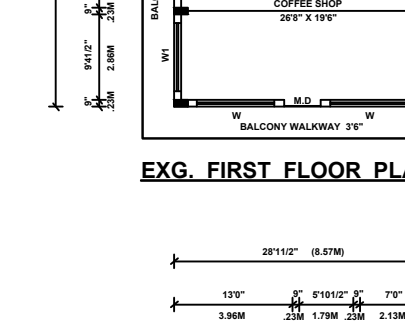
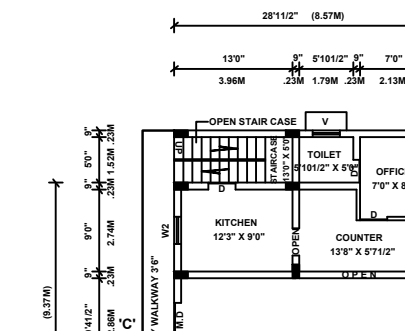
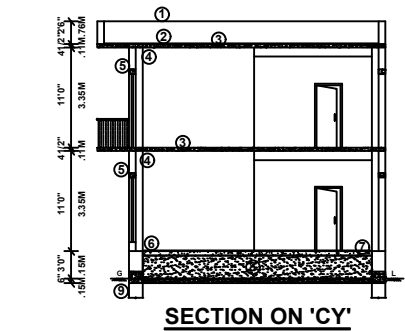
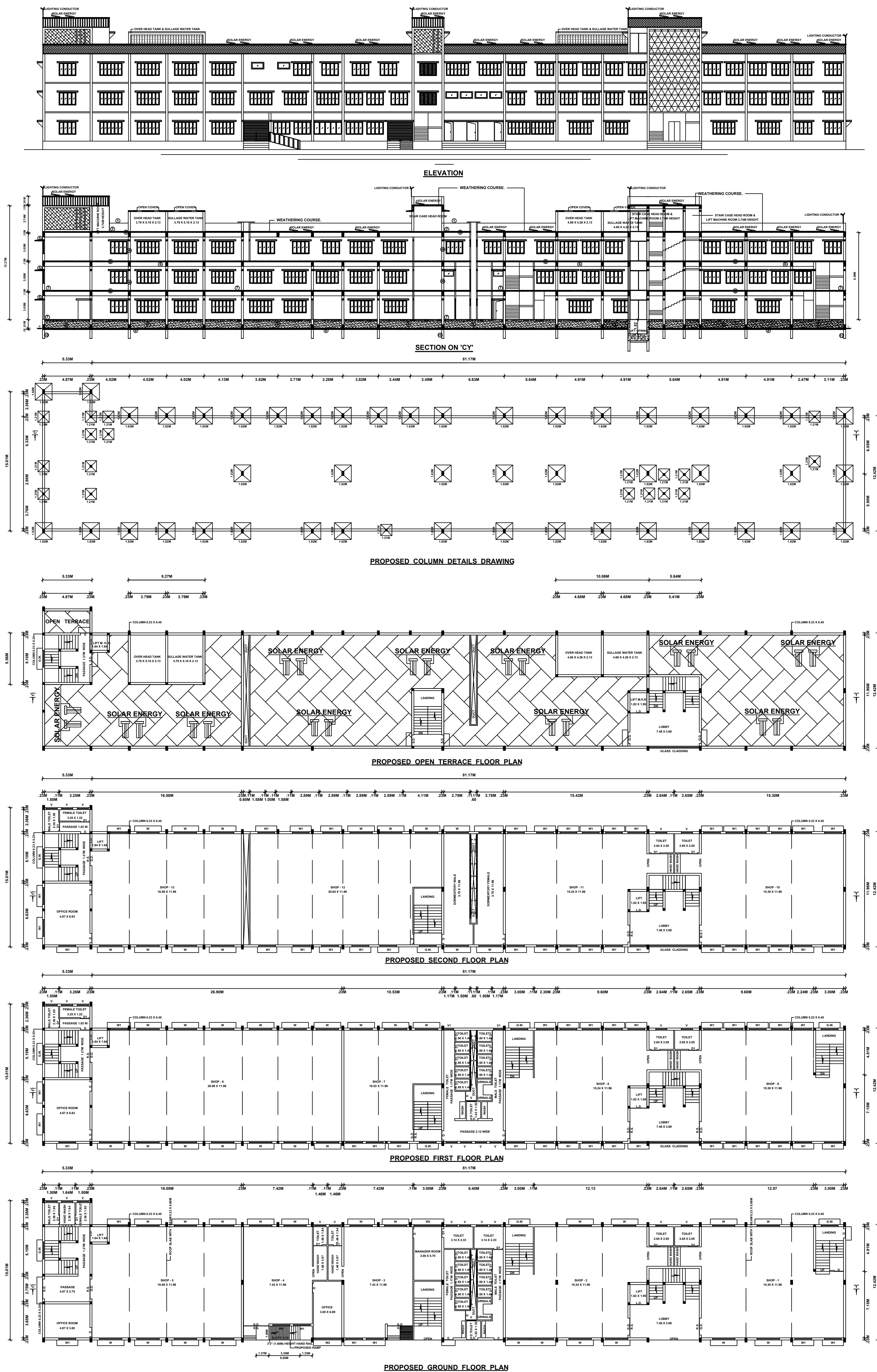
ISSUING AUTHORITY

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 ADDITIONAL CONSTRUCTION OF COMMERCIAL (SHOP) BUILDING IN GROUND FLOOR, FIRST FLOOR & SECOND FLOOR IN S.F.NOS. 47/1, 48/2E, 48/2F2B, 48/2F2C1, 48/6 & 48/7 OF OKKANAPURAM VILLAGE, VASANTHANADAI PANCHAYAT, ANAICUT PANCHAYAT UNION, ANAICUT TALUK & VELLORE DISTRICT.



AREA DETAILS :				
AREA OF SITE				
9760.00 SQ.MT				
FLOOR	FSI AREA	NON - FSI AREA	BUILTUP AREA	USAGE
PROPOSED BUILDING :				
GROUND FLOOR	1088.13	--	1088.13	SHOPS
FIRST FLOOR	1088.13	--	1088.13	SHOPS
SECOND FLOOR	1088.13	--	1088.13	SHOPS
TERRACE FLOOR	--	98.43	98.43	HEAD ROOM
PROPOSED AREA	3264.39	98.43	3362.82	--
EXISTING BUILDING : (APPROVED BY LOCAL BODY)				
APPROVAL NO. 141 / 2023. DATED : 27.09.2023.				
GROUND FLOOR	88.44	--	88.44	SHOPS
FIRST FLOOR	88.44	--	88.44	SHOPS
EXISTING AREA	176.88	--	176.88	--

PLOT COVERAGE :
Plot Coverage: $1176.57 / 9760.00 \times 100 = 12.06 \%$

FLOOR SPACE INDEX (FSI) :
Floor space index:
$$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{3441.27}{9760.00} = 0.352 < 2.0$$

HEIGHT OF THE BUILDING	PERMISSIBLE HEIGHT OF THE BUILDING - 18.30 M
	ACHIEVED HEIGHT OF THE BUILDING - 9.39 M

JOINERY DETAILS:		
TYPE	PARTICULARS	SIZE (IN .M)
R.S.	ROLLING SHUTTER	2.13M X 2.13 M
R.S.1	ROLLING SHUTTER	2.74M X 2.13 M
D	DOOR	1.00M X 2.13 M
D1	DOOR	0.91M X 2.13 M
L.D.	LIFT DOOR	1.64M X 2.13 M
W	WINDOW	2.43M X 1.37 M
W1	WINDOW	1.82M X 1.37 M
W2	WINDOW	3.05M X 1.37 M
V	VENTILATOR	1.21M X 0.61 M
V1	VENTILATOR	1.06M X 0.61 M
G.D.	GLAZED DOOR	2.74M X 2.13 M
G.G.	GRILL GATE	2.13M X 2.13 M
G.W.	GRILL WINDOW	1.82M X 1.37 M

NOTE :

01. F.F., S.F. AND THIRD FLOOR PROVIDED WITH CENTRALIZED AC EQUIPMENTS.

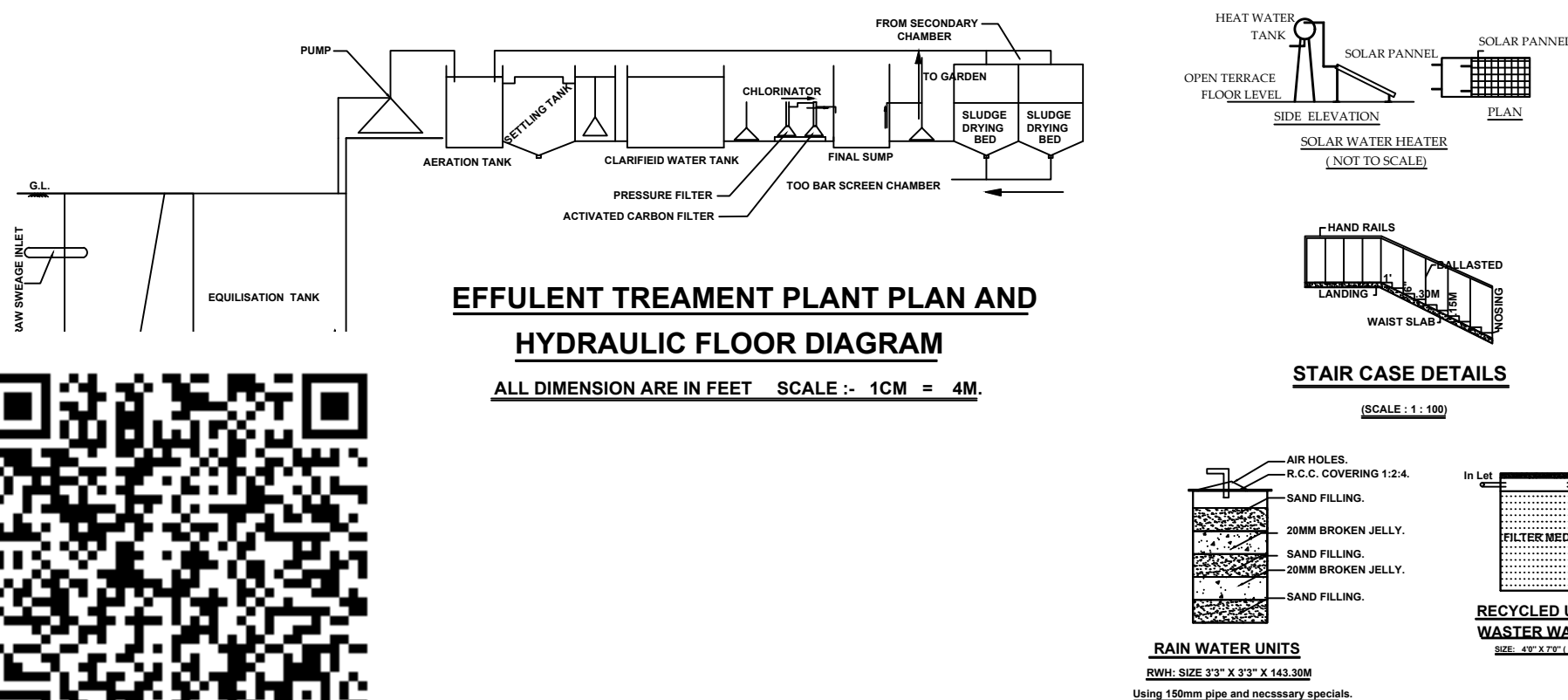
02. FIRE EQUIPMENTS PROVIDED AS PER RULES (1 NO. = 9 LITRES).

03. 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

EFFLUENT TREATMENT PLANT PLAN AND HYDRAULIC FLOOR DIAGRAM

ALL DIMENSION ARE IN FEET SCALE :- 1CM = 4M.

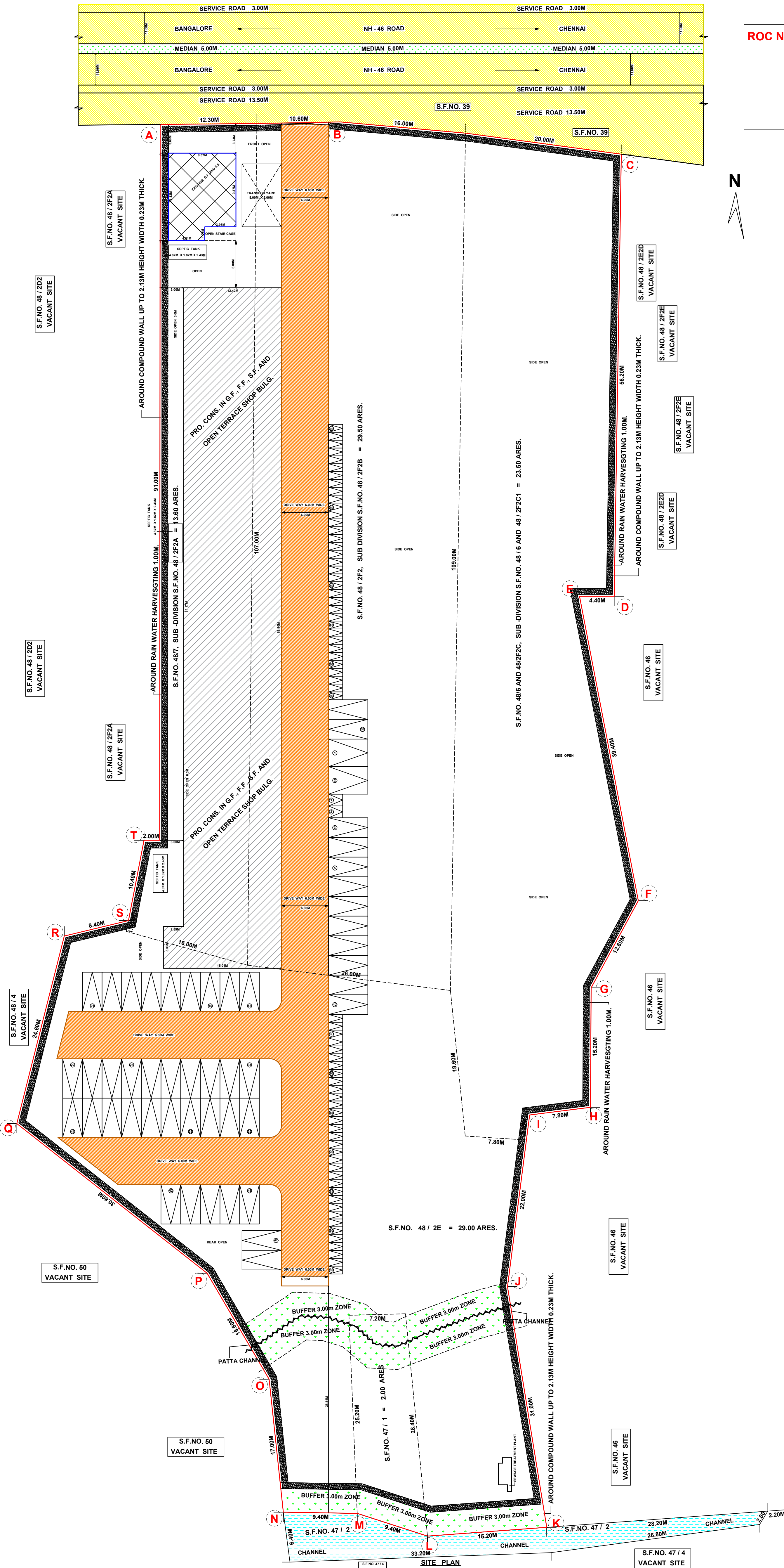


PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF COMMERCIAL (SHOP) BUILDING IN GROUND FLOOR, FIRST FLOOR & SECOND FLOOR IN S.F.NOS. 47/1, 48/2E, 48/2F2B, 48/2F2C1, 48/6 & 48/7 OF OKKANAPURAM VILLAGE, VASANTHANADAI PANCHAYAT, ANAICUT PANCHAYAT UNION, ANAICUT TALUK & VELLORE DISTRICT.

DISTRICT TOWN AND COUNTRY PLANNING
OFFICE,
VELLORE DISTRICT.

ROC NO. SWP/BPA/269515/2024.

BUILDING APPROVAL NO.
SITE BOUNDARY SHOWN AS "A - T" &
BUILDING APPROVAL NUMBERED AS
B.P. / D.T.C.P. (VLR) NO. 10 / 2024



AREA DETAILS :				
AREA OF SITE			9760.00 SQ.MT	
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PROPOSED BUILDING :				
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APPROVAL NO. 141 / 2023. DATED : 27.09.2023.				
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FIRST FLOOR	88.44	--	88.44	SHOPS
EXISTING AREA	176.88	--	176.88	--
PLOT COVERAGE :				
Plot Coverage: 1176.57 / 9760.00 x 100 = 12.06 %				
FLOOR SPACE INDEX (FSI) :				
Floor space index:				
$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{3441.27}{9760.00} = 0.352 < 2.0$				
COMMERCIAL BUILDING (PARKING REQUIREMENT)				
CAR PARKING & TWO WHEELER PARKING	CAR PARKING :			
	FSI AREA = 3441.27 SQ.M			
	1 CAR SPACE FOR EVERY 50 SQ.M OF FLOOR AREA			
	$\frac{3441.27}{50} = 68.83 \times 75\% = 47.87$ - Say = 48 Nos			
	REQUIRED NUMBER OF CARS = 48 Nos.			
	PROVIDED NUMBER OF CARS = 50 Nos.			
	TWO WHEELER PARKING :			
	1 TWO WHEELER SPACE FOR EVERY 50 SQ.M OF FLOOR AREA			
	$\frac{3441.27}{50} = 68.83$ Nos Say = 69 Nos			
	REQUIRED NUMBER OF TWO-WHEELER = 69 Nos.			
PROVIDED NUMBER OF TWO-WHEELER = 70 Nos.				
HEIGHT OF THE BUILDING	PERMISSIBLE HEIGHT OF THE BUILDING - 18.30 M			
	ACHIEVED HEIGHT OF THE BUILDING - 9.39 M			
COLOR INDEX :				
PLOT BOUNDARY				
PROPOSED BUILDING				
EXISTING BUILDING				
EXISTING ROAD				
PROPOSED DRIVEWAY				
BUFFER ZONE				
NOTE :				
FIRE EXTINGUISHER				
01. F.F., S.F. AND THIRD FLOOR PROVIDED WITH CENTRELIZED AC EQUIPMENTS.				
02. FIRE EQUIPMENTS PROVIDED AS PER RULES (1 NO. = 9 LITRES).				
03. 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				

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.

