

PP

APPROVAL RECORD

Planning Permission

Vellore district, Tamil Nadu

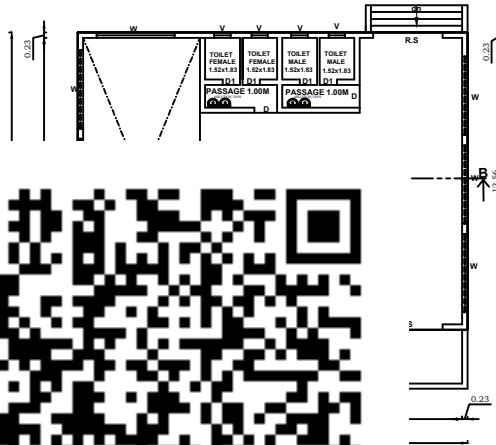
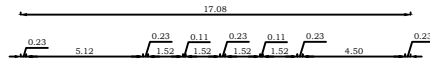
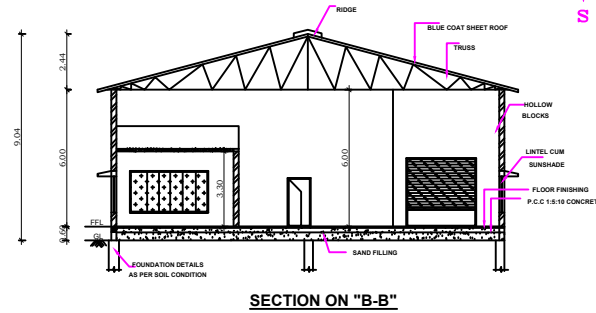
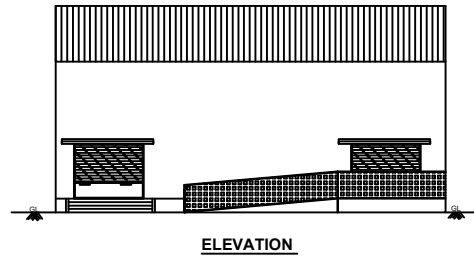
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

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

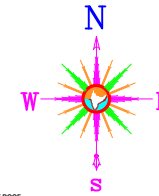
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.





NING

BUILDING PLAN NO. 110/2026
B.P./D.T.C.P. (VLR) NO.05/2026



SHEET NO : 01 of 02
PLAN SHOWING THE PROPOSED CONSTRUCTION OF
AUTHORISED BIKE PARTS ASSEMBLY INDUSTRIAL BUILDING -
GREEN CATEGORY AT S.F.NO : 38/1C1 AT SEDUVALAI VILLAGE,
ANAIKUT TALUK, VELLORE DISTRICT.

AREA DETAILS:-			
TOTAL AREA OF THE SITE		13455.32 SQ.FT	1250.00 SQ.MT
BUILDING AREA STATEMENT			
DESCRIPTION	FSI	Non - FSI	TOTAL AREA
	sq.mt	sq.mt	sq.mt
BLOCK-1			
GROUND FLOOR	222.38	----	222.38
BLOCK-2			
SECURITY ROOM	----	6.25	6.25
TOTAL FLOOR	222.38	6.25	228.63

F.S.I DETAILS:
F.S.I = $\frac{222.38}{1250.00} = 0.18 < 2.0$

JOINERY DETAILS & REFERENCES			
TYPE	DESCRIPTION	METER	FEET
MD	MAIN DOOR	3.05 x 2.28	10'0" X 7'-6"
D	DOOR	1.00 x 2.28	3'3" X 7'-6"
D1	DOOR	0.76 x 2.28	2'6" X 7'-6"
LD	LIFT DOOR	1.22 x 2.28	4'0" X 7'-6"
W	WINDOW	2.44 x 1.83	8'-0" x 6'-0"
V	VENTILATOR	0.99 x 0.61	3'-0" x 2'-0"
FA	FIRE ALARM		STEPS REF.
FE	FIRE EXTINGUISHER		WIDTH - 1.52 & 1.52
FB	FIRE BUCKET		TREAD - 0.30m
DIMENSIONS ARE IN METER		SCALE:-	RISER- 0.142 m
		1: 100	

PARKING CALCULATION:

TYPE OF PARKING	REQUIRED	PROVIDED
1 LORRY SPACE FOR EVERY 500 SQMT	1	1
1 CAR SPACE FOR EVERY 100 SQMT	3	3
1 TWO WHEELER SPACE FOR EVERY 50 SQMT	5	6
1 CYCLE SPACE FOR EVERY 50 SQMT	5	6

OPEN SPACE RESERVATION
"The OSR land area, measuring 131.02 sq.m (10.48%), has been demarcated with OSR boundary corner points numbered 1 to 4 and has been retained without any construction."

SANITATION CALCULATION DETAILS:			
S.NO	PARTICULARS	REQUIRED	PROVIDED
1.	Water Closet For(Mens-05)(Womens-05) (include employee and customers)	1	2
2.	Ablution Taps (Each one W/C)	1	2

COLOR INDEX :
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
PROPOSED DRIVEWAY

STRUCTURAL ENGINEER SIGNATURE
Er. K. YOKENTHAKUMAR, E.E.(CIVIL),
Registered Structural Engineer Grade-II,
DTCP Reg. No. TWMRSE GRADS-II-06/2025
KUMAR ASSOCIATES
No. 248/A6, 2nd Floor, 11th St., Phase-II,
Sathuvachari, Vellore - 632 009,
Mobile : 78457 88864, 63052 97542
E-mail: yokenthakumar1@gmail.com

REGISTERED ENGINEER SIGNATURE
Er. K. YOKENTHAKUMAR, E.E.(CIVIL),
Registered Engineer Grade-II,
DTCP Reg. No. RE/Gr-II/ID/Aug 2024/11
No. 248/A6, 2nd Floor, 11th St., Phase-II,
Sathuvachari, Vellore - 632 009,
Mobile : 78457 88864
E-mail: yokenthakumar1@gmail.com

APPLICANT SIGNATURE
P. Kavitha

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.

