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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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SHEET NO : 01 of 02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF 'AUTHORISED BIKE PARTS ASSEMBLE INDUSTRIAL BUILDING - GREEN CATEGORY' AT S.F.NO : 38/1C1 AT SEDUVALAI VILLAGE, ANAICUT 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		
FE	FIRE EXTINGUISHER		
FB	FIRE BUCKET		

STEPS REF.
WIDTH - 1.52 & 1.52
TREAD - 0.30m
RISER- 0.142 m

DIMENSIONS ARE IN METER — SCALE:- 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

Er. K. YOKENTHIRAKUMAR, B.E.(Civil),
Registered Structural Engineer Grade-II,
DTCP Reg. No. TVM/RSE GRADE-II-06/2025
KUMAR ASSOCIATES
No. 249/A6, 2nd Floor, 11th St., Phase-II,
Sathuvachari, Vellore - 632 009.
Mobile : 78457 88664, 63803 07642
E-mail: yokenthirakumark1@gmail.com

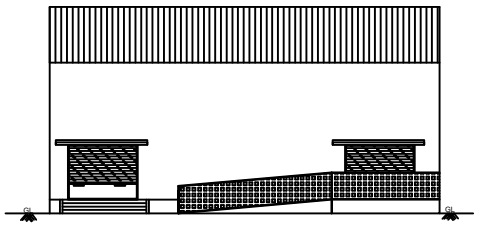
STRUCTURAL ENGINEER SIGNATURE

Er. K. YOKENTHIRAKUMAR, B.E.(Civil),
Registered Engineer Grade - II,
DTCP Reg. No. RE/Gr-II/RD/Aug 2024/11
No. 249/A6, 2nd Floor, 11th St., Phase-II,
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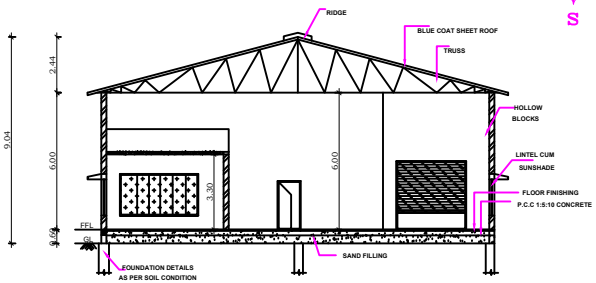
REGISTERED ENGINEER SIGNATURE

P. Kavitha

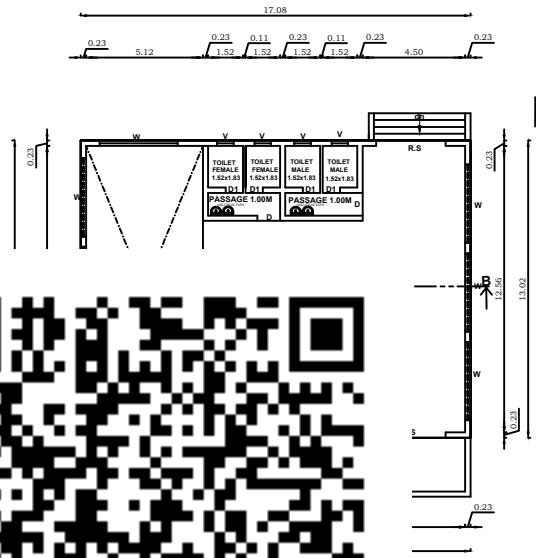
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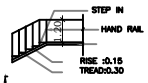


ELEVATION

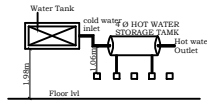


SECTION ON "B-B"

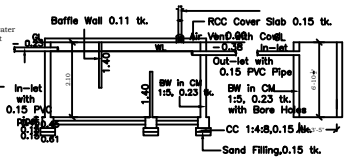




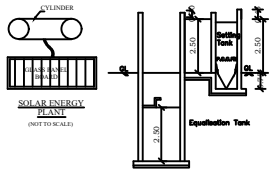
STAIR DETAILS



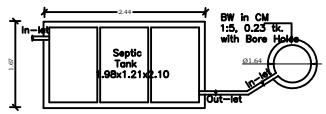
SOLAR HOT WATER SYSTEM (SWHS) DETAIL



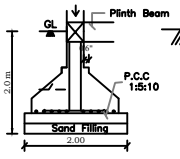
SECTION – SEPTIC TANK & SOAK PIT



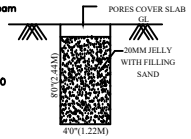
SECTION ON AA



PLAN – SEPTIC TANK & SOAK PIT

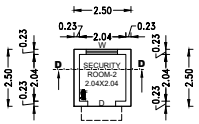


SECTION – 'CD'

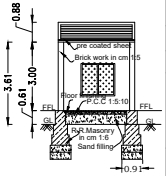


RAINWATER HARVESTINGUNIT





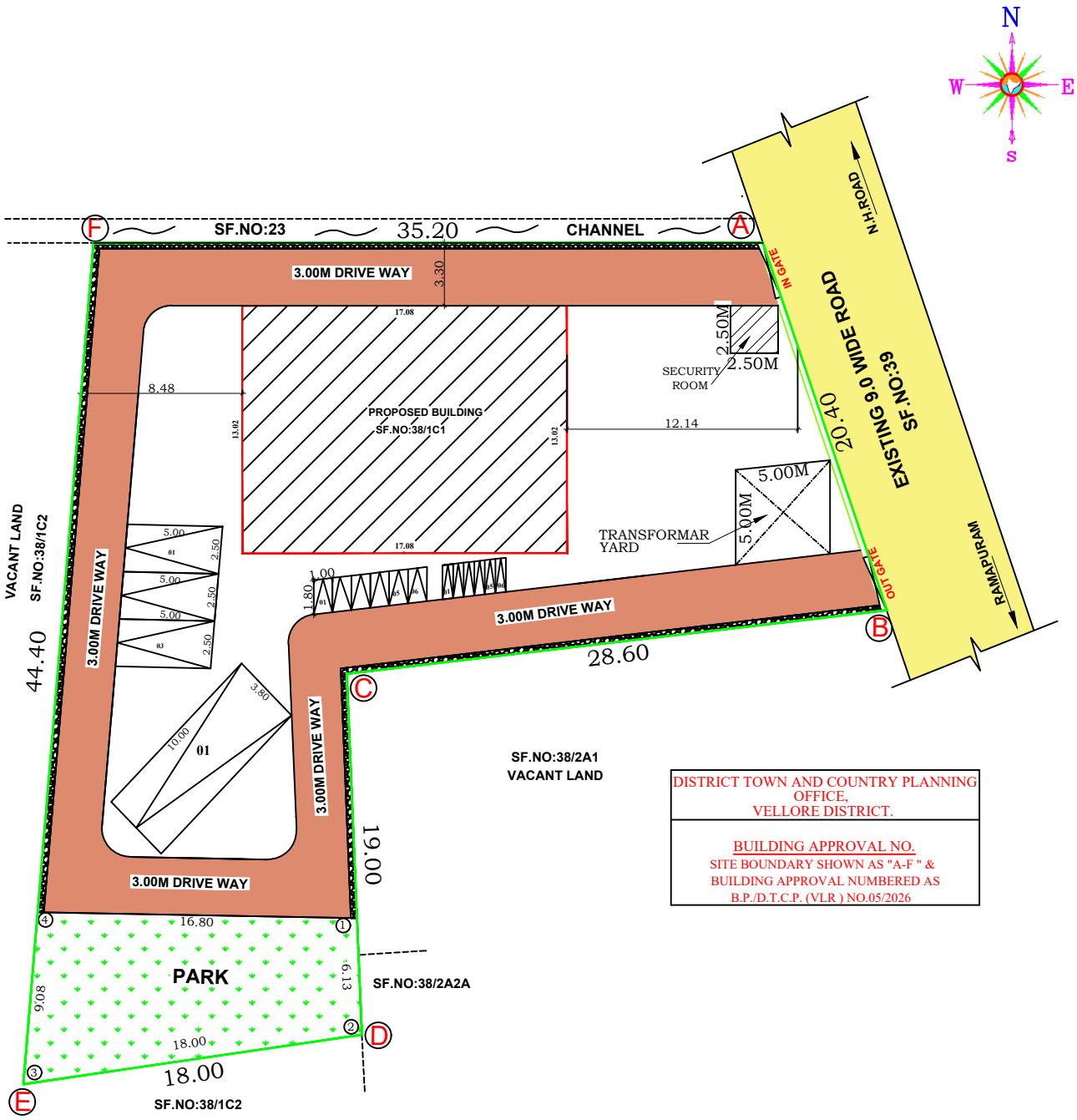
SECURITY ROOM PLAN



SECTION ON "DD"



BUILDING APPROVAL NUMBERED AS B.P./D.T.C.P. (VLR) NO.05/2026



DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
VELLORE DISTRICT.

BUILDING APPROVAL NO.
SITE BOUNDARY SHOWN AS "A-F " &
BUILDING APPROVAL NUMBERED AS
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REGISTERED ENGINEER SIGNATURE

P. Kavitha

APPLICANT SIGNATURE

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

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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.