PP APPROVAL RECORD

Planning Permission

Vellore

Vellore district, Tamil Nadu

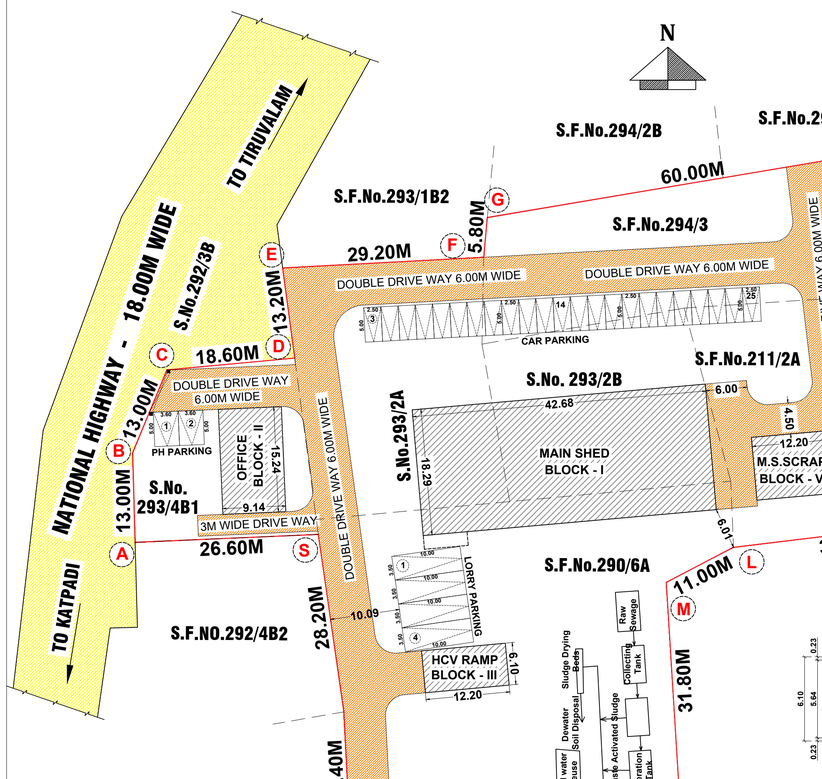
APPROVAL TYPE
Building Plan

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.

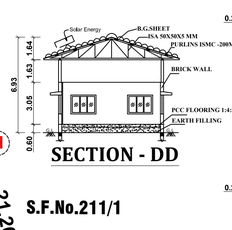
PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (B.G. SHEET ROOFING) OF USED VEHICLE DISMANTLING & SCRAP PROCESSING UNIT (ORANGE CATEGORY) IN S.NO: 211/2A, 211/2B, 290/6A, 290/6B, 291/1, 291/2, 292/4B1, 293/2A, 293/2B & 294/3 AT SEMBARAYANALLUR PANCHAYAT / VILLAGE, KATPADI TALUK, VELLORE DISTRICT.

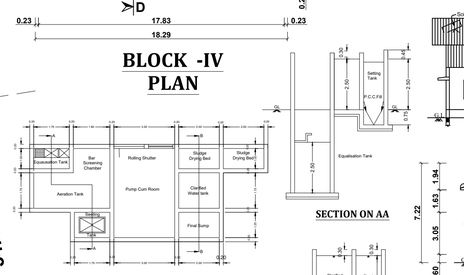


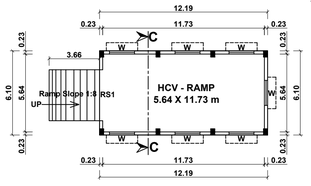
SITE PLAN
SCALE 1 : 200

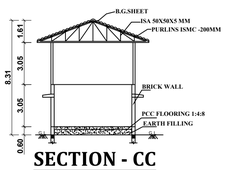
NO.	EQUIPMENT & MACHINERY	H.P.	NOS.	TOTAL H.P.
1	BAILING PRESS	40	1	40.00
2	OVER HEAD CRANE	10	1	10.00
3	FOUR WHEELER SCISSOR LIFT	3	2	6.00
4	AIR COMPRESSOR	10	1	10.00
5	TWO WHEELER LIFTER	2	2	4.00
6	WATER PUMP	2	1	2.00
7	COMMON UTILITIES	-	-	28.00
	TOTAL H.P.			100.00

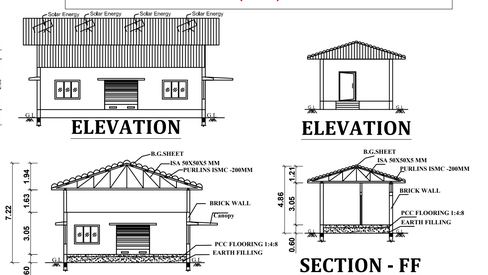
NO. OF WORKERS WORKING :- 45 Nos.

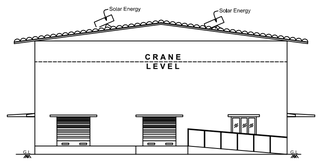


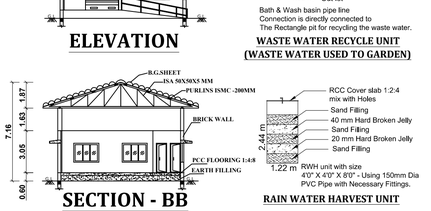


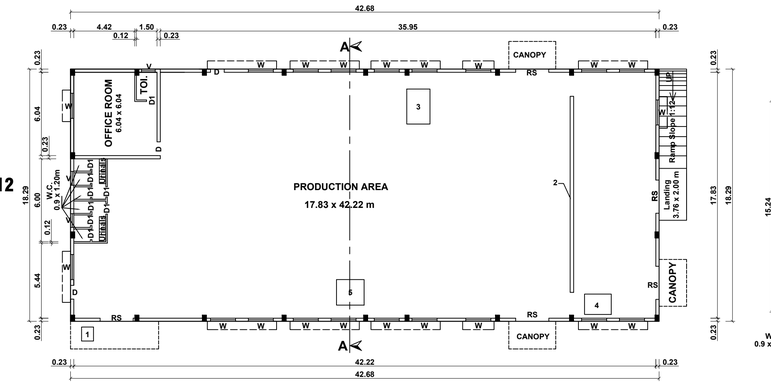




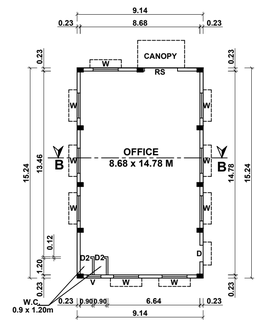


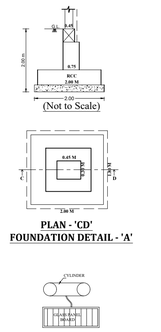






BUILDING PLAN
SCALE 1 : 100





ALL DIMENSIONS ARE IN METER

DISTRICT TOWN AND COUNTRY PLANNING OFFICE, VELLORE DISTRICT.

ROC NO. SWP/BPA/009807/2023.

BUILDING APPROVAL NO.

SITE BOUNDARY SHOWN AS "A - S" & BUILDING APPROVAL NUMBERED AS B.P./D.T.C.P. (VLR) NO. 17 /2023

AREA DETAILS :

AREA OF SITE 11900.00 SQ.MT

BLOCKS	FSI AREA	NON - FSI AREA	BUILTUP AREA	USAGE
BLOCK - I	780.62	--	780.62	MAIN SHED
BLOCK - II	139.29	--	139.29	OFFICE
BLOCK - III	74.36	--	74.36	HCV RAMP
BLOCK - IV	139.37	--	139.37	LABOUR ROOM
BLOCK - V	111.42	--	111.42	M.S. SCRAP
BLOCK - VI	53.13	--	53.13	TOILET
TOTAL AREA	1298.19	--	1298.19	--

PLOT COVERAGE :

Plot Coverage: 1298.19 / 11900.00 x 100 = 10.91 %

FLOOR SPACE INDEX (FSI) :

Floor space index:

$$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{1298.19}{11900.00} = 0.109 < 2.0$$

O S R :

REQUIRED : 11900 x 10 % = 1190.00 SQM.

PROVIDED : 1421.15 SQ.M. - 11.94%

AS PER G.O.(MS) NO. 18, RULE NO. 41 - THE GIFTING OF THE RESERVATION OF LAND FOR COMMUNITY RECREATIONAL PURPOSE IN RESPECT OF INSTITUTIONAL DEVELOPMENTS AND INDUSTRIAL DEVELOPMENTS TO THE LOCAL BODY IS NOT REQUIRED. HOWEVER THE SPACE MAY BE MAINTAINED BY THE OWNER CONCERNED SUBJECT TO THE SUPERVISION AND MONITORING OF THE CONCERN LOCAL BODY.

PARKING DETAILS:

FOR ORANGE CATEGORY INDUSTRIES DEVELOPMENT
1 CAR SPACE FOR EVERY 100 SQM. OF FLOOR AREA OR PART THEREOF AND 1 TWO WHEELER & 1 CYCLE SPACE FOR EVERY 50 SQM. OF FLOOR AREA OR PART THEREOF

CAR PARKING :

$$\frac{\text{FSI AREA}}{100.00} = \frac{1298.19}{100.00} = 12.98 \text{ SAY } 13 \text{ NOS.}$$

Required Car Parking - 13 Nos.
Provided Car Parking - 25 Nos. (INCLUDING PH PARKING)

TWO WHEELER / CYCLE PARKING :

$$\frac{\text{FSI AREA}}{50.00} = \frac{1298.19}{50.00} = 25.96 \text{ SAY } 26 \text{ NOS.}$$

Required Two Wheeler Parking - 26 Nos.
Provided Two Wheeler Parking - 40 Nos.

LORRY PARKING :

$$\frac{\text{FSI AREA}}{500.00} = \frac{1298.19}{500.00} = 2.60 \text{ SAY } 3 \text{ NOS.}$$

Required Lorry Parking - 3 Nos.
Provided Lorry Parking - 4 Nos.

COLOR INDEX :

PLOT BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
PROPOSED DRIVEWAY

JOINERY DETAILS:

RS	-	ROLKING SHUTTER	-	2.40 x 2.13 M
RS1	-	ROLLING SHUTTER	-	3.70 x 4.50 M
D	-	DOOR	-	1.22 x 2.13 M
D1	-	DOOR	-	0.76 x 2.13 M
W	-	WINDOW	-	1.82 x 1.37 M
V	-	VENTILATOR	-	1.00 x 0.76 M

NOTE :

FIRE EXTINGUISHER

FIRE CERTIFICATE :

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

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.