

PP

APPROVAL RECORD

Planning Permission

Vellore

Vellore district, Tamil Nadu

APPROVAL TYPE

Building Plan

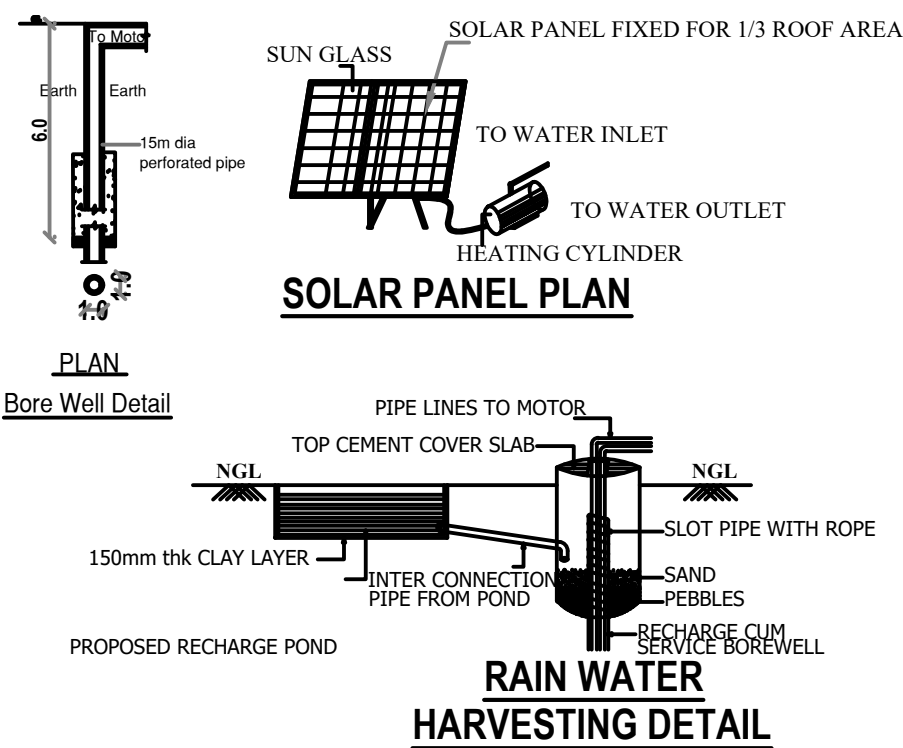
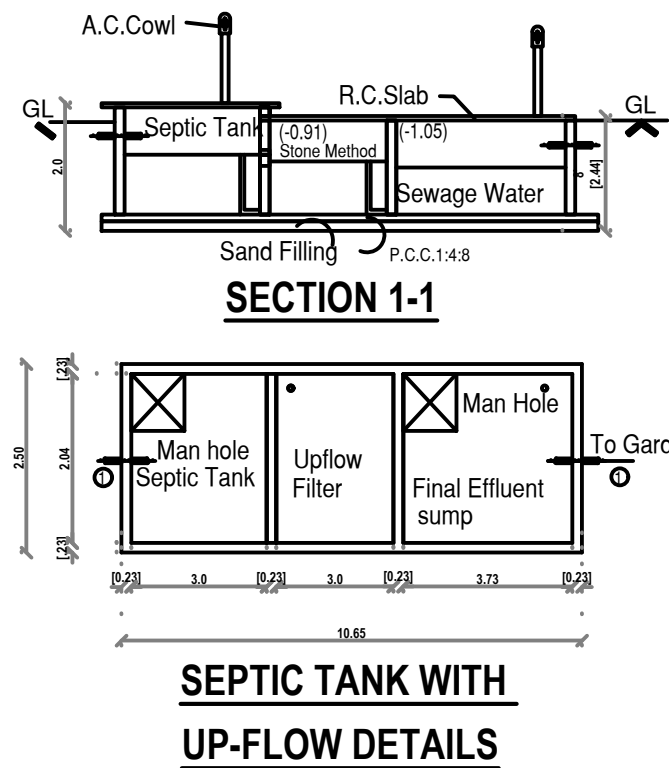
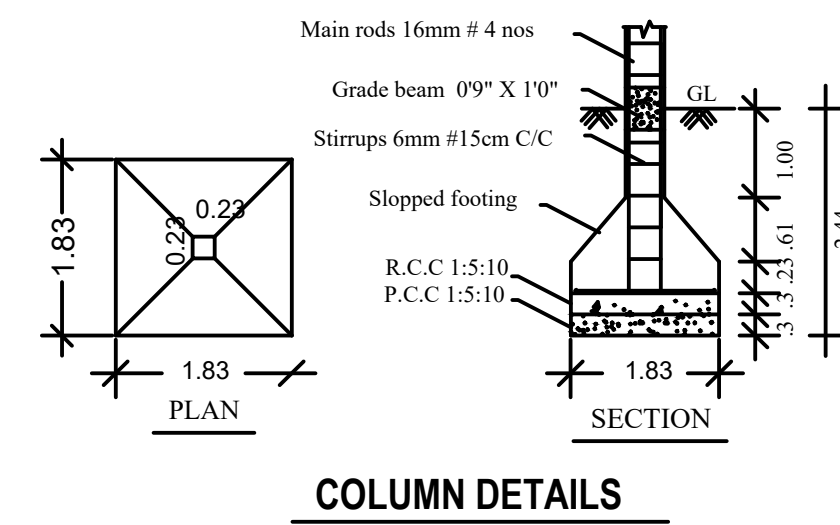
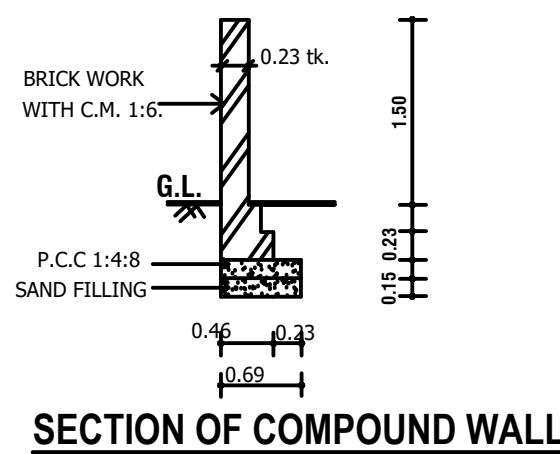
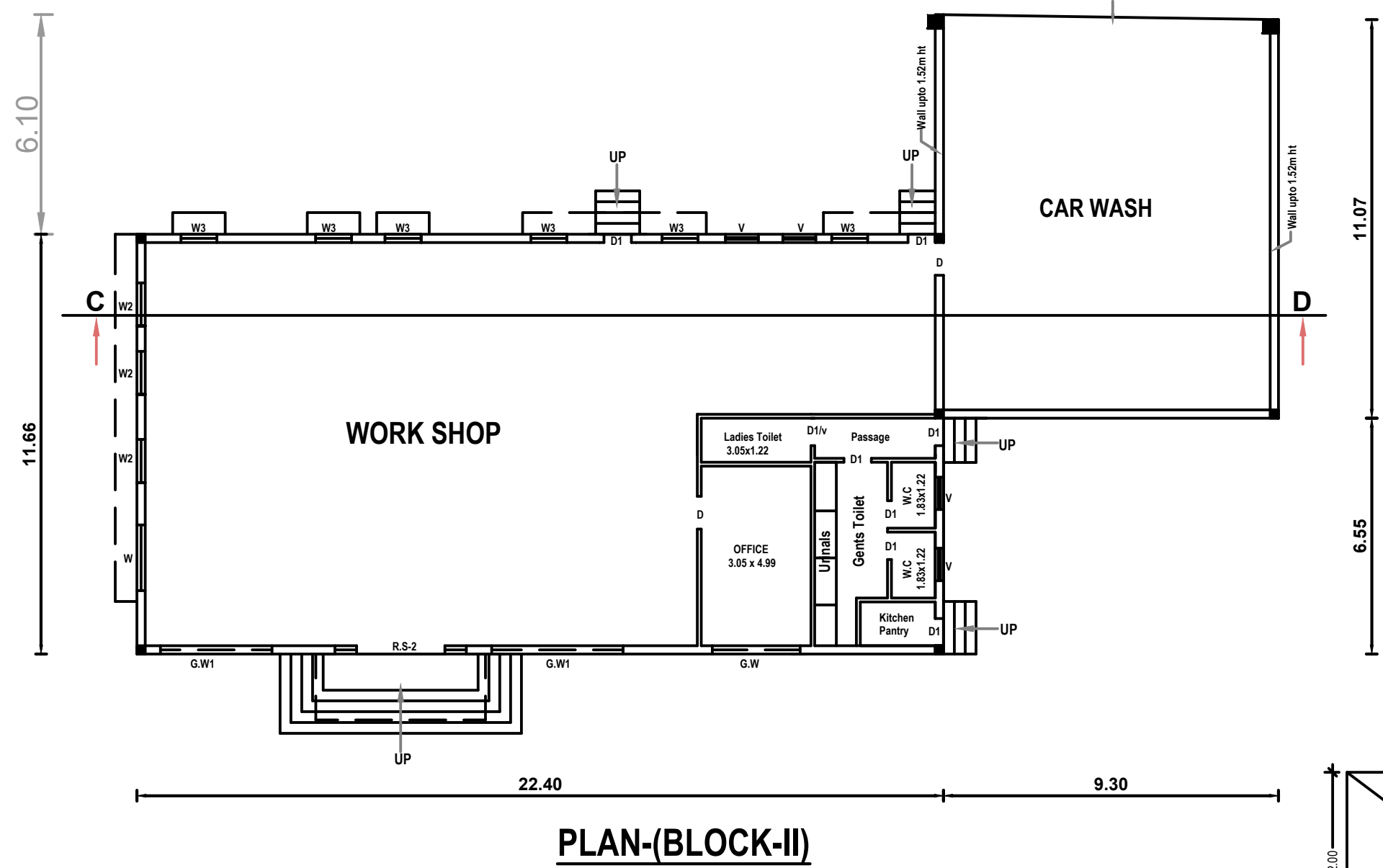
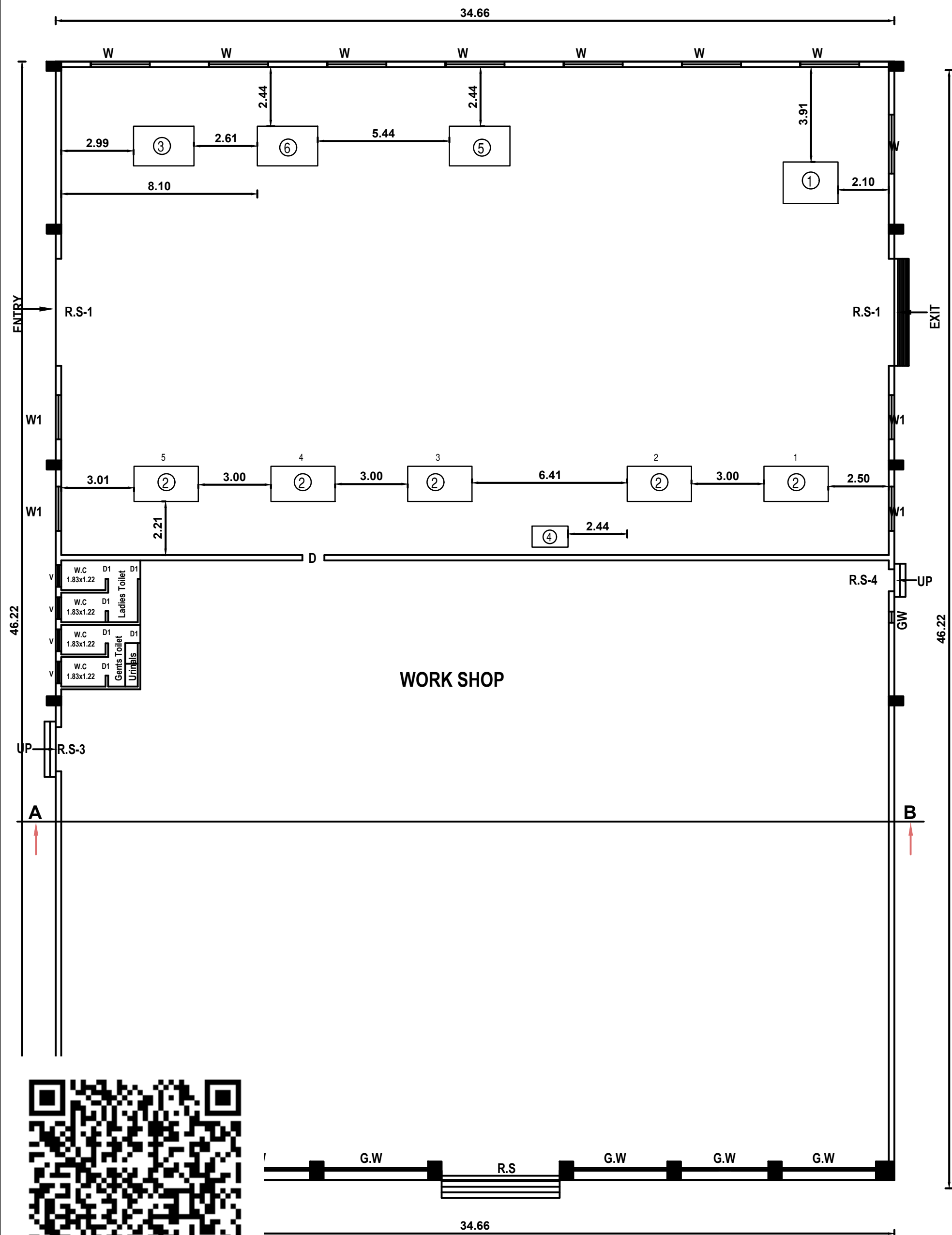
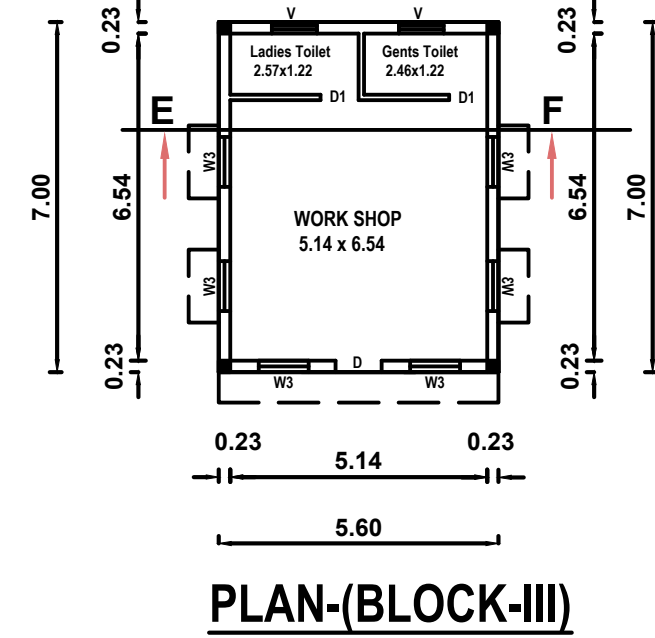
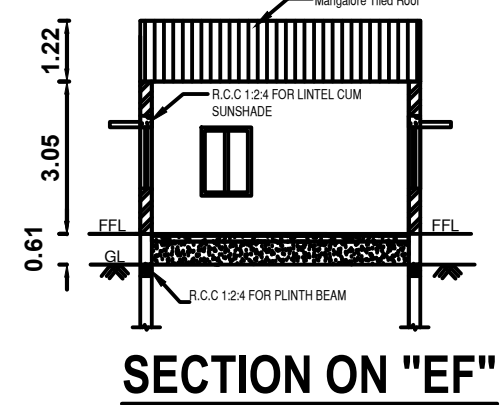
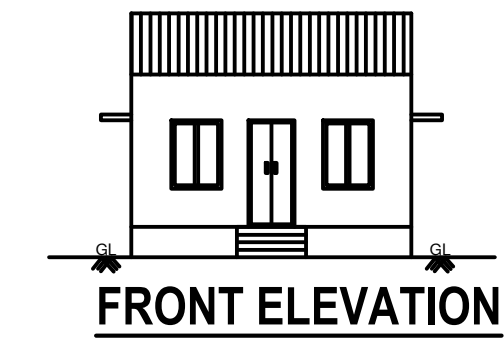
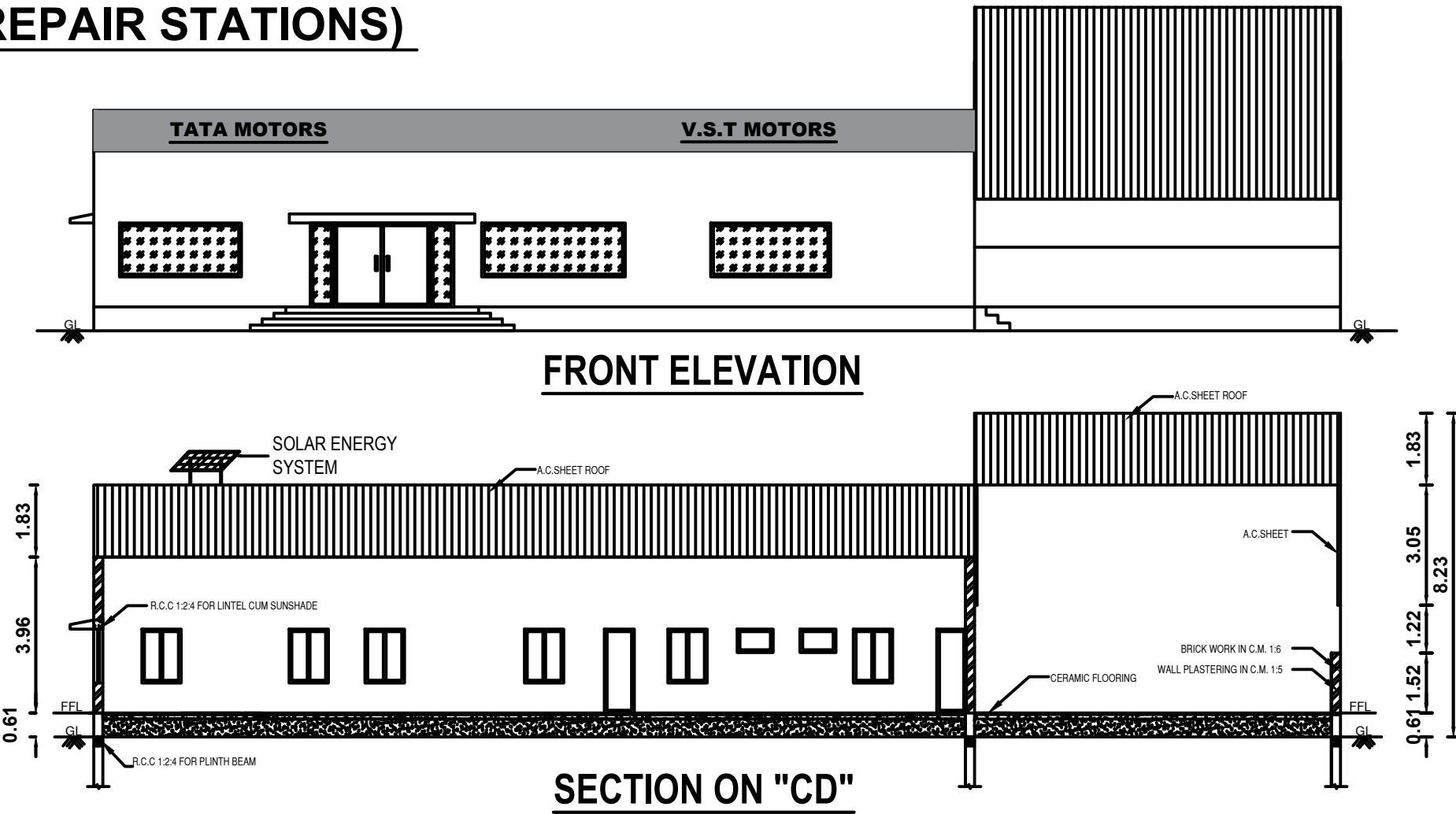
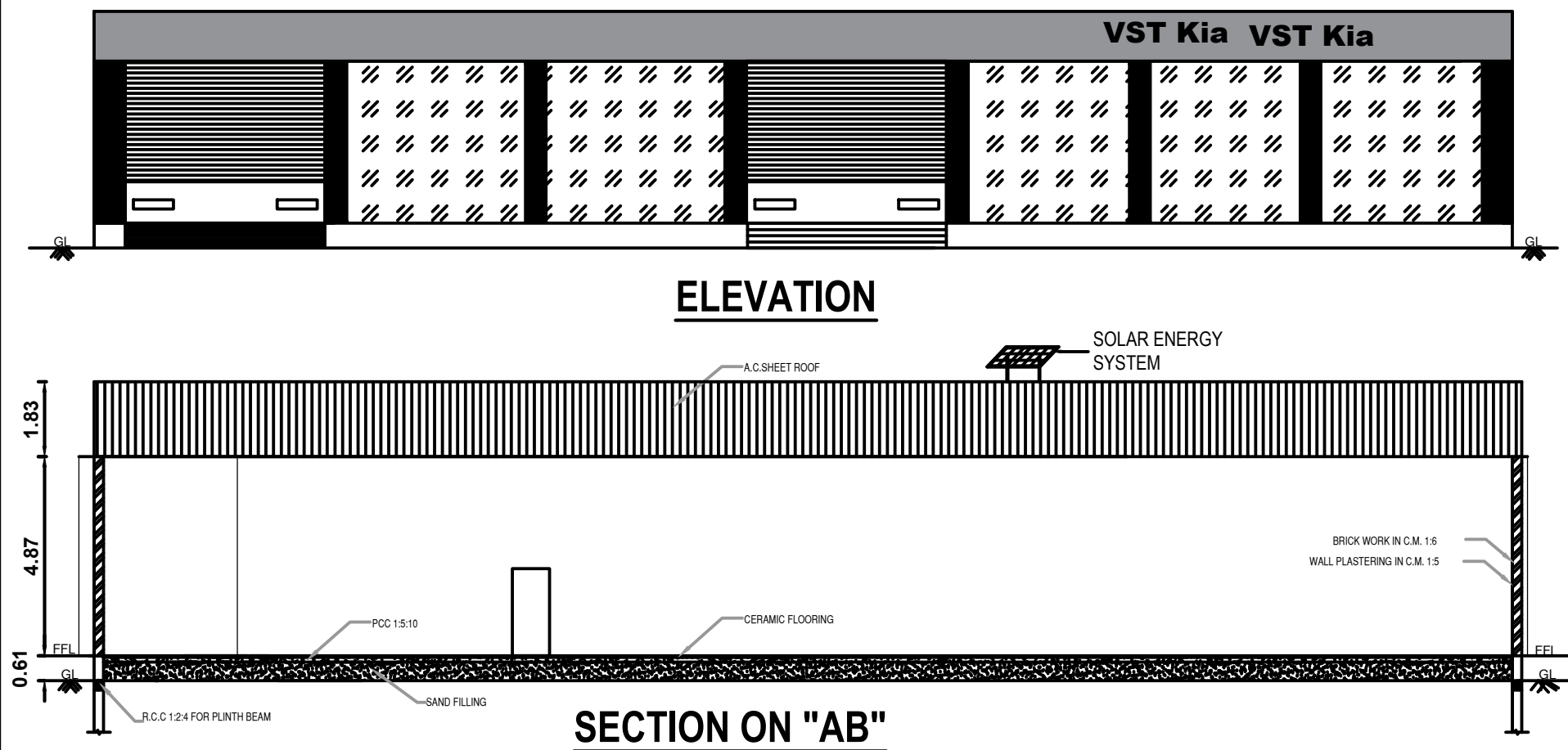
ISSUING AUTHORITY

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 EXISTING INDUSTRIAL BUILDING "VST MOTORS PVT LTD" AT S.F.NO: 311/2A, 312, WARD NO: 10,
GANDHI NAGAR, VELLORE CITY MUNICIPAL CORPORATION, ZONE-1, KATPADI TALUK & VELLORE DISTRICT
(AUTOMOBILES SERVICING & REPAIR STATIONS)**



MACHINERY DETAIL				
SL. NO.	DESCRIPTION	QTY.	EACH H.P.	TOTAL H.P.
1	PAINT BOOTH - (ATS ELGI) COMPRESSOR AND SPRAYER	1	10.00	10.00
2	TWO POST LIFT - (ATS ELGI-TPHL 4.0 CF CAR SERVICE LIFT)	5	3.00	15.00
3	WHEEL ALIGNER - (ATS ELGI- HF 03040)	1	1.50	1.50
4	TYRE INFLATOR- (ATS ELGI- LC810)	1	1.00	1.00
5	FOUR POST LIFT - (ATS ELGI- HF03040)	1	3.00	3.00
6	UCW - LG AC MACHINE	1	5.50	5.50
TOTAL HP				36.00 HP
FIRE CERTIFICATE : Necessary Fire Extinguishers will be provided with the permission from the fire Service.				

AREA DETAILS :

AREA OF SITE (AS PER PATTa)

- 6886.61 SQ.MT

AREA OF SITE (AS PER SITE)

- 6811.52 SQ.MT

FLOOR	FSI AREA	NON - FSI AREA	BUILTUP AREA	USAGE
BLOCK - I	1601.99	--	1601.99	WORK SHOP
BLOCK - II	366.17	--	366.17	WORK SHOP & Office
BLOCK - III	39.20	--	39.20	WORK SHOP
TOTAL AREA	2007.36	--	2007.36	--

ANNEXURE - VII - AUTOMOBILES SERVICING & REPAIR STATIONS

CATEGORY - ORANGE

NO. OF LABOURS : 30 Nos.

MALE - 20 Nos.

FEMALE - 10 Nos.

MACHINARIES TOTAL HORSE POWER = 36 HP

PLOT COVERAGE :

Plot Coverage: 2007.36 / 6811.52 x 100 = 29.47 %

FLOOR SPACE INDEX (FSI) :

Floor space index:

FSI AREA

=

2007.36

=

0.295 < 1.50

HEIGHT OF THE BUILDING - 8.23 M

OSR PROVIDED - 699.35 SQM - 10.26%

PARKING DETAILS:

FOR MANUFACTURING INDUSTRIES DEVELOPMENT

1 CAR SPACE FOR EVERY 100 SQM. OF OFFICE FLOOR AREA OR PART THEREOF AND 1 TWO WHEELER & 1 CYCLE SPACE FOR EVERY 50 SQM. OF FLOOR AREA OR PART THEREOF AND 1 LORRY SPACE FOR EVERY 500 SQM OR WORKSHOP FLOOR AREA OR PART THEREOF

CAR PARKING :

OFFICE AREA

=

16.63

=

0.17 SAY 1 NOS.

Provided Car Parking - 1 Nos.

TWO WHEELER & CYCLE PARKING :

FSI AREA

=

2007.36

=

40.14 SAY 41 NOS.

Provided Two Wheeler Parking - 42 Nos.

Provided Cycle Parking - 42 Nos.

LORRY PARKING :

FSI AREA

=

2007.36

=

4.01 SAY 5 NO.

Provided Lorry Parking - 5 No.

COLOR INDEX :

PLOT BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

PROPOSED DRIVEWAY

JOINERY DETAILS:

SIZE

TYPE	DESCRIPTION	SIZE
R.S	ROLLING SHUTTER	4.88 X 3.05
R.S1	ROLLING SHUTTER	4.42 X 2.13
R.S2	ROLLING SHUTTER	2.45 X 3.05
R.S3	ROLLING SHUTTER	1.83 X 3.05
R.S4	ROLLING SHUTTER	0.91 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
G.W	GRILL WINDOW	2.44 X 1.67
G.W1	GRILL WINDOW	3.10 X 1.22
W	WINDOW	2.44 X 1.67
W1	WINDOW	1.83 X 1.67
W2	WINDOW	1.22 X 1.37
W3	WINDOW	0.91 X 1.22
V	VENTILATOR	0.91 X 0.61

ALL DIMENISONS ARE IN METRES

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

SITE APPROVAL

BUILDING PLANNING PERMISSION NO.

AREA OF SITE (AS PER SITE)	- 6811.52 SQ.MT
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ALL DIMENSIONS ARE IN METRES

**** 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 THE EXISTING RETAINED BUILDING.**

SCALE-1:100

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.

