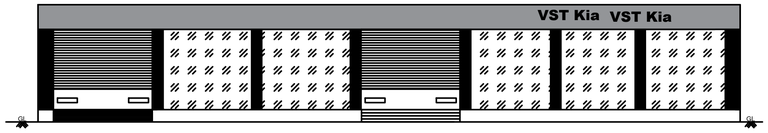
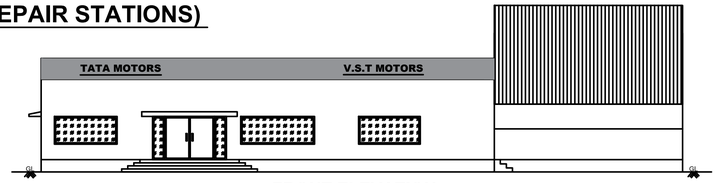
# PLAN SHOWING THE EXISTING INDUSTRIAL BUILDING "VST MOTORS PVT LTD" AT S.F.NO: 311/2A, 312, WARD NO: 10, GANDHI NAGAR, VELLORE CITY MUNICIPAL CORPORATION, ZONE-1, KATPADI TALUK & VELLORE DISTRICT

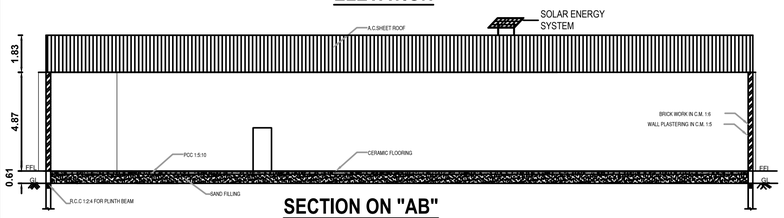
## (AUTOMOBILES SERVICING & REPAIR STATIONS)



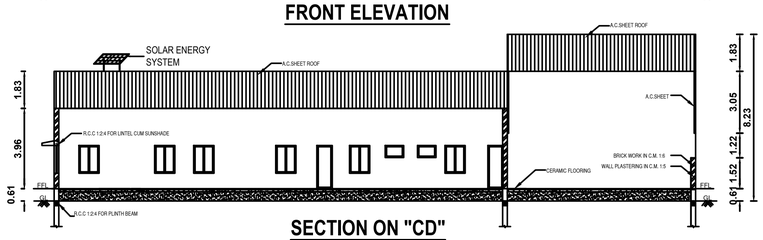

ELEVATION



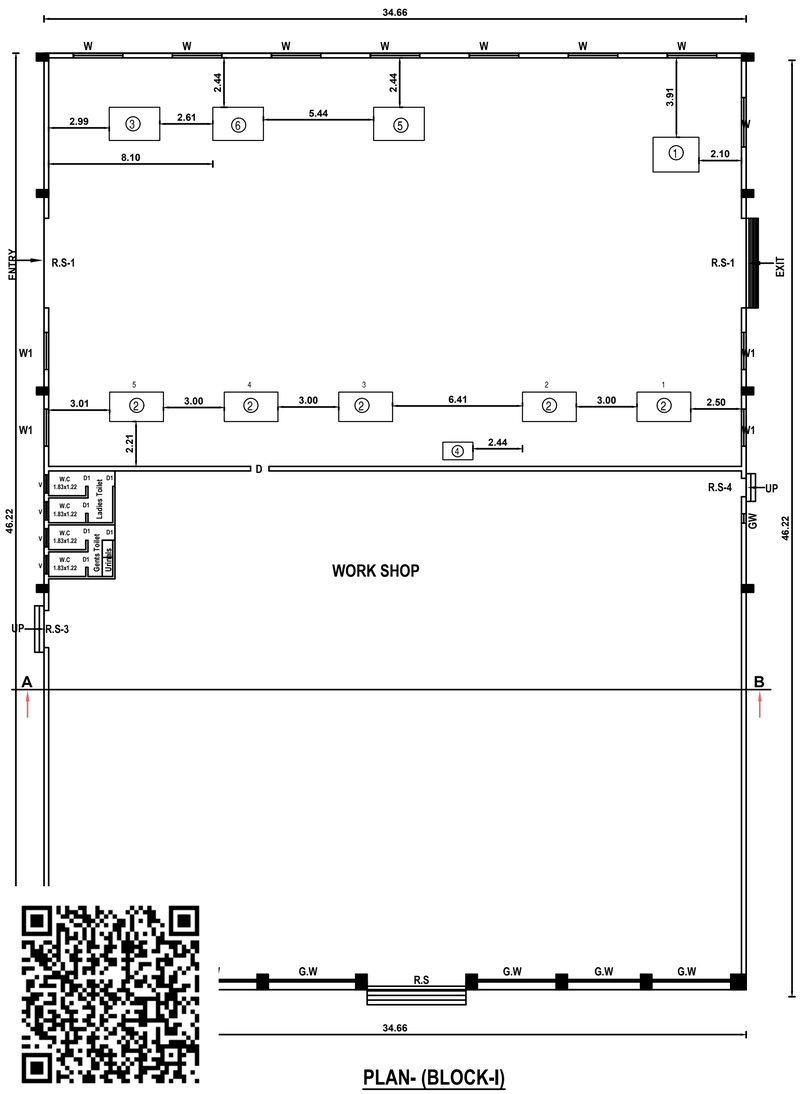

FRONT ELEVATION



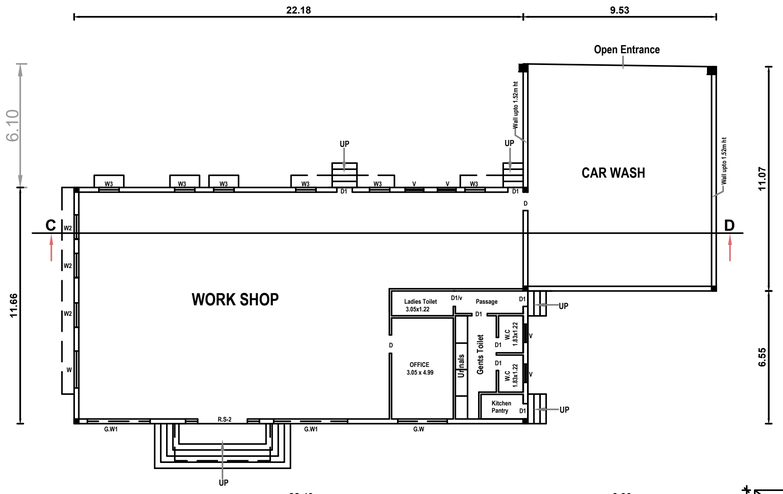

SECTION ON "AB"



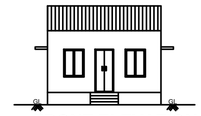

SECTION ON "CD"



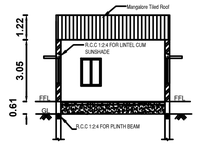

PLAN- (BLOCK-I)



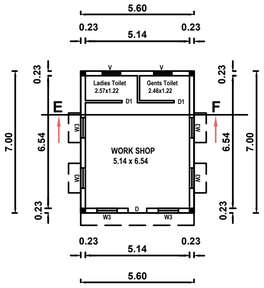

PLAN-(BLOCK-II)



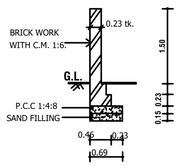
FRONT ELEVATION



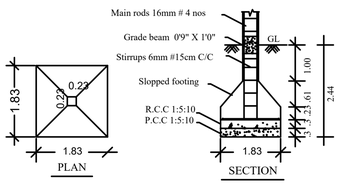

SECTION ON "EF"



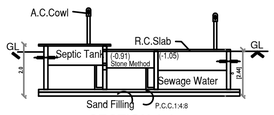

PLAN-(BLOCK-III)



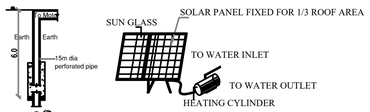

SECTION OF COMPOUND WALL



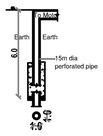

COLUMN DETAILS



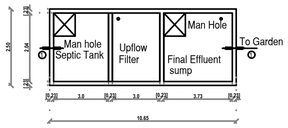

SECTION 1-1



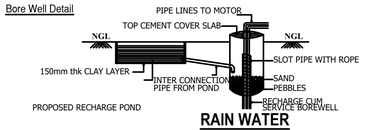

SOLAR PANEL PLAN



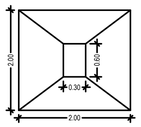

PLAN
Bore Well Detail



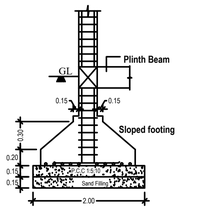

SEPTIC TANK WITH UP-FLOW DETAILS




RAIN WATER HARVESTING DETAIL




FOOTING / COLUMN DETAIL




ISOLATED FOOTING / COLUMN DETAIL

FIRE EXTINGUSHIER (N.T.S)

## 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 EXTINGUISHER

**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:

$$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{2007.36}{6811.52} = 0.295 < 1.50$$

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 :**

$$\frac{\text{OFFICE AREA}}{100.00} = \frac{16.63}{100.00} = 0.17 \text{ SAY 1 NOS.}$$

Provided Car Parking - 1 Nos.

**TWO WHEELER & CYCLE PARKING :**

$$\frac{\text{FSI AREA}}{50.00} = \frac{2007.36}{50.00} = 40.14 \text{ SAY 41 NOS.}$$

Provided Two Wheeler Parking - 42 Nos.

Provided Cycle Parking - 42 Nos.

**LORRY PARKING :**

$$\frac{\text{FSI AREA}}{500.00} = \frac{2007.36}{500.00} = 4.01 \text{ SAY 5 NO.}$$

Provided Lorry Parking - 5 No.

**COLOR INDEX :**

PLOT BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

PROPOSED DRIVEWAY

**JOINERY DETAILS:**

| 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 DIMENISIONS ARE IN METRES*

SHEET NO: 1/2

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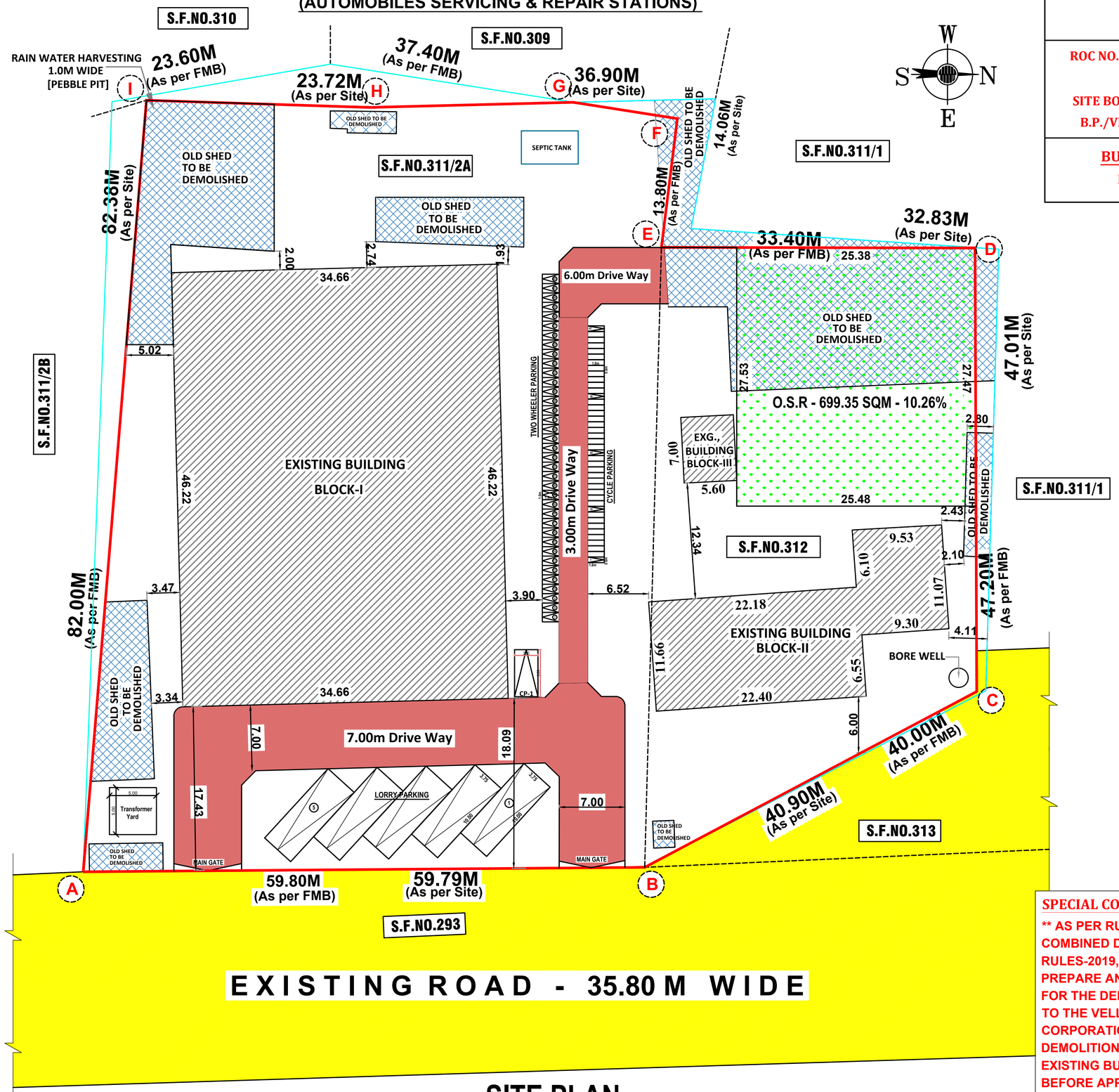


**VELLORE LOCAL PLANNING AUTHORITY / DISTRICT TOWN AND COUNTRY PLANNING OFFICE, VELLORE DISTRICT.**

ROC NO. SWP/BPA/291324/2024.

**SITE APPROVAL**

SITE BOUNDARY SHOWN AS "A - I" & NUMBERED AS B.P./VELLORE-LPA/SITE APPROVAL NO. 31/2024

**BUILDING PLANNING PERMISSION NO.**

B.P./VELLORE-LPA/P. P. NO. 31/2024

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**COLOR INDEX :**

- PLOT BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- PROPOSED DRIVEWAY
- EXISTING BUILDING TO BE DEMOLISHED

*ALL DIMENISIONS ARE IN METRES*

**SPECIAL CONDITION :**

** 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.

**SHEET No.2/2**

Signature Not Verified
Signed by Sub Registrar Director
Location: Vellore
Date: 2024.07.26 17:14:14 IST

# SITE PLAN

SCALE-1:100