

PP

APPROVAL RECORD

Planning Permission

Tirupathur

Tirupathur district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

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.

Annexure – II

[See rule 6 (8)]

Form-B

Application for Permission for carrying out construction of building or structure, change of use of building

From, *V. Nandhini.*
No: 419, Perum Pali
Thirupattur, Pungampattu nadu,
Chinnavattanur.
Vellore - 635655.



To

The Commissioner,
Vellore City Municipal Corporation
Vellore.

1. I/We hereby apply for permission for carrying out construction of building or structure, change of use of building as described in the accompanying plans and drawings.

2. I/We have absolute right over the land applied for and have not made any encroachment on any government land.

3. The names of the registered professionals employed by me/us for the development are as under:

a) The plans have been prepared by Registered Architect/Engineer *C. Palani DCE.*

b) The structural report, details and drawings have been prepared and supplied by the

Registered Structural Engineer

c) The construction of the proposed buildings will be carried under the supervision of the Registered Construction Engineer on Record

d) For the foundation work of the High rise building, the services of the Registered Geo-technical Engineer will be availed.

e) The construction work of a High rise building executed by Registered Construction Engineer on the record will be under the independent quality inspection programme prepared and implemented under the supervision of the independent Registered Quality Auditor on record..... (name and registration number)

4. I/We have read the Building Rules applicable for the Local body framed under the provisions of the relevant Act and claim to be fully conversant with it.

5. I/We shall fulfill my duties and responsibility in accordance with the provisions of the Building Rules.

Date: *26/03/2024.*

C. Palani
Er. C. PALANI, DCE.,
Registered Engineer

DTCP Reg. No. RE/Gr-III/19/04/021
VCMC Reg. No. RE/Gr-III/17/2020
No.97/1, First Floor, Nethaji Stadium Road
Vellore - 632 001. Mobile : 97879 01582

V. Nandhini
Signature of the Owner/Registered Developer

1. Applicant's name : V. Nandhini.
2. Postal Address for correspondence : NO: 419/Perum Parai, Thirupattar,
Telephone number for communication : Pungampattunadu, Chinnavattanur
Vellore - 635655.
3. Applicant's right over the land to make the proposed development (documentary evidence to be enclosed) : Enclosed
4. Development site address : S.F.No: 23/3, Pungampattunadu Madura,
Chinnavattanur village, Thirupattar District,
Vellore - 635655.
5. Present use of the land and/ or the building [Please give details of each use] : 950.00 sq.m (or) 10,225.80 (sq.ft)
6. Proposed use of the land and/the building, [Please give details of each use] : ~~Nil~~ Residential Building
7. Whether the site applied for forms part of/lie in an approved layout. If yes, please give date of approval and reference no, with a copy of the approved layout plan duly authenticated : Nil
8. Existing building - Floor area : Nil
9. Proposed building - Floor area : 135.11 sq.m
10. Whether all the documentary evidence, plans details, certificates required to be enclosed with the application as per the Building Rules have been enclosed:
11. In industrial use machineries
 - a) Existing H.P.
 - Proposed H.P.
 - b) Number of workers- Existing
 - Proposed
 - c) Whether detailed report on the raw materials used, process and machineries involved, effluent discharge methods progressed, product manufactured, category of power consumption (i.e. LT/HT), action taken and minimize its negative impact, if any, or the environment, etc. enclosed

Date: 26/03/2024.

Er. C. PALANI, DCE.,
Registered Engineer

V. Nandhini
Signature of the Owner/Builder

DTCP Reg. No. RE/Gr-III/19/04/021
VCMC Reg. No. RE/Gr-III/17/2020
No.97/1, First Floor, Nethaji Stadium Road
Vellore - 632 001. Mobile : 97879 01582

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU

29.1.2024 ரூ 50

BH 375164

பெ. பி.செ.மா. ப.ப.அ.
L. No. : 5683, ஆ/வா 9/87
அரசு முத்திரைத்தாள் விற்பனையாக
51/5, ஆற்காடு ரோடு, கோட்டே எதிரி
வேலூர் - 632 009.

விடுநர்:

V.NANDHINI

NO : 419 , பெரும்பள்ளி கிராமம் ,
புங்கம்பட்டுநாடு மதுரா, ஜவ்வாதுமலை,
திருப்பத்தூர் தாலுக்கா & மாவட்டம்

பெறுநர்,

திரு. தலைவர் அவர்கள்,
சின்னவட்டனூர் கிராமம்,
திருப்பத்தூர் வட்டம் மற்றும் மாவட்டம்.

ஐயா,

பொருள்:- RESIDENTIAL கட்ட அனுமதி கோருதல் - நிலஉரிமம் -
குறித்து.

திருப்பத்தூர் மாவட்டம், திருப்பத்தூர் வட்டம், ச.எண்: 23/3, புங்கம்பட்டுநாடு
மதுரா, சின்னவட்டனூர் கிராமம், ஆகிய இடத்தின் மொத்தபரப்பு -950.00 ச.மீ- ல்
எனக்கு உரிமை என்று உறுதி கூறுகிறேன்.

V. Narasimhan

இப்படிக்கு,

தங்கள் உண்மையுள்ள,

ஐயா,

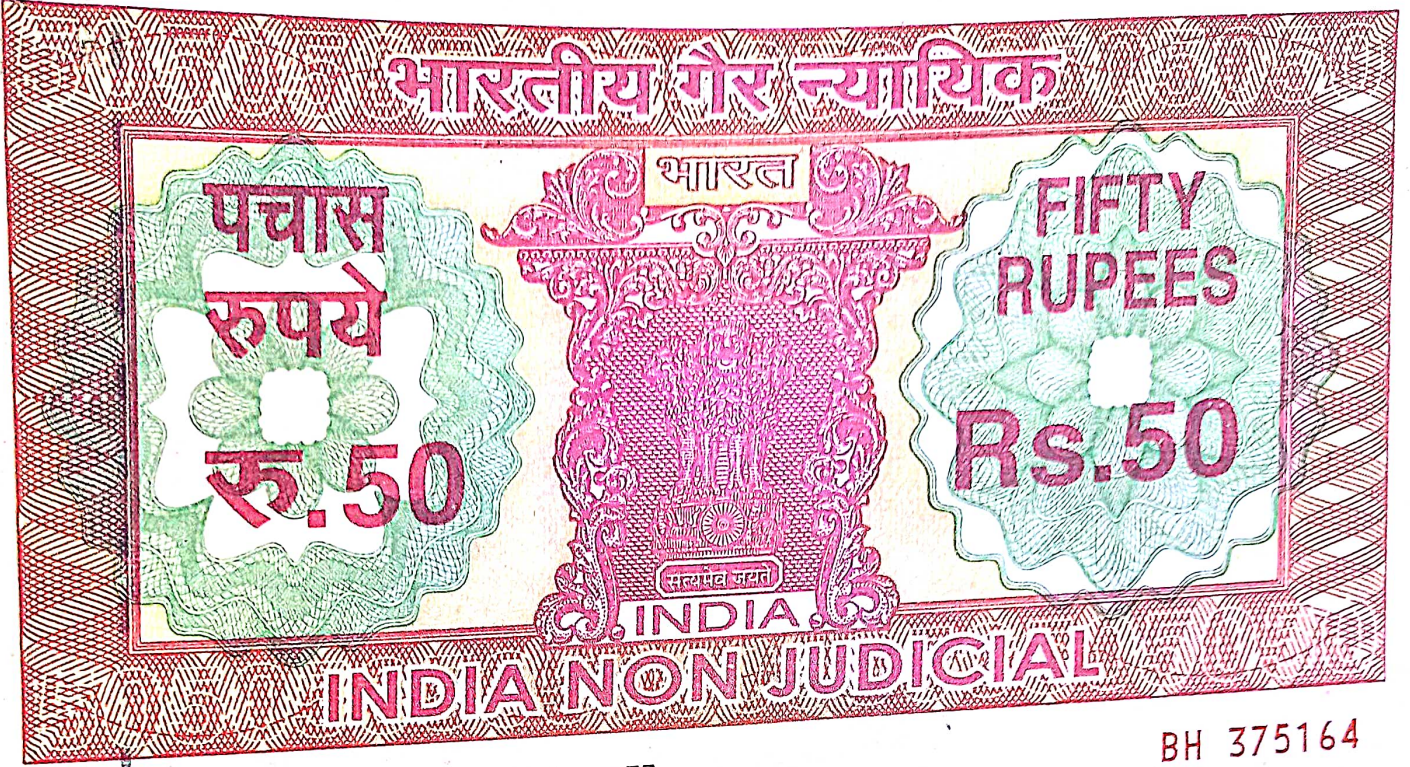
திருப்பத்தூர் மாவட்டம், திருப்பத்தூர் வட்டம், ச.எண்: 23/3,
புங்கம்பட்டுநாடு மதுரா, சின்னவட்டனூர் கிராமம், ஆகிய இடத்தின்
மொத்தபரப்பு -950.00 ச.மீ- ல் இதில் RESIDENTIAL கட்டிடம் கட்ட
அனுமதி கோருதல் மற்றும் தண்ணீர் உபயோகம்-குறித்து.

பொருளில் குறிப்பிட்டுள்ள இடத்தில் RESIDENTIAL கட்ட அனுமதி
தருமாறு பணிவோடு கேட்டுக்கொள்கிறேன். மேலும் கட்டிடத்திற்கு
தேவையான குடிநீர் மற்றும் இதர தேவைக்கு போர்வெல் அமைத்து
அதன்மூலம் தண்ணீர் தேவையை பூர்த்தி செய்து கொள்கிறோம் என
இதன்மூலம் உறுதி கூறுகிறேன்.

V. Nandhu

இப்படிக்கு,

தங்கள் உண்மையுள்ள.



தமிழ்நாடு தமிழ்நாடு TAMILNADU

29.1.2024 ரூ 50

BH 375164

ம. பி. ரமணி, ப. ப.
L. No. : 5683/ஆ/ம. ப. ப.
அரசு முத்திரைத்தாள் கீழ்க்கண்ட
51/5, அற்காடு ரோடு, கோட்டை
வேலூர் - 632 009.

Annexure - III

[See rule 6 (9)]

FORM-C

Form of undertaking to be executed by the land owner or power of attorney holder or builder or promoter and structural engineer, architect, geo-tech expert and site engineer.

This deed of undertaking executed at Thirupathur on the day of 29.1.2024
By the landowner N. Nandhini Residing at NO. 419, Perum Pali Tirupathur,
Puozampathu nadu, chinnavattur Power of Attorney Holder (or) Builder (or) Promoter /
Structural Engineer , Architect , Geo-Tech Consultant in respect of
proposed development / construction made in Thirupathur Road in the
following S.No.

S.No.	Block No.	Village	Taluk
S.F.No. 23/3	-	chinnavattur.	Thirupathur.

in favour of the The Commissioner, VCMC. (competent authority) having office at Vellore. witnesseth as follows.

2. I/We (**Land Owner or Power of Attorney Holder or Builder or Promoter**) have applied for the Planning Permission for construction in the above premises by submitting an application to the COMMISSIONER, VCMC (competent authority) in accordance with the planning norms prescribed in these rules. I am associated with the project as Land Owner/Power of Attorney Holder/Builder/Promoter. The extent of site as per document is 950.02 Sq.m. and as per Patta / TSLR / PLR / Handing over sketch 950.02 Sq.m. I assure that I will put up the construction only in accordance with the approved plan without any deviation and if any construction is later on found not in accordance with the approved plan and any unauthorized addition is made, I agree for the forfeiture of the Security Deposit which will be collected while issuing Planning Permission, and also agree to demolish the such a deviation marked by the The Commissioner, VCMC (competent authority) within thirty days after such notice, failing which, apart from forfeiture of Security Deposit, the may demolish or cause to demolish such unauthorized or deviated constructions at the site under reference and recover the cost of demolition from me.

3. I/We (**Land Owner or Power of Attorney Holder or Builder or Promoter**) also assure that the open space around the building to be left or the usage of the building, including the car parking in ground floor, will be kept as specified in the approved plan and it will not be converted into any other use except the purpose for which it is approved. If any structural modification or usage differs from the approved plan, the competent authority is at liberty at any time to remove any structural modification or usage and the expenses incurred by the competent authority is recoverable from me for non-compliance of their request or order.

4. I/We (**Land Owner or Power of Attorney Holder or Builder or Promoter**) further assure that I will not convert any place of the construction in contravention to the approved plan, especially in respect of car parking as specified in the sanctioned plan. At any time in future, I will not convert the car parking

5. on stilts by covering them fully, and use the car parking space for any other purposes. If any construction work in car parking place, converting them either as a flat or for any other purpose, is done either by me or by my successor or by any other person to whom the said construction is transferred in future, without getting appropriate order for doing so from the competent authority, the Authority is at liberty at any time to take any action to remove any structural modification or usage and the expenses incurred by the Authority is recoverable from me/my successor or from any other person to whom the said construction is transferred in future.

6. I/We (**Land Owner or Power of Attorney Holder or Builder or Promoter**) hereby undertake that, I am, jointly and severally responsible with the Land Owner/Power of Attorney Holder/Builder/Promoter to carry out the developments in accordance with the permission granted and also for payment of Development Charges, Security Deposit, Scrutiny Fee and for all other charges levied from time to time by the Authority and also liable for penal provisions for developments made in contravention of the Development Regulations and these presents.

7. I/We (**Land Owner or Power of Attorney Holder or Builder or Promoter**) assure that I/We will pay the premium FSI charges as applicable in case the FSI area exceeds the permissible FSI as per Development Regulations.

8. I/We (**Land Owner or Power of Attorney Holder or Builder or Promoter**) assure that I / We shall gift the OSR area as applicable or pay the equivalent land cost in lieu of OSR area as per Development Regulations.

9. I/We (**Land Owner or Power of Attorney Holder or Builder or Promoter**)

assure that I / We shall gift the Street Alignment Portion / Road Widening Portion / Link Road as per the provisions in the Development Regulations to the Authority / Localbody before issue of Planning Permission.

10. I/We (**Land Owner or Power of Attorney Holder or Builder or Promoter**) hereby solemnly affirm and declare that I / We are the absolute owner / owners / Power of Attorney Agent / Lease Holder of the said property and it is not covered under the Land Ceiling and Land Acquisition (in respect of Land Acquisition Act, 1894, The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Amendment) Ordinance, 2015, Land Reforms Act, 1961 and Land Ceiling Act, 1978) and I / We shall be liable for all future consequences in case of land falling under Land Ceiling, Land Reforms or Land Acquisition.

10. I / We (Land Owner or Power of Attorney Holder or Builder or Promoter) have engaged the following as the consultant for the proposed development:

Consultant	Name and Address	Registration No.	E-Mail ID & Mobile No.	Signature
Architect / L.S. Structural Engineer				 Er. C. PALANI, DCE., Registered Engineer DTCP Reg. No. RE/Gr-II/19/04/021 VCMC Reg. No. RE/Gr-III/17/2020 No.97/1, First Floor, Nethaji Stadium Road Vellore - 632 001. Mobile : 97879 01582
Construction Engineer				

This is to certify that I the Architect / LS of the site has inspected the site at

S.No.	Block No.	Village	Taluk
S.F.No : 23/2	-	Chimavattanur.	Thirupathur.

I, the Architect / Licensed Surveyor certify that

The NH SERVICE TAR Road abutting the site under reference is public (maintained by the National Highways) and its width actually measures 6.10 m Meter in front of the site and qualifying width of 6.10 m is available for a length of 250m / 500m as shown in the Road width sketch enclosed mentioning width of the road at regular interval of 25 m mentioning the landmark of the stretch where width has been measured.

I have personally verified the site measurements on ground and dimensions given in the plan correspond with the actual on the ground.

The residuary plot details including structures thereon evidenced by documents correspond with the actual on the ground.

Distance between the site and nearby waterbody, if any, is Nil m.

Distance between the site and quarry / crusher, if any, within 500m is Nil
Distance between the site and Nil burial ground, if any, within a distance of 30 m from a place declared and used as a burning or burial place / ground is Nil
The Street Alignment Portion / Road Widening Portion / OSR Area shown in the Site Plan tallies to the dimensions in the ground condition.

The site approval for Non High Rise Buildings / High rise building is enclosed (in such cases item No.1 to 7 does not arise).

The building plans prepared and submitted herewith satisfy the relevant provisions of development regulations vide planning parameters compliance statement.

The site lies vacant (or) not.

The depth of the plot with reference to road level is **0.3 m**.

HT / LT line passes through the site : Yes
/ No (If yes, to be shown in the site plan)

Topo Plan furnished showing the surrounding developments for a radius of 500 m correspond with the actual on the ground.

The coverage of the building mentioned in the Plan is correct.

In case of non-issuance of NOC, I shall obtain NOC / remarks from the department's concerned before commencement of the construction and comply the conditions stipulated by the concerned NOC / Remarks issuing Department during the construction and submit the NOC / remarks along with certificate from the concerned agencies on fulfillment of the NOC conditions at the time of applying for Completion Certificate.

I the Architect / LS to inform competent authority before the commencement of crucial stages of construction viz.

Earth work for

foundation Foundation

concreting

Laying the roof of basement

floor Laying the roof at each

floor level After completing the

finishing work

(White washing, colouring, fixing, water supply, drainage or other sanitary fittings) and before obtaining regular connection for water supply / electricity.

I the Architect / LS also undertake to communicate to the **The Commissioner VCMC**. (competent authority) Certificate to the effect that the construction is in conformity with the plan approved by competent authority at the crucial stages mentioned above.

If any deviation to the approved plan is proposed to be made, the I the **The Commissioner VCMC** Architect / LS shall obtain prior approval of the Chennai Metropolitan Development Authority

I the Architect/LS shall intimate (competent authority) immediately if for any reasons association with the project ceases

The above information furnished is correct. If any information furnished is found wrong, I am aware that action shall be initiated against me and I shall not be henceforth allowed to sign in the Plans for the Planning Permission Applications processed by GCC, Local Body, CMDA and DTCP. To this effect an Undertaking shall be obtained from Architect / Licensed Surveyor and owner.


Er. C. PALANI, DCE.,
Registered Engineer
DTCP Reg. No. RE/Gr-III/19/04/021
VCMC Reg. No. RE/Gr-III/17/2020
No.97/1, First Floor, Nethaji Stadium Road
Vellore - 632 001. Mobile : 97879 01582

SIGNATURE OF THE ARCHITECT /ENGINEER

We (Owner / Builder / Structural Engineer / Architect / Geo-Tech Expert) certify that the structural plans of the building meet the structural safety requirements for all situations including natural disasters, as applicable, as stipulated under Part 6 Structural Design of the National Building Code of India and other relevant Codes; The design has been done after detailed soil test and we are satisfied as to the adequacy of soil test carried out and the information given therein is factually correct to the best of our knowledge and understanding.

The site is fit for the proposed construction, it has been tested vide soil test report.

No..... dt..... done by

We (Owner / Builder / Structural Engineer / Architect / Site Engineer) certify that the development, erection, re-erection or making alteration in the building shall be carried out under our supervision and we certify that all the materials (type and grade) and the workmanship of the work shall be generally in accordance with the general and detailed specifications, as per NBC standards and to meet out the structural design of the proposed building.

We (Owner / Builder / Structural Engineer / Architect / Site Engineer) undertake not to continue construction without any supervision by the our Site Engineer and submit the report to the local body.

I (Landowner / Builder) certify to engage the above mentioned Engineers for the active period of building execution and I hereby assure to give Revised Certificate in case of any change of Engineer, I shall ensure no work is taken up in this period till required Engineers are engaged by me.

In case construction work is entrusted by a Builders Agreement to a 3rd Party, I (Land Owner or Power of Attorney Holder or Builder or Promoter) shall undertake to include these conditions as part of the agreement.

Applicable incase of existing building within the site

I (Structural Engineer / Architect / Site Engineer) hereby certify that the development, erection, re-erection or for making alteration in the building has been carried out under our supervision and we certify that all the materials (type and grade) and the workmanship of the work was in accordance with the general and detailed specifications, as per NBC standards and met out the structural design of the constructed building. The construction was made under the supervision of Site Engineer and submitted the report to the local body periodically.

I (Owner / Builder / Structural Engineer / Architect) hereby certify that the building, has been designed by me and the Structural Design was made by and the sanctioned in the Planning to the approved Thiru plans No. d date and the Building Permit dated.....

The Building has been constructed and completed under my guidance and supervision as per the structural design furnished by the Structural Engineer engaged by us. I also assure and undertake that, I have signed in the plan and in "as on site" plan and the same is structurally safe and fit for occupancy based on my personal assessment and certification of the Structural Engineer engaged by us.

This deed of undertaking is executed by us on the..... day of.....20.....with the full knowledge of the contents of this document.

Consultant	Name and Address	Registration No.	E-Mail ID & Mobile No.	Signature
Owner of the land / Power of Attorney Holder / Lease Holder				V. Nandhy
Architect / L.S.				Er. C. PALANI, DCE., Registered Engineer DTCP Reg. No. RE/Gr-III/19/04/021 VCMC Reg. No. RE/Gr-III/17/2020 No. 97/1, First Floor, Nethaji Stadium Road Vellore - 632 001. Mobile : 97879 01582
Construction Engineer				

பரப்பு: ஹெக்டேர் 3 ஏர். 25-5

G. Langford

3-05
உதயநகர்

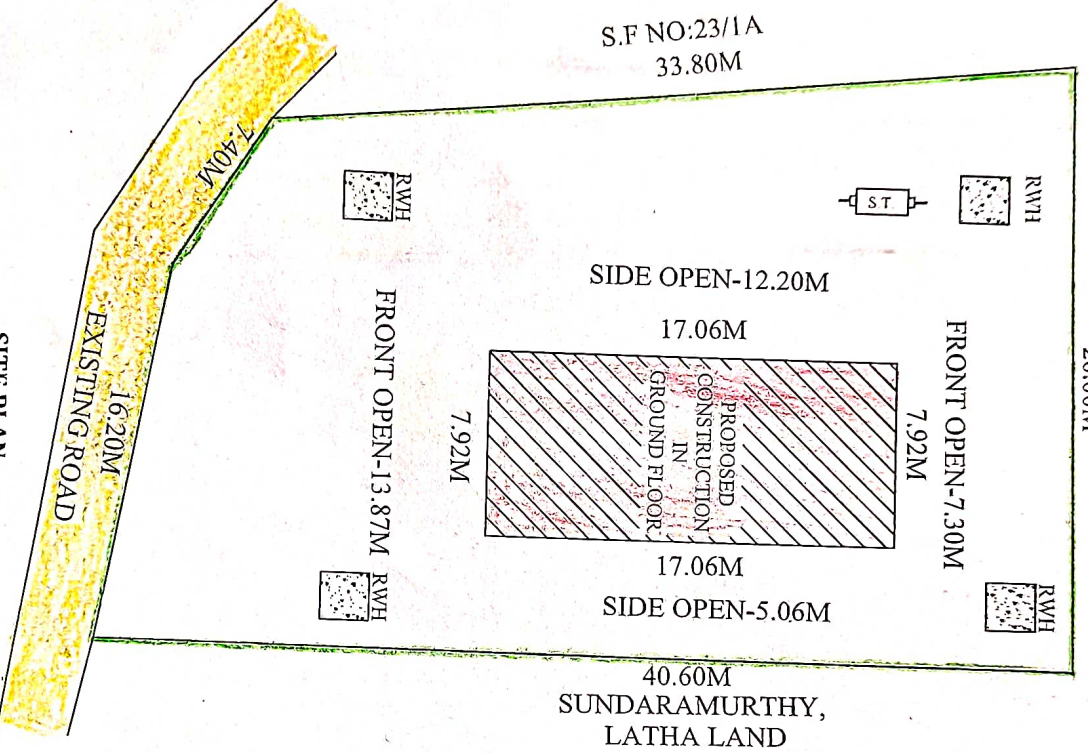
திருப்பத்தூர் வட்டம்,
திருப்பத்தூர் மாவட்டம்.

இராமச்சந்திரன்
R. Ramachandran
அருள்முகம்
22-3-66

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RCC ROOF RESIDENTIAL BUILDING IN GROUND FLOOR AT S.F NO:2 PUNGAPATTUNADU MADURA, CHINNAYATANUR VILLAGE, THIRUPATHUR PANCHAYAT UNION, THIRUPATHUR TALUK & DISTRICT.

ALL DIMENSIONS ARE IN METTER.
SCALE- 1:100

S.F NO:23/2
26.00M



SITE PLAN
SCALE 1:200

NOTE

- OWNERS BOUNDARY SHOWN IN _____
- PROPOSED BUILDING SHOWN IN _____
- EXISTING ROAD SHOWN IN _____

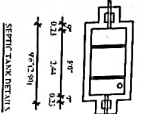
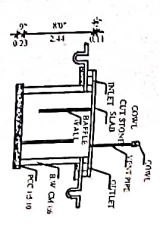
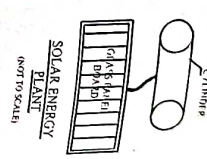
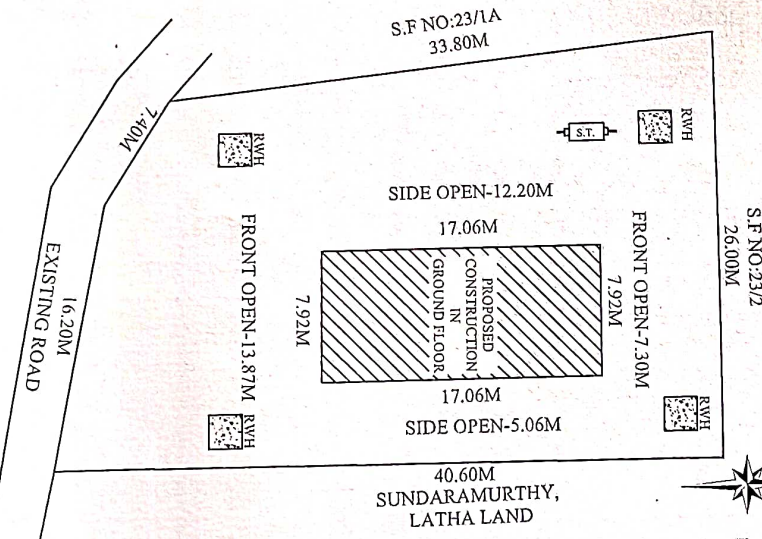
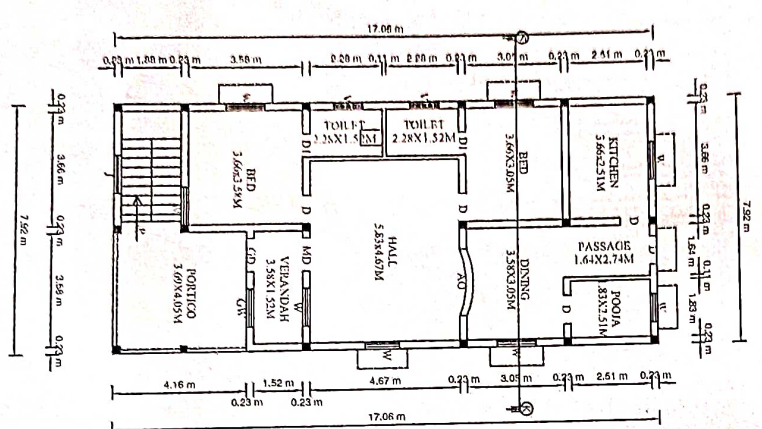
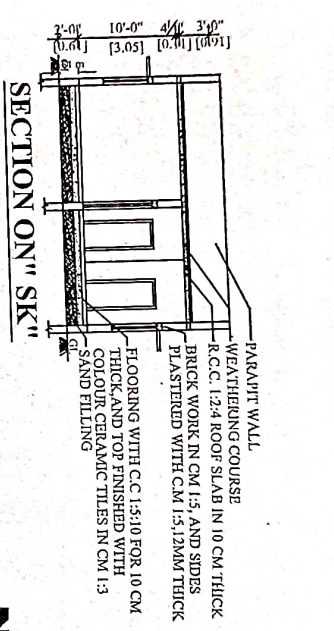
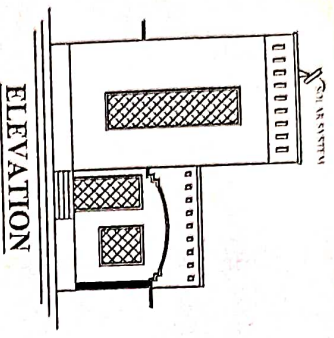
APPLICANT

V. D. andy

Dr. C. PALANI, DCS,
Registered Engineer
DTCP Reg. No. RE/GF-III/19/04/021
VCMC Reg. No. RE/GF-III/17/2020
No. 97/1, First Floor, Nethaji Stadium Road
Vellore - 632 001. Mobile : 97879 01552

REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RCC ROOF RESIDENTIAL BUILDING IN GROUND FLOOR AT S.F NO:23/3
 PUNGAPATTUNADU MADURA, CHINNAYATTANUR VILLAGE, THIRUPATHUR PANCHAYAT UNION,
 THIRUPATHUR TALUK & DISTRICT.
 ALL DIMENSIONS ARE IN METERS.
 SCALE-1:100



NOTE
 OWNERS BOUNDARY SHOWN IN _____
 PROPOSED BUILDING SHOWN IN _____
 EXISTING ROAD SHOWN IN _____
TOTAL AREA OF THE SITE - 950.00 SQ.M
 (As per PATTI)
AREA DETAILS
 PRO. GROUND FLOOR AREA - 1454.30
 SO FT. 50M 155.11

JOINERY DETAILS
 MD - MAIN DOOR - 40' X 70' 122 X 213 M
 D - DOOR - 35' X 70' 100 X 213 M
 D1 - DOOR - 26' X 70' 68 X 213 M
 W - WINDOW - 57' X 45' 152 X 127 M
 W1 - WINDOW - 97' X 45' 133 X 127 M
 W2 - WINDOW - 35' X 45' 100 X 127 M
 GW - GRILL WINDOW - 35' X 80' 120 X 213 M
 V - VENTILATOR - 25' X 20' 68 X 51 M
SPECIFICATION
 AS SHOWN IN SECTION ON - AB

APPLICANT

REGISTERED ENGINEER

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



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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.

