

PP

APPROVAL RECORD

Planning Permission

Tiruvallur

Tiruvallur 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.



TOWN AND COUNTRY PLANNING OFFICE – THIRUVALLUR DISTRICT

Online Building Plan Application – Technical Concurrence

Application Number:SWP/BPA/0011201/2023

Sir,

Subject : **Revised and Proposed Additional Building**— Office of the Town and Country Planning - Thiruvallur District, – Thiruvallur District - Thiruvallur District– Ponneri Taluk–Natham Panchayat/ Village - S.F.Nos.117/1D, 117/2, 117/3, 117/4A, 117/4B, 117/1C, 117/5, 118/1A, 118/1B, 118/2, 118/3, 118/4, 118/5A, 118/5B, 118/6, 118/7, 118/8, 118/9, Uthukottai Taluk, Manjakaranai Panchayat /Village S.No.12/1, 2, 3, 4, 5 & 6, 13, 14, 17, 142/1B, 142/2, 143, 144/1A2, 144/1B3B, 144/2, 144/3, 144/4, 144/5, 144/6A, 151/1A 151/1B1, 151/1B2, 151/2B, 151/3, 152, 153/1, 153/2, 154/1, 154/2, 158/2B, 158/3A2 and Ponneri Taluk, Bandikavanur Panchayat and VillageS.No.327/1A, 327/1B, 327/2B- site area- 155050 sqm -FSI Area: 54348.74 sq.m - Already approved-Now Revised &Proposed additional buildings has been added in the already approved site – Revised and Proposed additional FSI Area: 1,46,242.37sq.m- Technical Concurrence issued – Forwarded for further action - Regarding.

- Reference :
1. M/s.Vels Institute of Science, Technology and Advanced Studies(VISTAS),Deemed to be University,Vels Medical College & Hospital, Rep by its Trustee Dr. Ishari.K.Ganesh, Online Application No.SWP/BPA/0011201/ 2023, Dated: 06.07.2023.
 2. Assistant Director, Tiruvallur District Town and country Planning Office,Inspection Report of Online Application No. SWP/BPA/0011201/2023,Dated:23.07.2023.
 3. Technical Concurrence was issued by commissioner of Town and Country Planning (FAC),ROC.No.8073/2020/Spl.cell, Dated: 09.09.2020.(Technical Concurrence No.198/2020)
 4. Assistant Director, Tiruvallur District Town and Country Planning office, Roc No: 550/2020/TVL2,Dated: 12.10.2020. (Planning PermissionNo.97 /2020)
 5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
 7. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
 8. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.

9. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
10. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
14. District Fire & Rescue Services, Tiruvallur District L.Dis. No: 4072/அ/2023, Dated: 11.05.2023.
15. The Directorate of Town and Country Planning Technical Concurrence Issued Proceeding No. Online Application No.BPA/BPA/0011201/2023 Dated:07.05.2024.
16. Demand raised on 08.05.2024
17. Demand Paid by Applicant on 15.05.2024.

Order

.....X.....

1. With reference to the 1st Cited letter, the applicant M/s.Vels Institute of Science, Technology and Advanced Studies(VISTAS), Deemed to be University, Vels Medical College & Hospital, Rep by its Trustee Dr. Ishari.K.Ganesh, has requested for the approval of Revised and Proposed Additional construction of Institutional Buildings in the site falls in Thiruvallur District, Ponneri Taluk, Natham Panchayat/ Village - S.F.Nos. 117/1D, 117/2, 117/3, 117/4A, 117/4B, 117/1C, 117/5, 118/1A, 118/1B, 118/2, 118/3, 118/4, 118/5A, 118/5B, 118/6, 118/7, 118/8, 118/9, Uthukottai Taluk, Manjakaranai Panchayat /Village S.No.12/1, 2, 3, 4, 5 & 6, 13, 14, 17, 142/1B, 142/2, 143, 144/1A2, 144/1B3B, 144/2, 144/3, 144/4, 144/5, 144/6A, 151/1A, 151/1B1, 151/1B2, 151/2B, 151/3, 152, 153/1, 153/2, 154/1, 154/2, 158/2B, 158/3A2 and Ponneri Taluk, Bandikavanur Panchayat and Village S.No: 327/1A, 327/1B, 327/2B, was site area of 155050 sqm and with a FSI Area of 54348.74 sq.m which has already been approved.

In the above already approved site the applicant M/s.Vels Institute of Science, Technology and Advanced Studies(VISTAS), Deemed to be University, Vels Medical College & Hospital, Rep by its Trustee Dr. Ishari.K.Ganesh, has requested for revision and addition approval of FSI area of 1,46,242.37Sq.m.

In continuation, this Proposal was scrutinised and submitted to Head Office, in the reference 2nd cited. In the reference 15th Cited, The Directorate of Town and Country Planning has processed and accepted the applicant request and the Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P / DTCP No:199/2024.**

2. Area of the Site - 155050 sq.m

Revised and Proposed Additional Area Statement

Sl.No.	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Builtup Area (Sq.m)
Proposed Additional and Revision from already approved(B)				
1	Block-1 – Hospital			
	Ground Floor	12769.90	-	12769.90
	First Floor	10921.66	-	10921.66
	Second Floor	10921.66	-	10921.66
	Third Floor	10967.32	-	10967.32
	Fourth Floor	10921.66	-	10921.66
	Head Room	-	280.39	280.39
2	Block-2 – College			
	Ground Floor	7632.67	-	7632.67
	First Floor	6815.36	-	6815.36
	Second Floor	6122.92	-	6122.92
	Head Room	-	262.70	262.70
3	Block-3 – Library			
	Ground Floor	1430.91	-	1430.91
	First Floor	1369.78	-	1369.78
	Second Floor	1369.78	-	1369.78
	Head Room	-	46.07	46.07
4	Block-4 – Boys Hostel			
	Ground Floor	1350.47	-	1350.47
	First Floor	1298.36	-	1298.36
	Second Floor	1298.36	-	1298.36
	Third Floor	1298.36	-	1298.36
	Fourth Floor	1298.36	-	1298.36
	Head Room	-	42.94	42.94
5	Block-5 – Girls Hostel			
	Ground Floor	1350.47	-	1350.47
	First Floor	1298.36	-	1298.36
	Second Floor	1298.36	-	1298.36
	Third Floor	1298.36	-	1298.36
	Fourth Floor	1298.36	-	1298.36
	Head Room	-	42.94	42.94
6	Block-6 – Kitchen Cum Dining			
	Ground Floor	1020.55		1020.55
	First Floor	945.02		945.02
	Second Floor	945.02		945.02
	Head Room	-	67.96	67.96
7	Block-7 – Teaching Staff Quarters			
	Stilt Floor	-	525.06	525.06
	First Floor	503.96	-	503.96
	Second Floor	503.96	-	503.96
	Third Floor	503.96	-	503.96
	Fourth Floor	503.96	-	503.96
	Head Room		44.25	44.25

8	Block-8– Staff Quarters			
	Ground Floor	1036.59	-	1036.59
	First Floor	1028.01	-	1028.01
	Second Floor	1028.01	-	1028.01
	Third Floor	1028.01	-	1028.01
	Head Room	-	69.78	69.78
9	Block-9– Residential Hostel			
	Ground Floor	737.02	-	737.02
	First Floor	658.44	-	658.44
	Second Floor	658.44	-	658.44
	Third Floor	658.44	-	658.44
	Head Room	-	53.03	53.03
10	Block-10 – Nurses Hostel			
	Ground Floor	314.48	-	314.48
	First Floor	301.91	-	301.91
	Second Floor	301.91	-	301.91
	Third Floor	301.91	-	301.91
	Head Room	-	19.96	19.96
11	Block-13 – NursingCollege			
	Ground Floor	2506.83	-	2506.83
	First Floor	2322.87	-	2322.87
	Second Floor	2322.87	-	2322.87
	Third Floor	2322.87	-	2322.87
	Head Room	-	139.46	139.46
12	Block-14 – NursingHostel			
	Ground Floor	1317.88	-	1317.88
	First Floor	1255.60	-	1255.60
	Second Floor	1255.60	-	1255.60
	Third Floor	1255.60	-	1255.60
	Fourth Floor	1255.60	-	1255.60
	Head Room	-	30.75	30.75
13	Block-16 – Administration			
	Ground Floor	385.98	-	385.98
	First Floor	333.79	-	333.79
	Second Floor	333.79	-	333.79
	Third Floor	333.79	-	333.79
	Fourth Floor	333.79	-	333.79
	Head Room	-	33.75	33.75
14	Block-17 – Electrical and Generator			
	Ground Floor	248.90	-	248.90
15	Block-18 – Prayer Hall			
	Ground Floor	468.23	-	468.23
	Grand Total (B) (Additional and Revised Buildings)	125565.00	1659.04	127224.10

Sl.No.	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Builtup Area (Sq.m)
	Proposed Buildings(C)			
1	Block-19-1 BHK Staff Quarters			
	Ground Floor	923.34	-	923.34
	First Floor	910.33	-	910.33
	Second Floor	910.33	-	910.33
	Third Floor	910.33	-	910.33
	Fourth Floor	910.33	-	910.33
	Head Room	-	31.44	31.44
2	Block-20 – Boys Intern Hostel			
	Ground Floor	678.47	-	678.47
	First Floor	678.47	-	678.47
	Second Floor	678.47	-	678.47
	Third Floor	678.47	-	678.47
	Fourth Floor	678.47	-	678.47
	Head Room	-	35.46	35.46
3	Block-21 – Girls Intern Hostel			
	Ground Floor	678.47	-	678.47
	First Floor	678.47	-	678.47
	Second Floor	678.47	-	678.47
	Third Floor	678.47	-	678.47
	Fourth Floor	678.47	-	678.47
	Head Room	-	35.46	35.46
4	Block-22– Nursing Hostel for Boys			
	Ground Floor	1407.37	-	1407.37
	First Floor	1270.77	-	1270.77
	Second Floor	1270.77	-	1270.77
	Third Floor	1270.77	-	1270.77
	Fourth Floor	1270.77	-	1270.77
	Head Room	-	45.35	45.35
5	Block-23 - Dining Block for Nursing Hostel			
	Ground Floor	482.05	-	482.05
6	Block-24- Attenders waiting			
	Ground Floor	144.53	-	144.53
7	Block-25 – Canteen Block			
	Ground Floor	641.10	-	641.10
8	Block-26 - Stage			
	Ground Floor	150.03	-	150.03
	Grand Total (C) (Proposed Buildings)	19257.52	147.71	19405.23

Already approved FSI area (A) :1419.85 Sq.m

(Retain block 11, 12, 15)

Revised and Additional FSI Area (B) :125565.00Sq.m

(Block 1 to 10, 13, 16, 17, and 18)

Proposed FSI Area (C) : 19257.52 Sq.m

(Block 19 to 26)

Total FSI Area (A+B+C) : 1,46,242.37Sq.m

3. In continuation of the Technical clearance issued by DTCP in reference 3 rd cited, the above proposed Institutional building proposal is given Technical clearance Approval with the following Special and General conditions and the building plan s are numbered as **SWP/B.P/A.D.D.T.C.P (TVLR) No.22/2024.**
4. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
5. The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.
7. The fee collected from the applicant are as follows.

S.No	Description	Already Received Amount	Revised and Additional FSI Area Received Amount
1	Scrutiny Fees	Rs.3,44,500/-	Rs.5,25,905/-
2	Display Board Charges	Rs.10,000/-	Rs.1,500/-
3	Shelter Charges	Rs.39,23,000/-	Rs. 14,79,410/-
4	Centage Charge for Land and Building	Rs.1,50,000/-	Rs.25,300/-
5	Infrastructure and Amenities Charges	Rs.2,03,85,000/-	Rs.3,44,77,500/-
6.	Security Deposit Charges	Rs.1,01,92,500/-	Rs.1,72,38,750/-
7.	CC Charges	Rs.6,02,000/-	Rs.9,76,179/-

Special Conditions

1. The OSR-1 (ear marked as A to M) area 10772.12Sqm and OSR-2 (ear marked as A1 to L1) area 4733.07Sqm, Total OSR shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41 (1) (i).
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that the applicant/developer and also the architect/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
6. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed,

etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.

If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.

7. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.

General Conditions

1. Solar water heating system to be provided to the revised and additional Institutional building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules.
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
10. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated. 04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and professional's details at the place of construction.
11. As per references Cited Government orders & circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and further action shall be taken by the District officer.

To,

Dr. Ishari.K.Ganesh, Trustee,
M/S.Vels Institute of Science , Technogy and Advaned studies (VISTAS),
Deemed to be University Vels Medical College & Hospital, No.521/2 Anna Salai, Nandanam,
Chennai- 35.

Copy To:

1.The Village President, Bandikavanoor Panchayath/ Village,
Ponneri Taluk and Thiruvallur District.

2.The Village President, Natham Panchayath/ Village,
Ponneri Taluk and Thiruvallur District.

3.The Village President, Manjankaranair Panchayath/ Village, Uthukottai Taluk
Thiruvallur District.

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.

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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.

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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

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

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

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
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Services we run
for you
/services



The LandLens
suite
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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

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

