

PP

APPROVAL RECORD

Planning Permission

Tiruvannamalai

Tiruvannamalai 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.



NGS OF THE DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
ASSISTANT DIRECTOR, TIRUVANNAMALAI DISTRICT.

Present: Thiru.S.Annadurai, B.E.,

NP/BPA/409164/2024/TVM

Date:31.01.2025

Sub : Commercial Building - District Town & Country Planning Office - Tiruvannamalai District / Taluk / Panchayat Union - Vengikkal Village / Panchayat - Survey Nos.163/1A, 163/1B, 163/2A2 & 163/74 and Site Extent of 1620.00 Sq.mt & the FSI Area of the Building - 1927.82 Sq.mt consist of Semi Basement Floor (Parking) Ground Floor, First Floor, Second Floor, Third Floor - To construct a RCC Shop Building (Commercial) Granting technical clearance / permission for construction - Order issued - Reg.

- Ref : 1) Applicant Mr.D.Vetriveeran and their SWP Application No. SWP/BPA/0409164/2024, Dated:04.12.2024.
- 2) This office letter Dated:28.01.2025 & 29.01.2025 (Addressed to the Applicant for fee requested).
- 3) Date of receipt of payment from Applicant's Dated:29.01.2025 & 31.01.2025
- 4) G.O.No.138, Department of Housing and Urban Development, Dated: 04.06.2004.
- 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.01, Department of Housing and Urban Development, Dated: 05.01.2021.
- 8) G.O.No.18, and 16, Municipal Administration and Water Supply Department, Dated: 04.02.2019 and 31.01.2020.
- 9) Circular of Commissioner of DTCP, Chennai No.4367/2019/PA2, Dated: 07.03.2019 and 14.03.2019.
- 10) Circular of Commissioner of DTCP, Chennai No.7486/2009/PA2, Dated: 16.04.2009.
- 11) Circular of Commissioner of DTCP, Chennai No.21075/2009/PA1, Dated: 27.06.2012.
- 12) Circular of Commissioner of DTCP, Chennai No.12201/2017/PA1, Dated: 22.09.2017.
- 13) Circular of Commissioner of DTCP, Chennai Roc. No.14227/2017/CP, Dated: 14.12.2017.

..2..

- 14) Circular of Commissioner of DTCP, Chennai Letter Roc.No. 4367/2019/ BA2, Dated: 06.11.2019 and 14.08.2021.
- 15) Director of DTCP, Chennai, Power Delegation Circular Roc No. 7963/2022/K1, Dated: 23.04.2022.
- 16) District Officer, Fire and Rescue Operations Station, Tiruvannamalai, K.Dis letter No.14783/A1/2024, Dated: 09.12.2024.
- 17) District Collector, Tiruvannamalai District letter Moo.Mu. AA3/12742/2020 Dated: 14.07.2022.

ORDER:

Tiruvannamalai District / Taluk / Panchayat Union, Vengikkal Village / Panchayat, Survey Nos.163/1A, 163/1B, 163/2A2 & 163/74 and Site Extent of 1620.00 Sq.mt & the FSI Area of the Building – 1927.82 Sq.mt consist of Semi Basement Floor (Parking) Ground Floor, First Floor, Second Floor, Third Floor - To construct a RCC Shop Building (Commercial) Site Approval under **earmarked "A to E "** with also Building Plan technical clearance No: **BP/AD-DTCP (TVM). NO: 08/2025.**

Details of the proposed Shop Building (Commercial) are as follows:

Total Site area as per plan - 1620.00 Sq.mt

Description of Proposed Building	F.S.I Area in Sq.mt	Non F.S.I Area in Sq.mt	Total Builup Area in Sq.mt
Semi Basement	-	463.70	463.70
Ground Floor	463.70	-	463.70
First Floor	463.70	130.09	593.79
Second Floor	463.70	130.09	593.79
Third Floor	536.72	57.07	593.79
Head Room	-	62.33	62.33
Total	1927.82	843.28	2771.10

Total FSI Area = 1927.82 Sq.mt.

FSI = 1.190 < 2.00

Car Parking - 33 Nos

PH Parking - 02 Nos

Total - 35 Nos

Two Wheelers Parking - 90 Nos

..3..

Special Conditions:

- 1) It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
- 2) Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
- 3) 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.
- 4) Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
- 5) 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. 4 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.
- 6) 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.
- 7) As per G.O.79, Housing and Urban Development, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversion charges, before issuing the final approval

Head of Account: 0217 Urban Development –
60 other Urban Development Schemes –
800 her Receipts – As Receipts under 1
Land Use Conversion Charges–27
Non Taxation fees – 09 collections (DPC: 0217-60-800-AS 22709)

Conditions:

- 1) Solar Water heating system for proposed Shop Building (Commercial) construction should be set up.
- 2) Parking area as intended in the map It should be used for same purpose.
- 3) The openings shown on the plot shall be positioned accordingly.
- 4) Any deviation in the building contrary to the currently approved drawing do not change. If making changes Prior permission of this authority should be obtained.
- 5) Rainwater harvesting facilities as shown in the map, G.O No.18, and 16, Municipal Administration and Water Supply Department Dated. To be implemented in the building as on 04.02.2019 and 31.01.2020.
- 6) Sewage from the proposed building through private vehicles Evacuation, protected drinking water facility for beneficiaries and others Water facility as required by the petitioner at his own cost should be done.
- 7) For drinking water overhead tank and well located in the plot Mosquito repellent should be installed.
- 8) Fire prevention as required by law in the proposed construction and Fire extinguishers should be installed.
- 9) G.O.No.341, Department of Municipal Administration and Drinking Water Supply (N.N.1).As on 3.11.04 U trap should be installed in septic tank.
- 10) The Proposed building as per notification of Environment and Forest Department Fly Ash bricks and materials should be used.
- 11) Sewage under section 25 of the Tamil Nadu Pollution Control Board Act 1974. Due permission should be obtained regarding evacuation.

- 12) G.O.No.17, Department of Housing and Urban Development dated 5.2.2016.

The following fees are to be paid by the Applicant to the appropriate Government account head has been paid.

1. Scrutiny Fees Rs.7973/- Dated.04.12.2024
2. OSR Fees Rs.592994/- Dated.29.01.2025
3. Centage Charge Rs.9800/- Dated.31.01.2025
4. Display Board Rs.1000/- Dated.31.01.2025
5. Infrastructure and Amenities Charges Rs.362840/- Dated.31.01.2025
6. Security Deposit Rs.181420/- Dated.31.01.2025
7. Construction Completion Certificate Charges Rs.29836/- Dated.31.01.2025
8. Development Charges for Land Rs.8100/- Dated.31.01.2025
9. Development Charges for Building Rs.5970/- Dated.31.01.2025
10. Flag day Fund Rs.10000/- Dated.31.01.2025

The Assistant Director,
District Town and Country Planning Office,
Tiruvannamalai District.

To,
The Special Officer / Block Development Officer (V.P),
Vengikkal Village / Panchayat,
Tiruvannamalai Panchayat Union,
Tiruvannamalai District.

Copy To.

1. Mr.D.Vetriveeran,
No.84, Jaibeem Nagar,
Vengikkal,
Tiruvannamalai – 606 604.
2. The Chairman,
Tamil Nadu Real Estate Regulatory Authority,
No.1A, CMDA Tower II, 1st floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

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.

