

PP

APPROVAL RECORD

Planning Permission

Vellore district, Tamil Nadu

APPROVAL TYPE

Layout Approval

ISSUING AUTHORITY

Town 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.

Town and Country Planning Department(Planning Permission)

2nd Floor, Ex- Service man Welfare office Building campus, opposite to periyar park, Vellore

ROC No. VLR / IHCJZQK4/2023/TCP

Date : 06/10/2023

From:

Joint Director / Deputy Director / Assistant Director

2nd Floor, Ex- Service man Welfare office Building campus, opposite to periyar park, Vellore

To :

Thiru. S.SUNDARAJ,
NO:2,Pennathur village,
Vellore – 632 001.
Executive Officer,
Pennathur Town Panchayat,

Sir/ Madam Vellore Taluk & District.

Sub : Residential Plot Sub Division - Office of the Joint Director of Town and country planning – Vellore District – Pennathur Town Panchayat/ Village, S.No. 122/18, Vellore Taluk / district - extent of 0.03 acre - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Thiru. S.SUNDARAJ Letter, Dated: 01.09.2023.

2.Joint Director Agriculture department, Vellore Letter No. A3/4846/2023 Dated: 31.08.2023.

3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020

4.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

5.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

6.G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16
Department of Municipal Administration and Water Supply, dated: 31.01.2020.

7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020

8.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

9.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department,
Dated: 30.08.2017.

10.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated:
08.09.2017.

11.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3,
Dated:07.01.2022

12.Demand payment Request Letter, Dated: 26.09.2023. (requiring payment of Centage Fee,
Development Charges, Display Board Fee and Flag Day Fund).

13.Applicants Thiru. S.SUNDARAJ Letter, Dated: 27.09.2023. (Payment of Centage Fee, Development
Charges, Display Board Fee and Flag Day Fund).

14.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated:
14.10.2019.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in
Vellore District – Pennathur Town Panchayat/ Village, S.No. 122/18, Vellore Taluk / district - extent of
0.03 acre forwarded to Director of Town and Country Planning for concurrence.

1.As per the condition, the layout has been approved and approved number issued as L.P. / D.T.C.P. (VLR) No.78/2023 and enclosed with 2 set of original maps has been forwarded with it for further action

2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).

3.After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action

4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders

5.As per circular cited in 10th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions

6. As per Rule 68 (1) of Tamil Nadu Combined Development Building Rules – 2019 provides that the Executive Authority may, in the interest of amenity make a Tree Preservation Order for any tree or group of trees or belt of forestland. In this regard it informed that the Executive Authority while granting Building Permit may require the applicant to make adequate provision for the preservation or planting of trees at the site as given below:

On all streets exceeding 7.2 meters in width, shade trees shall be planted not more than 9.00 meters in succession and within 1.00 meters of the road boundary and the Land Owner / developer should plant a tree for every 600 Sq.ft of the plot area which will be monitored by the concern Local Body.

Special Conditions

1.As per G.O.79 Housing and Urban Development Department, 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 conversation charges, before issuing the final approval

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

2.According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that,The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc)Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

3.As per TNCDBR-2019 the following fee and charges are collected as follows:

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	186	01/09/2023
2	OSR Fee		
3	Centage Charges	600.00	27/09/2023
4	Development Charges		
5	Display Board Charges	10000.00	27/09/2023
6	Satellite town charge		



Joint Director/Deputy Director/Assistant
Director(i/c)
District Town and Country Planning,

Vellore District.

Enclosure

1.Layout original map and Condition – 2 set

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.

