PP APPROVAL RECORD

# Planning Permission

Vellore, Vellore taluk

Vellore district, Tamil Nadu

APPROVAL TYPE
**Layout Approval**

ISSUING AUTHORITY
**DTCP**

PURPOSE
**Residential**

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/NM9CKI8R/110/2023/TCP  Date :  30/12/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Vallam Panchayat/Village,
Kaniyambadi Panchayat Union
Vellore Taluk,
Vellore District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning Office, Vellore District - Vellore District – Vellore Taluk – Kaniyambadi Panchayat Union – Vallam Panchayat/Village – Comprised in Survey Number: 420/3A1A1A1A1A - Site extent: 0.39 acres (or) 1568.00 Sq.m – Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1. Applicant's Thiru. V. G. Raja & 9 Others Online Application Form, Online Application Number: NM9CKI8R, Dated: 26.09.2023.
2. The Joint Director, District Town and Country Planning Office, Vellore District had issued Road pattern through District Letter No. VLR/NM9CKI8R/110–
2023 on 07.11.2023.
3. The Joint Director, Agricultural Department, Vellore District had issued Dry Land NOC through Letter No. A3/6149/2023 on 21.09.2023.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc.No 19799/2020, Dated: 24.12.2020.
5. Applicant's Thiru. V. G. Raja & 9 Others Letter, Gift deed (Local Body) document no: 2732/2023, Dated: 10.11.2023.
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. 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.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
11. Government Letter No.19113/Nov 4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner, the Directorate of Town and Country Planning Office, Chennai, Roc. No. 13686/2017/LA1, dated: 08.09.2017.
13. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3, Dated: 07.01.2022.
14. Applicant's Thiru. V. G. Raja & 9 Others Scrutiny Fee Receipt, Dated: 26.09.2023
14. Demand payment Request Letter, dated: 07.11.2023 and 22.12.2023 requiring payment of OSR Fee, Centage Fee and Display Board Charges.
15. Applicant's Thiru. V. G. Raja & 9 Others OSR Fee Receipt and Centage Fee and Display Board Payment Receipt, dated: 15.12.2023 and 26.12.2023.
16. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019,
05.02.2020 and 14.08.2021.
17. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated: 11.04.2023.
18. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated: 25.04.2023.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Vellore District, Vellore Taluk, Kaniyambadi Panchayat
Union, Vallam Panchayat/Village, Comprised in Survey Number: 420/3A1A1A1A1A which have a site extent of 0.39 acres (or) 1568.00 Sq.m.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 07.11.2023. Further the
applicant Thiru. V. G. Raja & 9 Others has gift deed the road, road splay, Public Purpose & TANGEDCO Purpose areas has been handed over to The
President, Vallam Panchayat Local body on 10.11.2023. Hence, this residential layout has been approved with below conditions.

1. As per the condition, the layout has been approved and approved number issued as L.P. / D.T.C.P. (VLR) No. 106/2023 and enclosed with 2 set of
original maps and gift deeded documents 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 12th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website Special
Conditions.

6. As per Tamil Nadu Combined Development Building Rules – 2019 Rule No.68 (2). – In granting of building permit for any development the Executive
Authority may wherever it is appropriate, make adequate provision for the preservation or planting of trees, as may be specified. 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 be monitored by the concern Local Body.

7. As per G.O: 18, the applicants have paid the Open Space Reservation Charges.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent : 0.39 Acres (or) 1568.00 Sq.m
No. of Plots : 5 Nos

Gifted over to Local Body :
Layout Road : 454.30 Sq.m - 28.97 %
Public Purpose - 1 : 9.00 Sq.m - 0.81 %
TANGEDCO Purpose : 9.00 Sq.m - 0.81 %

Special Conditions:

1. a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/Corporation areas: Collecting the necessary fees including
the charges for providing amenities like roads, storm water drains and street lights from the applicants. After collecting the necessary fees, the final layout
sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant directly. b) Other than Municipal/ Corporation
areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant
directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing
required OHT, provide necessary street lights etc., as per the standards specified by the local body.

2. With reference to the 11th cited and 12th cited letter, the concerned local body must issue the final approval after transfer of earmarked road areas
survey number, sub-division in favour concern local body.

3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated

22.06.2017. have approved the Tamil Nadu Real
Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any
manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the
Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

4. 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 plot. 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).

5. 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.

6. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Charges - Rs. 2352.00, Dated: 26.09.2023.
OSR Charges - Rs. 176166.00, Dated: 15.12.2023.
Centage Charges - Rs. 2700, Dated: 26.12.2023.
Display Board Charges - Rs. 10000.00, Dated: 26.12.2023

Conditions:

1. The permission granted by the competent authority shall not mean responsibility or clearance as per TNCDBR 2019, Rule No.11 of the following aspects:
a) Title or ownership of the site or building, b) Easement Rights, c) The Registered Architect/Register Engineer/Structural Engineer shall be responsible for
defects in the design of Structural Reports, Structural Drawing and Structural aspects, d) Workmanship, soundness of structure and materials use, e) Quality
of building services and amenities the construction of building and f) Other requirements or licenses or clearance required for the site or premises or
activity under various other laws.

2. Alteration of plot sizes, layouts of roads, dimensions, common allotment sizes and further subdivision of plots contrary to the map approved by the
Town and country Planning Department shall not be done without the prior approval of the Town and Country Planning Department.

3. Corners of plot located at the junction of two roads should be laid with the splay shown on the approved map.

4. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before the fulfilment of the above two
conditions.

5. Any plot shown on the approved map shall be used only for the construction of residential houses other than plots selected for public purposes. Also,
only where the change of land use is requested, only those mentioned in the Residential Use mentioned in TNCDBR-2019 should be allowed by the local
body only after obtaining the prior approval of the Town and country Planning Department.

6. If a low voltage/high voltage power line/telegraph line is laid through the layout, the line should be shifted to the edge of the road or as shown on the
approved Layout plan.

7. The hollow portion of the layout should be raised to street level.

8. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters in
succession.

9. The petitioner should obtain approval from the local authority concerned for the layout. Before constructing any buildings on the land in the
subdivision, permission for each building must be obtained from the Town and country Planning Department and the local body.

10. a) Since only Technical Sanction has been given to the said layout by the Town and country Planning Department, if there is any problem regarding the
right of land for the layout, the local body should consider and take a decision. b) When the said layout is approved by the local authority, a copy of the
approval authority's presence action should be sent to this authority. Evidence of handing over of public spaces to the local body should also be attached.

11. Once permission is obtained from the petitioner Town and country Planning Department and approval of the layout plan from the local authority, the
approved layout plan shall be permanently published at the location where the layout has been approved without any change/omission through a
permanent information board at the entrance of the layout for public viewing and also clearly indicating the date and resolution number of the board of
approval of the layout.

12. The land Ownership is considered as per the land title documents submitted by the petitioner. Therefore, it is also submitted that no right can be
asserted on the ground that a layout has been approved for a place where there is no actual land Ownership.

13. If the proofs given regarding the land license and the documents submitted for consideration are known to be incorrect or if there is a situation where
the planning permission/concurrence approval for the layout may be affected, Technical Sanction approval given to the layout will be cancelled by the
Town and Country Planning department without any prior notice.

14. A copy of the plan approved by the Town and Country Planning department along with a copy of this order shall be compulsorily supplied to the
purchasers while selling the plots for sale.

15. If any case is pending in the field numbers where the layout is situated, the approval given to the layout will be cancelled without any prior notice and
action will be taken.

16. If any false or malpractices in the Documents Submitted by the applicant are found, the technical concurrence of the Layout approval would be
cancelled by the Town and Country Planning department without prior intimation to the applicant.

17. If any part of the layout area is identified to be under Panjami land or condition patta in future at any cost, the technical concurrence will be cancelled
by the Town and Country Planning department without prior intimation.

18. If any feature is found affecting the water bodies due to the issued technical concurrence under any circumstances, the same will be cancelled by the
department without any intimation to the applicant.

Copy To:

1. Thiru. V. G. Raja & 9 Others,
No: 245, Dharmaraja Koil Street,

Vallam Village,
Vellore District-632311.

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 2352 | 26/09/2023 |
| 2 | OSR Fee | 176166 | 15/12/2023 |
| 3 | Centage Charges | 2700.00 | 26/12/2023 |
| 4 | Development Charges | | |
| 5 | Display Board Charges | 10000.00 | 26/12/2023 |
| 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

THE LANDLENS SUITE

# 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**

FREE TOOLS · NO ACCOUNT NEEDED

# 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

Verified RealEstate™

# 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.