

PP

APPROVAL RECORD

Planning Permission

Vellore

Vellore 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.

JOINT DIRECTOR, DISTRICT TOWN AND COUNTRY PLANNING OFFICE ,
VELLORE DISTRICT
ONLINE BUILDING PLAN APPLICATION – TECHNICAL CLEARANCE ISSUED
APPLICATION NUMBER : SWP/BPA/002620/2022

Sir,

Subject : Institutional Building – Vellore District Town and Country Planning Office – Vellore District, K.V.Kuppam Taluk/ Panchayat Union, KilMuttukur Panchayat/ Village, S.F.No.159/4A3A with an Site Extent of 8500 Sq.m, Proposed School Building Ground +1 Floor - Technical Clearance issued - Forwarded for further action - Regarding.

Reference:

1. Applicant Tmt. A.Kanimozhi, Online Application No. SWP/BPA/002620/2022, Dated: 31.10.2022.
2. G.O.No.138, Housing and Urban Development Department, dated 04.06.2004.
3. G.O.No.86, Housing and Urban Development Department, dated 28.03.2012 and G.O.85, Housing and Urban Development Department, dated 16.05.2017.
4. G.O.No.53, Housing and Urban Development Department, dated 16.04.2018 and G.O.18, Housing and Urban Development Department, dated 04.02.2019.
5. G.O.No.79, Housing and Urban Development Department, dated 04.05.2017.
6. G.O.No.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.No.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
8. G.O.No.01, Housing and Urban Development Department, dated 05.01.2021.
9. Circular from the Commissioner of Town and Country Planning, Roc No. 12544/2014/CP, Dated:04-07-2014.
10. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018
11. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020.
12. Circular from the Director of Town and Country Planning, Roc No. 14063/2020/Spl. cell, Dated: 13-10-2020.

13. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated:23-04-2022.
14. Joint Director of Agricultural Department, Letter No A3/8471/2022, Dated: 26-12-2022.
15. District Fire Officer, Fire and Rescue Service Department, Katpadi Letter No. 54 / 2022, Dated.29.07.2022.
16. Demand payment Request Letter, Dated: 28.03.2023 (requiring payment of Centage Fee Charge, Display Board Charges, I & A Charges, CC Charges, Security Deposit Charges).
17. Applicant Tmt. A.Kanimozhi, letter Dated: 01.04.2023. (Payment of Centage Fee Charge, Display Board Charges, I & A Charges, CC Charges, Security Deposit Charges).

Order:

With reference to the 1st cited letter, applicant has requested for the Approval of School Building in Vellore District, K.V.Kuppam Taluk / Panchayat Union, KilMuttukur Panchayat / Village, S.F.No. 159/4A3A with an Site Extent of 8500 Sq.m Proposed School Building Ground + 1 Floor of FSI Area 2092.80 Sq.m. The Site has been marked as “A To L” and issued Site Approval and Technical Clearance has been issued with the following common and special conditions.

The Proposed School Building Area.

Area of Site : 8500.00 Sqm.

S.No.	Floor Details	FSI Area Sq.M.	Non-FSI Area Sq.M.	Builtup Area Sq.M.
1	Ground floor	1086.50	-	1086.50
2	First floor	1006.30	-	1006.30
3	Head Room	-	115.20	115.20
	TOTAL	2092.80	115.20	2208.00

FSI = 2092.80/8500 Sqm = 0.246 < 2.0

Parking Details

Car Parking - 9 Nos.
Two Wheelers Parking - 20 Nos.
Cycle Parking - 200 Nos.

Building Approval issued for the proposed School Building plan as **B.P/DTCP (VELLORE) NO. - 04/2023**. As per Town and Country Planning Act 1971 sec 47 Technical permission is granted subject to the following special terms and conditions.

SPECIAL CONDITIONS:

1. The permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.
 - a. Title or ownership of the site or building
 - b. Easement Rights.
 - c. Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
 - d. Workmanship, soundness of structure and materials used.
 - e. Quality of building services and amenities the construction of building.
 - f. Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
2. The project / Applicant shall not commence any activity, excepting fencing of the site and construction of temporary shed for guard, without obtaining Environmental clearance under the EIA Notification, 2006 from the State Level Environment Impact Assessment Authority or the Ministry of Environment and Forests, Government of India, as applicable to the project, as per the threshold limits. Any violation from the above requirement is liable for action under section 19 of the Environment (Protection) Act, 1986 and Environmental clearance should be obtained before commencement of construction/issue of planning permission.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
4. Conditions mentioned in the No Objection certificates obtained from the central and State Government Departments must be followed scrupulously.
5. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule 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 Surveyor 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.
6. According to the Circular No.12544/14/CP dated:04.07.2014 stating that, The Director 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 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.
7. As per Circular No. 05013/2015/MP dated 19.03.2015 of the Director of Urban Development, the floor area ratio (FSI) as per development control rules shall be

displayed on a board visible to all public at the place of construction. Details of setbacks and parking should be established.

8. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage.
9. "The Provisions in the G.O(MS) No. 17. H&UD [UD4(3)], Department, dated:05.02.2016 shown in Reference -3 relating to installation and use of solar energy system, should be followed.
10. Government Exclusion at the proposed site. List of water resources. The Applicant has submitted a self-declaration that there is no effect of land ceiling and land acquisition. It is informed that the approval given to them will be cancelled by the Director of Town and Country Development without any prior notice if there is any impact on the above information.
11. "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 & 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 regulatory Authority."
12. 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.
13. With the Reference 4 and 5 mentioned Government Orders and Reference No 11 mentioned Circular the following conditions to be follow :
 - i. When the construction reached at plinth level the applicant should apply for CCC after getting CCC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from the Joint Director, District Town and Country Planning Office, Vellore District.
 - ii. The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Joint Director, District Town and Country Planning Office, Vellore District.
 - iii. a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the Building and the setback on all around and the plan must be authenticated by the applicant and Architect/Structural

Engineer/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC).

b) Also, the Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC)

iv. The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP.

14. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

15. If the proposed site is located in the land acquisition area related to Railway Department Project and Highway Department Project, the technical approval given by the Department shall be cancelled by the Department without any prior notice.

16. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.

GENERAL CONDITIONS:

1. After the Joint Director, Vellore District Urban Development Office has issued the technical permission, if (i) wrong information has been submitted by the petitioner to obtain the technical permission or (ii) if the correct procedures as per law have not been followed, the Assistant Director has the right to change or cancel the technical permission based on the above reasons.

2. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.

3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.

4. Provide Sufficient Fire Resistance and Fire equipment in proposed Building.

5. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained.

6. Rain water Harvesting should be provided as per the direction mentioned in GO 18, Department of Municipal Administration and Water supply Dated:04.02.2019 and also provide Necessary Fire Resistance Equipment's in the proposed Building.

7. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost and also provide Necessary fire Resistance equipment in the proposed Building.
8. Mosquito netting to be provided at OHT and well.
9. Adequate fire prevention and fire fighting equipment shall be installed in the proposed construction as required by law.
10. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
11. Fly Ash bricks and Materials to be used Mandatory.
12. As per GO 16 a display board of size 60cm x 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction.
13. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB.
14. Solar water heating system to be provided to the proposed building. Solar Photo voltaic panels to be erected at the 1/3 portion of total terrace area.
15. Government registered electrical Contractor must be employed for wiring works during construction.
16. Seismic Resistance Procedure to be Follow
17. Approved order and drawing copies to be handover to buyer by the owner by the time of sale.
18. Enforcement action Under section 56&57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the President, KilMutukur Panchayat/Village, K.V.Kuppam Taluk, if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.
19. The Applicants/developer and also the architects/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.
20. Setbacks should be Retained as per Approval Drawing.
21. As Per G.O.(ms).18 - Rule 41- The gifting of the reservation of land for community recreational purposes in respect of Institutional developments and Industrial Developments to the local body is not required. However the space may be maintained by the owner concerned subject to the supervision and monitoring of the concern local body.

The following fee and charges are collected as follows.

S.No.	Fees Details	Amount Rs.	Date
1	Scrutiny Charge	17041.00	31.10.2022
2	Centage Charge for Land	300.00	01.04.2023
3	Centage charge for Building	2700.00	01.04.2023
4	Infrastructure and Amenities Charges	393484.00	01.04.2023
5	CC Charges	23765.00	01.04.2023
6	Security Deposit Charges	196742.00	01.04.2023
7	Display Board Charges	1500.00	01.04.2023
8	Flag day Fund	5000.00	10.04.2023
9	Shelter Charges	NIL	
10	Premium FSI Charges	NIL	

Further, the Applicant has requested to approach The President, KilMuttukur Panchayat / Village, K.V.Kuppam Panchayat Union, K.V.Kuppam Taluk for the Final Approval of School Building.

And The President, KilMuttukur Panchayat / Village, K.V.Kuppam Panchayat Union, K.V.Kuppam Taluk is requested to give the final approval for the School Building to the Applicant. And it is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.

Enclosure

Original Map and Condition - 1 set

Joint Director
District Town and Country Planning Office
Vellore District.

To

The President,
KilMuttukur Panchayat/ Village,
K.V.Kuppam Panchayat Union,
K.V.Kuppam Taluk, Vellore District.

Copy to

Tmt.A.Kanimozhi,
No.17, 2nd Street, Kumarappa Nagar,
Katpadi,
Vellore-632 007

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.

