

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.

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
VELLORE DISTRICT
ONLINE BUILDING PLAN APPLICATION – PLANNING PERMISSION
APPLICATION NUMBER : SWP/BPA/009807/2023

Sir,

Subject : **Industrial Building** – Vellore District Town and Country Planning Office – Vellore District, Katpadi Taluk / Panchayat Union, Sembarayanallur Panchayat / Village, S.No. 211/2A, 211/2B, 290/6A, 290/6B, 291/1, 291/2, 292/4B1, 293/2A, 293/2B & 294/3 - Site Extent of 11900.00 Sq.m – Proposed Industrial Building (B.G. Sheet Roofing) of Used Vehicle Dismantling & Scrap Processing unit (Orange Category) with an FSI Area of 1298.19 Sq.m – Building Technical Permission issued – Forwarded for further action - Regarding.

Reference :

1. Applicant Mr. Shibu Punnen, Online Application No.SWP/BPA/009807/ 2023, Dated: 11.05.2023.
2. G.O.Ms. No. 138, Housing and Urban Development Department, dated 04.06.2004.
3. G.O. Ms. 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. Ms. 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. Ms. No.79, Housing and Urban Development Department, dated 04.05.2017.
6. G.O. Ms. No.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O. Ms. No.16, Department of Municipal Administration and Water Supply dated 31.01.2020
7. G.O. Ms. No.01, Housing and Urban Development Department, dated 05.01.2021
8. Circular from the Commissioner of Town and Country Planning, Roc No. 12544/2014/CP, Dated: 04-07-2014.
9. Circular from the Commissioner of Town and Country Planning, Roc No.19992/2011(1)/Special Cell dated 31.05.2018
10. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020.
11. Circular from the Director of Town and Country Planning, Roc No. 14063/2020/Spl.cell, Dated:13-10-2020.
12. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated:23-04-2022.

13. District Fire Officer, Fire and Rescue Service Department, Vellore Letter No. K.Dis.No.2604/A/2023, Dated.04.07.2023.
14. District Collector, Vellore Letter No. D.Dis.(B2).2216/2022, Dated. 09.07.2022 & Letter No. D.Dis.(B2).2216-2/2022, Dated. 08.10.2022.
15. Demand payment Request Letter, Dated: 15.07.2023 (requiring payment of Centage Fee Charge, Display Board Charges & I & A Charges).
16. Applicant Mr. Shibu Punnen, Letter, Dated: 21.07.2023. (Payment of Centage Fee Charge, Display Board Charges & I & A Charges).

ORDER :

With reference to the 1st cited letter, applicant has requested for the Approval of Industrial Building in Vellore District, Katpadi Taluk / Panchayat Union, Sembarayanallur Panchayat / Village, S.No. 211/2A, 211/2B, 290/6A, 290/6B, 291/1, 291/2, 292/4B1, 293/2A, 293/2B & 294/3 with an Site Extent of 11900.00 Sq.m. Proposed Industrial Building (B.G. Sheet Roofing) of Used Vehicle Dismantling & Scrap Processing unit (Orange Category) with an FSI Area of 1298.19 Sq.m. The Site has been marked as “A - S” and issued Site Approval. Technical Clearance has been issued with the following common and special conditions.

THE PROPOSED INDUSTRIAL BUILDING AREA :

AREA OF THE SITE : 11900.00 Sqm.

S.NO.	BLOCK DETAILS	FSI AREA (in Sq.M.)	Non-FSI AREA (in Sq.M.)	TOTAL AREA (in Sq.M.)	USAGE
1	BLOCK - I	780.62	-	780.62	MAIN SHED
2	BLOCK - II	139.29	-	139.29	OFFICE
3	BLOCK - III	74.36	-	74.36	HCV RAMP
4	BLOCK - IV	139.37	-	139.37	LABOUR ROOM
5	BLOCK - V	111.42	-	111.42	M.S. SCRAP
6	BLOCK - VI	53.13	-	53.13	TOILET
TOTAL		1298.19	-	1298.19	

FLOOR SPACE INDEX : FSI Area = 1298.19 / 11900.00
= 0.109 < 2.00

OSR PROVIDED : 1421.15 Sqm. - 11.94 %

PARKING DETAILS :

Provided Lorry Parking - 4 Nos
 Provided Car Parking - 25 Nos (Including PH parking)
 Provided Two Wheelers Parking - 40 Nos.
 Provided Cycle Parking - 40 Nos.

Building Permission issued for the Proposed Industrial Building plan as **B.P./D.T.C.P.(VLR) NO. 17/2023**. As per Town and Country Planning Act 1971 sec 47A Technical permission is granted subject to the following special terms and conditions.

SPECIAL CONDITIONS:

1. **AS PER G.O.(MS) NO. 18, RULE NO. 41 - THE GIFTING OF THE RESERVATION OF LAND FOR COMMUNITY RECREATIONAL PURPOSE 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. AND SHOULD BE RATAINED AS OPEN SPACE AS SHOWN IN THE DRAWING.**
2. 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.
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/CB 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. 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.
12. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID
13. 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.
14. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.
15. 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.

GENERAL CONDITIONS:

1. After the Joint Director, Vellore District Town and Country Planning Office has issued the Planning permission, if (i) wrong information has been submitted by the petitioner to obtain the planning permission or (ii) if the correct procedures as per law have not been followed, the Joint Director has the right to change or cancel the planning 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 followed.
17. Approved order and drawing copies to be handover to buyer by the owner at 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 Joint Director, District Town and Country Planning Office** 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 drawings.

The following fee and charges are collected as follows.

Scrutiny Charge	Rs. 20446.00, Dated : 11.05.2023.
Centage Charge for Land	Rs. 900.00, Dated : 21.07.2023.
Centage Charge for Building	Rs. 2500.00, Dated : 21.07.2023.
Infrastructure and Amenities Charges	Rs. 244212.00, Dated : 21.07.2023.
Display Board Charges	Rs. 1500.00, Dated : 21.07.2023.
OSR Charges	– NIL (OSR Area is leftover in the Site)

CC Charges	– NIL
Security Deposit Charges	– NIL
Shelter Charges	– NIL
Premium FSI Charges	– NIL

Further, the Applicant has requested to approach **The President, Sembarayanallur Village, Katpadi Panchayat Union** for the Final Approval of Industrial Building.

The President, Sembarayanallur Village, Katpadi Panchayat Union is requested to give the final approval for the Industrial Building to the Applicant. And it is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.

Joint Director of District Town & Country Planning Office,
Vellore District

To,
The President,
Sembarayanallur Village,
Katpadi Panchayat Union,
Katpadi Taluk, Vellore District.

Enclosure

Original Map and Condition - 1 set

Copy to :

Thiru. Shibupunnen,
No:45, 8th East Main road,
Gandhi Ngar, Katpadi,
Vellore - 632006.

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
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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.

