

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.



OFFICE OF THE JOINT DIRECTOR / MEMBER SECRETARY
TOWN AND COUNTRY PLANNING / VELLORE LOCAL PLANNING AUTHORITY
VELLORE DISTRICT
ONLINE BUILDING PLAN APPLICATION - PLANNING PERMISSION
APPLICATION NUMBER : SWP/BPA/012384/2023

Sir,

Subject :

Additional and Revised Institutional Building – Vellore District Town and Country Planning Office / Vellore Local Planning Authority – Vellore District / Corporation, Katpadi Taluk, Kalinjur Village, Gandhi Nagar (East), Block-5, Zone-I, T.S.Nos.11/1 & 11/2, Plot No.17, with a site area of 2166.43sqm and FSI area of 5016.35Sqm (Basement+ Ground+ 4Floors) - Institutional building has been already approved – Additional construction of 5th and 6th floor and Revision from already approved- Revised and additional put together Total FSI Area is 6701.10sqm – Technical Concurrence issued – Planning Permission issued - Forwarded for further action - Regarding.

- Reference :
1. Applicant .M/s.Durai Murugan Educational Trust, Represented by its Trustee.Tmt.K.Sangeetha, Online Application Reference No.SWP/BPA/0012384/2023, Dated: 02.08.2023.
 2. This office letter with same Number dated:22.12.2023. (Forwarded to Head Office)
 3. HRB Panel Meeting held on 15.09.2023(Subject No.7)
 4. Director of Town and Country Planning, Chennai Roc No. SWP/BPA/0012384/2023, Dated: 13.05.2024. (Concurrence Issued)
 5. G.O.No.138, Housing and Urban Development Department, dated 04.06.2004.
 6. G.O.No.86, Housing and Urban Development Department, dated 28.03.2012 and G.O.No.85, Housing and Urban Development Department, dated 16.05.2017.
 7. G.O.No.53, Housing and Urban Development Department, dated 16.04.2018
 8. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018
 9. 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.
 10. G.O.No.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration). & G.O.No.54, Housing and Urban Development Department, dated 12.03.2020.
 11. G.O.No.01, Housing and Urban Development Department, dated 05.01.2021.
 12. Director of Town and Country Planning, Chennai Circular Letter Roc. No. 7486/2009/BA2, dated: 16.04.2009.

13. Director of Town and Country Planning, Chennai Circular Letter Roc. No. 21075/2009/BA1, dated: 27.06.2012.
14. Director of Town and Country Planning, Chennai Circular Letter Roc. No. 12201/2017/BA1, dated: 22.09.2017.
15. Director of Town and Country Planning, Chennai Circular Letter Roc. No. 14227/2017/Spl. Cell, dated: 14.12.2017.
16. Director of Fire & Rescue Services Noc, R.Dis.No.16210/C1/2023, PP Noc No.199/2023, Dated:14.12.2023.
17. Structural design and drawings vetted by Professor, IIT Madras, Structural Engineering Division, Department of Civil Engineering letter, Dated:07.11.2023.
18. Director of Town and Country Planning, Chennai Letter No.SWP/BPA/007087 /2023,dated. 27.03.2023 (Technical Concurrence B.P/D.T.C.P No. 113/2023).
19. Assistant Director / Joint Director (i/c), Member Secretary, Vellore District Town and Country Planning, Vellore LPA Office letter No.SWP/BPA/007087/2023,dated.31.03.2023 (Planning Permission No.10/2023).
20. Demand payment Request Letter, Dated: 15.05.2024 (requiring payment of Centage Fee Charge, Development Charges, Display Board Charges, I & A Charges, CC Charges, Security Deposit Charges, Shelter Fund Charges).
21. Applicant M/s. DURAIMURUGAN EDUCATIONAL TRUST, Letter Dated: 20.05.2024. (Payment of Centage Fee Charge, Development Charges, Display Board Charges, I & A Charges, CC Charges, Security Deposit Charges, Shelter Fund Charges).
22. Vellore Local Planning Authority Meeting held on 03.07.2024 (Subject No.03).

ORDER :

With reference to the 1st cited letter, applicant has requested for the Additional and Revised Institutional Building has been verified, inspected and forwarded to Director of Town and Country Planning, Chennai through 2nd cited letter and Technical Concurrence has been issued by the Director of Town and Country Planning, Chennai through 4th cited letter as **“B.P./D.T.C.P. No. 192/2024” (This Technical Concurrence is revising the B.P./D.T.C.P. No. 113/2023 which was issued earlier)** and forwarded for further action to District Town and Country Planning office, Vellore for the Additional and Revised Institutional Building in Vellore Local Planning Authority, Vellore District / Corporation, Katpadi Taluk, Kalinjur Village, Gandhi Nagar (East),Block-5,Zone-I,T.S.Nos.11/1 & 11/2, Plot No.17, with a site area of 2166.43sqm and FSI area of 5016.35Sqm (Basement+ Ground+ 4Floors), Institutional building has been already approved, Additional construction of 5th and 6th floor and Revision from already approved- Revised and additional put together Total FSI Area is 6701.10sqm. Technical Clearance has been issued with the following common and special conditions.

The Revised and Proposed Additional Building Area Details.

Area of Site : 2166.43 Sqm.

S.NO.	FLOOR DETAILS	FSI AREA (in Sq.M.)	Non-FSI AREA (in Sq.M.)	TOTAL AREA (in Sq.M.)
School Building				
1	Basement Floor	-	957.30	957.30
2	Ground Floor	957.30	-	957.30
3	First Floor	957.30	-	957.30
4	Second Floor	957.30	-	957.30
5	Third Floor	957.30	-	957.30
6	Fourth Floor	957.30	-	957.30
7	Fifth Floor	957.30	-	957.30
8	Sixth Floor	957.30	-	957.30
9	Head Room	-	36.57	36.57
Total		6701.10	1029.30	7730.40

$$\begin{aligned}\text{Premium FSI} &= 6701.10 / 2166.43 \\ &= 3.093 < 3.25\end{aligned}$$

The above HRB Additional and Revised Institutional Building proposal was placed in Vellore Local Planning Authority Meeting held on 03.07.2024 (Subject No.03). The subject was discussed and Resolution passed by Authority recommended to issue the planning permission.

Planning Permission issued for the Additional and Revised Institutional Building Plan as **SWP/DTCP/VELLORE/P.P.NO.25/2024 (This Planning permission is revising the P.P.No. 10/2023, dated.31.03.2023 which was issued earlier)..** 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. Conditions stipulated in the NOC cited in the reference 16th issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
2. Structural Design and drawings generally reviewed by Professor, IIT Madras, Structural Engineering Division, Department of Civil Engineering is to be followed scrupulously. As per the Professor, IIT Madras, Structural Engineering Division, report, Site / Structural Engineer concerned has to scrutinize the details and implement at site as per the detailed drawings and specification.
3. Registered professional Quality Auditor is to be engaged by the applicant during commencement of construction.

4. 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.
5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
6. Conditions mentioned in the No Objection certificates obtained from the central and State Government Departments must be followed scrupulously.
7. 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
8. As per the inspection report by the District Town and Country Planning officer, Vellore District, Applicant declared that, temporarily stop the construction and will start the work based on the revised approval drawing after obtaining the revised approval from DTCP, applicant affidavit must be followed scrupulously.
9. 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
10. 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.
11. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage.

12. "The Provisions in the G.O(MS) No. 17. H&UD [UD4(3)], Department, dated:05.02.2016 relating to installation and use of solar energy system, should be followed.
13. 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.
14. With the Reference 7 and 9 mentioned Government Orders and Reference No 8 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
15. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID
16. 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.
17. Building to be Used Strictly as per mentioned purpose in Approved Building Plan

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 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 Commissioner, Vellore Corporation 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

The following fee and charges are collected as follows.

Scrutiny Charge	- Rs. 18259.00 Dated : 02.08.2023
Centage Charge for Building	- Rs. 9200.00, Dated : 20.05.2024
Infrastructure and Amenities Charges	- Rs. 1570054.00, Dated : 20.05.2024 (Rs. 943196.00 Dt.30.03.2023 – Paid in Earlier Approval)
CC Charges	- Rs.17651.00, Dated : 20.05.2024
Security Deposit Charges	- Rs. 785027.00, Dated : 20.05.2024 (Rs. 471598.00 Dt.30.03.2023 – Paid in Earlier Approval)
Display Board Charges	- Rs. 10000.00, Dated : 20.05.2024
Development Charges for Building	- Rs. 26240.00, Dated : 20.05.2024
Shelter Charges	- Rs. 364718.00, Dated : 20.05.2024 (Rs. 436580.00 Dt.30.03.2023 – Paid in Earlier Approval)

Further, the Applicant has requested to approach The Commissioner, Vellore Corporation for the Final Additional and Revised Institutional Building.

The Commissioner, Vellore Corporation is requested to give the final Additional and Revised Institutional 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 Commissioner,
Vellore Corporation,
Vellore Taluk, Vellore District.

Enclosure

Original Map and Condition - 1 set

Copy to :

M/s. DURAIMURUGAN EDUCATIONAL TRUST,
NO 7, 5TH EAST CROSS ROAD, GANDHI NAGAR,
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.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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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.

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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.

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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
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Services we run
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The LandLens
suite
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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.

