

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 –
VELLORE DISTRICT

Online Building Plan Application – Technical Approval

Application Number SWP/BPA/0124443/2023

Subject :	Poultry Farm Building – Vellore District Town and Country Planning Office – Vellore District, K.V.Kuppam Taluk / Panchayat Union, Maaliyapattu village, S.F.No.188/3B- Site Extent of 2125.00 Sq.m - Proposed Poultry Farm Industry building with an FSI Area of 169.77 Sq.m. – Building Technical Approval issued – Forwarded for further action - Reg.
Reference :	1. Applicant Mr. R. Venkatesan Online Application No. SWP/BPA/0124443/2024, Dated: 08.02.2024. 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. The Commissioner of Town and Country Planning, Chennai Roc.No.11398/2018/BA2, Dated: 08.03.2019. 14. The Principle Secretary, Housing and Urban Development Letter No.9985/UD4(3)/2018-4, Dated:26.02.2019. 15. Demand payment Request Letter, Dated: 12.03.2023 (requiring payment of Centage Fee Charge, Display Board Charges & I&A Charges). 16. Applicant Mr. R. Venkatesan Letter, Dated: 13.03.2023. (Payment of Centage Fee Charge, Display Board Charges& I & A Charges).

XXXXXXXX

Order

With reference to the 1st cited letter, applicant has requested for the Approval of Commercial Building in Vellore District, K.V.Kuppam Taluk / Panchayat Union, Maaliyapattu village, S.F.No.188/3B- Site Extent of 2125.00 Sq.m - Proposed Poultry farm Industry building with an FSI Area of 169.77 Sq.m. The Site has been marked as “A B C D” and issued Site Approval. Technical Clearance has been issued with the following common and special conditions.

1. The area statement for the Proposed Poultry farm Industry building is as below.

Area Details:

Total Site Area : 2125.0 Sq.m

Description	FSI Area (in sq.m)	Non FSI Area (in sq.m)	Total Built up Area (in sq.m)
Block-1 – Shed – Ground floor	161.49	-	161.49
Block-2 – Toilet – Ground floor	8.28	-	8.28
Total	169.77	-	169.77

Total-FSI - **169.77 Sq.m**
 FSI Area - **169.77 / 2125.0 = 0.80**
 PC - **0.80 % < 2.0**

1. With the above area, the proposed building is given Technical Approval with the following Special and General Conditions. The Building plan is Numbered as **B.P/D.T.C.P(VLR)No.03/2024**.
2. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
3. The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

The fee collected from the applicant are as follows.

S.No	Description	Amount
1	Scrutiny Fees	Rs. 3,510/-
2	Centage Charge for Land	Rs. 300/-
3	Centage Charge for Building	Rs. 1,000/-
4	Infrastructure and Amenities Charges	Rs. 31,960/-
5	Display Board Charges	Rs. 1,500/-
Total		Rs. 38,270/-

The Technical Approval issued with the following Special and General Conditions: -

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. 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 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.
4. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
5. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc.) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.

If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.

6. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4 (3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.
7. Since Poultry comes under Agriculture Department it is not necessary to obtain No Objection Certificate in other departments as mentioned in the reference cited 13th & 14th.

General Conditions

1. 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.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
6. Mosquito netting to be provided at OHT and well.

7. Fire rescue equipment should be provided as per Rules.
8. As per GO.No.341, MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
10. As per G.O.No.18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
11. Shade trees should be planted around the proposed building site.

Encl:

Drawing - Sheet 1 & 2

Assistant Director / Joint Director (FAC),
District Town and country Planning office,
Vellore District.

To.

The Block Development Officer,
K.V.Kuppam Panchayat Union,
K.V.Kuppam Taluk,
Vellore District

Copy.

Thiru. R.Venkatesan,
No. 2/83 , Pallakollai,
Maliyapattu Village,
K.V. Kuppam Taluk,
Vellore-632602.



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.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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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.

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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

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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

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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.

