

PP

APPROVAL RECORD

Planning Permission

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 DEPUTY DIRECTOR / MEMBER SECRETARY
DISTRICT TOWN AND COUNTRY PLANNING / VELLORE LOCAL
PLANNING AUTHORITY
VELLORE DISTRICT

ONLINE BUILDING PLAN APPLICATION - PLANNING PERMISSION

APPLICATION NUMBER: SWP/BPA/719807/2025

Sir,

Subject : HRB – Commercial Hotel Building - DTCP- Chennai –107 - Vellore District / Taluk, Corporation / LPA, Ward – 1, Block - 3, T.S.No:75/1; 76/1A, 1B; 80/1A, 1B - with a total site extent of 2058.00Sqm(As Per TSLR).- Total FSI Area – 7348.83Sqm - Technical Concurrence issued – Building Planning Permission Issuing-forwarded for further action – Regarding.

Reference :

1. Applicant, M/s. Uma Ezlumalaiyan Residency Private Limited, Represented by its Managing Directors: Thiru .P.Elumalai and Thiru. E.Vetharaam, Online Application Reference No. SWP/BPA/0719807/2025, Dated:05.12.2025.
2. Directorate of Town and Country Planning Online Technical Concurrence Application No: SWP/BPA/719807/2025, Dated:10.02.2026.(**B.P./D.T.C.P. No. 95/2026**)
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
11. Director of Town and country planning office Circular Roc.no.4367/2019/BA2, Dated:05.02.2020
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.

13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
14. Director of Town and country planning office Circular Roc.no.4367/2019/BA2, Dated:05.02.2020
15. DGP/Director, Tamil Nadu Fire and Rescue Services Department, PP NOC No.11/2026, dated 07.01.2026. (Token No: 350198)
16. Amendment for PP NOC No.11/2026, issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department, Dated: 05.02.2026.(Token No: 366092).
17. Airport Authority of India NOC ID. VELL/ SOUTH/ B/ 070825/ 1832298, Dated. 15.07.2025.
18. Vellore local planning Authority resolution No 06-2026 Subject No06 dated 06.03.2026
19. K.C Pazhani ,professor Anna University Department of Civil Engineering Gundy Chennai , Structural Design Report Dated 05.05.2026
20. Demand payment Request Letter, Dated: 12/02/2026
21. Applicant M/s. Uma Ezlumalaiyan Residency Private Limited, Represented by its Managing Directors: Thiru .P.Elumalai and Thiru. E.Vetharaam,, Letter Dated: 12/02/2026 (Payment of Centage Fee Charge, Development Charges, Display Board Charges, I & A Charges, CC Charges, Security Deposit Charges, Shelter Fund Charges).

Order

With reference to the 1st Cited letter, the M/s. Uma Ezlumalaiyan Residency Private Limited, Represented by its Managing Directors: Thiru .P.Elumalai and Thiru. E.Vetharaam, has requested for the approval High Rise Commercial Hotel Building in Vellore District, Technical Concurrence has been issued by the Director of Town and Country Planning, Chennai through 2nd cited letter as “**B.P./D.T.C.P. No. 95 /2026**” and forwarded for further action to District Town and Country Planning office, Vellore for the High Rise Commercial Hotel Building for a FSI Area of 7348.83Sqm. sq.m in a Site area – 2058.00Sqm sq.m As per at T.S.No:75/1; 76/1A, 1B; 80/1A, 1B in Ward – 1, Block - 3, South Vellore Town, Vellore Taluk,Vellore District.

The above HRB Commercial Hotel Building proposal was placed in vellore local

planning Authority Meeting held on 06.03.2026. The subject Resolution **06/2026** obtained. and Received Structural Design Report from, K.C Pazhani ,professor Anna University Department of Civil Engineering Gundy Chennai Dated 05.05.2026.

Proposed High Rise Commercial Hotel Building Area statement in sqm

Description	FSI area in Sq.m	Deductions	Non FSI area in Sq.m	Total Builtup area in Sqm
Basement Floor-2	113.00	-	617.03	730.03
Basement Floor-1	-	-	730.03	730.03
Ground Floor	730.03	-	-	730.03
1 st Floor	730.03	-	-	730.03
2 nd Floor	730.03	-	-	730.03
3rd Floor	720.82	9.21	-	720.82
4 th Floor	720.82	9.21	-	720.82
5 th Floor	720.82	9.21	-	720.82
6 th Floor	720.82	9.21	-	720.82
7 th Floor	720.82	9.21	-	720.82
8 th Floor	720.82	9.21	-	720.82
9 th Floor	720.82	9.21	-	720.82
Head Room	-	-	96.50	96.50
Security Room	-	-	5.50	5.50
Total Area	7348.83	64.47	1449.06	8797.89

Total FSI Area= 7348.83Sqm

Normally Permissible FSI : 3.25

Achieved FSI : 3.57

The Planning Permission issued for the Proposed additional construction of hostel building Plan as **SWP/DTCP/VELLORE/P.P.NO. 19 /2026** with validity from 07-05-2026 to 06 -05-2036 (8 Years). As per Town and Country Planning Act 1971 sec 49 Technical permission is granted. To construct a Institutional Building Planning Permission has been issued with the following common and special condition.

Special Conditions

1. Conditions stipulated in the Fire NOC cited in the reference 15 issued by District Fire officer, Vellore, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules 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.

5. Applicant should obtain consent from Tamil Nadu Pollution control Board Undersection 25 of the Water Act 1974 for discharge of sewage.
6. 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, Patta, gift deed, & Power of Attorney 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.
7. 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.

General Conditions

1. Solar water heating system to be provided to the proposed School 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 professional's including quality Auditor details at the place of construction.

Planning Permission Validity Period:

With reference to the 8th cited Government order this planning permission is valid upto 8 years from the date of issuing of this letter.

The following fee and charges are collected as follows:

S.No	Fees particulars	Amount (RS)	Date
1	Scrutiny Charge	19148	05/12/2025
2	CC Charges	94715.00	12.12.2026
3	Development Charges for Building	140800.00	
4	Development Charges for Land	8240.00	
5	Display Board Charges	10000.00	
6	Security Deposit Charges	1378125.00	
7	Centage Charge for Land	1500	Challan Number 20260212035497 12.02.2026
8	Centage Charge for Building	45000	
9	Infrastructure and Amenities Charges	2756250	
10	Premium FSI Charges	15653802	
11	OSR Charges	NA	NA
10	Shelter Charges	3090501	Challan Number 20260212035358 12.02.2026

Further, the Applicant has requested to approach **The Commissioner, Vellore corporation** for the Final approval for Hotel Building)

The Commissioner, Vellore corporation is requested to give the final approval for Commercial Building (Hotel Building) to the Applicant. And it is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.

Member Secretary, Vellore Local Planning Authority,
District Town & Country Planning Office,
Vellore District

To:

The Commissioner,
Vellore Corporation,
Vellore.

Copy to :

Uma Ezumalaiyan Residency Private Limited Rep By
Its Managing Partners P Elumalai And E Vetharaam,
No.44/91 Vakkil Street Ranipet Town,
and Ranipet District,

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

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

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

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



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The LandLens
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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.

