

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/741520/2025

Sir,

Subject : **Commercial Building (Multiplex Cinema Theatre)** – Vellore District – Vellore Taluk – South Vellore Town – Ward 4 – Block 18 – S.F.Nos.1297/1, 1297/2, 1297/3, 1297/4, Site area – 2,783.48 sq.m As per Document, Site area – 2,945.00 sq.m As per TSLR – FSI Area of proposed building is 4,781.28 sq.m - To construct a Commercial Building (Multiplex Cinema Theatre) Granting technical concurrence issued – Building Planning Permission Issuing-forwarded for further action –Regarding.

Reference :

1. Applicant, Thiru.V.Murali, Thiru.T.Sundar Ganesh & Thiru.V.S.Ramesh Kumar Online Application Reference No SWP/BPA/741520/2025, Received Dated: 29.12.2025.
2. Directorate of Town and Country Planning Online Technical Concurrence Application No: SWP/BPA/741520/2025, Dated:06.03.2026.(**B.P./D.T.C.P. No. 179/2026**)
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. District officer, Vellore District, Fire & Rescue Services PP NOC No.7445/NOC/NMSB/2026, Dated: 20.01.2026.
 16. Regional Director (South), Chennai, Archaeological Survey of India F.No.2233/NMA/CA(TN)/2024/128, date 17.12.2025.
 17. Demand payment Request Letter, Dated: 21.04.2026
 18. Applicant. Thiru.V.Murali, Thiru.T.Sundar Ganesh & Thiru.V.S.Ramesh Kumar, Letter Dated: 29.04.2026 (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 Thiru.V.Murali, Thiru.T.Sundar Ganesh & Thiru.V.S.Ramesh Kumar, has requested for the approval of Multiplex Cinema Theatre 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. 179 /2026**” and forwarded for further action to District Town and Country Planning office, Vellore for the Multiplex Cinema Theatre for a FSI Area of 4,781.28 sq.m in a Site area – 2,783.48 sq.m As per Document, Site area – 2,945.00 sq.m As per TSLR at S.F.Nos.1297/1, 1297/2, 1297/3, 1297/4 in Block 18, Ward 4, South Vellore Town, Vellore Taluk,Vellore District

Proposal Details

Site area – 2,783.48 sq.m As per Document, Site area – 2,945.00 sq.m As per TSLR

Building details (Commercial Building)

Floor Details	Fsi Area In Sq.M.	Non-Fsi Area In Sq.M.	Total Built Up Area In Sq.M.
Basement Floor	-	1538.46	1538.46
Stilt Floor	122.40	1343.90	1466.30
First Floor	1556.50	-	1556.50
Second Floor	1556.58	-	1556.58
Third Floor	1545.80	11.88	1557.68
Total Area	4781.28	2894.24	7675.52

Total FSI area = 4781.28 Sq.m.

FSI = 4781.28 / 2783.48

= 1.717 < 2.0

The Planning Permission issued for the Proposed additional construction of hostel building Plan as **SWP/DTCP/VELLORE/P.P.NO. 16 /2026** with validity from 29-04-2026 to 30-04-2036 (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 Under Section 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	19552	19552
2	CC Charges	82617.00	29.04.2026
3	Development Charges for Building	122816.00	
4	Development Charges for Land	11780.00	
5	Display Board Charges	1500.00	
6	Security Deposit Charges	449508.00	
7	Centage Charge for Land	1500	Challan Number 20260429026238 29.04.2026
8	Centage Charge for Building	5000	
9	Infrastructure and Amenities Charges	899016	
10	Shelter Charges	1519227	Challan Number 20260429026313 29.04.2026

11	OSR Charges	NA	NA
12	Premium FSI Charges	NA	NA

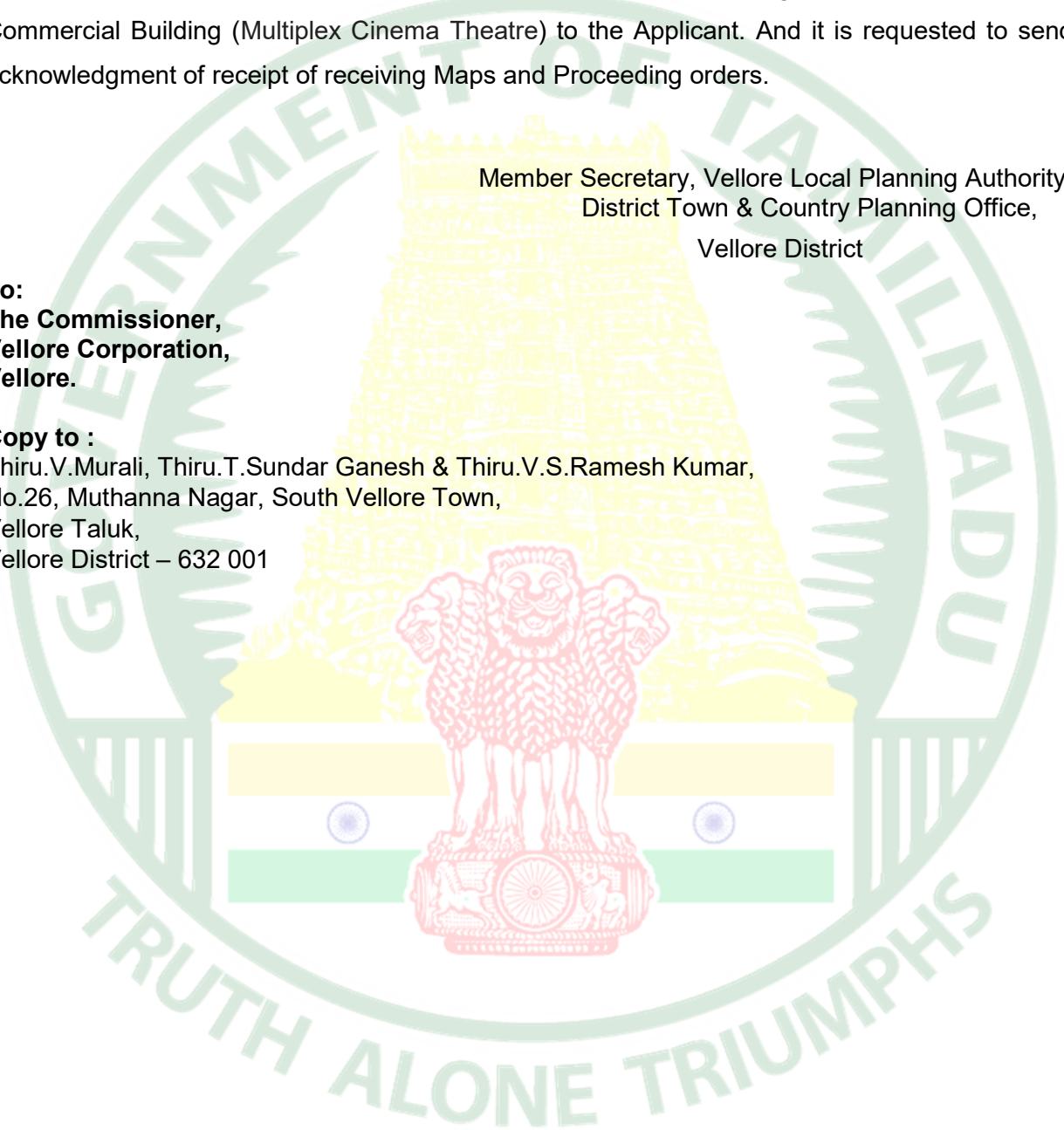
Further, the Applicant has requested to approach **The Commissioner, Vellore corporation** for the Final approval for Multiplex Cinema Theatre)

The Commissioner, Vellore corporation is requested to give the final approval for Commercial Building (Multiplex Cinema Theatre) 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 :
Thiru.V.Murali, Thiru.T.Sundar Ganesh & Thiru.V.S.Ramesh Kumar,
No.26, Muthanna Nagar, South Vellore Town,
Vellore Taluk,
Vellore District – 632 001



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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Watch a property and hear about it when something new is registered against it.

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Deal Room

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Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

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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

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Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

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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.

