

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/789580/2026

Sir,

Subject : Industrial Building – Vellore District – Katpadi Taluk - Dharapadavedu Village – S.F.No. 13PT,14, 15, 16, 20/1A, 21/1, 22/2, 23/2, 24/2, 25/2 - Total Site Extent as per document: 20 Acres (80937.12 Sq.m) - Total FSI area is 18784.708 Sq.m - Technical Concurrence issued – Building Planning Permission Issuing-forwarded for further action –Regarding.

Reference :

1. Applicant M/s. Aspire Footwear Industrial Private Limited represented by Mr. Atul Kumar Nagrath, Online Application Reference No. SWP/BPA/0789580/2026, Dated: 25.02.2026.
2. Directorate of Town and Country Planning Online Technical Concurrence Application No: SWP/BPA/789580/2025, Dated:06.04.2026.(**B.P./D.T.C.P. No. 286/2026**)
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, Fire & Rescue Services Department, Vellore District, PP NOC No.8650/NOC/NMSB/2026, Dated:16.03.2026.
16. Vellore local planning Authority resolution No 20-2026 Subject No10 dated 02.07.2026
17. Tamil Nadu Pollution Control Board, Consent order no. 2501265370751 Dated:04.03.2026 Proceedings No. F.2565VLR/GL/DEE/TNPCB/VLR/A/2025, Dated:04.03.2026. (Green Category).
18. Demand payment Request Letter, Dated: 07/04/2026
19. Applicant M/s. Aspire Footwear Industrial Private Limited represented by Mr. Atul Kumar Nagrath,, Letter Dated: 13/04/2026 (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, applicant M/s. Aspire Footwear Industrial Private Limited represented by Mr. Atul Kumar Nagrath has requested for the Industrial Building for an FSI of 18784.708 Sq. m in a site area of 20 Acres (80937.12 Sq.m) as per document, S.F.No. 13PT,14, 15, 16, 20/1A, 21/1, 22/2, 23/2, 24/2, 25/2, Dharapadavedu Village, Katpadi Taluk, Vellore District.

, Technical Concurrence has been issued by the Director of Town and Country Planning, Chennai through 2nd cited letter as the boundary of the site has been marked as “1 to 17” proposal numbered as “**B.P./D.T.C.P. No. 286/2026**” and forwarded for further action to District Town and Country Planning office, Vellore for the Industrial Building or a FSI of 18784.708 Sq. m a Site area – 20 Acres (80937.12 Sq.m) in S.F.No. 13PT,14, 15, 16, 20/1A, 21/1, 22/2, 23/2, 24/2, 25/2, Dharapadavedu Village, Katpadi Taluk, Vellore District.

The above industrial Building proposal was placed in vellore local planning Authority Meeting held on 02.07.2026. The subject Resolution **20/2026** obtained.

Proposed Industrial Hotel Building Area statement in sqm

The area statement for the Proposed Industrial Building is as below.

Total Site Extent: 20 Acres (80937.12 Sq.m)

Building details: Industrial Building (Green category)

Manufacturing type - Full Shoes & Sandals (As per TNPCB)

Block number	Description	FSI area (Sq.m)	Non FSI Area (Sq.m)	Total Built-up Area (Sq.m)
Block – 1 (Security & Electrical Services)				
	Ground Floor	90.00	-	90.00
Block – 2 (Creche & Finished Goods & Storage Shed)				
	Ground Floor	1720.675	-	1720.675
	Canopy	41.82	-	41.82
Block – 3 (Sole plant)				
	Ground Floor	2450.81	-	2450.81
	Canopy	128.1	-	128.1
Block – 4 (Production)				
	Ground Floor	5112.41	-	5112.41
	Mezzanine Floor	395.3	-	395.3
	Canopy	154.55	-	154.55
Block – 5 (Preparation & PDC)				
	Ground Floor	2300.97	-	2300.97
	Canopy	90.96	-	90.96
Block – 6 (Office)				
	Ground Floor	926.12	-	926.12
Block – 7 (Raw material & Storage shed)				
	Ground Floor	1539.31	-	1539.31
	Canopy	79.17	-	79.17
Block – 8 (Transit house)				
	Ground Floor	1102.845	-	1102.845
	First Floor	1173.128	-	1173.128
	Canopy	9.435	-	9.435
Block – 9 (Chemical Storage)				
	Ground Floor	279.17	-	279.17
	Canopy	19.875	-	19.875
Block – 10 (Utility)				

	Ground Floor	707.38	-	707.38
	Canopy	31.26	-	31.26
Block – 11 (Scrap yard)				
	Ground Floor	203.55	-	203.55
	Canopy	19.78	-	19.78
Block – 12 (Blower room)				
	Ground Floor	11.95	-	11.95
Block – 13 (Pump room)				
	Ground Floor	84.00	-	84.00
STP				
	Under Ground	-	120.00	120.00
UG SUMP				
	Under Ground Floor	-	84.00	84.00
Block – 16 (Fire Water tank 1 & 2)				
	Ground Floor	112.14	-	112.14
Total Area		18784.708	204.00	18988.71

Total FSI Area: 18784.708 Sq. m

The Planning Permission issued for the Proposed additional construction of Industrial building Plan as **SWP/DTCP/VELLORE/P.P.NO. 31 /2026** with validity from 07-07-2026 to 06-07-2036 (8 Years). As per Town and Country Planning Act 1971 sec 49 Technical permission is granted. To construct a Industrial 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	159063	25/02/2026
2	CC Charges	NA	13/04/2026
3	Development Charges for Building	228000.00	
4	Development Charges for Land	243600.00	
5	Display Board Charges	1500.00	
6	Security Deposit Charges	NA	
7	Centage Charge for Land	4500	Challan Number 20260413017065
8	Centage Charge for Building	25000	
9	Infrastructure and Amenities Charges	3534400	
10	Premium FSI Charges	NA	NA
11	OSR Charges	NA	
10	Shelter Charges	1122749	Challan Number 20260413017226

Further, the Applicant has requested to approach **The president , Mettukulam panchayat** for the Final approval for industrial Building)

The president, Mettukulam panchayat is requested to give the final approval for Industrial 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 president ,
Mettukulam panchayat,
Vellore.

Copy to :

Atul Kumar,
Plot No. 1,
Dharapadavedu,
Vellore - 632059

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.

[/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
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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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

