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.

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PROCEEDINGS OF THE DISTRICT TOWN AND COUNTRY PLANNING OFFICE, DEPUTY DIRECTOR / JOINT DIRECTOR (I/C), VELLORE DISTRICT.

Present: Thiru.Raghul kumar, M.E.,

Roc. No. SWP/BPA/0872033/2026/VLR Date.08.08.2026.

Sub : Commercial Building - District Town & Country Planning Office - vellore district - vellore District, pernambut Taluk / municipality, s.f.no:462/1, 463/2A and Site Extent of 1679.00 Sq.mt & the FSI Area of the Building – 1290.14 Sq.mt Consist of Ground floor + First Floors - To construct a **Kalyanamandapam** Building Granting technical clearance / Building planning permission for construction – Order issued – Reg.

Ref : 1) Applicant 1) Mrs.A.Sania Shafeen, 2)Mrs.A.Sumera Suman and their SWP Application No.SWP/BPA/0872033/2026 Dated:12.06.2026.

2) This office letter Dated:04.08.2026. (Addressed to the Applicant for fee requested).

3) Date of receipt of payment from Applicant's Dated: 04.08.2026.

4) G.O.No.138, Department of Housing and Urban Development, Dated: 04.06.2004.

5) G.O.No.86 Housing and Urban Development Department, Dated: 28.03.2012.

6) G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.

7) G.O.No.01, Department of Housing and Urban Development, Dated: 05.01.2021.

8) G.O.No.18, and 16, Municipal Administration and Water Supply Department, Dated: 04.02.2019 and 31.01.2020.

9) Circular of Commissioner of DTCP, Chennai No.4367/2019/ PA2, Dated: 07.03.2019 and 14.03.2019.

10) Circular of Commissioner of DTCP, Chennai No.7486/2009/ PA2, Dated: 16.04.2009.

11) Circular of Commissioner of DTCP, Chennai No.21075/2009/ PA1, Dated: 27.06.2012.

..2..

12) Circular of Commissioner of DTCP, Chennai No.12201/2017/ PA1, Dated: 22.09.2017.

13) Circular of Commissioner of DTCP, Chennai Roc. No.14227/ 2017/CP, Dated: 14.12.2017.

14) Circular of Commissioner of DTCP, Chennai Letter Roc.No. 4367/2019/ BA2, Dated: 06.11.2019 and 14.08.2021.

15) Director of DTCP, Chennai, Power Delegation Circular Roc No. 7963/2022/K1, Dated: 23.04.2022.

16) District Officer, Fire and Rescue Operations Station, Vellore, Fire PP NOC No: 10600/NOC/NMSB/2026, Dated:22.06.2026.

17) Joint director of Agriculture noc latter no:A3/3624/2026 dated:25.06.2026.

ORDER:

vellore District, pernambut Taluk / municipality, s.f.no:462/1, 463/2A and Site Extent of 1679.00 Sq.mt & the FSI Area of the Building – 1290.14 Sq.mt Consist of Ground floor + First Floors - To construct a **Kalyanamandapam** Building Plan technical clearance No:

SITE Earmarked "A TO F" APPROVAL NO.B.P/D.T.C.P (VLR)/P.P.NO.19/2026. Road widening portion handed over to local body with original document no:2404/2026 dated:22.07.2026.

Details of the proposed Commercial Building are as follows:

Total area of the Site -

Description of Proposed Building	F.S.I Area in Sq.mt	Non F.S.I Area in Sq.mt	Total Built up Area in Sq.mt
Ground Floor	645.07	--	645.07
First Floor	645.07	--	645.07
Head room	--	29.51	29.51
Total	1290.14	29.51	1319.65

Total FSI Area - 1290.14 Sq.mt.
FSI - 0.776 < 2.00
Height of Building - 10.34 m
Car Parking - 29 Nos
Two Wheelers Parking - 30 Nos

Special Conditions:

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

2) On the clearance certificate obtained from Central State Govt All the mentioned conditions must be followed.

3) "Housing and Urban Development Department legal technical permission/plan permission only given. Land title in the name of the applicant by providing not confirmed. For grant of technical clearance/project clearance among the documents previously submitted with the applicant's application (Sale Deed, lease deed, bond, grant, public authority deed and so on) whether the applicant is entitled to development only checked. There by to the applicant as a first step It is seen whether there is a right to develop. "Any person who wishes to purchase the property, to the applicant the ownership of the property should be confirmed separately. And if any other individual claims over it. It can be resolved before a court of competent jurisdiction. The Department of Housing and Urban Development is not the appropriate body to decide this.

4) The location of constructions is visible to the general public Area ratio as per development control rules on the board (FSI), openings (setback), parking and so on.

5) The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department dated 22.6.2017 have approved the Tamil Nadu Real Estate (Regulation and Development) Act 2016.
The promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Regulatory Authority.

6) The commissioner or the Executive Authority of the urban local body concerned shall, before giving permission for the construction of a new commercial as a public building ensure that necessary provision have been made in the building plan for the installation of closed-circuit television unit in the manner as prescribed in TNCDBR -2019 class-65

8) The commissioner or the Executive Authority of the urban local body concerned shall, while receiving the notice of completion of construction or reconstruction of a public building, to be given by the owner of that building, shall ensure that the closed-circuit television units have been properly installed in such building in the manner as prescribed in TNCDBR -2019 rule.

Conditions:

1) Solar Water heating system for proposed commercial Building construction should be set up.

2) Parking area as intended in the map It should be used for same purpose.

3) The openings shown on the plot shall be positioned accordingly.

4) Any deviation in the building contrary to the currently approved drawing do not change. If making changes Prior permission of this authority should be obtained.

5) Rainwater harvesting facilities as shown in the map, G.O No.18, and 16, Municipal Administration and Water Supply Department Dated. To be implemented in the building as on 04.02.2019 and 31.01.2020.

6) Sewage from the proposed building through private vehicles Evacuation, protected drinking water facility for beneficiaries and others Water facility as required by the petitioner at his own cost should be done.

7) For drinking water overhead tank and well located in the plot Mosquito repellent should be installed.

8) Fire prevention as required by law in the proposed construction and Fire extinguishers should be installed.

9) G.O.No.341, Department of Municipal Administration and Drinking Water Supply (N.N.1).As on 3.11.04 U trap should be installed in septic tank.

10) The Proposed building as per notification of Environment and Forest Department Fly Ash bricks and materials should be used.

11) Sewage under section 25 of the Tamil Nadu Pollution Control Board Act 1974. Due permission should be obtained regarding evacuation.

12) G.O.No.17, Department of Housing and Urban Development dated 5.2.2016.

The following fees are to be paid by the Applicant to the appropriate Government account head has been paid.

1. Scrutiny fee Rs. 5158/- dated:12.06.2026.
2. Centage Charge (Land & Building) Rs.2400/- challan no: 20260804117627 Dated.04.08.2026.
3. Display Board Rs.1500/- Dated.04.08.2026.
4. Infrastructure and Amenities Charges Rs. 244400/- challan no: 20260804117627 Dated.04.08.2026.
5. Security Deposit Rs.122200/- Dated.04.08.2026.

6. Construction Completion Certificate Charges Rs. 14531/- Dated.04.08.2026.
7. Development Charges for (Land & Building) Rs.21970/- Dated.04.08.2026.
8. OSR charges Rs. 491520/- Challan Number 20260804098608 dated:04.08.2026.
9. Flag day fund Rs.20000/- online Rep no:FL31825339351 dated:04.08.2026.

The Deputy director / Joint director (I/C),
District Town and Country Planning Office,
Vellore District.

To,
The municipal commissioner,
Pernambut municipality,
Pernambut taluk,
Vellore District.

Copy To.

1) Mrs.A.Sania Shafeen, 2)Mrs.A.Sumera Suman
No.9/4, Noor Ahamed Street,
Pernambut taluk,
Vellore – 632001.

2)The Chairman,
Tamil Nadu Real Estate Regulatory Authority,
No.133, G-Block, I Avenue
Anna Nagar (East),
Chennai-600 102.

THE LANDLENS SUITE

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.
/landlens/one

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

FREE TOOLS · NO ACCOUNT NEEDED

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
/landlens/one

Verified RealEstate™

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.