

PP

APPROVAL RECORD

Planning Permission

Vilupuram 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.



PROCEEDINGS OF THE ASSISTANT DIRECTOR
VILLUPURAM DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: Thiru.S.Sivakumar B.E.,

Online File No: SWP/BPA/0654070/2025

Date : 20.04.2026

Sir/Madam,

To

The Panchayat President,
Avanipur Panchayat and Village,
Tindivanam Taluk,
Villupuram District.

Subject : NHRB – Institutional Building – Office of the Assistant Director of Town and Country Planning – Villupuram District – Tindivanam Taluk – Olakkur Panchayt Union, Avanipur Village in S.F.Nos. 45 /1A, 1B, 1C, 2A, 2B, 3, 4A, 4B, 5, 6A, 6B,6C, 6D; 50 / 6, 7, 8, 13; 51/2, 3, 4, 5, 6, 7, 9, 10; 52/ 2 , 4, 5 , 6 , 7 , 8 , 9, 10, 11, 12, 13, 14, 15, 17, 18, 19 ,20 ,21 ,22; 53 / 6 , 7 , 8; 65 / 1 , 8 , 10; 67/5, 11, 12; 68/3, 4, 5, 12, 13 with a total site extent of 175400.00Sq.m (As per Patta) - FSI Area : 225427.90Sq.m – Technical Concurrence issued – Forwarded for further action - Regarding.

Reference : 1. Applicant. M/s. Vels Institute of Science Technology and Advanced Studies, (Deemed to be University) off Campus Centre, Rep by Dr.Ishari K.Ganesh, Online Application Reference No. SWP / BPA / 0654070 / 2025, Dated: 20.09.2025.
2. Assistant Director, Viluppuram District Town and Country Planning Office Inspection Report of Online Application No. SWP / BPA / 0654070 /2025, Dated: 22.09.2025.
3. Directorate Of Town and Country Planning Chennai , Technical Concurrence issued on, Dated:10.04.2026.

4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
- 10.G.O.No.79, Housing and Urban Development Department, Dated:04.05.2017.
- 11.Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
- 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.G.O.(Ms). No. 171, Housing and Urban Development, UD4(1) Department, Dated: 30.10.2025.
- 15.District Officer, Fire & Rescue Services Department, Villupuram District NOC L.Dis. No.4923/அ1/2024, Dated: 03.07.2024.
- 16.Junior Engineer, Operation & Maintenance, Avanipur letter, Dated:02.01.2025.
- 17.Joint Director, Agriculture Department, Villupuram District NOC Letter No.இ2/10650/2025, Dated: 11.10.2025.
- 18.Demand Payment Request letter Dated.13.04.2026.
- 19.Applicant M/s. Vels Institute of Science Technology and Advanced Studies, (Deemed to be University) off Campus Centre, Rep by Dr.Ishari K.Ganesh, Demand Remittance letter, Dated: 16.04.2026 & 17.04.2026. (Payment of Centage Fee, Infrastructure and Amenities Charges, Display Board, Development Charges and Shelter Fund Charges).

Order

With reference to the 1st Cited letter, the applicant. M/s. Vels Institute of Science Technology and Advanced Studies, (Deemed to be University) off Campus Centre, Rep by Dr.Ishari K.Ganesh, Viluppuram has requested for the approval of proposed construction of Non High Rise institution Building at Viluppuram District, Tindivanam Taluk, Avanipur Village in S.F.Nos. 45 /1A, 1B, 1C, 2A, 2B, 3, 4A, 4B, 5, 6A, 6B,6C, 6D; 50 / 6, 7, 8, 13; 51/2, 3, 4, 5, 6, 7, 9, 10; 52/ 2 , 4 , 5 , 6 , 7 ,8 , 9,10, 11, 12, 13, 14, 15, 17, 18, 19 ,20 ,21 ,22; 53 / 6 , 7 , 8; 65 / 1 , 8 , 10; 67/5, 11, 12; 68/3, 4, 5, 12, 13 with a total site extent of 175400.00Sq.m (As per Patta) and Total FSI Area is 225427.90 Sq.m.

The Assistant Director, Viluppuram District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director recommendation, the applicant request has been accepted and the boundary of the site has been marked as “1 to 74”.

The area statement for the Proposed Non-High Rise Institutional building is as below.

Total Area of the Site - 175400.00 Sqm (As per patta)

Total Area of the Site - 178445.04 Sqm (As per site)

Total Area of the Site – 175502.61 Sqm (As per super imposed)

Proposed Institutional Building Area details

Block No	Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total BuiltupSq.m
1	Hospital Block			
	Ground Floor	7539.25	-	7539.25
	First Floor	7231.23	-	7231.23
	Second Floor	7231.22	-	7231.22
	Third Floor	7231.22	-	7231.22
	Fourth Floor	7231.22	-	7231.22
	Head Room	-	140.29	140.29
	Total	36464.14	140.29	36604.43

2	Administration Block			
	Ground Floor	386.44	-	386.44
	First Floor	334.32	-	334.32
	Second Floor	334.32	-	334.32
	Third Floor	334.32	-	334.32
	Fourth Floor	334.32	-	334.32
	Head Room	-	33.75	33.75
	Total	1723.72	33.75	1757.47
3	Library Block			
	Ground Floor	1401.74	-	1401.74
	First Floor	1371.28	-	1371.28
	Second Floor	1371.28	-	1371.28
	Third Floor	1371.28	-	1371.28
	Fourth Floor	1371.28	-	1371.28
	Head Room	-	46.07	46.07
	Total	6886.86	46.07	6932.93
4	Medical College Block			
	Ground Floor	7650.23	-	7650.23
	First Floor	6825.76	-	6825.76
	Second Floor	6133.32	-	6133.32
	Third Floor	6133.32	-	6133.32
	Fourth Floor	6133.32	-	6133.32
	Head Room	-	239.68	239.68
	Total	32875.95	239.68	33115.63
5	Medical College Boys Hostel			
	Ground Floor	1350.54	-	1350.54
	First Floor	1298.62	-	1298.62
	Second Floor	1298.62	-	1298.62
	Third Floor	1298.62	-	1298.62
	Fourth Floor	1298.62	-	1298.62
	Head Room	-	55.39	55.39
	Total	6545.02	55.39	6600.41
6	Boys Intern Hostel			
	Ground Floor	751.33	-	751.33
	First Floor	751.33	-	751.33
	Second Floor	751.33	-	751.33
	Third Floor	751.33	-	751.33
	Fourth Floor	751.33	-	751.33
	Head Room	-	56.74	56.74
	Total	3756.65	56.74	3813.39
7	Food Court, Super Market, Guest Rooms			
	Ground Floor	654.54	-	654.54
	First Floor	393.39	-	393.39
	Second Floor	390.62	-	390.62

	Third Floor	390.62	-	390.62
	Fourth Floor	390.62	-	390.62
	Head Room	-	38.29	38.29
	Total	2219.79	38.29	2258.08
8	Medical College Nurses Hostel			
	Ground Floor	323.74	-	323.74
	First Floor	310.92	-	310.92
	Second Floor	310.92	-	310.92
	Third Floor	310.92	-	310.92
	Fourth Floor	310.92	-	310.92
	Head Room	-	29.58	29.58
	Total	1567.42	29.58	1597.00
9	Medical College Girls Hostel			
	Ground Floor	1350.54	-	1350.54
	First Floor	1298.62	-	1298.62
	Second Floor	1298.62	-	1298.62
	Third Floor	1298.62	-	1298.62
	Fourth Floor	1298.62	-	1298.62
	Head Room	-	55.39	55.39
	Total	6545.02	55.39	6600.41
10	Girls Interns Hostel			
	Ground Floor	751.33	-	751.33
	First Floor	751.33	-	751.33
	Second Floor	751.33	-	751.33
	Third Floor	751.33	-	751.33
	Fourth Floor	751.33	-	751.33
	Head Room	-	56.74	56.74
	Total	3756.65	56.74	3813.39
11	Kitchen and Dining Block for Medical College			
	Ground Floor	1023.06	-	1023.06
	First Floor	947.82	-	947.82
	Second Floor	947.82	-	947.82
	Third Floor	947.82	-	947.82
	Fourth Floor	947.82	-	947.82
	Head Room	-	72.36	72.36
	Total	4814.34	72.36	4886.70
12	Nursing and Pharmacy Girls Hostel			
	Ground Floor	1611.18	-	1611.18
	First Floor	1580.84	-	1580.84
	Second Floor	1580.84	-	1580.84
	Third Floor	1580.84	-	1580.84
	Fourth Floor	1580.84	-	1580.84
	Head Room	-	61.08	61.08
	Total	7934.54	61.08	7995.62

13	University Hostel for Girls Type-1			
	Ground Floor	581.85	-	581.85
	First Floor	581.85	-	581.85
	Second Floor	581.85	-	581.85
	Third Floor	581.85	-	581.85
	Fourth Floor	581.85	-	581.85
	Head Room	-	30.86	30.86
	Total	2909.25	30.86	2940.11
14	Residents Doctors Hostel			
	Ground Floor	791.11	-	791.11
	First Floor	712.54	-	712.54
	Second Floor	712.54	-	712.54
	Third Floor	712.54	-	712.54
	Fourth Floor	712.54	-	712.54
	Head Room	-	81.45	81.45
	Total	3641.27	81.45	3722.72
15	University Hostel for Boys Type-2			
	Ground Floor	1073.84	-	1073.84
	First Floor	1073.81	-	1073.81
	Second Floor	1073.81	-	1073.81
	Third Floor	1073.81	-	1073.81
	Fourth Floor	1073.81	-	1073.81
	Head Room	-	67.99	67.99
	Total	5369.08	67.99	5437.07
16	Kitchen and Dining Block for University Students			
	Ground Floor	1341.27	-	1341.27
	First Floor	1341.27	-	1341.27
	Second Floor	1341.27	-	1341.27
	Third Floor	1341.27	-	1341.27
	Fourth Floor	1341.27	-	1341.27
	Head Room	-	28.50	28.50
	Total	6706.35	28.50	6734.85
17	DEAN.M.S. Principals Quarters			
	Ground Floor	133.71	-	133.71
	First Floor	75.61	-	75.61
	Head Room	-	19.24	19.24
	Total	209.32	19.24	228.56
18	DEAN.M.S. Principals Quarters			
	Ground Floor	133.71	-	133.71
	First Floor	75.61	-	75.61
	Head Room	-	19.24	19.24
	Total	209.32	19.24	228.56
19	DEAN.M.S. Principals Quarters			
	Ground Floor	133.71	-	133.71

	First Floor	75.61	-	75.61
	Head Room	-	19.24	19.24
	Total	209.32	19.24	228.56
20	DEAN.M.S. Principals Quarters			
	Ground Floor	133.71	-	133.71
	First Floor	75.61	-	75.61
	Head Room	-	19.24	19.24
	Total	209.32	19.24	228.56
21	Staff Quarters for Medical College-2BHK			
	Ground Floor	1035.13	-	1035.13
	First Floor	1024.69	-	1024.69
	Second Floor	1024.69	-	1024.69
	Third Floor	1024.69	-	1024.69
	Fourth Floor	1024.69	-	1024.69
	Head Room	-	72.80	72.80
	Total	5133.89	72.80	5206.69
22	Staff Quarters for other Discipline-2BHK			
	Ground Floor	1035.13	-	1035.13
	First Floor	1024.69	-	1024.69
	Second Floor	1024.69	-	1024.69
	Third Floor	1024.69	-	1024.69
	Fourth Floor	1024.69	-	1024.69
	Head Room	-	72.80	72.80
	Total	5133.89	72.80	5206.69
23	Professors Quarters for Medical College-3BHK			
	Ground Floor	503.56	-	503.56
	First Floor	503.56	-	503.56
	Second Floor	503.56	-	503.56
	Third Floor	503.56	-	503.56
	Fourth Floor	503.56	-	503.56
	Head Room	-	46.64	46.64
	Total	2517.80	46.64	2564.44
24	Professor Quarters for other Discipline-3BHK			
	Ground Floor	503.56	-	503.56
	First Floor	503.56	-	503.56
	Second Floor	503.56	-	503.56
	Third Floor	503.56	-	503.56
	Fourth Floor	503.56	-	503.56
	Head Room	-	46.64	46.64
	Total	2517.80	46.64	2564.44
25	Staff Quarters for Medical College-1BHK			
	Ground Floor	923.34	-	923.34
	First Floor	911.07	-	911.07
	Second Floor	911.07	-	911.07

	Third Floor	911.07	-	911.07
	Fourth Floor	911.07	-	911.07
	Head Room	-	28.36	28.36
	Total	4567.62	28.36	4595.98
26	Staff Quarters for Medical College-1BHK			
	Ground Floor	923.34	-	923.34
	First Floor	911.07	-	911.07
	Second Floor	911.07	-	911.07
	Third Floor	911.07	-	911.07
	Fourth Floor	911.07	-	911.07
	Head Room	-	28.36	28.36
	Total	4567.62	28.36	4595.98
27	Pharmacy College			
	Ground Floor	1570.54	-	1570.54
	First Floor	1467.95	-	1467.95
	Second Floor	1558.97	-	1558.97
	Third Floor	1558.97	-	1558.97
	Fourth Floor	1558.97	-	1558.97
	Head Room	-	58.32	58.32
	Total	7715.40	58.32	7773.72
28	Nursing and Pharmacy Boys Hostel			
	Ground Floor	1644.09	-	1644.09
	First Floor	1580.94	-	1580.94
	Second Floor	1580.94	-	1580.94
	Third Floor	1580.94	-	1580.94
	Fourth Floor	1580.94	-	1580.94
	Head Room	-	61.21	61.21
	Total	7967.85	61.21	8029.06
29	University Hostel for Boys Type-1			
	Ground Floor	581.85	-	581.85
	First Floor	581.85	-	581.85
	Second Floor	581.85	-	581.85
	Third Floor	581.85	-	581.85
	Fourth Floor	581.85	-	581.85
	Head Room	-	30.86	30.86
	Total	2909.25	30.86	2940.11
30	University Hostel for Girls Type-2			
	Ground Floor	1073.81	-	1073.81
	First Floor	1073.81	-	1073.81
	Second Floor	1073.81	-	1073.81
	Third Floor	1073.81	-	1073.81
	Fourth Floor	1073.81	-	1073.81
	Head Room	-	67.99	67.99
	Total	5369.05	67.99	5437.04

31	Nursing College			
	Ground Floor	2512.26	-	2512.26
	First Floor	2322.87	-	2322.87
	Second Floor	2322.87	-	2322.87
	Third Floor	2322.87	-	2322.87
	Fourth Floor	2322.87	-	2322.87
	Head Room	-	139.46	139.46
	Total	11803.74	139.46	11943.20
32	University Block			
	Ground Floor	6208.90	-	6208.90
	First Floor	5519.12	-	5519.12
	Second Floor	6051.41	-	6051.41
	Third Floor	6051.41	-	6051.41
	Fourth Floor	6051.41	-	6051.41
	Head Room	-	204.18	204.18
	Total	29882.25	204.18	30086.43
33	Prayer Hall			
	Ground Floor	393.14	-	393.14
	Total	393.14	-	393.14
34	Electrical and Transformer Block			
	Ground Floor	250.74	-	250.74
	Total	250.74	-	250.74
35	Attendees Block			
	Ground Floor	144.53	-	144.53
	Total	144.53	-	144.53
Grand Total		225427.90	2028.74	227456.64

Total FSI Area – **225427.90 sq.m**

FSI – 1.285<2.

OSR – 17908.40 Sq.m (10.21%)

The Assistant Director of Villupuram District Town & Country Planning Office to issue building approval U/S 47 of Tamil Nadu Town and Country Planning Act 1971.

The Technical concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 299 / 2026**.

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

Special Conditions

1. The OSR area (earmarked as “A to J”) 17908.40 Sq.m is shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. Necessary Environmental Clearance is to be obtained for the proposed Institutional Building before issue of Building Approval from the local body as per G.O. (Ms) No. 185, Housing and Urban Development (UD3(2)) Department, Dated: 09.10.2024.
3. Conditions stipulated in the NOC cited in the reference 14th issued by District Fire Officer, Viluppuram District, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
4. Conditions stipulated in the NOC cited in the reference 16th issued by Joint Director Agriculture Department Viluppuram District NOC is to be followed scrupulously.
5. Patta Channel realigned within the site optimizing the usability of the site, due care shall be taken that its carrying capacity or velocity of flow is not reduced affecting the upstream and downstream sites.
6. Culvert NOC is to be obtained for the Proposed Culverts shown in the site plan, from the concerned Authority before construction of culverts.
7. As per FMB cart track passing through the applicant site at S.Nos.51/9 & 10 and in Government land S.Nos.51/8 & 68/1 is to be retained as cart track and shall not be encroached.
8. As per GO cited in the reference 13, Commercial, industrial and institutional buildings exceeding 300 square meters Floor Space Index area, a minimum of ten percent (10%) of car or two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.”
9. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
10. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
11. 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.

12.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.

13.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 is to be provided for the Institutional 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 WaterSupply, 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 details at the place of construction.

11. As per TNCDBR-2019 the following fee and charges are collected as follows:

i.	Scrutiny fees	-	Rs. 7,23,026/-	Dated: 20.09.2025
ii.	CC Charges	-	Rs. 24,48,120/-	Dated: 16.04.2026
iii.	Security Deposit Charges	-	Rs. 2,11,90,232/-	Dated: 16.04.2026
iv.	Display Board Charges	-	Rs. 1,500/-	Dated: 16.04.2026
v.	Development Charges for Building	-	Rs. 22,74,570/-	Dated: 16.04.2026
vi.	Development Charges for Land	-	Rs. 7,01,600/-	Dated: 16.04.2026
vii.	Centage for Land	-	Rs. 17,400/-	Dated: 17.04.2026
viii.	Centage Charges for Building	-	Rs. 7,95,000/-	Dated: 17.04.2026
ix.	Infrastructure and Amenities Charges	-	Rs. 4,23,80,464/-	Dated: 17.04.2026
x.	Shelter Charges	-	Rs. 1,55,700/-	Dated: 17.04.2026

To,

- 1) M/s. Vels Institute of Science Technology and Advanced Studies, (Deemed to be University) off Campus Centre, Rep by Dr.Ishari K.Ganesh,
No:521/2, Anna Salai,
Nandanam, Chennai-600035
- 2) Block Development Officer (B.P),
Olakkur Panchayat Union,
Villupuram 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.

[/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](#)



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



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



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.

