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OFFICE OF THE JOINT DIRECTOR / MEMBER SECRETARY

'OWN AND COUNTRY PLANNING / VELLORE LOCAL PLANNING AUTHORITY

VELLORE DISTRICT

NLINE BUILDING PLAN APPLICATION – TECHNICAL CLEARANCE & PLANNING PERMISSION

APPLICATION NUMBER : SWP/BPA/127889/2024

Sir,

Subject : **RESIDENTIAL (APARTMENT) BUILDING** – Vellore District Town and Country Planning Office / Vellore Local Planning Authority – Vellore District / Taluk / Vellore City Municipal Corporation, Velapadi Village, Ward 5, Block No. 7, T.S.No. 313/3G, 313/5, 313/6 & 313/7 - Site Extent of 647.00 Sq.m - Proposed Residential (Apartment) building with Stilt Floor (Parking) + 4 Floors (12 Dwelling Units) with an FSI Area of 1282.16 Sq.m – Building Technical Permission issued – Forwarded for further action - Regarding.

Reference :

1. Applicant Thiru. P J Devarajan, P J Rukmangadhan & P J Purushothaman, Online Application No. SWP/BPA/127889/2024, Dated: 13.02.2024.
2. G.O.Ms. No. 138, Housing and Urban Development Department, dated 04.06.2004.
3. G.O. Ms. No.86, Housing and Urban Development Department, dated 28.03.2012 and G.O.85, Housing and Urban Development Department, dated 16.05.2017.
4. G.O. Ms. No.53, Housing and Urban Development Department, dated 16.04.2018 and G.O.18, Housing and Urban Development Department, dated 04.02.2019.
5. G.O. Ms. No.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O. Ms. No.16, Department of Municipal Administration and Water Supply dated 31.01.2020
6. G.O. Ms. No.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
7. G.O. Ms. No.01, Housing and Urban Development Department, dated 05.01.2021
8. Circular from the Commissioner of Town and Country Planning, Roc No. 12544/2014/CP, Dated:04-07-2014.
9. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018
10. Circular from the Commissioner of Town and Country Planning, Roc No.4367/2019/PA2 dated 05.02.2020.

11. Circular from the Director of Town and Country Planning, Roc No. 14063/2020/Spl.cell, Dated: 13-10-2020.
12. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated:23-04-2022.
13. Circular from the Commissioner of Town & Country Planning, Roc No.9278/2017/BA1, Dated: 30.06.2017 (received with attachment of Housing & Urban Development Department Secretariat, Chennai, Letter Roc No.6188/UD4(3)/2017-8 Dated: 13.06.2017.)
14. Demand payment Request Letter, Dated: 15.04.2024 (requiring payment of Centage Fee Charge, Development Charges, Display Board Charges, I & A Charges, CC Charges & Security Deposit Charges).
15. Applicant Thiru. P J Devarajan, P J Rukmangadhan & P J Purushothaman, Letter, Dated: 17.04.2024. (Payment of Centage Fee Charge, Development Charges, Display Board Charges, I & A Charges, CC Charges & Security Deposit Charges).

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ORDER :

With reference to the 1st cited letter, applicant has requested for the Approval of Residential Building in Vellore District / Vellore City Municipal Corporation, Vellore District / Taluk / Vellore City Municipal Corporation, Velapadi Village, Ward 5, Block No. 7, T.S.No. 313/3G, 313/5, 313/6 & 313/7 with a Site Extent of 647.00 Sq.m. Proposed Residential (Apartment) building with Stilt Floor (Parking) + 4 Floors (12 Dwelling Units) with an FSI Area of 1282.16 Sq.m. The Site has been marked as **"A B C D E F"** and issued Site Approval as **SWP/VELLORE-LPA/SITE APPROVAL NO.17/2024.** Technical Clearance has been issued with the following common and special conditions.

The Proposed Residential Apartment Building Area.

Area of Site : 647.00 Sqm.

S.NO.	FLOOR DETAILS	FSI AREA (in Sq.M.)	Non-FSI AREA (in Sq.M.)	TOTAL AREA (in Sq.M.)	USAGE
1	STILT FLOOR	--	366.47	366.47	PARKING
2	FIRST FLOOR	320.54	--	320.54	3 DWELLINGS
3	SECOND FLOOR	320.54	--	320.54	3 DWELLINGS
4	THIRD FLOOR	320.54	--	320.54	3 DWELLINGS
5	FOURTH FLOOR	320.54	--	320.54	3 DWELLINGS
6	TERRACE FLOOR	--	21.98	21.98	HEAD ROOM
Total		**1282.16**	**388.45**	**1670.61**	**12 Dwelling Units**

FSI Area = 1282.16 / 647.00

= 1.982 < 2.00

Parking Details :

Provided Car Parking - 14 Nos. (Including PH Parking)

Provided Two Wheeler Parking - 8 Nos.

DWELLING DETAILS:

FLOOR DESCRIPTION	DWELLING REFERENCE	DWELLING AREA IN SQM.
FIRST FLOOR	A1 - FLAT	122.37
	B1 - FLAT	74.65
	C1 - FLAT	83.89
	COMMON AREA	39.63
SECOND FLOOR	A2 - FLAT	122.37
	B2 - FLAT	74.65
	C2 - FLAT	83.89
	COMMON AREA	39.63
THIRD FLOOR	A3 - FLAT	122.37
	B3 - FLAT	74.65
	C3 - FLAT	83.89
	COMMON AREA	39.63
FOURTH FLOOR	A4 - FLAT	122.37
	B4 - FLAT	74.65
	C4 - FLAT	83.89
	COMMON AREA	39.63
TOTAL AREA		**1282.16**

Planning Permission issued for the Proposed Residential Building plan as **B.P./VELLORE-LPA/P.P.NO.17/2024.** As per Town and Country Planning Act 1971 sec 47 Technical permission is granted subject to the following special terms and conditions.

SPECIAL CONDITIONS:

1. The permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.
   a. Title or ownership of the site or building
   b. Easement Rights.
   c. Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
   d. Workmanship, soundness of structure and materials used.
   e. Quality of building services and amenities the construction of building.
   f. Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

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

3. Conditions mentioned in the No Objection certificates obtained from the central and State Government Departments must be followed scrupulously.

4. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule 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 Surveyor 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. According to the Circular No.12544/14/CB dated:04.07.2014 stating that, The Director of Town and Country Planning Department has not Legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's application (lease deed, sale deed, gift deed, etc.) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this

6. As per Circular No. 05013/2015/MP dated 19.03.2015 of the Director of Urban Development, the floor area ratio (FSI) as per development control rules shall be displayed on a board visible to all public at the place of construction. Details of setbacks and parking should be established.

7. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage.

8. "The Provisions in the G.O(MS) No. 17. H&UD [UD4(3)], Department, dated:05.02.2016 shown in Reference -3 relating to installation and use of solar energy system, should be followed.

9. Government Exclusion at the proposed site. List of water resources. The Applicant has submitted a self-declaration that there is no effect of land ceiling and land acquisition. It is informed that the approval given to them will be cancelled by the Director of Town and Country Development without any prior notice if there is any impact on the above information.

10. "The Tamil Nadu Government in G.O. MS. No. 112, Housing and Urban Development Department dated: 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & 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."

11. With the Reference 4 and 5 mentioned Government Orders and Reference No 11 mentioned Circular the following conditions to be follow :

    i. When the construction reached at plinth level the applicant should apply for CCC after getting CCC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid

completion certificate from the Joint Director, District Town and Country Planning Office, Vellore District.

ii. The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Joint Director, District Town and Country Planning Office, Vellore District.

iii. a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the Building and the setback on all around and the plan must be authenticated by the applicant and Architect/Structural Engineer/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC).

b) Also, the Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC)

iv. The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP

12. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID

13. If the proposed site is located in the land acquisition area related to Railway Department Project and Highway Department Project, the technical approval given by the Department shall be cancelled by the Department without any prior notice.

14. Building to be Used Strictly as per mentioned purpose in Approved Building Plan

15. As per Tamil Nadu Combined Development Building Rules – 2019 Rule No.68 (2). – In granting of building permit for any development the Executive Authority may wherever it is appropriate, make adequate provision for the preservation or planting of trees, as may be specified.

On all streets exceeding 7.2 meters in width, shade trees shall be planted not more than 9.00 meters in succession and within 1.00 meters of the road boundary and the Land Owner developer should plant a tree for every 600 Sq.ft of the plot area which be monitored by the concern Local Body.

GENERAL CONDITIONS:

1. After the Member Secretary, Vellore Local Planning Authority / Joint Director, Vellore District Town and Country Planning Office has issued the Planning permission, if (i) wrong information has been submitted by the petitioner to obtain the planning permission or (ii) if the correct procedures as per law have not been followed, the Joint Director has the right to change or cancel the planning permission based on the above reasons.

2. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. Provide Sufficient Fire Resistance and Fire equipment in proposed Building.
5. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained.
6. Rain water Harvesting should be provided as per the direction mentioned in GO 18, Department of Municipal Administration and Water supply Dated:04.02.2019 and also provide Necessary Fire Resistance Equipment's in the proposed Building.
7. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost and also provide Necessary fire Resistance equipment in the proposed Building.
8. Mosquito netting to be provided at OHT and well.
9. Adequate fire prevention and fire fighting equipment shall be installed in the proposed construction as required by law.
10. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
11. Fly Ash bricks and Materials to be used Mandatory.
12. As per GO.16 a display board of size 60cm x 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction.
13. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB.
14. Solar water heating system to be provided to the proposed building. Solar Photo voltaic panels to be erected at the 1/3 portion of total terrace area.
15. Government registered electrical Contractor must be employed for wiring works during construction.
16. Seismic Resistance Procedure to be followed.
17. Approved order and drawing copies to be handover to buyer by the owner by the time of sale
18. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by **The Commissioner, Vellore Corporation** if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.
19. The Applicants/developer and also the architects/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.
20. Setbacks should be Retained as per Approval Drawing

Planning Permission Validity Period:

With reference to the 13th cited circular this planning permission is valid upto 5 years from the date of issuing of this letter.

The following fee and charges are collected as follows:

Scrutiny Charge	Rs. 4093, Dated : 13.02.2024.
Centage Charge for Land	Rs. 1200.00, Dated : 17.04.2024.
Centage Charge for Building	Rs. 18500.00, Dated : 17.04.2024.
Infrastructure and Amenities Charges	Rs. 241204.00, Dated : 17.04.2024.
CC Charges	Rs. 17985.00, Dated : 17.04.2024.
Security Deposit Charges	Rs. 120602.00, Dated : 17.04.2024.
Display Board Charges	Rs. 1500.00, Dated : 17.04.2024.
Development Charges for Building	Rs. 13368.00, Dated : 17.04.2024.
Development Charges for Land	Rs. 1294.00, Dated : 17.04.2024.
Premium FSI Charges	– NIL
OSR Charges	Rs.1113901.00, Dated : 09.04.2024.
Shelter Charges	– NIL

Further, the Applicant has requested to approach **The Commissioner, Vellore Corporation** for the Final Approval of Residential Building.

The Commissioner, Vellore Corporation is requested to give the final approval for the Residential 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 /
Joint Director of District Town & Country Planning Office,
Vellore District

To,
The Commissioner,
Vellore Corporation,
Vellore District.

Enclosure
Original Map and Condition - 1 set

Copy to :

1. Thiru. P J Devarajan, P J Rukmangadhan & P J Purushothaman,
   D No:37/3 Officer Line Road,
   Roundana, Vellore.

2. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
   No.1A, 1st Floor, Gandhi Irwin Bridge Road,
   Egmore, Chennai - 600 008 - 1 Set

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

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- 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
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