Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

OFFICE OF THE JOINT DIRECTOR / MEMBER SECRETARY

DISTRICT TOWN AND COUNTRY PLANNING / VELLORE LOCAL PLANNING AUTHORITY

VELLORE DISTRICT

ONLINE BUILDING PLAN APPLICATION – TECHNICAL CLEARANCE & PLANNING PERMISSION

APPLICATION NUMBER : SWP/BPA/0171306/2023

Sir,

Subject : **Residential Building** – Vellore District Town and Country Planning Office / Vellore Local Planning Authority – Vellore District / Vellore City Municipal Corporation, Katpadi Taluk, Gandhi Nagar (East), Approved Layout No. LPH/DTP/74/60, Plot No. A1/54, WardNo- 9 - Block No. 6 - T.S.No's.161/2 (Old S F No. 145)- Site Extent of 668.90 Sq.m - Proposed Residential building with Stilt Floor (Parking) + 5 Floors (18 Dwelling Units) with an FSI Area of 1333.30 Sq.m – Building Technical Permission issued – Forwarded for further action - Regarding.

Reference :

1. Applicant Thiru. P.SEDHUMANICKAM AND S NANDHINI Online Application No. SWP/BPA/071306/ 2023, Dated: 01.12.2023.
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: 08.12.2023 (requiring payment of Centage Fee Charge, Development Charges, Display Board Charges, I & A Charges, CC Charges, Premium FSI Charges & Security Deposit Charges).
15. Applicant Thiru. P.SEDHUMANICKAM AND S NANDHINI, Letter, Dated: 11.12.2023. (Payment of Centage Fee Charge, Development Charges, Display Board Charges, I & A Charges, CC Charges, Premium FSI Charges & Security Deposit Charges).

****

ORDER :

With reference to the 1st cited letter, applicant has requested for the Approval of Residential Building in Vellore District / Vellore District / Vellore City Municipal Corporation, Katpadi Taluk, Gandhi Nagar (East), Approved Layout No. LPH/DTP/74/60, Plot No. A1/54, WardNo- 9 , Block No. 6 , T.S.No's.161/2 (Old S F No. 145)- Site Extent of 668.90 Sq.m , Proposed Residential building with Stilt Floor (Parking) + 5 Floors (18 Dwelling Units) with an FSI Area of 1333.30 Sq.m. The Site has been marked as **"A B C D E"** and issued Site Approval as **SWP/VELLORE-LPA/SITE APPROVAL NO.58/2023.** Technical Clearance has been issued with the following common and special conditions.

The Proposed Residential Apartment Building Area.

Area of Site : 668.90 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	--	289.15	289.15	Parking
2	FIRST FLOOR	266.66	22.49	289.15	4 Dwelling Units
3	SECOND FLOOR	266.66	22.49	289.15	4 Dwelling Units
4	THIRD FLOOR	266.66	22.49	289.15	4 Dwelling Units
5	FOURTH FLOOR	266.66	22.49	289.15	4 Dwelling Units
6	FIFTH FLOOR	266.66	22.49	289.15	2 Dwelling Units
5	HEAD ROOM	--	18.80	18.80	--
Total		**1333.30**	**420.40**	**1753.70**	**18 Dwelling Units**

FSI Area = 1333.30 / 668.90

= 1.993 < 2.00

Parking Details :

Provided Car Parking - 12 Nos (Including PH parking)

Provided Two Wheeler Parking - 16 Nos

DWELLING DETAILS:

FLOOR DESCRIPTION	DWELLING REFERENCE	DWELLING AREA IN SQM.
FIRST FLOOR	A1 - FLAT	68.60
	A2 - FLAT	68.30
	A3 - FLAT	49.20
	A4 - FLAT	50.80
SECOND FLOOR	B1 - FLAT	68.60
	B2 - FLAT	68.30
	B3 - FLAT	49.20
	B4 - FLAT	50.80
THIRD FLOOR	C1 - FLAT	68.60
	C2 - FLAT	68.30
	C3 - FLAT	49.20
	C4 - FLAT	50.80
FOURTH FLOOR	D1 - FLAT	68.60
	D2 - FLAT	68.30
	D3 - FLAT	49.20
	D4 - FLAT	50.80
FIFTH FLOOR	E1 - FLAT	120.70
	E2 - FLAT	118.80

Planning Permission issued for the Proposed Residential Building plan as **B.P./VELLORE-LPA/P.P.NO.58/2023.** As per Town and Country Planning Act 1971 section 49 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. 2341.00 Dated : 01.12.2023.
Centage Charge for Land	Rs. 900.00, Dated : 11.12.2023.
Centage Charge for Building	Rs. 15000.00, Dated : 11.12.2023.
Infrastructure and Amenities Charges	Rs. 251920.00, Dated : 11.12.2023.
CC Charges	Rs. 18890.00, Dated : 11.12.2023.
Security Deposit Charges	Rs. 125960.00, Dated : 11.12.2023.
Display Board Charges	Rs. 1500.00, Dated : 11.12.2023.
Development Charges for Building	Rs. 14040.00, Dated : 11.12.2023.

Development Charges for Land	Rs. 1340.00, Dated : 11.12.2023.
Premium FSI Charges	- NIL
OSR Charges	– NIL
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.SEDHUMANICKAM AND S NANDHINI,
   D.No : 14, Post Office Street,
   Krishna Nagar,Allapuram ,
   Vellore Taluk, Vellore District- 632001.

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

our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

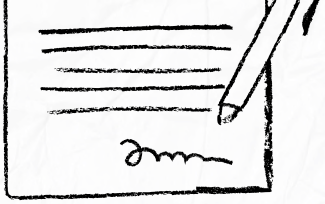
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate