PP APPROVAL RECORD

# Planning Permission

Dharmapuri

Dharmapuri 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.

| | |
|---|---|
| SWP Application Number | SWP/BPA/003155/2022 |
| Address | Thiru. D.N.C. Manivannan and Tmt. Tamilselvi,<br>105-M, Grand Avenue,<br>Salem Main Road, Virupatchipuram,<br>Dharmapuri – 636 705. |

Sir,

Subject : Commercial Building– District Town and Country Planning office, Dharmapuri - Dharmapuri District, Dharmapuri Taluk and Municipality – (Vellegoundampalayam Village – Old S.F.Nos. 259 Part, 260Part) Ward – C, Block – 19, T.S.No. 22, 23, 24, 25, 29 and 241/1 Site area of 3442.30 sq.m.- FSI area of Proposed Building – 5173.06 Sq.m.- Technical clearance issued - forwarded for further action - Reg.

Reference :

1. Director of Town and Country Planning, Chennai Concurrence No. B.P/DTCP No: 107/2023 Dated : 27.03.2023
2. Application Reference No. SWP/BPA/003155/2022, Received 18.01.2023.
3. Assistant Director, Dharmapuri District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/003155/2022, Dated:28.11.2022.
4. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012
5. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017
6. G.O.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.01, Housing and Urban Development Department, Dated: 02.01.2023
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. 21075/2009/BA1, Dated: 27.06.2012
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
16. District Fire & Rescue Services, Dharmapuri District Noc. Letter No:1700/A2/2022, Dated: 16.06.2022
17. Demand for paying the fee issued to applicant on 16.02.2023.
18. Fee paid details received from Applicant on 23.02.2023

**Order**

In the reference second cited, applicant has requested for the approval of proposed Commercial building at Dharmapuri District, Dharmapuri Taluk and Municipality (Vellagoundampalayam Village, Old S.F.Nos. 259 Part, 260Part) Ward – C, Block – 19, T.S.No. 22, 23, 24, 25, 29 and 241/1 Site area of 3442.30 sq.m. FSI area of Proposed Building – 5173.06 Sq.m.

In the reference first cited above, Director of Town and Country Planning, Chennai has accorded Technical concurrence for Commercial building at Dharmapuri District, Dharmapuri Taluk and Municipality (Vellagoundampalayam Village, Old S.F.Nos. 259 Part, 260Part) Ward – C, Block – 19, T.S.No. 22, 23, 24, 25, 29 and 241/1 Site area of 3442.30 sq.m. FSI area of Proposed Building – 5173.06 Sq.m, boundary with the site has been earmarked as 1 to 13 and Technical concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: 107/2023.

On the receipt of requisite charges vide reference 18th cited above, the technical clearance for the Site boundary as **1 to 13** and granted approval for the site and numbered as **L.P/A.D.TCP Dharmapuri No.33/2023** and the building has been approved and numbered as **BP/A.D.TCP Dharmapuri No. 06/2023 (Sheet No. 1 to 7).**

**Proposal Details**

Area of Site
Site Area as per Document - 3442.30 sq.m
Ste Area as per Patta - 3909.00 Sq.m
Super Imposed Area - 3442.30 Sq.m
Building details : Commercial Building

| Description | FSI (Sq.m.) | Non FSI Area (Sq.m.) | Total Built up Area (Sq.m.) |
|---|---|---|---|
| Basement Floor | -- | 2608.06 | 2608.06 |
| Ground Floor | 1810.18 | -- | 1810.18 |
| First Floor | 1912.03 | -- | 1912.03 |
| Second Floor | 1450.85 | -- | 1450.85 |
| Terrace Floor | -- | 54.04 | 54.04 |
| **TOTAL** | **5173.06** | **2662.10** | **7835.16** |

**Total FSI Area - 5173.06 Sq.m**
**FSI - 1.503**
**Applicant paid Rs.1,12,79,420/- Dated: 31.03.2023 for 10% of OSR amount (390.90 Sq.m)**

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

**Special Conditions**

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. Technical Clearance 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. Technical Clearance 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.
4. Developer and also the Architects/Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure the at Development 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. According to the Circular No. 12544/14 / CB dated: 04.07.2014,The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance. 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.
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.
8. "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 & Development) Act 2016. The promoter has to advertises, 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.

**General Conditions**

1. This Technical Clearance issued in accordance with TamilNadu Town and Country Planning Act 1971(Section 49).
2. 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.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
5. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019
6. 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.
7. Mosquito netting to be provided at OHT and well.
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 GO 18 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
11. The Applicant / developer and also the architects / Licensed Surveyors and the Structural Engineer associated with the development shall ensure thatDevelopments shall be structurally sound and adequate safety measures are taken during the process of construction.

**Fees Paid Details**

| Sl.No. | Charges | Amount in Rupee |
|---|---|---|
| 1 | Scrutiny Fees | 22,144 |
| 2 | OSR Charges | 1,12,79,420/- |
| 3 | Centage Charge for land | 300/- |
| 4 | Centage Charge for Building | 6,200/- |
| 5 | Infrastructure and Amenities charges | 9,73,840/- |
| 6 | Construction Completion Certificate Charges | 84,339/- |
| 7 | Security deposite | 4,86,920/- |
| 8 | Display Board | 1,500/- |
| 9 | Shelter Charges | 7,54,847/- |

Assistant Director,
District Town and Country Planning Office,
Dharmapuri.

**To**

The Commissioner,
Dharmapuri Municipality,
Dharmapuri Taluk, Dharmapuri Distirct.

**Copy to**

Thiru. D.N.C. Manivannan and Tmt. Tamilselvi,
105-M, Grand Avenue, Salem Main Road,
Virupatchipuram, Dharmapuri – 636 705.

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**

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# 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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# Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
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- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
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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.