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.

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SWP Application Number	SWP/BPA/005489/2023
Address	Mr. K.Govindaraj, S/o. Late. Kuppusamy, # 15/224(A), Ponnan Street, Palacode Town, Palacode Taluk, Dharmapuri District -635 106.

Sir,

Subject : College Building – District Town and Country Planning office, Dharmapuri – Dharmapuri District– Palacode Taluk– Mahendramangalam Panchayat-Thimmarayanahalli Village - S.F.Nos. 32/2B and 33/2 - Site area of 15470.00 sq.m.- FSI area of 10842.44 Sq.m. – Technical Clearance issued – Forwarded for further action – Regarding.

Reference :

1. Director of Town and Country Planning, Chennai Concurrence No. B.P/DTCP No: 87/2023 Dated : 09.03.2023
2. Mr. K. Govindaraj (Sri Moogambigai Arts and Science College for Women), Online Application Reference No.SWP/BPA/005489/2023, Received Dated: 20.01.2023.
3. Assistant Director, Dharmapuri District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/005489/2023, Dated: 20.01.2023.
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.01, 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. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
17. Joint Director, Agriculture Department, Dharmapuri NOC No: E2/3434/2021, Dated: 16.06.2021.
18. District Fire & Rescue Services, Dharmapuri District Noc. Letter No:5147/A2/2022, Dated: 06.12.2022
19. Demand for paying the fee issued to applicant on 13.03.2023.
20. Fee paid details received from Applicant on 18.04.2023

Order :

In the reference second cited letter the applicant Mr. K.Govindaraj (Sri Moogambigai Arts and Science College for Women) has requested for the approval of proposed College building at Dharmapuri District, Palacode Taluk, Mahendramangalam Panchayat Thimmarayanahalli Village, S.F.Nos. 32/2B and 33/2, Site area of 15470.00 sq.m. FSI area of 10842.44 Sq.m.

In the reference first cited above, Director of Town and Country Planning, Chennai has accorded Technical concurrence for proposed College building at Dharmapuri District, Palacode Taluk, Mahendramangalam Panchayat Thimmarayanahalli Village, S.F.Nos. 32/2B and 33/2, Site area of 15470.00 sq.m. FSI area of 10842.44 Sq.m, boundary with the site has been earmarked as 1 to 10 and Technical concurrence is issued under Section 47A of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: 87/2023.

On the receipt of requisite charges vide reference 20th cited above, the technical clearance for the Site boundary as **1 to 10** and granted approval for the site and numbered as **L.P/A.D.TCP Dharmapuri No.37/2023** and the building has been approved and numbered as **B.P/A.D.TCP Dharmapuri No. 08/2023.**

Proposal Details

Area of Site
Site Area as per Document – 15470.00 sq.m
Ste Area as per Patta - 15470.00 Sq.m
Super Imposed Area - 15300.13 Sq.m
Building details : College Building

Description	FSI (Sq.m.)	Non FSI Area deduction (Sq.m.) (Excluded O.T.S Area)	Total Built-up Area (Sq.m.)
Ground Floor	2737.61	1207.94	3945.55
First Floor	2701.61	1207.94	3909.55
Second Floor	2701.61	1207.94	3909.55
Third Floor	2701.61	1207.94	3909.55
Head room	--	--	223.50
TOTAL	**10842.44**	**4831.76**	**15897.70**

Total FSI Floor Area – 10842.74 Sq.m / 15474.00 Sq.m.
FSI - 0.70
OSR Area – 1624.35 – 10.62 %

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

Special Conditions

1. The OSR (A to E) area – 1624.35 Sq.m. (10.62%) shown in the site plan should be retained as Open space Reservation as per TNCDBR, 2019 Rule No. 41 (1) (i).

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

3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

4. 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.

5. 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

6. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

7. 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.

8. 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.

9. "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 Tamil Nadu 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 that Developments shall be structurally sound and adequate safety measures are taken during the process of construction.
12. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval.

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes –
800 other Receipts - AS Receipts under Land Use Conversion Charges-
27 Non-Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

Fees Paid Details

Sl.No.	Charges	Amount in Rupee
1	Scrutiny Fees	Rs. 44,889/-
2	Centage Charge for land	Rs. 300/-
3	Centage Charge for Building	Rs. 20,000/-
4	Infrastructure and Amenities charges	Rs. 20,38,484/-
5	Construction Completion Certificate Charges	Rs. 1,71,111/-
6	Security deposite	Rs. 10,19,242/-
7	Display Board	Rs. 1,500/-
8	Shelter Charges	Rs. 3,216/-

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

To

The President, Mahendramangalam Panchayat,
Palacode Taluk, Dharmapuri Distirct.

Copy to

Mr. K.Govindaraj,
S/o. Late. Kuppusamy,
15/224(A), Ponnan Street,
Palacode Town,
Palacode Taluk,
Dharmapuri District -635 106.

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

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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.