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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.

Proceedings of Assistant Director, District Town and Country Planning,  
Dharmapuri.

**Present Thiru. G.Purushothaman, B.E, M.Plan,**

ROC No. [SWP/BPA/009152/2023](#)

Date: 17.05.2023

|                          |                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Subject</u></b> :  | Industrial Building - District Town and Country Planning Office, Dharmapuri – Dharmapuri District – Palacode Taluk / Panchayat Union – Gummanur Panchayat and Village - S.F.No. 174/4C – Site Area of 3730.00 Sq.m – FSI Area of 550.00 Sq.m – Proposed Construction of Industrial Building (Tender Coconut water processing plant -69.12 H.P) – Technical Approval Issued – Regarding. |
| <b><u>Reference:</u></b> | 1) Application Reference No. <a href="#">SWP/BPA/009152/2023</a> received from Mrs. Bhuvaneswari.                                                                                                                                                                                                                                                                                       |
|                          | 2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.                                                                                                                                                                                                                                                                                                             |
|                          | 3) Letter Roc.No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai ( Circular)                                                                                                                                                                                                                                                                        |
|                          | 4) G.O.(Ms).No.86, Housing and Urban Development Department, Dated: 28.03.2012.                                                                                                                                                                                                                                                                                                         |
|                          | 5) Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai ( Circular)                                                                                                                                                                                                                                                                       |
|                          | 6) G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.                                                                                                                                                                                                           |
|                          | 7) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai ( Circular)                                                                                                                                                                                                                                                                        |
|                          | 8) Letter Roc No. 7963/2022/K1, Dated: 11.04.2023 of Director of Town and Country Planning, Chennai ( Circular)                                                                                                                                                                                                                                                                         |
|                          | 9) G.O.(Ms).No.166, Housing and Urban Development Department, Dated: 29.11.2018.(Insisting TNRERA Registration)                                                                                                                                                                                                                                                                         |
|                          | 10)G.O.(Ms).No.79, Housing and Urban Development Department, Dated: 04.05.2017.                                                                                                                                                                                                                                                                                                         |

|  |                                                                                                                        |
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|  | 11) District Officer, Fire and Rescue services, Dharmapuri District<br>Letter No.1354/A2/2023 Date : 05.04.2023        |
|  | 12) Letter Roc.No. E2/3077/2023 Dated: 05.04.2023 of Joint Director of<br>Agriculture Department, Dharmapuri District. |
|  | 13)Demand raised for payment of Centage charges, I&A Charges and<br>other fees respectively dated :11.05.2023          |
|  | 14)Payment of Centage charges, I&A Charges and other fees<br>respectively dated :13.05.2023                            |

**Order:**

The application seeking technical approval for the Proposed construction of Industrial Building Site Area of 3730.00 Sq.m. FSI Area of 550.00 Sq.m in the land bearing S.F.No. 174/4C at Gummanur Panchayat and Village of Palacode Taluk of Dharmapuri District was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

The Proposed Industrial Building satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 8<sup>th</sup> cited above.

The proposed site is earmarked "A to E " and Numbered as L.P/A.D.TCP Dharmapuri No. 45/2023 issued Site Approval.

**The Proposed Industrial Building Area :**

| <b>Proposed Building</b>      | <b>FSI Area in Sq.mt.</b> | <b>Total Built up Area in Sq.mt</b> |
|-------------------------------|---------------------------|-------------------------------------|
| <b>Block-1</b> : Ground floor | 268.40                    | 268.40                              |
| <b>Block-2</b> : Ground floor | 281.60                    | 281.60                              |
| <b>Total</b>                  | <b>550.00</b>             | <b>550.00</b>                       |

Total FSI Area Proposed - 550.00 Sq.mt.

OSR Area : 374.25 Sq.mt.

- 1) Open space reservation area 374.25 Sq.mt. earmarked as 1 to 4 in the site plan should be kept open.
- 2) With above area the proposed building technical approval issued with special and general conditions. The building plan Numbered as B.P/A.D.TCP Dharmapuri No.10/2023

If the Proposed Building is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 10<sup>th</sup> cited above. The payment of charges shall be made under the following head of account.

**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-2790)

- 3) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
- 4) The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
- 5) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

**Special conditions:**

- 1) This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
- 2) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
- 3) As envisaged under the “ Tamil Nadu Real Estate (Regulation & Development ) Act 2016, the promoter has to advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any 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 Authority. The applicant has to comply the said provisions.

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4) The fees / charges collected from the applicant are as follows.

|                 |   |               |
|-----------------|---|---------------|
| Scrutiny Fee    | : | Rs. 6,695/-   |
| Centage Charges | : | Rs.1,000/-    |
| I & A charges   | : | Rs.1,03,400/- |
| Display Board   | : | Rs.1,500/-    |

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

**Enclosure**

Drawing.

**To**

Tmt. K.Bhuvaneswari,  
W/o. Thiru. V.Kumar,  
# 1/157, Gummanur Village,  
Palacode Taluk,  
Dharmapuri District – 635 118.

**Copy to :**

1. The President,  
Gummanur Panchayat,  
Palacode Taluk,  
Dharmapuri District.
2. Stock file

# 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

## 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



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

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
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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.

