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.

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

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

ROC No.SWP/BPA.009327/2023 Date: 17.05.2023

Subject:	Building Approval – District Town and Country Planning Office, Dharmapuri – Dharmapuri District – Pappireddipatti Taluk – Kadathur Town Panchayat / Village – S.F.Nos. 211/1A, 211/1B1A, 211/1B2, 214/1B1B & 214/1B2 – Extent : 9645 Sq.m. – Existing Building (Bolck–I) and Proposed Construction of RCC Roof Building (Bolck–II) – M/s.Sri Ayyappa Educational Trust – Technical Approval Issued – Regarding.
Reference:	1) Application Reference No. SWP/BPA.009327/2023 received from M/s.Sri Ayyappa Educational Trust Dated: 20.04.2023.
	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: 23.04.2022 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.
	11) District Officer, Fire and Rescue services, Dharmapuri District L.Dis No.1225/A2/2023 Date: 27.03.2023

	12) Letter Roc.No. E2/1271/2018 Dated: 01.03.2018 and E2/3078/2023 Dated: 31.03.2018 of Joint Director of Agriculture Department, Dharmapuri District.
	13) Demand raised for payment of Centage charges & I&A Charges and other fees respectively dated :09.05.2023
	14) Payment of Centage charges & I&A Charges and other fees respectively dated : 12.05.2023.

Order:

The application seeking Technical approval for the Existing Building (Block–I) and Construction of RCC Roof Building (Bolck II) with an extent of 9645.00 Sq.m in the land bearing S.F.Nos. 211/1A, 211/1B1A, 211/1B2, 214/1B1B & 214/1B2 at Kadathur Town Panchayat / Village of Pappireddipatti Taluk of Dharmapuri District, was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

The Existing Building (Block–I) and Construction of RCC Roof College Building (Bolck II) satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 8th cited above.

The proposed site is earmarked **"A to M"** and Numbered **as L.P/A.D.TCP Dharmapuri No.46/2023** issued Site Approval.

The Existing Building (Block–I) Area:

Building Area	FSI Area in Sq.mt	Non–FSI Area in Sq.mt	Total Built up Area in Sq.mt	Remarks
Ground Floor	1062.71	–	1062.71	–
First Floor	1062.71	–	1062.71	–
Head Room		32.82	32.82	–
Total	**2125.42**	**32.82**	**2158.24**	**–**

The Proposed Building (Block–II) Area:

Building Area	FSI Area in Sq.mt	Non–FSI Area in Sq.mt	Total Built up Area in Sq.mt	Remarks
Ground Floor	519.18	–	519.18	–
First Floor	519.18	–	519.18	–
Second Floor	483.35	–	483.35	–
Head Room	–	21.81	21.81	–
Total	**1521.71**	**21.81**	**1543.52**	**–**
Total Area (Block I+II)	**3647.13**	**54.63**	**3701.76**	–

1) With above area the Existing and proposed building technical approval issued with special and general conditions. The building plan Numbered as **B.P/A.D.TCP Dharmapuri No.11/2023**

2) If the Existing and 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 10th 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
(IFHRMS DPC No : 0217–60–800–AS–22709)

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 in 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.

4) NOC obtained from Pollution Control Board for Proposed Commercial Building.

General Conditions

1. This Technical Clearance issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 47A).
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 G.O. 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.

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

Scrutiny Fee	:	Rs. 21,871/-
Centage Charge for Building	:	Rs. 9,500/-
Centage Charge for Land	:	Rs. 300/-
I & Acharges	:	Rs. 6,85,824/-
Security Deposit	:	Rs. 3,42,912/-
CCC Charges	:	Rs. 39,845/-
Display Board Charge	:	Rs. 1,500/-
Shelter Charges	:	Rs.253/-

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

Enclosure

Drawing

To

M/S. Sri Ayyappa Educational Trust
Mrs.V.Shruthi, W/o.Mr.K.Sadasivam (Managing Trustee)
Dhindalanoor Village, Kadathur (Po)
Pappireddipattti Taluk
Dharmapuri District.–635 303.

Copy to :

1. The Executive Officer
   Kadathur Town Panchayat
   Pappireddipatti Taluk
   Dharmapuri District.

2. Stock file.

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

Verified RealEstate™

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.