

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/010229/2023
Address	Managing Trustee N Megavannan D.No:3/44, Nehru Nagar, Thadangam Village, Nallampalli Tk, Dharmapuri Dt.

Sir,

Subject : College Building(L N College of Pharmacy)- DTCP, Chennai – Dharmapuri District–Nallampalli Taluk– Nallampalli Panchayat Union – Thadangam Village/ Panchayat - S.F.Nos. 128/1, 148/2A, 149/1, 149/2B, 149/2C, 149/2D, 149/4, 149/5, 154/1, 154/2 and 154/3 - Site area of 44315.00 sq.m.- FSI area of Existing Building regularized by G.O.(Ms) No.76 is 7855.94Sq.m, Existing and Proposed construction 7017.70Sq.m. – Technical Concurrence issued by Head Office –Technical Approval issued- Forwarded for further action - Regarding.

Reference : 1. Director of Town and Country Planning, Chennai Concurrence No. B.P/DTCP No: 234/2023 Dated : 28.06.2023
2. Mr. Managing Trustee N Megavannan
Online Application Reference No. SWP/BPA/010229/2023
3. Assistant Director, Dharmapuri District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/010229/2023.
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: E2/9248/2021, Dated: 20.12.2021 and E2/8651/2017, Dated: 16.11.2017.
18. District Fire & Rescue Services, Dharmapuri District Noc. Roc. No:1419/A2/2023, Dated: 10.04.2023.
19. Demand for paying the fee issued to applicant on 06.07.2023.
20. Fee paid details received from Applicant on 07.07.2023

Order :

In the reference second cited letter the applicant Mr. Managing Trustee N Megavannan has requested for the approval of proposed College building(L N College of Pharmacy) at Dharmapuri District, Nallapalli Taluk, Thadangam Panchayat/ Village, S.F.Nos. 128/1, 148/2A, 149/1, 149/2B, 149/2C, 149/2D, 149/4, 149/5, 154/1, 154/2 and 154/3 Site area of 44315.00 sq.m.- FSI area of Existing Building regularized by G.O.(Ms)No.76 is 7855.94Sq.m, Existing and Proposed construction 7017.70Sq.m.

In the reference first cited above, Director of Town and Country Planning, Chennai has accorded Technical concurrence for Existing and proposed College building (L N College of Pharmacy) at Dharmapuri District, Nallapalli Taluk, Thadangam Panchayat/ Village, S.F.Nos. 128/1, 148/2A, 149/1, 149/2B, 149/2C, 149/2D, 149/4, 149/5, 154/1, 154/2 and 154/3 Site area of 44315.00 sq.m.- FSI area of Existing Building regularized by G.O.(Ms) No.76 is 7855.94Sq.m, Existing and Proposed construction 7017.70Sq.m.boundary with the site has been earmarked as 1 to 29 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: 234/2023.

On the receipt of requisite charges vide reference 20th cited above, the technical clearance for the Site boundary as **1 to 29** and granted approval for the site and numbered as **L.P/A.D.TCP Dharmapuri No.65/2023** and the building has been approved and numbered as **B.P/A.D.TCP Dharmapuri No. 14/2023.**

The area statement for the Existing and Proposed College building(L N College of Pharmacy) is as below.

Area of Site - 44315.00 Sq.m

Superimposed Area - 44295.73 Sq.m

Building details :

Laxminarayana Arts & Science College for Women

Regularised under G.O.76 H&UD dt.14.06.2018

by DTCP, Chennai File No.23253/2019/TCP-7,

Concurrence No.56/2021, dt.11.03.2021

Description	FSI (Sq.m.)	Non FSI Area (Sq.m.)	Total Built-up Area (Sq.m.)
1. Block - I			
Ground Floor	1180.52	-	1180.52
Firs Floor	1143.16	-	1143.16
Second Floor	1143.16	-	1143.16
Third Floor	1143.16	-	1143.16
Head Room	94.33	-	94.33
2. Block - II			
Ground Floor	609.89	-	609.89
Firs Floor	609.89	-	609.89
Second Floor	609.89	-	609.89
Third Floor	609.89	-	609.89
Head Room	108.82	-	108.82
Total Area	7252.71	-	7252.71

Laxminarayana Arts & Science College for Women Existing

Ground Floor Building Regularised under G.O.76 H&UD

dt.14.06.2018 by DTCP, Chennai File No.3378/2023/TCP7, dt.04.05.2023

Description	FSI (Sq.m.)	Non FSI Area (Sq.m.)	Total Built-up Area (Sq.m.)
3. AC Sheet Roof			
Chemistry Lab	268.82	-	268.82
Colour Coated Zinc Sheet Roof			
4. Cycle Shed – I	133.28	-	133.28
5. Cycle Shed – II	134.17	-	134.17
RCC Terraced Roof			
Total Area	603.23	-	603.23

Existing and Proposed Building for L N College of Pharmacy

Description	FSI (Sq.m.)	Non FSI Area (Sq.m.)	Total Built-up Area (Sq.m.)
7. Block - III			
Existing Basement Floor	249.36	-	249.36
Existing Ground Floor	1717.39	-	1717.39
Existing First Floor	1586.34	-	1586.34
Proposed Second Floor	1586.34	-	1586.34
Proposed Third Floor	1645.11	-	1645.11
Proposed Head Room	-	127.34	127.34
8. Block IV			
Existing Store	44.35	-	44.35
9. Block V			
Existing Canteen	188.81	-	188.81
10. Security Room			
Existing Ground Floor	-	8.76	8.76
11. Ramp			
Existing Ramp	-	73.80	73.80
Total Area	7017.70	209.90	7227.60

FSI area of Existing Building regularized by

G.O.(Ms) No.76

Existing and Proposed construction

FSI

OSR Area

= 7855.94Sq.m,

= 7017.70Sq.m.

= 0.3356

= 4450.00 Sq.m (10.68%)

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

Special Conditions

- 1.The OSR (A to J) area – 4450.00 Sq.m. (10.68%) shown in the site plan should be retained as Open Space Reservation as per TNCD BR, 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.Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do 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 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.Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
- 6.The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. 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.

General Conditions

1. Solar water heating system to be provided to the proposed College building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water supply, Dated: 04.02.2019 & 31.01.2020.
5. 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.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules.
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. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 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. As per references Cited Government orders & circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and further action shall be taken by the District officer.

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	Centage Charge for Building	10500.00
2	CC Charges	77795.00
3	Centage Charge for Land	300.00
4	Display Board Charges	1500.00
5	Infrastructure and Amenities Charges	1319384.00
6	Premium FSI Charges	0.00
7	Security Deposit Charges	659692.00
8	Shelter Charges	7635.00

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

To
The President,
Thadangam Panchayat,
Nallampalli Taluk,
Dharmapuri Distirct.

Copy to

Managing Trustee N Megavannan

D.No:3/44,

Nehru Nagar,

Thadangam Village,

Nallampalli Tk,

Dharmapuri Dt.

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.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

