

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,

Online Application(SWP)No:SWP/BPA/0054778/2023

Date: 15.12.2023

<u>Subject</u> :	Commercial Building - District Town and Country Planning Office, Dharmapuri – Dharmapuri District – Dharmapuri Taluk–Sogathur Panchayat and A.Reddihalli Village - S.F.No.106/2,3A1 and 88/2A,3A1A – Site Area of 5986.97 Sq.m – FSI Area of 1069.29 Sq.m – Revision of Existing Approval of Commercial Building – Technical Approval Issued – Regarding.
<u>Reference:</u>	1) Application Reference No. SWP/BPA/054778/2023 received from Mr.D.C.Elangovan, Mrs. Meena Elangovan
	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.
	11)District Officer, Fire and Rescue services, Dharmapuri District Letter No.3837/A2/2023 Date : 05.10.2023
	12)Letter Roc.No. E2/7670/2020 Dated: 01.12.2020 of Joint Director of Agriculture Department, Dharmapuri District.
	13)Payment of Centage charges, I&A Charges and other fees on 13.12.2023

Order:

The application seeking technical approval for the Revision of Existing Approval of Commercial Building Site Area of 5986.97Sq.m., FSI Area of 1069.29 Sq.m in the land bearing S.F.No. 106/2,3A1 and 88/2A,3A1A at A.Reddihalli Village, Sogathur Panchayat of Dharmapuri Taluk of Dharmapuri District was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

The Revision of Existing Approval of Commercial Building 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 I " and Numbered as L.P/A.D.TCP Dharmapuri No. 130/2023 issued Site Approval.

The Revision of Existing Approval of Commercial Building Area :

Blocks	Floors	Total FSI Area in Sq.mt.	Total Non FSI Area in Sq.mt.	Total Built up Area in Sq.mt
Block I	Ground floor(Restaurant)	372.10	-	372.10
Block II	Ground floor(Restaurant)	374.64	-	374.64
Block III	Ground floor(Toilet)	111.13	-	111.13
Block IV	Ground floor(Shops)	211.42	-	211.42
Total		1069.29	-	1069.29

Total FSI Area : 1069.29 Sq.mt.

OSR Area : 600.00 Sq.mt.(Paid to DTCP in Existing Approved File No:1243/2020)

- 1) Fees paid for Open space reservation area of 600.00 Sq.mt.
- 2) With above area the Revision of Existing Approval of Commercial Building technical approval issued with special and general conditions. **The building plan Numbered as B.P/A.D.TCP Dharmapuri No.28/2023**

If the Revision of Existing Approval of Commercial Building (This fees not Paid in Existing Approved File No:1243/2020) 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(This fees not Paid in Existing Approved File No:1243/2020).

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

Scrutiny Fee	:	Rs. 12,000/-
Centage Charges	:	Rs.800 /-
I & A charges	:	Rs. 65,348/-
Display Board	:	Rs.1,500/-
CC Charges	:	Rs.3,028/-
Security Deposit	:	Rs.32,674/-

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

Enclosure

Drawing.

To

Mr.D.C.Elangovan,
Mrs.Meena Elangovan,
18A, Subikshan,
Silver Springs,
Krishnagiri main road,
Dharmapuri Town,
Dharmapuri-636701.

Copy to :

1. The President,
Sogathur Panchayat,
Dharmapuri 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.

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.

