

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.

DHARMAPURI DISTRICT TOWN AND COUNTRY PLANNING OFFICE

Online Building Plan Application – Planning Permission



Application Number: SWP/BPA/215602/2023

dated 09.09.2024

Bus Stand with Commercial Building – District Town and Country Planning Office, Dharmapuri – Dharmapuri District – Dharmapuri Taluk / Panchayat Union – Sogathur Panchayat – A.Redhalli Village in S.F.No. 104/3B2, 104/4A, 104/5A, 456/3B2, 456/4B2, 456/7, 456/8 and 456/6B with a total site extent of 21294.00 Sq.m – FSI Area of 8670.89 Sq.m Technical Approval issued – Forwarded for further action – Regarding.

Reference:

1. SWP/BPA/215602/2024/TCP4 DTCP Technical concurrence issued on 09.09.2024.
2. Applicant The Commissioner, Dharmapuri Municipality online Application Reference No. SWP/BPA/215602/2024, Received Dated: 06.05.2024
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
9. G.O. No.01, Housing and Urban Development Department, Dated: 02.01.2023.
10. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017

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. Letter Roc No. 9611/2023/TCP5, Dated: 25.04.2023.
of Director of Town & Country Planning, Chennai(Circular)
16. District officer, Dharmapuri District Fire & Rescue service department L.Dis. No.2276 /A2/2022, Date.16.06.2022
17. Joint Director, Agriculture Department, Dharmapuri District, Roc.No.C2/7785/2022, Dated:-14.09.2022.

Order:-

1. With reference to the 1st cited Technical concurrence issued for the proposed **Bus Stand with Commercial Building** at Dharmapuri District, Dharmapuri Taluk / Panchayat Union, Sogathur Panchayat, A.Redhalli Village in S.F.No. 104/3B2, 104/4A, 104/5A, 456/3B2, 456/4B2, 456/7, 456/8 and 456/6B with a total site extent of 21294.00 Sq.m – FSI Area of 8670.89 Sq.m
2. The boundary of the site has been marked as "A to L".The Technical Concurrence is issued under section 47A of Town and Country Planning Act, 1971 for the above proposed Bus Stand with Commercial Building and numbered as B.P/DTCP No: 438 /2024 By DTCP
4. The area statement for the Proposed Bus Stand with Commercial Building is as below.

Total Area of the Site – 21294.00 sq.m.

Bus Stand with Commercial Building Area Details			
Description	FSI (Sq.m.)	Non FSI Area (Sq.m.)	Total Built-up Area (Sq.m.)
Area of Bus Stand	4874.53	6573.92	11448.45
Area of Basement Floor	–	1815.63	1815.63
Area of Basement Floor (Reserved for 10% Parking Area)	–	2585.00	2585.00
Area of Ground Floor	1815.63	–	1815.63
Area of First Floor	1815.63	–	1815.63
Area of Head Room	–	236.52	236.52
Area of Toilet	165.10	–	165.10
Total	8670.89	11211.07	19881.96

Total FSI Area–8670.89 sq.m

- 1) With the above area the Technical Approval for the proposed Bus Stand with Commercial Building is hereby issued with special and general conditions. The Technical Approval for the building plan is numbered as B.P/A.D.TCP Dharmapuri No.23/2024. And Site Approval L.P/A.D.TCP Dharmapuri No: 93/2024.
- 2) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
- 3) 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.
- 4) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

Special Conditions :-

1. OSR (earmarked as 1 to 6) area 2148.72 Sqm, shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(5).
2. It is the sole 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 thereunder 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. 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.

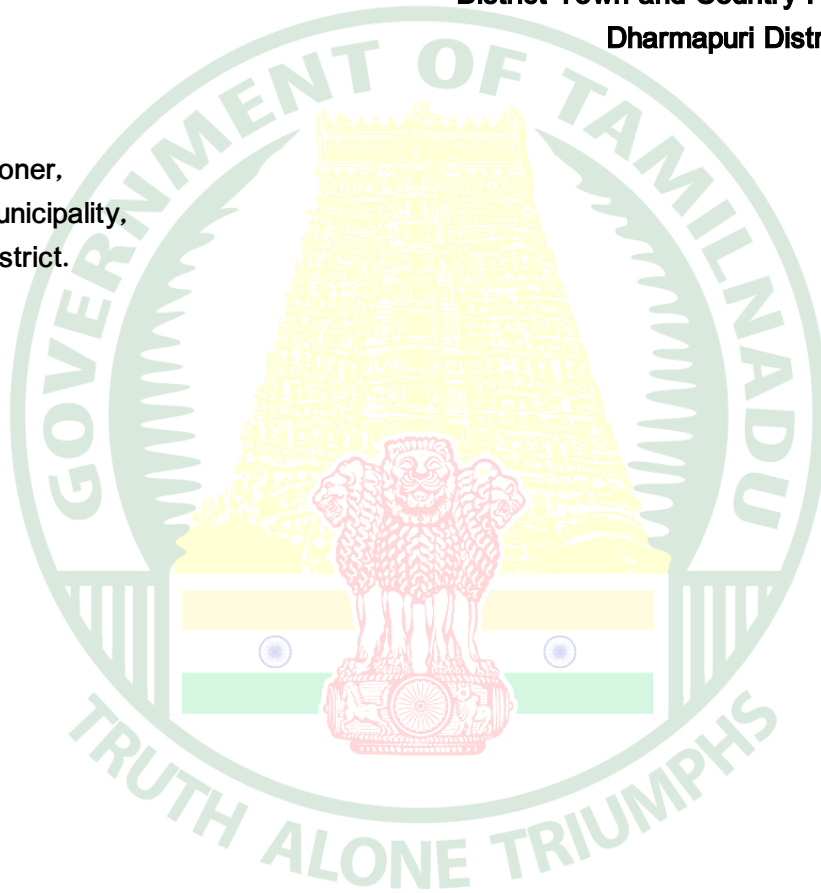
General Conditions :-

1. Solar water heating system to be provided to the proposed School 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.

Assistant Director(FAC)
District Town and Country Planning Office,
Dharmapuri District,

To
The Commissioner,
Dharmapuri Municipality,
Dharmapuri District.



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CMDA land use check

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