

PP

APPROVAL RECORD

Planning Permission

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 THE ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING OFFICE, DHARMAPURI.
PRESENT THIRUMATHI. S.MOHANA, M.E.,
ASSISTANT DIRECTOR
ONLINE BUILDING PLAN APPLICATION –
TECHNICAL CONCURRENCE (NON-PLANNING AREA)

Application Number: SWP/BPA/816162/2026/TCP

Dated: 26.05.2026.

Sir/Madam,

Subject: **Commercial Building (Shops & Hostels)** – District of Town and Country Planning office, Dharmapuri – Dharmapuri District / Taluk / Panchayat Union – Sogathur Panchayat – A.Reddihalli Village – S.F. No.104/4B, 104/5B & 104/3C With site extent of 8546 Sq.m - FSI Area of proposed commercial building – 7266.46 Sq.m (78216.17 Sq.ft.) – Technical concurrence issued - forwarded for further action- Reg.

- Ref:**
1. Applicant Mr.D.N.C.Manivannan,Dharmapuri Application Reference No.SWP/BPA/816162/2026, Received Dated:26.03.2026.
 2. The Director, Directorate of Town and Country Planning, Chennai Application Number: SWP/BPA/816162/2026/TCP7, Dated: 12.05.2026.
 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.1, 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.154, Housing and Urban Development Department, Dated: 07.10.2025.
 11. G.O. No.151, Housing and Urban Development Department, Dated: 08.10.2025.
 12. G.O. No.171, Housing and Urban Development Department, Dated: 30.10.2025.
 13. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular).
 14. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
 15. Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017 of Director of Town and Country Planning, Chennai (Circular)

16. This Office Online Demand Payment Request Letter, Dated: 13.05.2026 and 25.05.2026 - Applicants Mr.D.N.C.Manivannan, Dharmapuri District vide Online Application Ref No ; SWP/BPA/816162/2026, Dated.26.03.2026 Demand Remittance, Dated: 25.5.26, and 26.05.2026.
17. Letter Roc No. 14227/2017/CP, Dated: 14.12.2017 of Director of Town and Country Planning, Chennai (Circular)
18. Letter Roc No. 9611/2023/TCP5, Dated: 25.04.2023 of Director of Town and Country Planning, Chennai (Circular)
19. District officer, Dharmapuri West Regional, Fire & Rescue service, Dharmapuri District, PP.NOC.No.9074/NOC/NMSB/2026, Dated.08.04.2026.
20. Joint Director, Agriculture Department, Dharmapuri District ,ROC.No.E2/2317/2026,Dated:01.04.2026.

Order

1.The Proposal is received vide the reference 1st cited Online application for the Proposed Construction shops & hostels building in Dharmapuri District / Taluk / Panchayat Union , Sogathur Panchayat ,Reddihalli Village , S.F. No.104/4B, 104/5B & 104/3C With site extent of 8546 Sq.m, FSI Area of proposed Commercial building – 7266.46 Sq.m (78216.17 Sq.ft.).

The application was processed and scrutinized as per the prevailing rules & regulations, records pursued and Site inspection was conducted. With reference to the letter 2nd cited order of Technical Concurrence received from the Director, DTCP, Chennai as the boundary of the site has been marked as “A” to “E” and Technical Concurrence was issued under Section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: 383/2026.

2. The area statement for the Proposed Commercial Building is as below.

Area of the Site (As per document) –8546.00 Sq.m

Building details:**Proposed Shops & Hotels Building area**

Description	FSI Area in (Sq.m)	Non-FSI Area in (Sq.m)	Deduction Area in (Sq.m)	Total Builtup area
Basement	2452.92	-	68.14	2521.06
Ground Floor	2452.92	-	68.14	2521.06
First Floor	2360.62	-	160.44	2521.06
Lift Room	-	9.58	-	9.58
Head Room	-	124.53	-	124.53
Total	7266.46	134.11	296.72	7697.29

Total FSI Area - 7266.46 Sq.m

FSI - $7266.46/8546 = 0.85$

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

As per the reference 16th cited, payment of charges such as Centage charges, Infrastructure and amenities charges, Shelter fund and other relevant charges received from the applicant, the Technical Approval is issued for the proposed shops & hostels building is hereby issued with special and general conditions. The Technical Approval for the building plan is numbered as Technical Approval No. 21 /2026.

Special Conditions

1. For the OSR site 854.60 Sq.m. necessary Charges has been paid by the Applicant As Per The Guide line Value Of the Proposed shops & hostels building As Per the reference 16th Cited.
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 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.
7. According to G.O.Ms.No 18 , Municipal Administration and Water Supply Department, Dated 04-02-2019 & G.O.Ms.No 123 Housing and Urban Development Department, Dated:28.06.2024 Construction continuance certificate should be obtained from this office for the planning permission approved building at the time of Plinth Level and Last Storey itself. After Completion of the building works Completion Certificate to obtain from this by the applicant.
8. The Tamil Nadu Government in G.O.Ms.No 112, Housing and Urban Development Department dated: 22.06.2017 has approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertises, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or 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 Regulatory Authority.
9. According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
10. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11 The granted by the competent authority shall not mean responsibility or clearance of the following aspects.
 - a. Title or ownership of the site or building.
 - b. Easement Rights.
 - c. Structural Reports, Structural Drawing and Structural aspects.
 - d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
 - e. Workmanship, soundness of structure and materials used.
 - f. Quality of building services and amenities the construction of building.
 - g. Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
11. It is only the responsibility of the builders to ensure the stability of the building.
12. Conditions stipulated in the Fire NOC cited in the reference 19th issued by District Fire Officer, Western Region Dharmapuri, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously.

General Conditions:

1. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority/Competent Authority under Section 49/47A of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.
2. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels have 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 Water Supply, 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. Fire rescue equipment should be provided as per Rules.
9. As per GO No 341, Municipal Administration and Water Supply Department, dated 03.11.2004. U Trap in the septic tank design to be provided.
10. Fly Ash bricks and Materials to be used Mandatory.
11. As per GO Ms No.18 and 16 of Municipal Administration and Water Supply Department Dated: 04.02.20219 and 31.01.2020, 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.
12. In case the documents submitted for approval found fake/false the Technical Concurrence would be cancelled without intimation to the applicant.
13. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
14. 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.
15. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Special Officer/ Block Development Officer(V.P), A.Reddihalli Village , Sogathur panchayat, Dharmapuri Panchayat union,Dharmapuri District if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
16. Government Registered Electrical Contractor must be employed for wiring works during construction.

The applicant remitted the required fees given below for the Proposed Commercial building.(Shops & Hostels)

Fees Paid Details:

Sl.No	Charges	Amount paid (in Rupees)	Date
1	Scrutiny Fees	30819.00	26.03.2026
2	OSR Fees	68368.00	26.05.2026
2	Premium FSI Charges	Not applicable	—
3	Development Charges For Building	76800.00	25.05.2026
4	Development Charges For Land	34184.00	25.05.2026
5	Centage Charge For Land	900.00	25.05.2026
6	Centage Charge For Building	15000.00	25.05.2026
7	Infrastructure and Amenities charges	1366196.00	25.05.2026
8	CC charges	82660.00	25.05.2026
9	Security Deposit Charges	683098.00	25.05.2026
10	Display Board Charges	1500.00	25.05.2026
11	Shelter Charges	4097.00	25.05.2026

Enclosure:

Building Plan Map -1 Copy

Assistant Director,
District Town & Country Planning Office,
Dharmapuri

To

The Special Officer/ Block Development officer,
A.Reddihalli Village ,
Sogathur panchayat,
Dharmapuri Panchayat union,
Dharmapuri District

Copy to :

Mr. D. N .C. MANIVANNAN
S/o. Late D.N.Chinnasamy,
No. #105M, Grand avenue,
Salem main road,Collectorate post,
Dharmapuri-636705

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.

