PP APPROVAL RECORD

Planning Permission

Survey 48/8B

Jangalavadi, Harur taluk

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.

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

வாரு கட்டிடத்திலும் மழைநீர் சேகரிப்பு : ஒவ்வொரு தலைமுறைக்கும் பாதுகாப்பு

Application No: SWP/BPA/903378/2026 **Dated: 30.10.2026**

Sir/Madam

Subject:

Building – District Town and Country Planning Office Dharmapuri District – Harur Taluk – Harur Panchayat Union – Sellampatti Panchayat – Jangalavadi Village – SF.No. 48/8B – Site extent of 8100.00 Sqm – "Government Industrial Training Institute" Building – FSI Area 8100.00 Sqm – Technical Clearance issued–Forwarded for Further action – Reg.

Reference:

1. Applicant The Principal Government Industrial Training Institute, Harur, Online Application Reference No. No. SWP/BPA/903378/2026 Submitted Dated: 07.08.2026
2. G.O.(Ms). No.79, Housing and Urban Development Department, Dated 04.05.2017.
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. Director of Town and Country Planning, Chennai circular Letter Roc No.7486/2009/BA2, Dated: 16.04.2009.

10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.

11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.

12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl cell, Dated: 14.12.2017.

13. Director of Town and Country Planning, Chennai circular Letter Roc No.4326/2019/BA2, Dated: 05.02.2020.

14. Director of Town and Country Planning, Chennai circular Letter Roc No: 4367/2019/BA2,Dated: 05.02.2020

15. The District Officer, Tamil Nadu Fire and Rescue Services, Letter No. PP NOC NO: 12354/NOC/NMSB/2026 Dated. 17.09.2026.

16. The District Collector, Dharmapuri District Proceeding Order No: நக.11656/2022/த1. Date: 17.11.2022

Order

1. With reference to the letter in the1st cited, applicant has requested for Approval for the Government Industrial Training Institute **Building** at S.No. 48/8B, Jangalavadi Village, Sellampatti Panchayat, Harur Panchayat Union /Taluk, Dharmapuri District. Site Extent of 8100.00 Sq.m, with an FSI Area of 1945.27 Sq.m.

2. The Boundary of the site has been marked as **"A to G"** and approval for site issued vide numbered as **SWP/DTCP/Dharmapuri /Site Approval No. 177/2026.**

3. The Technical Clearance has been issued under **section 47A** of Town & Country Planning Act 1971 to **the** Government Industrial Training Institute **Building** and numbered as **SWP/DTCP/ DHARMAPURI/ Building Approval No: 45/2026.**

4. The area statement of the **Building** is as below,

Site Extent:8100.00 Sqm

Floor	**FSI(Sqm)**	**Non FSI (Sqm)**	**Total Area (Sqm)**
Ground Floor	1337.88	–	1337.88
First Floor	607.39	–	607.39
Terrace Room	–	36.65	36.65
Total	**1945.27**	**36.65**	**1981.92**

Total FSI Area: 1945.27 Sqm

FSI :0.240

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

Special Conditions

1. OSR (earmarked as 1 to 6) area 1013.15 Sqm (12.50%) shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019. As per the rule no. 41(5) of TNCD&BR–2019 Government department shall obtain permission from the local body to maintain the OSR area without gifting.

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 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. 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.

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. When the construction reached at plinth level the applicant should apply for CCC after getting CCC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from District Town and country planning office, Dharmaputi District.

General Conditions

1. Solar water heating system to be provided to the Revised Resort 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 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. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country planning Act 1971 must be taken by the local authority, if the construction is done with Additional/Deviation to the approved plan before levy of the applicable Taxes.

Fees Paid details

As per the TNCDBR 2019 – Rule No: 6(5) the Government departments are exempted from the payment of scrutiny fee or any other fees or charges.

Assistant Director(i/c)
District Town and Country Planning office,
Dharmapuri District.

To

The Special Officer/The Block Development Officer(V.P)
Sellampatti Panchayat,
Harur Panchayat Union,
Harur Taluk,
Dharmapuri District

Copy to:

The Prinicipal,
Government Industrial training Institute –
Harur,
Dharmapuri District.

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
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Services we run for you
/services

The LandLens suite
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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.