PP APPROVAL RECORD

# Planning Permission

## Survey 534/1F

Onnappagoundanahalli Panchayat and, Pennagaram 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.

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

ஒவ்வொரு கட்டிடத்திலும் மழைநீர் சேகரிப்பு : ஒவ்வொரு தலைமுறைக்கும் பாதுகாப்பு

**Application No:** SWP/BPA/960685/2026 **Dated: 20.11.2026**

Sir/Madam,

**Subject:** **Commercial Shop Building** – Online Application received – District Town and Country Planning Office, Dharmapuri District – Pennagaram Taluk – Pennagaram Panchayat union – Onnappagoundanahalli Panchayat and village – S.F.No: 534/1F – site extent of 2600.00 Sq.m – The Proposed Construction of Commercial Shop Building having an total FSI area of 1150.34 Sq.mt–Technical Concurrence issued– Forwarded for further action–Reg.

**Ref:**

1. Applicant Mr.Senthikumar, vide Online Application Ref No SWP/BPA/960685/2026, Dated.25.09.2026.
2. District Officer, Fire and Rescue services, Dharmapuri Letter No: PP NOC No: 12862/NOC/NMSB/2026, Date: 09.10.2026.
3. G.O.Ms. No:79 Housing and Urban Development Department, Dated:04.05.2017
4. G.O. (Ms) No. 149, Housing and Urban Development Department, dated 31.07.2026
5. Commissioner of Town and Country Planning vide Circular Roc No.7216/2024/TCP5, dated 17.08.2026
6. Commissioner of Town and Country Planning vide Circular Roc No.7216/2024/TCP5, dated 24.09.2026
7. Assistant Director, District Town and Country Planning office Proceeding Order No .வே.அ.ப/தருமபுரி/இ.எண்:02/2026, Date: 30.09.2026
8. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.4367/2019/BA2, Dated: 05.02.2020, 14.08.2021 & 11.10.2021.

9. Circular from the Director of Town and Country Planning vide letter Roc No. 7963/2022/K2, Dated: 23.04.2022 & 11.04.2023.
10. G.O.Ms.No:86, Housing and Urban Development Department, Dated: 28.03.2012.
11. G.O.Ms No 18, Municipal Administration and Water Supply Department, Dated: 04.02.2019.
12. G.O.Ms No 16, Municipal Administration and Water Supply Department, Dated: 31.01.2020.
13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/BA1, Dated: 27-06-2012.
14. This Office Online Demand Payment Request Letter, Dated : 28.10.2026 and 29.10.2026.
15. Applicant Mr.Senthikumar, vide Online Application Ref No ; SWP/BPA/960685/2026, Demand Remittance Dated 29.10.2026 (OSR Fees) and 13.11.2026, 18.11.2026
16. Circular from the Director of Town and Country Planning vide letter Roc No.9611/2023-TCP5, Dated: 25.04.2023.
17. Circular from the Director of Town and Country Planning vide letter Roc No.19093/2022TCP5, Dated: 20.4.2023.
18. G.O.Ms.No:138, Housing and Urban Development Department, Dated: 04.06.2004.
19. G.O.Ms.No:54, Housing and Urban Development Department, Dated: 12.03.2020.
20. Circular from the Director of Town and Country Planning vide letter Roc No. 7486/2009/BA2,Dated: 16- 04- 2009.
21. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.12201/2017/BA1,Dated: 22- 09-2017.
22. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated:14. 12.2017.
23. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14063/2020/CP, Dated:13.10.2020.

24. G.O.Ms.No:154, Housing and Urban Development Department, Dated: 07.10.2025.
25. G.O.Ms.No:201, Housing and Urban Development Department, Dated: 19.12.2025.

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The Proposal is received vide the reference 1st cited Online application for the Proposed Construction of Commercial Shop an total FSI area of 1150.34 Sq.mt in S.F.Nos: 534/1F, onnappagoundanahalli village and panchayat, Pennagaram Panchayat Union/Taluk, Dharmapuri District with an site extent of 2600.00 Sq.m.

Based on the 4th Government order (G.O) and the 5th and 6th cited Circular Letters, the proposed site was verified with reference to the revenue records and documents submitted by the applicant, in accordance with the provisions of the above– mentioned letters. Subsequently, with reference 7th cited letter the Assistant director of the District Town and Country Planning office, Dharmapuri, issued the Proceedings order permitting the proposed site to be converted for non–agricultural activities.

The application was processed and scrutinized as per the prevailing rules & regulations, records pursued and Site inspection was conducted. With reference to the letter 14h cited, Demand was raised against the applicant on: 28.10.2026 and 29.10.2026

Applicant remitted the required fees and submitted the remittance letter to this office on 29.10.2026, 13.11.2026 and 18.11.2026. Hence, The boundary of the site is earmarked as **"A" to "I"** and numbered as **SWP/DTCP/Dharmapuri /Site Approval No.189/2026** is issued for site Approval.

**Site Area Details:**

Area of Site – 2600.00 Sq.m.

**Proposed Building Area Details:**

| FLOOR NAME | F.S.I AREA (Sq.m) | NON F.S.I AREA (Sq.m) | TOTAL AREA (Sq.m) |
|---|---|---|---|
| Ground Floor | 575.17 | – | 575.17 |
| First Floor | 575.17 | – | 575.17 |
| head room | – | 22.88 | 22.88 |
| **TOTAL AREA** | **1150.34** | **22.88** | **1173.22** |

Total FSI Area = **1150.34** Sq.m

With above area the proposed construction of Commercial Shop building, technical approval has been issued as per the section 47A of Town and Country Planning Act 1971 with following special and general conditions. The building plan Numbered as **SWP/DTCP/ DHARMAPURI/ Building Approval No: 50/2026.**

1) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

2) 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.

**Compliance condition:**

1. The temporary shed earmarked in the site plan shall be demolished. The Local Authority shall grant final approval only after ensuring that the shed has been demolished.

**Special conditions:**

1. Conditions stipulated in the Fire NOC cited in the reference 2nd issued by District Fire Officer, Dharmapuri, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously
2. The Amount was Paid by the Applicant , Equivalent to the open space reservation as per rule 41(1) Explanation (i) of TNCDBR 2019.
3. The provisions of the Rainwater Harvesting Guidelines for the Construction, Rejuvenation and Maintenance of Rainwater Harvesting Structures for Sustainable Water Management, issued vide G.O.(Ms.) No.193, Municipal Administration and Water Supply Department, dated 02.11.2026, shall be duly observed and implemented, wherever applicable.
4. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Technical Concurrence is issued in accordance with the provisions of the Tamil Nadu 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.

6. Conditions mentioned in the No objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
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.
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. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
11. 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.

12. It is only the responsibility of the builders to ensure the stability of the building.
13. 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.
14. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversion charges, before issuing the final approval

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)

**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. 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.
9. Fly Ash bricks and Materials to be used Mandatory.
10. As per GO Ms No.18 and16 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.
11. In case the documents submitted for approval found fake/false the Technical Concurrence would be cancelled without intimation to the applicant.
12. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
13. 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.
14. 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), Semmandakuppam village and panchayat, Dharmapuri Panchayat Union,Dharmapuri District if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
15. Government Registered Electrical Contractor must be employed for wiring works during construction.

The applicant remitted the required fees given below for the Proposed Construction of Commercial Shop building

**Fees Paid Details:**

| Sl.No | Charges | Amount paid (in Rupees) | Date |
|---|---|---|---|
| 1 | Scrutiny Fees | 6247 | 25.09.2026 |
| 2 | OSR Fees | 19500 | 29.10.2026 |
| 2 | Premium FSI Charges | Not applicable | – |
| 3 | Development Charges For Building | 11800.00 | 18.11.2026 |
| 4 | Development Charges For Land | 10440.00 | 18.11.2026 |

| | | | |
|---|---|---|---|
| 5 | Centage Charge For Land | 300.00 | 13.11.2026 |
| 6 | Centage Charge For Building | 2500.00 | 13.11.2026 |
| 7 | Infrastructure and Amenities charges | 218080.00 | 13.11.2026 |
| 8 | CC charges | 12701.00 | 18.11.2026 |
| 9 | Security Deposit Charges | 109040.00 | 18.11.2026 |
| 10 | Display Board Charges | 1500.00 | 18.11.2026 |
| 11 | Shelter Charges | NA | _ |

**Enclosure**:

Building Plan Map –1 Copy

Assistant Director,
District Town & Country Planning Office,
Dharmapuri

**To**

The Special Officer/ Block Development officer,
Onnappagoundanahalli village panchayat,
Pennagaram Panchayat Union/Taluk
Dharmapuri District

**Copy to** :

Mr.Senthilkumar,
S/o.Thangavelu,
243–C.Palavadi Bus stop,
OG Halli Post,
Dharmapuri District – 636809
Ph.No: 9789791873

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.
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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

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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.