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APPROVAL RECORD

Planning Permission

Dindigul

Dindigul district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
DTCPPURPOSE
Commercial

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.

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 2/28/23 5:20 PM

From:

Joint Director / Deputy Director / Assistant

No.14, Vivegananda nagar, Dindigul, 624001.

TO:

The Commissioner,
Dindigul Corporation,
Dindigul District

Online Application Number:

SWP/BPA/005674/2023

Submitted Date :

-

Sir,

Subject:

Commercial Building – District Town and Country Planning Office- Dindigul District - Dindigul Local Planning Area - Dindigul Corporation – Ward No. 2, Block No. 12, T.S.No. 422/1, 423A, 432/1, 2, 433, 435 with an extent of 1348.0 Sqm – Proposed Basement + Ground Floor + 2 Floors Commercial building with FSI Area of 2338.83 Sqm - Planning Permission issued - forwarded for further action - Reg.

Reference:

- 1) Application Thiru. M.S. Marimuthu & P. Ramalingam, Tanjavore Reference No. SWP/BPA/0004781/2022, Received 26.12.2022.
- 2) G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
- 3) G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
- 4) G.O.86, Housing and Urban Development Department, Dated: 28.03.2012
- 5) G.O.85, Housing and Urban Development Department, Dated: 16.05.2017
- 6) G.O.1, Housing and Urban Development Department, Dated: 05.01.2021
- 7) Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/BA2, Dated: 16.04.2009.
- 8) Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/BA1, Dated: 27.06.2012.
- 9) Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/BA1, Dated: 22.09.2017.
- 10) Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated: 14.12.2017.
- 11) G.O. 166, Housing and Urban Development Department, Dated: 23.11.2018.
- 12) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/BA2, Dated: 14.08.2021
- 13) Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated: 23.04.2022
- 14) District Officer, Fire and Rescue Services, Dindigul District L.Dis No 10124/E1/2022, dated. 05.12.2022
- 15) Demand for paying the fee issued to applicant on 24.02.2023.
- 16) Application Thiru. M.S. Marimuthu & P. Ramalingam, Tanjavore, Fee paid details received from Applicant on 25.02.2023

Body of the letter:

With reference to the 1st Cited letter, applicant has requested for the approval of Industrial building at Dindigul District, Dindigul Corporation, Ward No. 2, Block No. 12, T.S. T.S.No. 422/1, 423A, 432/1, 2, 433, 435 extent of 1348.00 Sqm The boundary of the site has been marked as "ABCDEFGH" and Approval for Site issued vide and numbered as SWP/DTCP/DINDIGUL/Site Approval No: 09/2023. The Planning Permission for the Proposed Construction of Basement + Ground Floor + 2 Floors Commercial building with FSI Area of 2338.83 Sqm in the site has been issued and numbered as SWP/DTCP/DINDIGUL/Building Planning Permission No. 09/2023.

Proposal Details

Area of Site : 1348.00 Sqm

Building details

Basement Floor – FSI Area : Nil, Non FSI Area : 779.61 Sq.m

Ground Floor - FSI Area : 779.61 Sq.m, Non FSI Area : 779.61 Sq.m

First Floor – FSI Area : 779.61 Sq.m, Non FSI Area : 779.61 Sq.m

Second Floor - FSI Area : 779.61 Sq.m, Non FSI Area : 779.61 Sq.m

Terrace Floor - FSI Area : Nil, Non FSI Area : 30.06 Sq.m

Total FSI Area = 2338.83 Sq.m

Total Non FSI Area = 809.67 Sq.m

Total Built up Area = 3148.50 Sq.m

Height of the building = 10.52 m

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. 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.
4. Developer and also the Architects/Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure the at Development 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. According to the Circular No. 12544/14 / CB dated: 04.07.2014, 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.
8. "The Tamil Nadu Government in G.O. Ms. No 112, Housing and Urban Development Department dated 22.06.2017 have 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. As per Tamil Nadu Combined Development And Building Rules 2019 Rule 11

Limitations of Permission:-The permission 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. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
- d) Workmanship, soundness of structure and materials used
- e) Quality of building services and amenities the construction of building
- f) Other requirements or licenses or clearance required for the site or Premises or activity under various other laws.

General Conditions

1. This Planning Permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 47).
2. If the application applied under 49 or 64(1) of TN Town and country planning Act 1971 is rejected or Refused, the Applicant under Section 80 of TN Town and country planning Act 1971 can Appeal within Two months from the date of issue of this order to Director of Town and Country Planning / Government.
3. After the Technical clearance issued by Deputy Director(i/c), Dindigul District Town and Country Planning Office
 1. If the details given by the applicant is found to be false(or)
 2. If the applicant fails to follow the rules and Norms, the Deputy Director / Member Secretary concern can cancel or revise the Planning Permission issued.
4. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
7. 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
8. 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.
9. Mosquito netting to be provided at OHT and well.
10. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided .
11. Fly Ash bricks and Materials must be used for construction.
12. As per GO 16 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.
13. In case the documents submitted for approval found fake the Technical clearance would be cancelled without intimation to the applicant.
14. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
15. 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.
16. Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Executive Officer, Kannivadi Town Panchayat if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
17. Government Registered Electrical Contractor must be employed for wiring works during construction.

The Following fee and Charges are Collected as follows

1. Scrutiny Charge Rs. 8,061.00, Dated. 21.01.2023
2. Centage Charge for Land Rs. 300.00, Dated. 25.02.2023
3. Centage Charge for Buildnig Rs. 1,000.00, Dated. 25.02.2023
4. Development Charge for Building Rs. 63,000.00, Dated. 25.02.2023
5. Development Charge for Land Rs. 6,740.00, Dated. 25.02.2023
6. Infrastructure and Amenities charges Rs. 4,39,920.00, Dated. 25.02.2023
7. Security Deposit Chages Rs. 2,19,960.00, Dated. 25.02.2023
8. Completion Certificate Charges Rs. 33,904.00, Dated. 25.02.2023
9. Display Board Charges Rs. 1500.00, Dated. 25.02.2023
10. OSR Charges - Nil

Copy to

1. Thiru. M.S. Marimuthu & P. Ramalingam,

No. 18, Chetti Street,
Pattukottai, Tanjavore – 614 601.

2. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008
3. Stock file

JD/DD/AD
District Town & Country Planning Office District



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.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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
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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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OMR Thoraipakkam,
Chennai 600 097, India
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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.

