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APPROVAL RECORD

Planning Permission

Dindigul

Dindigul 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 District Town and Country Planning, Dindigul District,
Online Building Application – Technical Clearance
Present : Thiru.S.S.Barath, M.E.,

Roc.No.SWP/BPA/009126/2023

Dated.09.06.2023

Subject : Commercial Building - Office of the Dindigul District Town and Country Planning – Dindigul District – Nilakkottai Taluk – Sevugampatti Town Panchayat – Sevugampatti Village - S.F.No.313/2C2A, 313/2C2B, 314/4C2A, 314/4C2B – Extent 2067.0 Sq.m - Proposed Commercial Building - Technical Clearance issued - forwarded for further action – Regarding.

Reference : 1) Applicant Thiru.D.I.Akil Adithya, Online Application No.SWP/BPA/009126/2023, Dated.13.04.2023
2) G.O.Ms.No.86, Housing and Urban Development Department, Dated 28.03.2012.
3) G.O.Ms.No.85, Housing and Urban Development Department, Dated 16.05.2017.
4) G.O.Ms.No.18, Department of Municipal Administration and Water Supply, Dated.04.02.2019 and G.O.Ms.No.16, Department of Municipal Administration and Water Supply, Dated.31.01.2020
5) Circular from the Commissioner of Town and Country Planning, Roc no.7486/2009/BA2 dated 16.04.2009.
6) Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009/BA1 dated 27.06.2012
7) Circular from the Commissioner of Town and Country Planning, Roc no.12201/2017/BA1, Dated 22.09.2017
8) Circular from the Commissioner of Town and Country Planning, Roc.No.14227/2017/Special Cell dated 14.12.2017
9) Circular from the Commissioner of Town and Country Planning, Roc.No.19992/2011(1)/Special Cell dated 31.05.2018
10) G.O. Ms.No.138, Housing and Urban Development Department, Dated.04.06.2004
11) G.O. Ms.No.01, Housing and Urban Development Department, dated 05.01.2021
12) G.O. Ms.No.18, Housing and Urban Development Department, dated 04.02.2019
13) Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/BA2 dated 05.02.2020.
14) Principal Secretary, Housing and Urban Development Department Roc.No.8449/UD4(3)/2020-2, dated. 23.09.2020
15) District Officer, Fire and Rescue Services, Dindigul District, K.Dis.No.3909/E1/2023, dated.10.04.2023
16) Joint Director, Agricultural Department, Dindigul District Letter No.Maa.thi4/3956/2023, Dated.25.04.2023

- 17) Demand Payment Request letter Date.22.05.2023.
18) Applicant Thiru.D.I.Akil Adithya, Dindigul, Demand
Remittance letter dated.29.05.2023

Order:-

With reference to the letter in the 1st cited, applicant has requested for the approval of Commercial Building in Dindigul District, Nilakkottai Taluk, Sevugampatti Town Panchayat, Sevugampatti Village, S.F.No.313/2C2A, 313/2C2B, 314/4C2A, 314/4C2B with extent 2067.0Sq.m. The Boundary of the site has been marked as "A to D" and Approval for site issued vide and Numbered as SWP/DTCP/DINDIGUL/Site Approval No.68/2023. The Technical Clearance for the Proposed Commercial Building (Block 01) FSI Area 1285.57Sq.m. in the site has been issued and numbered as SWP/DTCP/DINDIGUL/Building Permission No.09/2023.

Site Area (As per Patta): 2067.00 Sq.m

The Proposed Commercial Building Details:

Sl.No	Floor Name	FSI Area (in Sq.m)	Non FSI Area (in Sq.m)	Total Built up area (in Sq.m)
1.	Ground Floor	595.47	27.33	622.80
	First Floor	560.69	-	560.69
	Second Floor	129.41	-	129.41
	Total	1285.57	27.33	1312.90

Total FSI Area: 1285.57 Sq.m

FSI : = $1285.57 / 2067.0 = 0.63$

OSR : Not Applicable (GLV paid for 10% of Land area)

The Technical Clearance is issued with the following General and Special Conditions

SPECIAL CONDITIONS

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations
2. Conditions mentioned in the No Objection certificates obtained from the central and State Govt Departments must be followed scrupulously
3. Technical Clearance 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. Technical Clearance is issued subject to the condition that the applicant / developer and also the Architect / Licensed Surveyor 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. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the water Act 1974 for discharge of sewage
5. According to the Circular No.12544/14/CB dated: 04.07.2014 stating that, The Director 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 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.

6.“The Provisions in the G.O(MS) No. 17. H&UD [UD4(3)], Department, Dated:05.02.2016 shown in Reference - 3 relating to installation and use of solar energy system, should be followed

7.“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 & Act 2016, The promoter has to advertise, 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.”

8. If any court case would be pending with reference to this proposal, the Technical Clearance would be treated as INVALID Body of the letter:

9 . Building to be Used Strictly as per mentioned purpose in Approved Building Plan

10 . Final approval to be issued, after obtaining permission from the Concern authority to construct the Proposed Culvert across the Channel.

GENERAL CONDITIONS

1. The Technical Clearance issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 47A)

2.If the application applied under 47 or 64 (1) of Tamil Nadu Town and Country Planning Act 1971 is rejected or Refused, the Applicant under section 80 of Tamil Nadu 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

3. In case the documents submitted for approval found fake the Technical Clearance would be cancelled without intimation to the applicant

4.Rain water Harvesting should be provided as per the direction mentioned in GO 18, Department of Municipal Administration and Water supply Dated:04.02.2019 and also provide necessary Fire Resistance Equipment's in the proposed Building

5. 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

6. Fly Ash bricks and Materials to be used Mandatory

7. Setbacks should be retained as per Approval Drawing

8. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided

9. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCCB

10. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained

11. Mosquito netting to be provided at OHT and well

12. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost and also provide Necessary fire Resistance equipment in the proposed Building

13. As per G.O.16 MAWS dt.04.02.2019, a display board of size 60cm x 120cm to be erected which shows site details, building details and registered engineer details at the place of construction

14. Parking area to be utilized only for parking purpose mentioned as per approved drawing

15. Government registered electrical Contractor must be employed for wiring works during construction

16. Seismic Resistance Procedure to be Followed.

17. Provide Sufficient Fire Resistance and Fire equipment in proposed Building

18. Approved order and drawing copies to be handover to buyer by the owner by the time of sale

19. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Executive Officer, Sevugampatti Town Panchayat, if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.

20. The Applicants/developer and also the architects/RE/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

21. 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 conversation 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)

Fees Paid details

Sl.No	Charges	Amount in Rupees	Amount Paid Date
1.	Scrutiny Fees	5726.00	13.04.2023
2.	OSR Charge	16,536.00	18.05.2023
3.	Centage Charge for Land	300.00	29.05.2023
4.	Centage Charge for Building	1500.00	29.05.2023
5.	Infrastructure and Amenities Charges	2,41,768.00	29.05.2023
6.	CC Charges	14,132.00	29.05.2023
7.	Security Deposit Charges	1,20,884.00	29.05.2023
8.	Display Board Charges	1500.00	29.05.2023

9.	Shelter Charges	Not applicable
10.	Premium FSI Charges	Not applicable

Deputy Director(i/c),
District Town and Country Planning office,
Dindigul District.

To

- 1) The Executive Officer,
Sevugampatti Town Panchayat,
Nilakkottai Taluk, Dindigul District

Copy to

- 1.Thiru.D.I.Akil Adithya,
S/o Dhuvaraganathan,
No.26, Vallalar Street, West Govinthapuram,
Dindigul Corporation, Dindigul – 624 001.
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.



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.

[/landlens/one/map](#)



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.

[/landlens/build-scope](#)



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
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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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.

