

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 11/25/22 4:55 PM

From:

Joint Director / Deputy Director / Assistant

District Town and Country Planning, No.83,
Pidamaneri road, Appavo nagar, Dharmapuri.

TO:

Mr.P.Govindharaj,
D.No. 2/31,
Kerakodahalli village & Post
Karimangalam Taluk,
Dharmapuri District.

Online Application Number:

SWP/BPA/002953/2022

Submitted Date :

-

Sir,

Subject:

Industrial Building - District Town and Country Planning Office, Dharmapuri – Dharmapuri District -
Karimangalam Taluk/Panchayat Union, Keragodahalli Village & Panchayat, S.F.no. 118/2B2, 2C1B1, 119/2,3,
120/2B & 120/2C1- 15733.00 Sq.m. – Proposed Construction of Masico Coir Fiber Industry Building with
201 H.P – Technical Approval Issued – Regarding.

Reference:

- Reference: 1) Application Reference No. SWP/BPA/002953/2022 received Mr.P.Govindharaj Dated:
2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
3) Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
4) G.O.(Ms).No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5) Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
6) G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
8) Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of Town and Country Planning, Chennai (Circular)
9) G.O.(Ms).No.166, Housing and Urban Development Department, Dated: 29.11.2018.(Insisting TNRERA Registration)
10) G.O.(Ms).No.79, Housing and Urban Development Department, Dated: 04.05.2017.
11) District Officer, Fire and Rescue services, Dharmapuri District L.Dis No.2986/A2/2022 Date: 29.07.2022
12) Letter Roc.No. E2/6204/2022 Dated: 18.07.2022 of Joint Director of Agriculture Department, Dharmapuri District.
13) Demand raised for payment of Centage charges, I&A Charges and other fees respectively dated :22.11.2022
14) Payment of Centage charges, I&A Charges and other fees respectively dated : 23.11.2022.

Body of the letter:

Order:

The application seeking technical approval for the proposed construction of Masico Coir Fiber Industry Building with 201 H.P with 3 blocks (ground floor) to an extent of 15733.00 Sq.m in the land bearing S.F.Nos. 118/2B2, 2C1B1, 119/2,3, 120/2B & 120/2C1 at Keragodahalli Village and Panchayat of Karimangalam Panchayat Union / Taluk of Dharmapuri District, was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

The Proposed Industry Building satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 8th cited above.

The proposed site is earmarked "A to O" and Numbered as L.P/A.D.TCP Dharmapuri No.70/2022 issued Site Approval.

The proposed Industry Building Area:

Building Area FSI Area in Sq.mt Total Built up Area in Sq.mt

Block-1

Ground Floor 1283.40 1283.40

Block-2

Ground Floor 30.00 30.00

Block-3

Ground Floor 44.78 44.78

Total 1358.18

1358.18

OSR Area 1575.00 Sq.m

- 1) With above area the proposed Industrial building technical approval issued with special and general conditions. The building plan Numbered as B.P/A.D.TCP Dharmapuri No.24/2022
- 2) If the proposed Building is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 10th cited above. The payment of charges shall be made under the following head of account.

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-2790)

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

- 4) 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.

- 5) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.
- Special conditions:

- 1) This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.

- 2) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.

- 3) As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any 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 Authority. The applicant has to comply the said provisions.

- 4) NOC obtained from Pollution Control Board for Proposed Industrial Building,

5) The fees / charges collected from the applicant are as follows.

Scrutiny Fee : Rs. 26315/-
CentageCharges : Rs. 1800/-
I & Acharges : Rs. 255492/-
Display Board : Rs. 1,500/-

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

Enclose
Drawing

To
Mr.P.Govindharaj,
D.No. 2/31,
Kerakodahalli village & Post
Karimangalam Taluk,
Dharmapuri District.

Copy to:

1. The President,
Keragodahalli Panchayat,
Karimangalam Panchayat Union/Taluk,
Dharmapuri District.

2. Stock file



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