

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 2/9/23 1:49 PM

From:

Joint Director / Deputy Director / Assistant

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

TO:

Mrs. Vijayalakshmi W/o. Mr. Saravanaraj,
1/363, Kamaraj Nagar,
Oddapatti Post, Collectorate,
Dharmapuri Town,
Dharmapuri – 636 705.

Online Application Number:

SWP/BPA/005171/2023

Submitted Date :

-

Sir,

Subject:

Centralized A/C Cinema Theatres Building - District Town and Country Planning Office, Dharmapuri –
Dharmapuri District - Pappireddipatti Taluk – Kadathur Town Panchayat and Village S.F.No. 155/2A1 – Site
Extent 1591.00 Sq.m. – Proposed Construction of Cinema Theatres Building (Ground floor, First floor) –
Technical Approval Issued – Regarding.

Reference:

Reference: 1) Application Reference No. SWP/BPA/005171/2023 received Mrs.Vijayalakshmi
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.2199/A2/2022 Date: 27.05.2022
12) Letter Roc.No. E2/9534/2021 Dated: 06.05.2022 of Joint Director of Agriculture Department, Dharmapuri District.
13) Demand raised for payment of OSR charges & Centage charges, I&A Charges and other fees respectively dated : 23.01.2023 and 30.01.2023

14) Payment of OSR charges & Centage charges, I&A Charges and other fees respectively dated : 27.01.2023 and 07.02.2023

Body of the letter:

Order:

The application seeking technical approval for the proposed construction of Centralized A/C Cinema Theatres Building bearing S.F.No. 155/2A1 at Kadathur Village, Kadathur Town Panchayat, Pappireddipatti Taluk and Dharmapuri District, was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

The Proposed Centralized A/C Cinema Theatres 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 D" and Numbered as L.P/A.D.TCP Dharmapuri No. 19/2023 issued Site Approval.

The proposed Centralized A/C Cinema Theatres Building Area:

Building Area	FSI Area in Sq.mt	Non-FSI Area in Sq.mt	Total Built up Area in Sq.mt
Ground Floor	616.31	-	616.31
First Floor	616.31	-	616.31
Total	1232.62	-	1232.62

Rs.15190/- 10 % OSR amount applicant paid to DTCP on 27.01.2023

1) With above area the proposed building technical approval issued with special and general conditions. The building plan Numbered as B.P/A.D.TCP Dharmapuri No.03/2023

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

Scrutiny Fee : Rs. 4850 /-

CentageCharges : Rs.3000 /-

OSR Charges : Rs.15190 /-

I & Acharges : Rs. 231804/-

Security Deposit : Rs. 115902/-

CCC Charges : Rs.13271/-

Display Board : Rs. 1500 /-

Assistant Director,
District Town and Country Planning Office,
Dharmapuri.

Encl:

Drawing

To

Mrs. Vijayalakshmi W/o. Mr. Saravananaraj,
1/363, Kamaraj Nagar,
Oddapatti Post, Collectorate,
Dharmapuri Town,
Dharmapuri – 636 705.

Copy to:

1. The Executive Officer,
Kadathur Town Panchayat,
Pappireddipatti Taluk,
Dharmapuri District.

2. Stock file

JD/DD/AD

District Town & Country Planning Office District

