



Proceedings of Assistant Director,  
District Town and Country Planning Office, Dharmapuri.  
Present Tmt. R.Rani, B.E.,

Application No:SWP/BPA/441448/2025

Date: 13 01 2025

<b>Subject :</b>	Institutional Building(Jayam Vidyalaya School) - District Town and Country Planning Office, Dharmapuri – Dharmapuri District – Pappireddipatti Taluk, Harur Panchayat Union– Chinnakuppam Panchayat, Nambipatti Village - S.F.No.99/3C1B, 99/3C2B, 100/1A and 100/1B1 – Site Area of 9151.00 Sq.m – FSI Area of 3608.04 Sq.m – Revised Technical Approval Issued – Regarding.
<b>Reference:</b>	1) Application Reference No. SWP/BPA/441448/2025 received from Jayam Vidyalaya School
	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: 11.04.2023 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)Letter Roc.No. E2/7204/2024 Dated: 07.10.2024 of Joint Director of Agriculture Department, Dharmapuri District.
	12)District Officer, Fire and Rescue services, Harur Letter No.19/2024 Date : 26.09.2024
	13)Payment of Centage charges, I&A Charges and other fees on 25.10.2024 and 13.01.2025
	14)This Office Letter No:SWP/BPA/365028/2024, Date:28.10.2024

**Order:**

The application seeking technical approval for the Construction of Institutional Building(Jayam Vidyalaya School) Site Area of 9151.00 Sq.m, FSI Area of 3608.04 Sq.m in the land bearing S.F.No.99/3C1B, 99/3C2B, 100/1A and 100/1B1 at Nambipatti Village ,Chinnakuppam Panchayat of Pappireddipatti Taluk , Harur Panchayat Union of Dharmapuri District was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

The Construction of Institutional Building [Jayam Vidyalaya School] satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 8<sup>th</sup> cited above.

The Construction of Institutional Building site is earmarked "A to H" and Numbered as L.P/A.D.TCP Dharmapuri No. 131/2024 vide this office letter Reference no 14.

**The Institutional Building (Jayam Vidyalaya School):**

	Total Built up Area in Sq.mt	Total Non FSI Area in Sq.mt.	Total FSI Area in Sq.mt.
Ground floor	1368.18	-	1368.18
First floor	1119.93	-	1119.93
Second floor	1119.93	-	1119.93
Lift Room	4.20	4.20	-
Head room	71.90	71.90	-
Total	3684.14	76.10	3608.04

Total FSI Area : 3608.04 Sq.mt.

OSR Area : 933.40(10.20 %) Sq.mt.

- 1) Open space reservation area to be kept open
- 2) With above area the Construction of Institutional Building(Jayam Vidyalaya School) technical approval issued with special and general conditions,  
The building plan Numbered as SWP/DTCP/DHARMAPURI/BUILDING APPROVAL NO: 01/2025(This Revised as B.P/A.D.TCP Dharmapuri No.32/2024)

If the Construction of Institutional Building(Jayam Vidyalaya School) 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 10<sup>th</sup> 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 Approval 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 in 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.

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

**Enclosure**

Drawing.

**To**

Jayam Vidyalaya School  
Run by "Sri Venkateshwara Trust",  
Represented by It's Correspondent Mr.M.Tamilvanan,  
Nambipatti Village,  
H.Doddampatti Post, Harur Taluk,  
Dharmapuri District-636903.

Copy to :

1. The Special Officer,  
Harur Panchayat Union,  
Pappireddipatti Taluk,  
Dharmapuri District.

2. Stock file



Signature valid

Signed by: Assistant Director  
Location: Dharmapuri  
Date: 2025.01.13 13:05:30

