PP APPROVAL RECORD

Planning Permission

Dharmapuri 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.

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PROCEEDINGS OF THE ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING OFFICE, DHARMAPURI.
PRESENT THIRUMATHI. S.MOHANA, M.E.,
ASSISTANT DIRECTOR
ONLINE BUILDING PLAN APPLICATION –
TECHNICAL CONCURRENCE (NON-PLANNING AREA)

Application No: SWP/BPA/853358/2026 **Dated:** 08.06.2026

Sir/Madam,

Subject:

Industrial Building –District Town and Country Planning Office, Dharmapuri District – Online application received for The Proposed Construction of Industrial building – having Ground floors (Block I and II) with an FSI area of **372.10** Sq.mt in S.F.No: 338 Part, **தொ.ம.வ/ ந.ஊ.து. இ. (த.ம) எண்.121/2018**, PLOT No: 56, 57- K.Eachambadi village, Kelavalli panchayat, Morappur Panchayat union, Karimangalam Taluk and Dharmapuri District with an site extent of 3407.66 Sq.m - Proposed Construction of Industrial Building (Green Category) For (" Bakery / Confectionery / Sweets Products (With Production Capacity <1 Tpd) (With Gas Or Electrical Oven ") - 62.50 HP –Technical Concurrence issued- Forwarded for further action-Reg.

Ref:

1. Applicant M/S."Forest Fresh Agrotech, Krishnagiri District vide Online Application Ref No: SWP/BPA/853358/2026 , Dated.20.05.2026.
2. District Officer, Fire and Rescue services, Dharmapuri Letter No.:PP NOC NO.10173/NOC/NMSB/2026, Date : 03.06.2026. (No Objection Certificate).
3. G.O.Ms. No:79 Housing and Urban Development Department, Dated:04.05.2017
4. Deputy Director of Town and Country Planning vide letter Roc No.822/2018-DPI, Dated: 04.01.2019.(Sidco Layout Approved)
5. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.4367/2019/BA2, Dated: 05.02.2020, 14.08.2021 & 11.10.2021.
6. Circular from the Director of Town and Country Planning vide letter Roc No. 7963/2022/K2, Dated: 23.04.2022 & 11.04.2023.
7. G.O.Ms.No:86, Housing and Urban Development Department, Dated: 28.03.2012.
8. G.O.Ms No 18, Municipal Administration and Water Supply Department, Dated: 04.02.2019.
9. G.O.Ms No 16, Municipal Administration and Water Supply Department, Dated:

Urban Development Department, dated 13.10.2020.
Urban Development Department, dated 21.12.2022
Town and Country Planning, Chennai Vide Letter Roc No. 6-2012.
yment Request Letter, Dated: 05.06.2026.
n Agrotech , Krishnagiri District vide Online Application 26 , Demand Remittance Dated 05.06.2026.
of Town and Country Planning vide letter Roc 5.04.2023.
of Town and Country Planning vide letter Roc 0.4.2023.
Urban Development Department, Dated: 04.06.2004.
rban Development Department, Dated: 12.03.2020.
of Town and Country Planning vide letter Roc No. - 2009.

20. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.12201/2017/BA1,Dated: 22- 09-2017.
21. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.

14227/2017/CP, Dated:14.12.2017.

22. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14063/2020/CP,Dated:13.10.2020.
23. G.O.Ms.No:225, Housing and Urban Development Department, Dated: 26.11.2024.
24. G.O.Ms.No:154, Housing and Urban Development Department, Dated: 07.10.2025.
25. G.O.Ms.No:201, Housing and Urban Development Department, Dated: 19.12.2025.

The Proposal is received vide the reference 1st cited Online application for the Proposed Construction of Industrial building having Ground floor (Block I and II) with FSI area of **372.10** Sq.mt in S.F.No: 338 Part, தொடர்வண்டி எண். 121/2018, PLOT No:56 & 57- K.Eachambadi village, Kelavalli panchayat, Morappur Panchayat union, Karimangalam taluk and Dharmapuri District with an site extent of **3407.66** Sq.m

The application was processed and scrutinized as per the prevailing rules & regulations, records pursued and Site inspection was conducted. With reference to the letter 13th cited, Demand was raised against the applicant on: 05.06.2026

Applicant remitted the required fees and submitted the remittance letter to this office on 05.06.2026. Hence, the Proposed Construction of Industrial building having Ground floor (Block I and II) with FSI area of **372.10** Sq.mt in S.F.No: 338 Part, தொடர்வண்டி எண். 121/2018, PLOT No: 56 & 57- K.Eachambadi village, Kelavalli panchayat, Morappur Panchayat union, Karimangalam Taluk and Dharmapuri District with an site extent of 3407.66 Sq.m. The boundary of the site is earmarked as **"A" to "E"** and numbered as **SWP/DTCP/Dharmapuri /Site Approval No. 95/2026** is issued for site Approval.

SITE AREA DETAILS:

AREA OF THE SITE – 3407.66 Sq.m.

BUILDING AREA DETAILS:

Floor Name	Total Buildup Area Sq.mt	Non FSI Area Aq.mt	Total FSI Area Sq.mt
Block - I	**Manufacturing Industries Area**		
Ground Floor	372.10	-	372.10
Block - II	**Watchman Booth**		
Ground Floor	6.25	6.25	-
TOTAL AREA	**378.35**	**6.25**	**372.10**

Total FSI Area = **372.10** Sq.m

With above area the proposed construction of Industrial building, technical approval has been issued as per the section 47A of Town and Country Planning Act 1971 with following special and general conditions. The building plan Numbered as **SWP/DTCP/DHARMAPURI/Building Approval No: 26/2026.**

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

3) 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.

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. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Technical Concurrence is issued in accordance with the provisions of the Tamil Nadu 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. 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.
3. Conditions mentioned in the No objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
4. 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.
5. "The Tamil Nadu Government in G.O.Ms.No 112, Housing and Urban Development Department dated: 22.06.2017 has 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".
6. According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, The Directorate 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 entitlement to development is verified in the documents submitted with 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.
7. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
8. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11. The 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.
    d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
    e. Workmanship, soundness of structure and materials used.
    f. Quality of building services and amenities the construction of building.
    g. Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
9. It is only the responsibility of the builders to ensure the stability of the building.
10. 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 conversion 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)

11. Conditions stipulated in the Fire NOC cited in the reference 2nd issued by District Fire Officer, Dharmapuri, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously.

General Conditions:

1. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority/Competent Authority under Section 49/47A of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.

2. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels have to be erected at the 1/3 portion of total terrace area.

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

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

5. 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.

6. 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.

7. Mosquito netting to be provided at OHT and well.

8. As per GO No 341, Municipal Administration and Water Supply Department, dated 03.11.2004. U Trap in the septic tank design to be provided.

9. Fly Ash bricks and Materials to be used Mandatory.

10. As per GO Ms No.18 and16 of Municipal Administration and Water Supply Department Dated: 04.02.20219 and 31.01.2020, 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.

11. In case the documents submitted for approval found fake/false the Technical Concurrence would be cancelled without intimation to the applicant.

12. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

13. 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.

14. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Special Officer/ Block Development Officer(V.P), K.Eachambadi village, Kelavalli panchayat, Morappur Panchayat union, Dharmapuri District if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

15. Government Registered Electrical Contractor must be employed for wiring works during construction.

The applicant remitted the required fees given below for the Proposed Construction of Industrial building having Ground Floor (Block I and II)

Fees Paid Details:

Sl.No	Charges	**Amount paid (in Rupees)**	**Date**
1	Scrutiny Fees	6112.00	20.05.2026
2	OSR Fees	NA	_
2	Premium FSI Charges	Not applicable	_
3	Development Charges For Building	2850.00	05.06.2026
4	Development Charges For Land	10224.00	05.06.2026
5	Centage Charge For Land	600.00	05.06.2026
6	Centage Charge For Building	1500.00	05.06.2026
7	Infrastructure and Amenities charges	71440.00	05.06.2026
8	CC charges	NA	_
9	Security Deposit Charges	NA	_
10	Display Board Charges	1500.00	05.06.2026
11	Shelter Charges	NA	_

Enclosure:
Building Plan Map -1 Copy

Assistant Director,
District Town & Country Planning Office,
Dharmapuri

To
The Special Officer/ Block Development
officer,
K.Eachambadi village,
Kelavalli panchayat,
Morappur Panchayat union, Karimangalam Taluk and
Dharmapuri District

Copy to :
M/s. Forest Fresh Agro Tech,
Its Proprietor,
Mr.N.Krishnappa S/o. Narayanappa,
D.No.20A, T.Kurubarapalli,
Thuppuganapalli Post,
Shoolagiri Taluk,
Krishnagiri District-635119.

THE LANDLENS SUITE

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.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

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

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.
/landlens/pricemap

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.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

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
/landlens/one

Verified RealEstate™

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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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.