PP APPROVAL RECORD

# Planning Permission

## Survey 867/15D1 and 1 more

Adhiyamankottai, Nallampalli taluk

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.

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

ஒவ்வொரு கட்டிடத்திலும் மழைநீர் சேகரிப்பு : ஒவ்வொரு தலைமுறைக்கும் பாதுகாப்பு

**Application No:** SWP/BPA/956276/2026 **Dated: 27.10.2026**

Sir/Madam,

**Subject:** **Industrial Building** – Online Application received – District Town and Country Planning Office, Dharmapuri District – Nallampalli Taluk – Nallampalli Panchayat union – Adhiyamankottai village and panchayat – S.F.No: 867/15D1, 867/15E3B – site extent of 14771.04 Sq.m – The Proposed Construction of Industrial building (Garments Manufacturing without wet Process –White category–50.0 HP)– with an total FSI area of 3694.14 Sq.mt–Technical Concurrence issued– Forwarded for further action–Reg.

**Ref:**

1. Applicant Mr.Anil Laxmichand, vide Online Application Ref No SWP/BPA/956276/2026, Dated.21.09.2026.
2. District Officer, Fire and Rescue services, Dharmapuri Letter No: PP NOC No: 12728/NOC/NMSB/2026, Date: 05.10.2026.
3. G.O.Ms. No:79 Housing and Urban Development Department, Dated:04.05.2017
4. G.O. (Ms) No. 149, Housing and Urban Development Department, dated 31.07.2026
5. Commissioner of Town and Country Planning vide Circular Roc No.7216/2024/TCP5, dated 17.08.2026
6. Commissioner of Town and Country Planning vide Circular Roc No.7216/2024/TCP5, dated 24.09.2026
7. Assistant Director, District Town and Country Planning office Proceeding Order No .வே.அ.ப/தருமபுரி/இ.எண்:16/2026, Date: 15.10.2026
8. 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.

9. Circular from the Director of Town and Country Planning vide letter Roc No. 7963/2022/K2, Dated: 23.04.2022 & 11.04.2023.
10. G.O.Ms.No:86, Housing and Urban Development Department, Dated: 28.03.2012.
11. G.O.Ms No 18, Municipal Administration and Water Supply Department, Dated: 04.02.2019.
12. G.O.Ms No 16, Municipal Administration and Water Supply Department, Dated: 31.01.2020.
13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/BA1, Dated: 27-06-2012.
14. This Office Online Demand Payment Request Letter, Dated :22.10.2026.
15. Applicant Mr.Anil Laxmichand, vide Online Application Ref No ; SWP/BPA/956276/2026, Demand Remittance Dated 23.10.2026
16. Circular from the Director of Town and Country Planning vide letter Roc No.9611/2023-TCP5, Dated: 25.04.2023.
17. Circular from the Director of Town and Country Planning vide letter Roc No.19093/2022TCP5, Dated: 20.4.2023.
18. G.O.Ms.No:138, Housing and Urban Development Department, Dated: 04.06.2004.
19. G.O.Ms.No:54, Housing and Urban Development Department, Dated: 12.03.2020.
20. Circular from the Director of Town and Country Planning vide letter Roc No. 7486/2009/BA2,Dated: 16- 04- 2009.
21. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.12201/2017/BA1,Dated: 22- 09-2017.
22. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated:14. 12.2017.
23. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14063/2020/CP, Dated:13.10.2020.

24. G.O.Ms.No:225, Housing and Urban Development Department, Dated: 26.11.2024.
25. G.O.Ms.No:154, Housing and Urban Development Department, Dated: 07.10.2025.
26. G.O.Ms.No:201, Housing and Urban Development Department, Dated: 19.12.2025.

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The Proposal is received vide the reference 1st cited Online application for the Proposed Construction of Industrial Building having an total FSI area of 3694.14 Sq.mt in S.F.No: 867/15D1, 867/15E3B, Adhiyamankottai village and panchayat, Nallampalli Panchayat Union/Taluk, Dharmapuri District with an site extent of 14771.04 Sq.m.

Based on the 4th Government order (G.O) and the 5th and 6th cited Circular Letters, the proposed site was verified with reference to the revenue records and documents submitted by the applicant, in accordance with the provisions of the above– mentioned letters. Subsequently, the Assistant director of the District Town and Country Planning office, Dharmapuri, issued the Proceedings order permitting the proposed site to be converted for non–agricultural activities.

The application was processed and scrutinized in accordance with the prevailing rules and regulations. The relevant records were examined,. With reference to the letter cited as the 14th reference, a demand was raised against the applicant on 23.10.2026

Applicant remitted the required fees and submitted the remittance letter to this office on 16.09.2026. Hence, The boundary of the site is earmarked as **"A" to "H"** and numbered as **SWP/DTCP/Dharmapuri /Site Approval No. 175/2026** is issued for site Approval.

**Site Area Details:**

Area of Site – 14711.04 Sq.m.

**Proposed Building Area Details:**

| FLOOR NAME | F.S.I AREA (Sq.m) | NON F.S.I AREA (Sq.m) | TOTAL AREA (Sq.m) |
|---|---|---|---|
| **Block –I Manufacturing industries Area** | | | |
| Ground Floor | 1531.30 | – | 1531.30 |
| **Block –II Manufacturing industries Area** | | | |
| Ground Floor | 1531.30 | – | 1531.30 |
| **Block –III Orientation Hall, H.R.Room, First Aid Room, Creche Room Area** | | | |

| | | | |
|---|---|---|---|
| Ground Floor | 202.36 | – | 202.36 |
| **Block –IV Canteen and Dining Hall Area** | | | |
| Ground Floor | 226.88 | – | 226.88 |
| **Block– V Panel Room, Waste Store Room Area** | | | |
| Ground Floor | 30.07 | – | 30.07 |
| **Incidental Structure– Toilet Block** | | | |
| Ground Floor | 99.83 | – | 99.83 |
| **Incidental Structure –Watchman Booth** | | | |
| Ground Floor | 37.40 | – | 37.40 |
| **Block– VI Admin Block** | | | |
| Ground Floor | 35.00 | – | 35.00 |
| **Grand Total** | **3694.17** | **–** | **3694.14** |

Total FSI Area = **3694.17** Sq.m

FSI = 0.250

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: 44/2026.**

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

2) 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.

3) As pert the conditions stipulated in the patta the proposed site shall not be sold or transferred to any other person

**Compliance Condition:**

1) A small culvert shall be constructed between the proposed site and the approach road over the drainage channel without obstructing the flow of drainage water. The local body shall ensure compliance with this requirement before issuing the final building approval.

2) The existing building shall be demolished as indicated in the site plan. The local body shall ensure that the demolition is completed before issuing the final building approval.

**Special conditions:**

1. The open space reservation (OSR) area of 1508.00 Sq.m (10.20%) (earmarked 1-4)shown in the site plan should be retained as OSR as per TNCD&BR, 2019, Rule No.41(1)(i).
2. 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
3. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. 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.
5. Conditions mentioned in the No objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
6. 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.
7. "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".
8. 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.

9. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
10. 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.
11. It is only the responsibility of the builders to ensure the stability of the building.

**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), Athagapadi village and panchayat, Dharmapuri 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

**Fees Paid Details:**

| Sl.No | Charges | Amount paid (in Rupees) | Date |
|---|---|---|---|
| 1 | Scrutiny Fees | 29585.00 | 21.09.2026 |
| 2 | OSR Fees | NA | – |
| 2 | Premium FSI Charges | Not applicable | – |
| 3 | Development Charges For Building | 37000.00 | 23.10.2026 |
| 4 | Development Charges For Land | 59160.00 | 23.10.2026 |
| 5 | Centage Charge For Land | 300.00 | 23.10.2026 |

| | | | |
|---|---|---|---|
| 6 | Centage Charge For Building | 10000.00 | 23.10.2026 |
| 7 | Infrastructure and Amenities charges | 695600.00 | 23.10.2026 |
| 8 | CC charges | NA | – |
| 9 | Security Deposit Charges | NA | – |
| 10 | Display Board Charges | 1500.00 | 23.10.2026 |
| 11 | Shelter Charges | Rs.1002.00 | 23.10.2026 |

**Enclosure**:

Building Plan Map –1 Copy

Assistant Director,
District Town & Country Planning Office,
Dharmapuri

**To**

The Special Officer/ Block Development officer,
Adhiyamankottai village and panchayat,
Nallampalli Panchayat Union, Nallampalli Taluk
Dharmapuri District

**Copy to** :

Mr.Anil Laxmichand,
S/O. Sri Laxmichand Sundardas,
M/S. Sundar Sons (India) Exports,
D.No 109/1B, Near Karumbalai Main Road,
Karuppur, Salem–636012.

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.
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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

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- Legal opinions, due diligence and title verification
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- Completion and occupancy certificates, regularisation
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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.