PP APPROVAL RECORD

Planning Permission

Dindigul district, Tamil Nadu

APPROVAL TYPE
Layout Approval

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.

Town and Country Planning Department(Planning Permission)

Collector Office Complex, Dindigul - 624004

ROC No. DLG/DTUVW6C3/2025/2026/TCP Date : 03/03/2026

From:

Joint Director / Deputy Director / Assistant Director

Collector Office Complex, Dindigul - 624004

To :

The Commissioner
Kodaikanal Municipality
Kodaikanal Taluk,
Dindigul District

Sir/ Madam,

Sub : Residential Layout (HACA) - Office of the District Town and Country Planning– Kodaikanal Planning Area - Dindigul District – Kodaikanal Taluk – Ward C- Block No 1- T.S.No.6 - Extent of 4.63 acres (18750.00Sq.m)–Application received for residential layout approval- Technical clearance issued - forwarded for further action - Reg

Ref :
1. The Layout Proposal received from Thiru. Murali.B, through Online application number: DTUVW6C3, dated: 22.07.2025.
2. The Deputy Director (i/c), Dindigul District Town and Country Planning office Inspection Report of Online Application No. DTUVW6C3 / 2025, dated: 27.07.2025
3. Director, Town and country planning, Chennai and Road pattern approved, online Letter No: DTUVW6C3, dated: 14.01.2026.
4. Applicants Thiru. Murali B, Online letter No: DTUVW6C3, Gift deed document No: 311/2026 and 312/2026 dated.11.02.2026.
5. Director, Town and country planning, Chennai Letter No. DTUVW6C3, dated: 18.02.2026, Technical concurrenceissued vide L.P./DTCP No.21/2026.
6. G.O.44 , Planning and Development Department dated:02.04.1990
7. G.O.No.120, Municipal Administration and Water Supply Department dated:03.06.1993 (Tamilnadu District Municipalities (Hill Station) Building Rules,1993)
8. G.O.No.38 Municipal Administration and Water Supply Department dated:16.03.2009
9. G.O.No.47 Municipal Administration and Water Supply Department dated:06.03.2019(Kodaikanal Master plan approved)
10. G.O.138, Housing and Urban Development Department, dated: 04.06.2004.
11. G.O.18, Department of Municipal Administration and Water Supply, dated:04.02.2019 and G.O.16 Departmentof Municipal Administration and Water Supply, dated: 31.01.2020.
12. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
13. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
14. Chief Secretary, Housing and Urban Development Department letter no .15535/UD4(3)/2019-2 dated :18.02.2020
15. Circular from the Director of Town and Country Planning, Roc No.24943/ 2024/HACA, dated:11.11.2024(Power Delegation)
16. Government Letter No:19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, dated: 30.08.2017.
17. Circular from the Commissioner of Town and Country Planning, Letter No:13686/2017/LA1, dated: 08.09.2017.
18. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
19. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, dated:07.01.2022.
20. District Collector, Dindigul District, AAA committe remarks approved date:19.05.2025 (File No.670/2020/DLD4)
21. “AAA” Committee , Resolution No.09, dated :25.09.2025
22. Revenue Divisional Office , Kodaikanal Letter Mu.Mu.No.536/2025/A5 dated.03.04.2025
23. Principal Chief Conservator of Forest, Forest Department,letter K.Dis.No.HOTNFD/1363/2025-TS4 dated :11.07.2025

24. Assistant Director, Geology and Mining department , Dindigul letter No.101-13/GTC dated:15.04.2025
25. Demand payment request through online Letter No. DTUVW6C3, dated: 19.02.2026 (Requiring payment of Centage Fee & Development Fee.
26. Applicants Thiru. B.Murali, Payment of Centage Fee, Development Fee, dated: 02.03.2026 and demand Draft for payment of Armed Force Flag day fund DD NO.123349 dated
:20.02.2026

With reference to the 1st cited letter, applicant has requested for the approval of residential layout (HACA) in Dindigul District – Kodaikanal Planning Area - Dindigul District –
Kodaikanal Taluk – Ward C- Block No 1- T.S.No.6 - extent of 4.63 acres (18750.00Sq.m) and forwarded to Director of Town and Country Planning for HACA Concurrence with reference
to the letter cited no 2
In continuation with reference 3rd cited letter, road pattern for residential layout has been issued by the Director,Town and country planning, Chennai. Further the applicant, has gift
deed the road, road splay, OSR, public purpose and TANGEDCO areas to theThe Commissioner , Kodaikanal Municipality, on 11.02.2026. Hence, Technical Clearance has been given
for the residential layout with below mentioned conditions.
1. As per the condition, the layout has been approved and approved number issued by Director, Town andCountry Planning Office, Chennai as L.P./DTCP No. 21/2026. in digitally
signed layout drawing. The Technical Clearance issued layout drawing and Gift deed documents are herewith forwarded to the Local body for further action.
2. The local body shall accord permission/approval duly following the rules/regulations issued from time to timeunder the respective Act provisions and also after collecting
requisite fees/charges as applicable.
3. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions tothis office immediately as per Layout Condition no.9 (b).
4. After final approval in the local body, it is requested to send the approved residential layout map to theconcerned sub-registrars of registration department and Survey & land
records department for informationand appropriate action.
5. As per circular cited 19th reference, it is requested to send the proceeding orders and maps to the concerned Thasildhar for updation in Tamil Nilam website
6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through e-mail.
7. The local body may issue the final order, only after confirming that the applicant applied for Bulk sub-division.
Special Conditions:
1. (a) With reference to the 11th cited and 13th cited letter, if the located site lies in the Municipal/ Corporation areas After collecting the necessary fees including the charges for
providing amenities like roads, storm water drains and streetlights from the applicants, the final layout sketch, permit of planning authority along with approval of Local body shall
beissued to the applicant(s) directly.
b) Other than Municipal/ Corporation areas: Local body shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local
body to the applicant (s) directly and also after ensuring thatthe applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by
constructingrequired OHT, providing of necessary street lights etc., as per the standards specified by the local body.
2. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas,if the EWS plots are not sold after more than 3 years, after
the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in appropriate permission for amalgamation of EWS
plots.
3. With reference to the 12th cited and 13th cited letter, the concern local body must issue the final approval after transfer of earmarked road, park areas, TANGEDCO S.F.No sub-
division in favor concern local body& TANGEDCO.
4. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved 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 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 Authority. The applicant has requested to follow the protocols as per
instruction given by TNRERA.
5. 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). If 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.
6. As per TNCDBR-2019 the details of collected fee and charges are attached.
Layout conditions:
1. Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further subdivision of the plotcontrary to the Layout Plan approved by the Town and Country
Planning department shall not be done without theprior approval of the District Town and Country Planning department.
2. The corners of the plots located at the junction of two roads should be laid with the splay as shown on theapproved Layout Plan.
3. No plot shall be sold, leased or transferred in any other means or to build any construction on any plotbefore conforms to the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other thanthe plots selected for public purposes. Also, only in those
places where the change in plot land use is requested for the developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only
afterobtaining the prior concurrence of the town and country department.
5. If a low tension / high tension power line / telegraph line is passed through the plots, the line should be shifted tothe edge of the road or as shown on the approved Layout
Plan.
6. The low laying part of the layout area should be raised to street level
7. On all streets exceeding 7.2 meters in width, shading type trees shall be planted in symmetrical type within 1.00meters from boundary and not more than 9.00 meters in length
of the road.
8. The applicant must obtain final approval regarding the plots/ Layout from the concerned Local Body. Also, beforeconstructing any buildings in the plots, the applicant should be
obtained necessary permission from the Town and Country Planning department or the Local Body Office concerned.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and CountryPlanning Office. If any problem arises regarding the ownership of
land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Body, a copy of the approval should be sent to this office, along with acopy of certificate / Acknowledgement (gift deed document)
of handover of the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved layout plan shall be permanently displayed at the
entrance of the layout without any change and complete details for public view through a 60cm x 120cm permanent display board along with the details of resolution number and
date of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it isalso submitted that no right can be asserted on the ground
that layout has been approved where there is no actual title to the land.
12. If the Documents provided for the land ownership and others documents submitted for consideration are found tobe incorrect or if there is a situation where the Planning
Permission / Concurrence approval for the plot might beaffected, the planning permission/ concurrence granted to the layout will be cancelled by the District Town and
CountryPlanning department without any prior notice.
A copy of the plan approved by the District Town and Country Planning Department along with a copy of this ordershall be compulsorily provided to the purchasers while the plots
are sold.
Allotment details of approved layout plan:
a. Site Extent : 4.63 Acres (or) 18750.00 sq.m.
b. Total No. of Plots : 72 (including EWS plots)
c. EWS Plots : 30 (6-14, 21-25, 41-46, 54-63)
d. EWS Plots extent : 1412.69 sq.m (10.39%)
e. Gifted over to Local Body:
Layout Road : 5157.00sq.m
Park – I : 763.41 sqm
Park II : 677.09 sqm
Park (OSR) : 1440.50 sq.m (10.59%)
Public Purpose : 91.34 sqm (0.63%)

TANGEDCO
Purpose : 91.21sq.m (0.63 %)

Copy To:
1) Thiru.B.Murali,
Door No: 13/20, Anandhagiri 3rd Street,
Moonjikal,
Kodaikanal – 624 101.
2) The Tahsildar,
Kodikanal Taluk,
Dindigul District.

3) The Assistant Director,
Department of Survey and Land Records,
Dindigul District.

4) The Chairman
Tamilnadu Real Estate Regularity Authority
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600 008.

5) Superintending Engineer,
Electricity Distribution Circle,
Tamilnadu Generation and Distribution Corporation Ltd,
Dindigul District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	28125	22/07/2025
2	OSR Fee		
3	Centage Charges	22500.00	02/03/2026
4	Development Charges	37500.00	02/03/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	37500.00	02/03/2026

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Dindigul District.

Enclosure

1.Layout original map and Condition – 2 set

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.