

PP

APPROVAL RECORD

Planning Permission

Dindigul 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 Deputy Director, District Town and country Planning,
Dindigul District, Online Building Application – Planning Permission



/BPA/0717895/2025

Dated: 06.04.2026

HACA– Residential Building – Office of the Dindigul District Town and Country Planning – Dindigul District – Kodaikanal Taluk – Kodaikanal Municipality – Ward No.B– Block No.1– T.S.No–3/10– Extent–1457.00 sqm – FSI Area– 1376.10 Sqm– Proposed Construction of Residential Building in Ground + 2 Floors for 3 Blocks – Technical Clearance issued – forwarded for further action – Regarding.

- Reference: : 1. Applicant Mr.S.Baskar, Kodaikanal Online Application No. SWP/BPA/0717895/2025, dated. 01.12.2025.
2. District Collector, Dindigul District Concurrence, dated 12.02.2026
3. Architectural and Aesthetic Aspects Committee (AAA) Resolution No.2, dated.27.02.2026
4. G.O.Ms.No.120, Department of Municipal Administration and Water Supply, dated 03.06.1993(Tamil Nadu District Municipalities(Hill Stations) Building Rules,1993).
5. G.O.Ms.No.47, Department of Municipal Administration and Water Supply dated 06.03.2019. (Kodaikanal Masterplan Approved).
6. G.O.Ms.No.44, Planning and Development Department, dated 02.04.1990.
7. G.O.Ms.No.49, Housing and Urban Development Department, dated 24.03.2003.
8. G.O.Ms.No.86, Housing and Urban Development Department, dated 28.03.2012.
9. G.O. Ms.No.85, Housing and Urban Development Department, dated 16.05.2017.
10. G.O. Ms.No.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O. Ms.No.16, Department of Municipal Administration and Water Supply dated 31.01.2020(TNCDBR–2019).
11. G.O.Ms.No.18, Housing and Urban Development Department, dated 04.02.2019.
12. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/BA2 dated 16.04.2009
13. Circular from the Director, Town and Country Planning, Roc No.24943/2024/HACA dated 11.11.2024(Power Delegation).
14. Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009/BA1 dated 27.06.2012.
15. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/BA1 dated 22.09.2017

16. Circular from the Commissioner of Town and Country Planning, Roc no.14227/2017/Special Cell dated 14.12.2017.
17. G.O.No.166, Housing and Urban Development Department, dated 04.02.2019(Insisting TNRERA Registration).
18. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/BA2 dated 05.02.2020(OSR Clarification).
19. Principal Secretary, Housing and Urban Development Department Roc no.15535/UD4(3)/2019-2, dated. 18.02.2020 (HACA Simplification Regarding).
20. Principal Chief Conservator of Forests, Chennai -15, Letter Roc.No. K.Dis.No.HOTNFD/1430/2025/TS4 dated 13.10.2025.
21. Assistant Director (i/c), Geo Technical Centre, report Rc No. 67/GTC/2024, dated.29.10.2024.
22. Revenue Divisional officer, Kodaikanal Letter மு.மு.எண்.56/2025/அ15, Dated: 10.01.2025.
23. Demand payment request letter dated. 30.03.2026.
24. Applicant, Mr.S.Baskar, Kodaikanal, payment paid and submitted on 31.03.2026

Order :-

With reference to the letter in the 1st cited, applicant has requested for the approval of Residential Building in HACA Area Dindigul District, Kodaikanal Taluk , Kodaikanal Municipality , Ward No.B, Block No.1- T.S.No-3/10- Extent-1457.00 sqm - FSI Area- 1376.10 Sqm in Ground + 2 floors for 3 Blocks. The Boundary of the site has been marked as "A to E" and the Technical Clearance for the Proposed Construction of Residential Building in the site has been issued and numbered as **SWP/DTCP/DINDIGUL/Building Permission No. 15/2026**.

The Proposed Building Area Details:

Site Area : 1457.00 Sq.m
Usage : Residential Building

Sl.No	Block Name	Floor Name	FSI Area (in Sq.m)	Non FSI Area (in Sq.m)	Total Built up area (in Sq.m)
1	Block 1	Ground Floor	214.50	---	214.50
2.		First Floor	212.90	---	212.90
3.		Second Floor	176.50	---	176.50
4.		Ground Floor	128.70	---	128.70

5.	Block 2	First Floor	128.70	---	128.70
6.		Second Floor	128.70	---	128.70
7.	Block 3	Ground Floor	128.70	---	128.70
8.		First Floor	128.70	---	128.70
9.		Second Floor	128.70	---	128.70
			1376.10	---	1376.10

Total FSI Area : 1376.10 Sq.m

FSI : 0.94 <1.5

Plot Coverage (PC) : $(471.90/1457.00) \times 100\% = 32.40\%$

The Technical Clearance is issued with the following General and Special Conditions

SPECIAL CONDITIONS

1. As per the G.O. 18 Municipal Administration and water supply Management dated.04.02.2019 Rule 41 **Reservation of land for community recreational purposes in developments.** Based on the letter Roc.No. 4367/2019-BA2 dated: 05.02.2020 of Director, Town and Country Planning Department, the OSR amount was paid on 30 .03.2026
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations
3. Conditions mentioned in the No Objection certificates obtained from the central and State Govt Departments must be followed scrupulously
4. Technical Clearance is issued in accordance with the provisions of the 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. Technical Clearance is issued subject to the condition that the applicant / developer and also the Architect / Licensed Surveyor 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. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the water Act 1974 for discharge of sewage
6. According to the Circular No.12544/14/CB dated: 04.07.2014 stating that, The Director 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 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."The Provisions in the G.O(MS) No. 17. H&UD [UD4(3)], Department, Dated:05.02.2016 relating to installation and use of solar energy system, should be followed

8."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 & 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 regulatory Authority."

9. If any court case would be pending with reference to this proposed building, the Technical Clearance would be treated as INVALID Body of the letter:

10. Building to be Used Strictly as per mentioned purpose in Approved Building Plan

GENERAL CONDITIONS

1. The Technical Clearance issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 47)

2.If the application applied under 47 of Tamil Nadu Town and Country Planning Act 1971 is rejected or Refused, the Applicant under section 79 of Tamil Nadu Town and county Planning Act 1971 can Appeal within two months from the date of issue of this order to The Secretary, Housing and Urban Development Department.

3. In case the documents submitted for approval found fake the Technical Clearance would be cancelled without intimation to the applicant

4.Rain water Harvesting should be provided as per the direction mentioned in GO 18, Department of Municipal Administration and Water supply Dated:04.02.2019 and also provide necessary Fire Resistance Equipment's in the proposed Building.

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

6. Fly Ash bricks and Materials to be used Mandatory

7. Setbacks should be retained as per Approval Drawing

8. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided

9. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB
10. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained
11. Mosquito netting to be provided at OHT and well
12. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost and also provide Necessary fire Resistance equipment in the proposed building
13. As per G.O.18 MAWS dt.04.02.2019, a display board of size 60cm x 120cm to be erected which shows site details, building details and registered engineer details at the place of construction
14. Parking area to be utilized only for parking purpose mentioned as per approved drawing
15. Government registered electrical Contractor must be employed for wiring works during construction
16. Seismic Resistance Procedure to be Follow
17. Provide Sufficient Fire Resistance and Fire equipment in proposed building
18. Approved order and drawing copies to be handover to buyer by the owner by the time of sale
19. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Commissioner, Kodaikanal Municipality before Levy of the applicable Taxes if the construction is done with Additional/Deviation to the approved plan or change of usage of land or usage of building purpose with respect to the Technical concurrence issued from this office.
20. The Applicants/developer and also the architects/RE/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
21. With the Reference 10th cited Government Orders the following conditions to be follow
- (i) When the construction reached at plinth level the applicant should apply for CCC after getting CC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from District Town and country planning office, Dindigul District.

(ii) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Deputy Director(i/c), District Town and Country Planning, Dindigul

(iii) a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who

is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the Building and the setback on all around and the plan must be authenticated by the applicant and Architect/Structural Engineer/RE/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC)

b) Also, the Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC)

(iv) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP

Fees Paid details

Sl.No.	Charges	Amount in Rupees	Amount Paid Date
1.	Scrutiny Fees	4,907.00	01.12.2025
2.	OSR Fees	15,53,162.00	30.03.2026
3.	Centage Charge for Land	300.00	31.03.2026
4.	Centage Charge for Building	5,000.00	31.03.2026
5.	Infrastructure and Amenities Charges	2,59,440.00	31.03.2026
6.	Security Deposit Charges	1,29,720.00	31.03.2026
7.	Display Board Charges	1,500.00	31.03.2026
8.	CC Charges	14,853.00	31.03.2026
9.	Development charge for Land	2,920.00	31.03.2026
10.	Development charge for Building	6,900.00	31.03.2026
11.	Shelter Charges	–	–
12.	Premium FSI Charges	–	–

(E.Signed)

Deputy Director

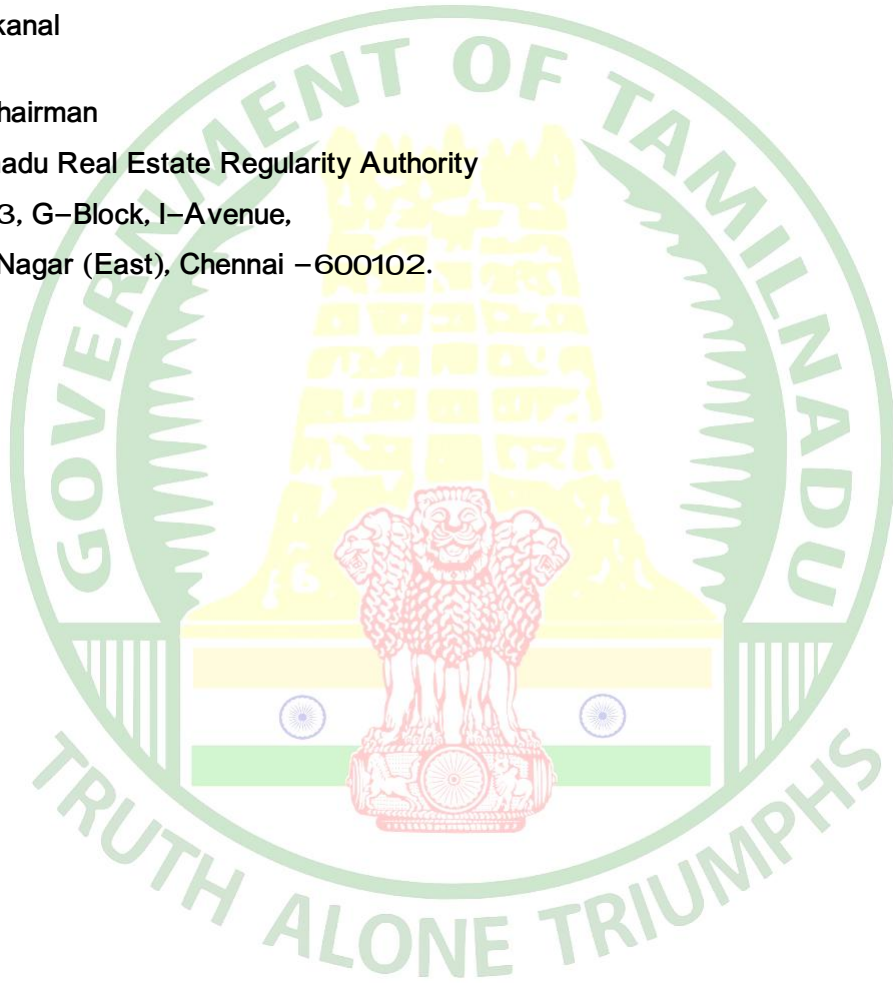
District Town and Country Planning office,
Dindigul District

To

Commissioner,
Kodaikanal Municipality,
Dindigul District.

Copy to

1. Mr.S.Baskar,
No.7,Ramanujam Nagar,
Kodaikanal
2. The Chairman
Tamilnadu Real Estate Regularity Authority
No.133, G-Block, I-Avenue,
Anna Nagar (East), Chennai –600102.



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](#)



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



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.

