PP APPROVAL RECORD

Planning Permission

Survey 489/1B2 and 1 more

Melakaraipatti Panchayat and, Palani taluk

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.

dings of Deputy Director District Town and country Planning, ul District, Online Building Application – Technical Clearance

o. SWP/BPA/873495/2026 Dated: 05.11.2026

: **Industrial Building** - Office of the Dindigul District Town and Country Planning Dindigul District – Palani Taluk – Melakaraipatti Panchayat and Village - S.F.No:489/1B2, 489/ 1B1B – Extent - 14576.00.00 sqm - FSI Area - 3685.25Sqm – Proposed Construction of Industrial Building (Activated Carbon Factory 242.52HP – Red Category) – Technical Clearance issued - forwarded for further action – Regarding.

Reference: :

1. Applicant The Directors,M/s.ACUBE ACTIVATED CARBON PRIVATE LIMITED, Online Application No.SWP/BPA/ 873495/2026, dated.13.06.2026
2. G.O.Ms.No.86, Housing and Urban Development Department, dated 28.03.2012.
3. G.O.Ms.No.85,Housing and Urban Development Department, dated 16.05.2017.
4. 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
5. G.O.Ms.No.154, Housing and Urban Development Department, dated 13.10.2020.
6. G.O.Ms.No.265, Housing and Urban Development Department, dated 21.12.2022
7. G.O.Ms.No.69, Housing and Urban Development Department, dated 11.03.2024.
8. G.O.No.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
9. G.O.Ms.No.53, Housing and Urban Development Department, dated 28.02.2024.
10. G.O.79, Housing and Urban Development Department, dated: 04.05.2017
11. G.O.53, Housing and Urban Development Department, dated: 28.03.2025
12. G.O.Ms.No.138, Housing and Urban Development Department, dated 04.06.2004
13. G.O.Ms.No.01, Housing and Urban Development Department, dated 05.01.2021.
14. Circular from the Commissioner of Town and Country Planning, Roc No.7963/2022/K1, dated 23.04.2022.
15. Circular from the Commissioner of Town and Country Planning, Roc No.7671/ 2020/T(2), dated 25.09.2020.
16. Circular from the Commissioner of Town and Country Planning, Roc No.19093/2022-TCP5, dated 20.04.2023.

17. District Officer, Fire and Rescue Services,Dindigul District PP NOC No: 10980/NOC/NMSB/2026, dated.09.07.2026
18. Pollution Control Board Consent order No 2601276825400 Dtaed;11.09.2026 & Consent Order No.2601176825400 Dated; 11.09.2026
19. Joint Director, Agriculture Department, Dindigul letter No.மாதி 4/6422/2026, dated 28.07.2026
20. Assistant Executive Engineer,RE Zone-II/NCES TNGECL, Trichy,Letter No.D.No.109(1)/26dated.18.09.2026
21. Demand payment Request letter dated.28.10.2026
22. Applicant, The Directors, M/s.ACUBE ACTIVATED CARBON PRIVATE LIMITED,Demand Remittance letter dated. .11. 2026

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Order :-

With reference to the letter in the 1st cited, applicant has requested for the approval of Industrial Building in Dindigul District, Palani Taluk, Melakaraipatti Panchayat and Village,S.F.No:489/1B2, 489/ 1B1B,Extent 14576.00.00 sqm, FSI Area - 3685.25Sqm. The Boundary of the site has been marked as **"A to D"** and based on the recommendations of the reference letter cited 17 to 20 the Technical Clearance for the proposed construction of Industrial Building (Activated Carbon Factory 242.52HP – Red Category) in the site has been issued and numbered as **SWP/DTCP/ DINDIGUL/ Building Permission No.50/2026.**

The Proposed Building Area Details:

Site Area : 14576.00 Sq.m
Usage : Industrial Building

SI.No	Block Name	Floor Name	FSI Area (in Sq.m)	Non FSI Area (in Sq.m)	Total Built up area (in Sq.m)
1	Factory Shed	Ground Floor	3264.19	-	3264.19
2.	Office Room	Ground Floor	83.65	-	83.65
		First Floor	83.65	-	185.93
3.	Staff Quarters	Ground Floor	244.46	-	244.46
4.	SecurityCabin	Ground Floor	9.30	-	9.30
			3685.25	-	**3685.25**

Total FSI Area: 3685.25Sq.m
FSI : 0.25<2.00

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

SPECIAL CONDITIONS

1. OSR-1 (earmarked as "1 to 4") area - 740.90 Sqm and OSR-2 (earmarked as "5 to 8") area - 729.24 Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41 (1) (i)

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

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 **Block Development**

Officer, Thoppampatti Panchayat Union if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.

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. As per G.O.79 Housing and Urban Development Department, dated:04.05.2017, in-case of nonplanned area rule 11 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% of the Guide line Value fixed under section 47-AA of Indian Stamp Act , 1899(Central Act 2 of 1899) as Land conversation 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

Fees Paid details

Sl.No	Charges	Amount in Rupees	Amount Paid Date
1.	Scrutiny Fees	29236.00	13.06.2026
3.	Centage Charge for Land	1500.00	29.10.2026
4.	Centage Charge forBuilding	4000.00	29.10.2026
5.	Infrastructure and Amenities Charges	695600.00	29.10.2026
6.	Security Deposit Charges	Not Applicable	
7.	Display Board Charges	1,500.00	29.10.2026
8.	CC Charges	Not Applicable	
9.	Development charge for Land	28500.00	29.10.2026
10.	Development charge for Building	44100.00	29.10.2026
11.	Shelter Charges	-	-
12.	Premium FSI Charges	-	-

(E.Signed)
Deputy Director
District Town and Country Planning office,
Dindigul District

To

Block Development Officer,
Thoppampatti Panchayat Union,
Dindigul District.

Copy to

ACUBE ACTIVATED CARBON PRIVATE LIMITED,
25B,Nathan Nagar, Subramaniyapuram,
Rathana Sabapathypuram post, Coimbatore South,
Coimbatore District-641002

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.