PP APPROVAL RECORD

Planning Permission

Survey 2296/2A1 and 13 more

Agaram, Dindigul West 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.

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Proceedings of Deputy Director, District Town and Country Planning, Dindigul District, Online Building Application – Technical Clearance

ı No. SWP/BPA/0876753/2026 Dated: 02.11.2026

Subject: **Industrial Building**– District Town and Country Planning Office – Dindigul District – Dindigul West Taluk – Agaram Town Panchayat – Agaram Village – S.F.Nos: 2296/2A1, 2296/2B, 2297/1, 2297/2A, 2297/2B, 2297/2C, 2297/2D, 2297/3A, 2297/3B, 2298/4A2A1A, 2298/4B1, 2298/4B2, 2298/4B3, 2298/4C, 2298/4D & 2309/2A1, 2310/2A1 & 2310/2A2 – Site Extent –61610.00 Sq.m – FSI Area – 15249.38 Sq.m – Technical Clearance issued – Forwarded for further action – Regarding.

Reference:

1. Applicant. Thiru.J.Altaf Rasheed and Thiru.J.Mitiaz Hameed, Online Application Reference No. SWP/BPA/0876753/2026, Dated: 20.06.2026 and 16.07.2026.
2. The Deputy Director, Dindigul District Town and Country Planning office, Inspection Report, Dated: 22.06.2026 & 23.09.2026.
3. Director, Town and Country Planning, Chennai Technical Clearance issued online for application No. SWP/BPA/0876753/2026, Dated. 21.10.2026.
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. No.01, Housing and Urban Development Department Dated: 05.01.2021.
7. G.O. Ms.No.18, Housing and Urban Development Department, dated 04.02.2019.
8. G.O.No.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O.No.225, Housing and Urban Development Department, Dated: 26.11.2024.
10. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020.
11. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
12. G.O. Ms.No.138, Housing and Urban Development Department, dated 04.06.2004.

13. G.O. Ms.No.53, Housing and Urban Development Department, dated 16.04.2018.
14. G.O.no.153, Housing and Housing and Urban Development Department, dated 07.10.2025
15. G.O. No.154, Housing and urban Development Department, dated:17.10.2025.
16. G.O. No.171, Housing and urban Development Department, dated:30.10.2025
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
18. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
19. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
20. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl. cell, Dated: 14.12.2017.
21. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
22. District Officer, Fire & Rescue Services, Dindigul PP NOC No.10979/NOC/NMSB/2026, Dated:09.07.2026.
23. Joint Director, Agricultural Department, Dindigul letter No. Ma Thi 4/5825/ 2026, Dated: 13.07.2026.
24. Demand payment Request letter dated. 23.10.2026.
25. Applicant. Thiru.J.Altaf Rasheed and Thiru.J.Mitiaz Hameed, Demand Remittance letter dated: 26.10.2026 and 30.10.2026.

****

Order :–

With reference to the 1st Cited letter, the applicant Thiru.J.Altaf Rasheed and Thiru.J.Mitiaz Hameed, has requested for the approval of Industrial building at Dindigul District, Dindigul West Taluk, Agaram Town Panchayat, Agaram Village, S.F.Nos: 2296/2A1, 2296/2B, 2297/1, 2297/2A, 2297/2B, 2297/2C, 2297/2D, 2297/3A, 2297/3B, 2298/4A2A1A, 2298/4B1, 2298/4B2, 2298/4B3, 2298/4C, 2298/4D & 2309/2A1, 2310/2A1 & 2310/2A2 – Site Extent –61610.00Sq.m – FSI Area – 15249.38 Sq.m and after scrutiny the same was forwarded to Director of Town and Country Planning, Chennai for concurrence.

The boundary of the site has been marked as "A to S' and the Technical Concurrence is issued under section 47A of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No.652/2026 vide reference 3rd cited above. Based on the Technical

Concurrence, Technical Clearance for the proposed Industrial building has been issued and forwarded to the local body for the further action.

The area statement for the Industrial building is as below.

Area of Site – 61610.00 Sq.m

Proposed Building details: Industrial Building

Light engineering and fabrication units with painting (Green Category)

Block Name	Description	FSI Area in Sqm	Non FSI Area in Sqm	Total Built –up Area in Sqm
Block–1 Main Block	Ground Floor	9580.00	–	9580.00
Block–2 Grane Room	Ground Floor	1651.74	–	1651.74
Block–3 Office Room	Ground Floor	557.48	–	557.48
Block–4 Executive Accommodation	Ground Floor	80.52	–	80.52
Block–5 Canteen	Ground Floor	457.20	–	457.20
Block–6 Genset Room	Ground Floor	184.00	–	184.00
Block–7 Toilet Room	Ground Floor	74.37	–	74.37
Block–8 Staff Accommodation	Ground Floor	465.57	–	465.57
Block–9 Painting Material Store Room	Ground Floor	2198.50	–	2198.50
Total		**15249.38**	**–**	**15249.38**

Total FSI Area : 15249.38 Sqm

FSI Achieved : 0.248

Horse power : 1345.36 H.P.

The building permission is issued with the following General and Special Conditions

SPECIAL CONDITIONS:

1. The open space reservation area 6171.10 sq.m. (10.01%) (Earmarked as 1–8) shown in the site plan should be retained as OSR as per TNCD&BR, 2019 Rule No.41(1)(i).

2. The existing LT & HT line clearance from the portion of the building to be maintained as per TNCD&BR, 2019 Rule No.19 – Annexure XVII(5).
3. Setback should be maintained as per circular of Commissioner of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 13.03.2019.
4. The Government Orders and Circulars referred to in the references cited above shall be followed scrupulously.
5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
6. Conditions stipulated in the No Objection certificates obtained from the Fire and Rescue Services department must be fulfilled.
7. Conditions stipulated in the No objection certificates obtained from the Central and State Government Departments must be fulfilled scrupulously.
8. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules of Tamil Nadu combined development and building rules, 2019 (TNCD&BR,2019). 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 as prescribed TNCD & BR,2019.
9. Applicant should obtain consent to operate from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
10. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.

    If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.

GENERAL CONDITIONS:

1. The Technical Clearance issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 47).
2. 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.
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 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.
6. 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
7. Mosquito netting to be provided at OHT and well.
8. Fire rescue equipment should be provided as per Rules.
9. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
10. Fly Ash bricks and Materials must be used for construction.
11. 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
12. If the application applied under 47 or 64 (1) of Tamil Nadu Town and Country Planning Act 1971 is rejected or refused, the Applicant under section 80 of Tamil Nadu Town and county Planning Act 1971 can Appeal within two months from the date of issue of this order to Director of Town and Country.
13. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
14. Setbacks should be retained as per Approval Drawing.
15. Government registered electrical Contractor must be employed for wiring works during construction.
16. Seismic Resistance Procedure to be Follow.
17. Approved order and drawing copies to be handover to buyer by the owner by the time of sale.
18. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Executive Officer, Agaram Town Panchayat if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.
19. 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

Fees Paid details:

Sl. No.	Charges	Amount in Rupees	Amount Paid Date
1.	Scrutiny Fees	117908.00 154097.00 SWP/BPA/746 327/2026)	20.06.2026 04.01.2026
2.	Centage Charge for Land	300.00	30.10.2026
3.	Centage Charge for Building	7000.00	30.10.2026
4.	Infrastructure and Amenities Charges	2867940.00	30.10.2026
5.	Display Board Charges	1,500.00	26.10.2026
6.	Development charge for Land	184950.00	26.10.2026
7.	Development charge for Building	114413.00	26.10.2026
8.	Shelter Charges	134806.00	30.10.2026
9.	Security Deposit Charges	Not applicable	
10.	CC Charges	Not applicable	
11.	OSR Charge	Not applicable	
12.	Premium FSI Charges	Not applicable	

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

To

The Executive Officer,
Agaram Town Panchayat,
Dindigul District.

Copy to

M/S.Geomatric Space Structure Pvt Ltd,
Thiru.J.Altaf Rasheed and Thiru.J.Mitiaz Hameed,
No.39, Head post office road, Opp.YMCA,
Town hall, Coimbatore-641001.

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
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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.