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.

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District Town and country Planning – Dindigul District

Online Building Application – Technical Clearance

. SWP/BPA/0908439/2026 **Dated: 18.09.2026**

Polyclinic Building– District Town and Country Planning Office– Dindigul District– Nilakottai Taluk– Pachamalayankottai Village – S.F.Nos. 19/53 – Site Extent of 1170.00 sq.m –FSI area of 923.01 sq.m – Revised Proposed construction of Polyclinic building– Technical Clearance issued – Forwarded for further action – Regarding.

Reference:

1. Applicant Mrs.Marianatchathiram, Athoor Online Application Reference No.SWP/BPA/ 0908439 /2026, Dated: 25.07.2026.
2. Deputy Director, District Town and Country Planning office, Dindigul proceeding online application no. SWP/BPA/0657089/2026, Dated: 10.12.2025 (Building Permission No.45/2025)
3. Special Officer of Pachamalayankottai Village Panchayats, Nilakottai Panchayat Union Roc No: 07/2025– 2026/PACHAMALAYANKOTTAI, Dated: 12.01.2026
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, Department of Municipal Administration and Water Supply dated 04.02.2019.
8. G.O.No.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O. Ms.No.18, Housing and Urban Development Department, dated 04.02.2019
10. G.O. Ms.No.138, Housing and Urban Development Department, dated 04.06.2004.
11. G.O. Ms.No:79 Housing and Urban Development Department, dated: 04.05.2017
12. G.O. Ms.No.53, Housing and Urban Development Department, dated 16.04.2018.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl. cell, Dated: 14.12.2017.

17. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018
18. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
19. Principal Secretary, Housing and Urban Development Department Roc no.8449/UD4(3)/2020-2, dated. 23.09.2020
20. G.O. Ms.No.53, Housing and Urban Development Department, dated: 28.02.2024
21. G.O. Ms.No.69, Housing and Urban Development Department, dated 11.03.2024
22. G.O. No.171, Housing and urban Development Department, dated:30.10.2025
23. District Officer, Fire & Rescue Services, Dindigul PP NOC No: 11875/NOC/NMSB/2026, Dated: 21.08.2026.(Token ID: 413721 Dated: 18.08.2026)
24. Joint Director, Agriculture Department, Dindigul Letter No. மாதி4/5142/ 2025, Dated.30.05.2025 (Previous approval application)
25. Demand payment Request letter dated. 31.08.2026.
26. Applicant Mrs.Marianatchathiram, Athoor Demand Remittance letter dated 15.09.2026.

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Order :-

With reference to the 1st Cited letter, the Applicant Mrs.Marianatchathiram, has requested for the approval of Revised proposed Polyclinic building at Dindigul District, Nilakottai Taluk, Pachamalayankottai panchayat/ village S.F.No.19/53, site area – 4170.00 sq.m, FSI area-923.01 sq.m in Ground + 2 Floor.The Boundary of the site has been marked as"A to H". With reference to the 2nd letter the Polyclinic building has been already approved in Dindigul District, Nilakottai Taluk, Pachamalayankottai panchayat/ village S.F.No.19/53, site area – 4170.00 sq.m, FSI area- 717.82 sq.m in Ground + 1 Floor

The Technical concurrence for the Revised Proposed construction of Polyclinic Building FSI Area-923.01 Sq.m in the site has been issued and numbered as **SWP/DTCP/DINDIGUL/BUILDING PERMISSION No. 44/2026.** (Revises Building Permission No. 45/2025)

The area statement for the Polyclinic building is as below.

Area of Site - 4170.00 Sq.m

The Proposed Building details: Polyclinic building

S.No	Block Details	FSI area (Sq.m)	Non- FSI area(Sq.m)	Total Built area(Sq.m)
1	Ground floor	435.63	-	435.63
2	First floor	435.63	160.75	596.38
3	Second Floor cum Terrace floor	51.75	34.91	86.66
	Total	**923.01**	**195.66**	**1118.67**

FSI : 0.22 <2.0

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

SPECIAL CONDITIONS:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the NOC & License cited in the reference 23rd issued by Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
3. Conditions stipulated in the No objection certificates obtained from the Central and State Government Departments must be fulfilled 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 does 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 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. Applicant should obtain consent to operate from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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.
7. "The Provisions in the G.O(MS) No. 17. H&UD [UD4(3)], Department, dated:05.02.2016 shown in Reference – 3 relating to installation and use of solar energy system, should be followed
8. If any court case would be pending with reference to this proposal, the Technical Clearance would be treated as INVALID Body of the letter
9. 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 49).
2. If the application applied under 49 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

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 must be used for construction.
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.16 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. Government registered electrical Contractor must be employed for wiring works during construction.
15. Seismic Resistance Procedure to be Follow.
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 Block Development Officer, Nilakottai Panchayat Union 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
20. With the Reference 7 mentioned Government Orders and Circular 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, 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

21. Parking Area to be utilized only for parking purpose mentioned as per approved drawing.

22. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planning area rule 3 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% Market Land Value as Land conversion 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	Paid Details in Previous File (Online)	Paid Details in Present File (Online)	Total payment
1.	Scrutiny Fees	9,637 Dated:19.09.2025	8,541 Dated:25.07.2026	18,178
2.	Centage Charge for Land	300 Dated :09.12.2025	300 Dated :09.09.2026	600
3.	Centage Charge for Building	5,000 Dated : 09.12.2025	2,000 Dated :09.09.2026	7,000
4.	Infrastructure and Amenities Charges	1,35,360 Dated : 09.12.2025	40,420 Dated :09.09.2026	1,75,780
5.	Security Deposit Charges	67,680 Dated : 09.12.2025	20,210 Dated :09.09.2026	87,890
6.	Display Board Charges	1,500 Dated : 09.12.2026	–	1,500.00
7.	CC Charges	8,073 Dated : 09.12.2026	4,090 Dated: 09.09.2026	12,163
8.	Development charge for Land	20,900 Dated : 09.12.2026	–	20,900
9.	Development charge for Building	7,500 Dated : 09.12.2026	3,800 Dated :09.09.206	11,300
10.	OSR Fees	9,00,720 Dated : 09.12.2026	–	9,00,720
11.	Shelter Charges	–	–	–
12.	Premium FSI Charges	–	–	–

(E.Signed)

Deputy Director,
District Town and Country Planning office,
Dindigul District

To

The Block Development Officer (V.P),
Nilakottai Panchayat Union,
Dindigul District.

Copy to

Tmt. Mariyanatchathiram,
No:5/76, Matha Kovil Street, Athoor,
Dindigul–624701.

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

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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.