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

P/BPA/935966/2026 Dated: 05.10.2026

Industrial Building – Office of the Dindigul District Town and Country Planning – Dindigul District – Palani Taluk – Pushpathur Panchayat and Village –S.F.Nos. 493/1, 493/2, 493/3 – Site area of 28850.00 Sqm –FSI area of 5295.93 Sqm– Technical Clearance issued– forwarded for further action – Regarding.

Reference:

1. Applicant M/s.Kasturi Poultry Farm Pvt Ltd., by its Director Mr.Pradeep Kumar Online Application Reference No. SWP/ BPA/ 935966 / 2026, Dated: 26.08.2026 and 01.09.2026.
2. Director, Town and Country Planning, Chennai Technical Concurrence issued online for application No. SWP/ BPA/ 935966/ 2026, Dated. 01.10.2026.
3. G.O.Ms.No.86, Housing and Urban Development Department, dated 28.03.2012.
4. G.O. Ms.No.85, Housing and Urban Development Department, dated 16.05.2017.
5. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
6. G.O.53, Housing and Urban Development Department, dated: 28.03.2025
7. G.O. Ms.No.18, Department of Municipal Administration and Water Supply dated 04.02.2019.
8. G.O. Ms.No.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
9. G.O.No.54, Housing and Urban Development Department, Dated:12.03.2020.
10. G.O. Ms.No.18, Housing and Urban Development Department, dated 04.02.2019
11. G.O. Ms.No.138, Housing and Urban Development Department, dated 04.06.2004 (centage charge)
12. G.O. Ms.No.53, Housing and Urban Development Department, dated: 28.02.2024. (Non Planning area development charge)

13. G.O.no.153, Housing and Housing and Urban Development Department, dated 07.10.2025
14. G.O.no.154, Housing and Housing and Urban Development Department, dated 07.10.2025
15. Circular from the Director of Town and Country Planning, Roc no. 7486/2009/BA2 dated 16.04.2009.
16. Circular from the Director of Town and Country Planning, Roc no.12201/2017/BA1 dated 22.09.2017
17. Circular from the Director of Town and Country Planning, Roc no.14227/2017/Special Cell dated 14.12.2017
18. Circular from the Director of Town and Country Planning, Roc no.21075/2009/BA1 dated 27.06.2012
19. G.O.No.171, Housing and Urban Development Department, Dated:30.10.2025. (electric vehicle)
20. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018.
21. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/BA2 dated 05.02.2020.
22. District Fire & Rescue Services, Dindigul District, PP Noc No.12139/NOC/NMSB/6 Dated: 03.09.2026
23. Proceedings of Deputy Director , Dindigul District Town and Country Planning office, Online application no SWP/ BPA/ 935966 / 2026 Dated: 28.09.2026
24. Tamilnadu Pollution Control board Consent order No.2401162373071 dated:06.12.2024 , Proceedings noT1/TNPCB/F 2565DGL/RL/DGL/W/2024 dated :06.12.2024.
25. Demand payment Request letter dated. 01.10.2026.
26. Applicant M/s. Kasturi Poultry Farm Pvt Ltd., by its Director Mr.Pradeep Kumar., Demand Remittance letter dated: 02.10.2026.

Order:–

With reference to the 1st Cited letter, the applicant M/s.Kasturi Poultry Farm Pvt Ltd., by its Director Mr.Pradeep Kumar has requested for the approval of Industrial building in Dindigul District, Palani Taluk – Pushpathur Panchayat and Village – S.F.Nos. 493/1, 493/2, 493/3 – Site area of 28850.00 Sqm –FSI area of 5295.93 Sqm .

. The boundary of the site has been marked as "1 to 16' 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.651/2026 vide reference 2 cited. 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 Proposed Industrial building is as below.

Area of Site – 28850.00Sqm

Proposed Building details : Industrial Building

Chicken Processing Plant Industrial Building (Red Category)

Block No	Block Name	Description	FSI Area	Non FSI Area	Total Built up Area
1	Labour Dress change room (Ladies)	Ground Floor	272.65	---	272.65
2	Labour Dress change room (Gents)	Ground Floor	272.65	---	272.65
3	Servant Room 1	Ground Floor	272.65	---	272.65
4	Servant Room 2	Ground Floor	272.65	---	272.65
5	Labour Dining	Ground floor	272.65	---	272.65
6	Staff Dining	Ground floor	272.65	---	272.65
7	Compressor room (Water wash)	Ground floor	272.65	---	272.65
8	Mechanical work shop	Ground floor	272.65	---	272.65
9	Packing Material Store	Ground floor	272.65	---	272.65
10	Despatch Office	Ground floor	272.65	---	272.65
11	Canteen	Ground floor	272.65	---	272.65
12	Grocery Store	Ground floor	272.65	---	272.65
13	Kitchen	Ground Floor	524.23	---	524.23
14	Admin Block	Ground Floor	218.33	---	218.33
		First Floor	218.33	---	218.33
		Second Floor	218.33	---	218.33
		Head Room	---	25.24	25.24
15	Admin Block	Ground Floor	218.33	---	218.33
		First Floor	218.33	---	218.33
		Second Floor	218.33	---	218.33
		Head Room	---	25.24	25.24

16	Manager and Staff Room	Ground Floor	170.03	---	170.03
		Head Room	---	18.22	18.22
17	Over Head Tank	---	19.89	---	19.89
	Total		**5295.93**	**68.70**	**5364.63**

Total FSI Area : 5295.93 Sq.m

FSI Achieved : 0.18

Horse Power : 53.64 HP

The Technical clearance is issued with the following General and Special Conditions.

SPECIAL CONDITIONS

1. The Open Space Reservation area 2903.33 Sqm (10.06%) (Earmarked as A to D) shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41 (1)(i).
2. As per TNCDBR 2019 Annexure XXI Closed Circuit Television units shall be provided.
3. The Conditions stipulated in the Fire NOC cited in the reference 22rd issued by District Fire Officer, Dindigul, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
5. Conditions mentioned in the No Objection certificates obtained from the central and State Govt Departments must be followed scrupulously.
6. 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.
7. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the water Act 1974 for discharge of sewage.
8. 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.

9. "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.
10. If any court case would be pending with reference to this proposal, the Technical Clearance would be treated as INVALID Body of the letter:
11. 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. 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, and 16, Department of Municipal Administration and Water supply Dated:04.02.2019 and 31.01.2020.
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.
7. Mosquito netting to be provided at OHT and well.
8. Fire Resistance and Fire rescue equipment in 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 to be used Mandatory.
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 Technical Clearance would be cancelled without intimation to the applicant.
14. Setbacks should be retained as per Approval Drawing.

15. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB.
16. Government registered electrical Contractor must be employed for wiring works during construction.
17. Seismic Resistance Procedure to be Follow.
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 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% Guideline Value 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	53,953.00	26.08.2026
2.	Centage Charge for Land	300.00	02.10.2026
3.	Centage Charge for Building	5000.00	02.10.2026
4.	Infrastructure and Amenities Charges	996400.00	02.10.2026
5.	Security Deposit Charges	Not Applicable	
6.	Display Board Charges	1,500.00	02.10.2026
7.	CC Charges	Not Applicable	
8.	Development charge for Land	86550.00	02.10.2026
9.	Development charge for Building	40238.00	02.10.2026

10.	Shelter Charges	1266.00	02.10.2026
11.	Premium FSI Charges	–	–

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

To

The Block Development Officer (V.P),
Thoppampatti Panchayat Union,
Pushpathur Village,
Dindigul District.

Copy to

M/s.Kasturi Poultry Farm Pvt., Ltd.,
By its Director Mr.Pradeepkumar,
No.168/1,Chinnaputhur,Dharapuram,Tirupur– 638657

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.