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REFERENCE
SWP/BPA/943267/2026

ISSUED
20 November 2026

PP APPROVAL RECORD

# Planning Permission

## Survey 143/2

M.M.Kovilur, Dindigul East 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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**District Town and country Planning – Dindigul District**

**Online Building Application – Technical Clearance**

ı No. SWP/BPA/094326/2026 Dated: 20.11.2026

Subject: **Industrial Building (Orange Category)** – District Town and Country Planning Office – Dindigul District – Dindigul East Taluk – Dindigul Panchayat Union – M.M.Kovilur Village and Panchayat – S.F.NO.143/2 – Site Extent of 6150.00 Sq.m – FSI area of 1367.10 Sq.m – Technical Clearance issued – Forwarded for further action – Regarding.

Reference:

1. Applicant Tmt. V. Gowripriya Director of Jnaani Nutritionals pvt Ltd, Online Application Reference No. SWP/BPA/094326/2026, Dated: 07.09.2026.
2. G.O.No.79 Housing and Urban Development Department, dated: 04.05.2017.
3. GO (Ms) No: 53 Housing and Urban Development [UD4(1)] Department, Dated: 28.03.2025, GO (Ms) No: 149 Housing and Urban Development [UD4( 1)] Department, Dated: 31.07.2026 and Circular from the Commissioner of Town and Country Planning, Letter No:7216/2024/TCP5, dated: 17.08.2026 and 24.09.2026
4. Proceedings of Prior Concurrence for Non–Agriculture use conversion by Deputy Director, Dindigul District Town & Country Planning SWP/BPA/0943267/2026, Dated:18.11.2026.
5. This office file No.1567/2026–DD2 (Dry Land NOC Common file)
6. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
7. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
8. G.O. Ms.No.18, Department of Municipal Administration and Water Supply dated 04.02.2019.
9. G.O.No.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
10. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020.
11. G.O. No.01, Housing and Urban Development Department Dated: 05.01.2021.
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.225, Housing and urban Development Department, dated: 26.11.2024
15. G.O. No.154, Housing and urban Development Department, dated:7.10.2025.
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: 12423/NOC/NMSB/2026, Dated: 21.09.2026.
23. Pollution control board consent order No.2601279223284, dated:13.10.2026 and Proceedings No.F.2871DGL/ OS/DEE/TNPCB/ DGL/A/2026, dated:13.10.2026.
24. Demand payment Request letter dated. 19.11.2026.
25. Applicant Tmt. V. Gowripriya Director of Jnaani Nutritionals pvt Ltd, Dindigul Demand Remittance letter dated:13.10.2026.
26. Director of Town and Country Planning, Chennai circular Letter Roc No. 7963/2022/K1, Dated: 11.04.2023

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**Order :–**

With reference to the 1st Cited letter, the applicant Tmt. V. Gowripriya Director of Jnaani Nutritionals pvt Ltd, Dindigul, has requested for the approval of proposed Industrial building at Dindigul District, Dindigul East Taluk, Dindigul Panchayat Union, M.M.Kovilur Village and Panchayat, S.F.NO.143/2 – Site Extent of 6150.00 Sq.m – FSI area of 1367.10 Sq.m. The Boundary of the site has been marked as "**A to E**".

The Technical concurrence for the Proposed construction of industrial Building FSI Area – 1367.10 Sq.m. in the site has been issued and numbered as **SWP/DTCP/DINDIGUL/BUILDING PERMISSION No.52/ 2026.**

The area statement for the Industrial building is as below.

Area of Site – 6150.00 Sq.m

**The Proposed Building details: Industrial building (Orange category)**

| Description | FSI Area in Sqm | Non FSI Area in Sqm | Total Built –up Area in Sqm |
|---|---|---|---|
| **Block – 01** | | | |
| Ground Floor | 959.75 | – | 959.75 |
| Mezzanine Floor | 387.9 | – | 387.90 |
| **Block – 02** | | | |
| Ground Floor | 19.45 | – | 19.45 |
| **Total** | **1367.10** | **–** | **1367.10** |

FSI Area : 1367.10 /6150.00

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 22th 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. 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.
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, Housing and Urban Development (UD4 (3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.

**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.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
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 79 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 Block Development Officer, Dindigul 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.

**Fees Paid details:**

| Sl.No. | Charges | Amount in Rs. | Amount Paid Date |
|---|---|---|---|
| 1. | Scrutiny Fees | 11960.00 | 07.09.2026 |
| 2. | Centage Charge for Land | 300.00 | 19.11.2026 |
| 3. | Centage Charge for Building | 3500.00 | 19.11.2026 |
| 4. | Infrastructure and Amenities Charges | 257560.00 | 19.11.2026 |
| 5. | Display Board Charges | 1,500.00 | 19.11.2026 |
| 6. | Development charge for Land | 18450.00 | 19.11.2026 |
| 7. | Development charge for Building | 10275.00 | 19.11.2026 |
| 8. | Shelter Charges | Not applicable | |
| 9. | Premium FSI Charges | Not applicable | |
| 10. | Security Deposit Charges | Not applicable | |
| 11. | CC Charges | Not applicable | |
| 12. | OSR Charge | Not applicable | |

(E.Signed)

Deputy Director,

District Town and Country Planning office,

Dindigul District

**To**

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

**Copy to**

Mrs.V.Gowripriya (Director of Jnaani Nutritional pvt ltd),
No.29, Sri Adhavan Nagar,
Seelapdi, Dindigul–624005.

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

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/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

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# 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.