PP APPROVAL RECORD

Planning Permission

Survey 941/1 and 10 more

industrial building in the same, Vedsandhur 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

Application No. SWP/BPA/947543/2026 Dated: 05.11.2026

Revised & Additional Proposed Industrial Building (Orange Category) – Commissionerate of Town and Country Planning, Chennai – Dindigul District – Vedsandhur Taluk – Nallamanarkottai Village/Panchayat – S.F. Nos., 941/1, 941/2, 941/3 - With site extent of 14750.0 Sq.m – Approved FSI Area of Industrial building - 3627.10 Sq.m – Now application made for Revision cum additional construction of industrial building in the same village by additionally including S.F.No. 911/2, 912/3B, 939/1, 939/2A, 939/2B, 914, 936/1 & 936/2 to the already approved site - Additional site extent of 23750.00 Sq.m - Proposed additional FSI area of 10317.66 Sq.m – Total Site Extent of 38500 Sq.m - Total FSI area of 15120.54 Sq.m – with total 489.10 HP Of machinery installation- Technical Clearance issued – Forwarded for further action – Regarding.

Reference:

1. Applicant M/s. Shivaramakrishnan Managing Director VSA Foods and Beverages Pvt Ltd, Application Reference No. SWP/BPA/947543/2026, Received Dated:12.09.2026.
2. The Deputy Director, Dindigul District Town and Country Planning office, Inspection Report, Dated: 24.09.2026.
3. Commissioner of Town and Country Planning, Chennai Technical Clearance issued online for application No. SWP/BPA/947543/2026, Dated. 03.11.2026.
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.01, Housing and Urban Development Department, Dated: 02.01.2023.
12. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.

13. G.O. Ms.No.138, Housing and Urban Development Department, dated 04.06.2004.
14. G.O. Ms.No.53, Housing and Urban Development Department, dated 16.04.2018.
15. G.O.no.153, Housing and Housing and Urban Development Department, dated 07.10.2025
16. G.O. No.154, Housing and urban Development Department, dated:17.10.2025.
17. G.O. No.171, Housing and urban Development Department, dated:30.10.2025
18. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
19. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
20. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
21. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl. cell, Dated: 14.12.2017.
22. Director of Town and Country Planning, Chennai circular Letter Roc No. 9611/2023/TCP5, Dated: 25.04.2023.
23. District Officer, Fire & Rescue Services, Dindigul PP NOC No.13140/NOC/NMSB/2026, Dated:26.10.2026.
24. District Town and Country planning Office, Application Number: SWP/ BPA /400087 / 2024, Dated. 25.01.2025. The building plan Numbered as B.P/ INDIGUL/Building Permission No.04 /2025, Dated: 25.01.2025.
25. Proceeding of Executive Officer/The Special Officer of Nallamanarkottai Village Panchayat, Vedasandur Panchayat Union, Dindigul Roc No.1/2025/Nallamanarkottai, Dated: 06.08.2025.
26. District Environmental Engineer, Tamil Nadu Pollution Control Board, Dindigul Proceedings No. F.0458DGL/OM/DEE/TNPCB/DGL/W/2023 Dated: 15.04.2023 (Consent Order No. 2308151805104)
27. Proceedings for Prior Concurrence Non-Agriculture use from Deputy Director, Dindigul District Town & Country Planning SWP/BPA/947523/2026, Dated:26.10.2026. [Dist.T.C.P.(Dindigul)P.C No.13/2026]
28. This Office Common (Offline Certificate) File Roc No.1125/2026/DD2 (Sl.No. 06 – Bank NOC)
29. Demand payment Request letter dated. 04.11.2026.
30. Applicant M/s. Shivaramakrishnan Managing Director VSA Foods and Beverages Pvt Ltd, Demand Remittance letter dated: 05.11.2026

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Order: -

With reference to the 24th Cited letter, the application seeking approval for Revision cum additional construction of Industrial building in Dindigul District, Vedsandhur Taluk, Nallamanarkottai Village/Panchayat, S.F. Nos. 941/1, 941/2, 941/3 having site extent of 14750 Sq.m and FSI Area of proposed Industrial building 3627.10 Sq.m has been already approved vide no. BP/ DINDIGUL / Building Permission No. 04/2025, Dated: 25.01.2025.

Further, with reference to the 1st cited letter, the Applicant M/s. Shivaramakrishnan Managing Director VSA Foods and Beverages Pvt Ltd, Dindigul has requested approval for Revision of previously approved plan Previously approved FSI is now revised to 4802.88 Sqm and proposed additional construction of Industrial building by including a site in S.F.No.911/2, 912/3B, 939/1, 939/2A, 939/2B, 914, 936/1 & 936/2 having an extent of 23750.00 Sq.m in the same village and Proposed additional FSI area of 10317.66 Sq.m. Hence the Total Site extent is 38500 Sq.m and the Total FSI area is 15120.54 Sq.m with total 489.10 HP of machinery installation and after scrutiny the same was forwarded to Commissioner of Town and Country Planning, Chennai for concurrence.

The boundary of the site has been marked as "A to AA' 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.743/2026 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 Revised Existing and Proposed additional Construction of Industrial Building is as below.
Area of the Site
as per document / Patta – 38500 Sq.m
as per super imposed - 38808.43 Sq.m
Building Area Details

A. Previously approved building area details (Building Permission No. 04/2025) But not constructed as per approved plan:

Block	**Description**	**Floor**	**FSI Area in Sqm**	**Non FSI Area in Sqm**	**Total Built – up Area in Sqm**
1	Work Shop Area	Ground Floor	3242.70	-	3242.70
		Mezzanine Floor	130.40	-	130.40
2	Security Cabin	Ground Floor	-	9.93	9.93
3	Power Room and Genset	Ground Floor	84.00	-	84.00
4	Boiler Room & Sewage Plant	Ground Floor	170.00	-	170.00
Total			**3627.10**	**9.93**	**3637.03**
B. Revised Building area details of previously approved buildings:					
1	Work Shop Area	Ground Floor	3740.70	-	3740.70
		Mezzanine Floor	432.26	-	432.26

Block	Description	Floor	FSI Area in Sqm	Non FSI Area in Sqm	Total Built – up Area in Sqm
2	Security Cabin	Ground Floor	24.64	-	24.64
3	Power Room and Genset	Ground Floor	118.56	-	118.56
4	Boiler Room & Sewage Plant	Ground Floor	486.72	-	486.72
Total			**4802.88**	**-**	**4802.88**
C. Building area details of Existing but unapproved buildings:					
5	Canteen	Ground Floor	183.19	-	183.19
6	Waste Material Shed	Ground Floor	114.96	-	114.96
7	Food Factory	Ground Floor	3372.60	-	3372.60
		Mezzanine Floor	653.86	-	653.86
8	Boiler Room-2	Ground Floor	69.58	-	69.58
9	Trail Centre	Ground Floor	585.00	-	585.00
10	MV panel Room & Security Room	Ground Floor	109.22	-	109.22
11	Old Shed	Ground Floor	29.93	-	29.93
12	Security Room	Ground Floor	9.00	-	9.00
13	Motor Room-1	Ground Floor	13.04	-	13.04
14	Car Shed	Ground Floor	19.08	-	19.08
15	Motor Room – 2	Ground Floor	25.20	-	25.20
	Two-Wheeler Stand	Ground Floor	-	167.44	167.44
Total Existing Building Area			**5184.66**	**167.44**	**5352.10**
D. Building area details of Proposed additional buildings:					
16	Work Shop Area	Ground Floor	3297.45	-	3297.45
		Mezzanine Floor	609.05	-	609.05
17	Storage Shed and Drying Yard & Boiler Shed - 3	Ground Floor	1226.50	-	1226.50
Total Proposed Building			**5133.00**	**-**	**5133.00**
Grand Total (B+C+D)			**15120.54**	**167.44**	**15287.98**

Total FSI Area : 15120.54 Sqm
(4802.88 Sq.m + 5184.66 Sq.m + 5133. 00 Sq.m)
FSI Achieved : 0.39
OSR : 3910.33 Sq.m (10.07%)

Compliance conditions mentioned in the reference 3rd cited above has been submitted by the applicant vide reference 28th cited above and also checked by this office.

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

SPECIAL CONDITIONS:

1. The open space reservation area 3910.33 Sq.m. (10.07%) earmarked as 1 to 6 shown in the site plan should be retained as OSR as per TNCD&BR, 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 foundation.
3. As per TNCDBR, 2019 Annexure XXI closed circuit television units shall be provided.
4. As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 For Commercial, industrial and institutional buildings exceeding 300 square meters Floor Space Index area, a minimum of ten percent (10%) of car or two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.
5. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
6. Conditions stipulated in 27th cited proceedings of the Deputy Director must be fulfilled scrupulously.
7. The provisions of the Rainwater Harvesting Guidelines for the Construction, Rejuvenation and Maintenance of Rainwater Harvesting Structures for Sustainable Water Management, issued vide G.O.(Ms.) No.193, Municipal Administration and Water Supply Department, dated 02.11.2026, shall be duly observed and implemented, wherever applicable.
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 Block Development Officer (V.P), Vedasandur 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 Rupees	Amount Paid Date	Amount already paid by previous Approval (Ref.24)
1.	Scrutiny Fees	87863.00	12.09.2026	33381.00
2.	Centage Charge for Land	300.00	05.11.2026	900.00

Sl. No	Charges	Amount in Rupees	Amount Paid Date	Amount already paid by previous Approval (Ref.24)
3.	Centage Charge for Building	15000.00	05.11.2026	4000.00
4.	Infrastructure and Amenities Charges	2159180.00	05.11.2026	684320.00
5.	Display Board Charges	1500.00	05.11.2026	1500.00
6.	Development charge for Land	71100.00	05.11.2026	44400.00
7.	Development charge for Building	87278.00	05.11.2026	27375.00
8.	Shelter Charges	144046.00	05.11.2026	0.00
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 Block Development Officer (V.P),
Vedasandur Panchayat Union
Dindigul District.

Copy to

Thiru. S. Shivaramakrishnan,
The Managing Director,
VSA FOODS & BEVERAGES PVT.LTD,
64A, Ashok Nagar 4th Street,
Dindigul– 624001.

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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The LandLens suite
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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.