PP APPROVAL RECORD

Planning Permission

Survey 2/19

Kodaikanal 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 – Building Permission

Roc. No. SWP/BPA/958866/2026 **Dated: 16.11.2026**

HACA - Residential Building – Office of the Dindigul District Town and Country Planning – Dindigul District – Kodaikanal Taluk – Kodaikanal Municipality / Local Planning Area – Ward No. 2 – Block No. 25 – T.S. No. 2/19 – Extent-3118.00 Sqm – FSI Area - 519.67 Sqm – Ground + 1 Floor Residential Building for Block-1, Ground Floor Studio Room for Block-2 and Ground Floor Driver Room for Block-3 – Technical Concurrence issued – forwarded for further action – Regarding.

Reference: :

1. Applicant Thiru. Sankaran Naren, Kodaikanal Online Application No. SWP/BPA/958866/2026, dated. 22.09.2026.
2. District Collector, Dindigul District Concurrence, Roc No. 1375/2025/DD4, dated 05.11.2026
3. Architectural and Aesthetic Aspects Committee (AAA) Resolution No.2, dated. 05.11.2026
4. G.O.Ms.No.120, Department of Municipal Administration and Water Supply,
   dated 03.06.1993 (Tamil Nadu District Municipalities (Hill Stations) Building Rules - 1993).
5. G.O.Ms.No.47, Department of Municipal Administration and Water Supply dated 06.03.2019. (Kodaikanal Masterplan Approved).
6. G.O.Ms.No.44, Planning and Development Department, dated 02.04.1990.
7. G.O.Ms.No.49, Housing and Urban Development Department, dated 24.03.2003.
8. G.O.Ms.No.86, Housing and Urban Development Department, dated 28.03.2012.
9. G.O. Ms.No.85, Housing and Urban Development Department, dated 16.05.2017.
10. G.O. Ms.No.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O. Ms.No.16, Department of Municipal Administration and Water Supply, dated 31.01.2020. (TNCDBR-2019).
11. G.O.Ms.No.18, Housing and Urban Development Department, dated

04.02.2019.

12. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/BA2, dated 16.04.2009
13. Circular from the Director, Town and Country Planning, Roc No.24943/2024/HACA, dated 11.11.2024 (Power Delegation).
14. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/BA1, dated 27.06.2012.
15. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/BA1, dated 22.09.2017
16. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/Special Cell, dated 14.12.2017.
17. G.O.No.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
18. Circular from the Commissioner of Town and Country Planning, Roc No.4367/2019/BA2, dated 05.02.2020. (OSR Clarification).
19. Principal Secretary, Housing and Urban Development Department Roc no.15535/UD4(3)/2019-2, dated. 18.02.2020 (HACA Simplification).
20. G.O.Ms.No.46, Housing and Urban Development Department, dated 24.02.2026. (HACA Simplification)
21. Principal Chief Conservator of Forests, Chennai -15, Letter Roc.No. K.Dis.No. TS4/1549/2022, dated 02.03.2022.
22. Assistant Director (i/c), Geo Technical Centre, Kodaikanal at Dindigul report Roc No 69/GTC/2021, dated. 08.09.2021.
23. Demand payment request letter dated. 13.11.2026.
24. Applicant, Thiru. Sankaran Naren, Kodaikanal, payment paid and submitted on 13.11.2026

******

Order :-

With reference to the letter in the 1st cited, applicant has requested for the approval of Residential Building in HACA Area Dindigul District, Kodaikanal Taluk, Kodaikanal Municipality / Local Planning Area, Ward No.2, Block No.25- T.S. No. 2/19 - Extent-3118.00 Sqm - FSI Area- 519.67 Sqm, Ground + 1 Floor Residential Building for Block-1, Ground Floor Studio Room for Block-2 and Ground Floor Driver Room for Block-3. The Boundary of the site has

been marked as "**A to E**" and the Technical Concurrence for the Residential Building in the site has been issued and numbered as **SWP/DTCP/DINDIGUL/Building Permission No.** 51/2026.

The Building Area Details:

Site Area : 3118.00 Sq.m

Usage : Residential Building

SI.No	Block Name	Floor Name	FSI Area (in Sq.m)	Non FSI Area (in Sq.m)	Total Built up area (in Sq.m)
1.	Block 1 (Residential Building)	Ground Floor	156.07	---	156.07
		First Floor	270.10	---	270.10
2.	Block 2 (Studio Room)	Ground Floor	37.32	---	37.32
3.	Block 3 (Driver Room)	Ground Floor	56.18	---	56.18
Total			**519.67**	---	**519.67**

Total FSI Area : 519.67 Sq.m

FSI : 0.166 < 0.4

Plot Coverage (PC) : (519.67/3118.00) x 100% = 16.66% < 20%

The Technical Concurrence is issued with the following General and Special Conditions

SPECIAL CONDITIONS

1. As per the G.O. 18 Municipal Administration and water supply Management dated: 04.02.2019 Rule 41 **Reservation of land for community recreational purposes in developments**. Based on the Circular letter Roc. No. 4367/2019-BA2 dated: 05.02.2020 of Director of Town and Country Planning Department, the OSR amount was paid on 09.11.2026

2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations
3. Conditions mentioned in the No Objection certificates obtained from the central and State Govt Departments must be followed scrupulously

4. Technical Concurrence 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 Concurrence 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

5. Applicant should maintain proper discharge of sewage water

6. 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.

7. "The Provisions in the G.O(MS) No. 17. H&UD [UD4(3)], Department, dated: 05.02.2016 relating to installation and use of solar energy system, should be followed

8. "The Tamil Nadu Government in G.O. MS. No. 112, Housing and Urban Development Department dated: 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Act 2016, The promoter has to advertise, market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate regulatory Authority."

9. If any court case would be pending with reference to this proposed building, the Technical Concurrence would be treated as INVALID Body of the letter.
10. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.

11. 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

GENERAL CONDITIONS

1. The Technical Concurrence issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 49)
2. If the application applied under 49 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 The Secretary, Housing and Urban Development Department.
3. In case the documents submitted for approval found fake the Technical Concurrence 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 to be used Mandatory
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. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained
10. Mosquito netting to be provided at OHT and well

11. 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

12. 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

13. Parking area to be utilized only for parking purpose mentioned as per approved drawing

14. Government registered electrical Contractor must be employed for wiring works during construction

15. Seismic Resistance Procedure to be Followed

16. Provide Sufficient Fire Resistance and Fire equipment in the building

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 Commissioner, Kodaikanal Municipality before Levy of the applicable Taxes if the construction is done with Additional/Deviation to the approved plan or change of usage of land or usage of building purpose with respect to the Technical Concurrence issued from this office.

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	5,717.00	22.09.2026
2.	OSR Fees	17,23,722.00	09.11.2026
3.	Centage Charge for Land	300.00	13.11.2026
4.	Centage Charge for Building	3,000.00	13.11.2026
5.	Infrastructure and Amenities Charges	97,760.00	13.11.2026

6.	Security Deposit Charges	-	-
7.	Display Board Charges	1,500.00	13.11.2026
8.	CC Charges	5,597.00	13.11.2026
9.	Development charge for Land	6,236.00	13.11.2026
10.	Development charge for Building	2,600.00	13.11.2026
11.	Shelter Charges	-	-
12	Premium FSI Charges	-	-

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

To

Commissioner,
Kodaikanal Municipality,
Dindigul District.

Copy to

1. Mr. Sankaran Naren,
   S/O. Mr. Narayanasamy Sankaran,
   Old Upper Lake Road
   Near Gymkhana ground,
   Kodaikanal Town,
   Dindigul District- 624101.

2. The Chairman
   Tamil Nadu Real Estate Regularity Authority
   No.133, G-Block, I-Avenue,
   Anna Nagar (East), Chennai -600102.

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

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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

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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.