PP APPROVAL RECORD

Planning Permission

Survey 239/4B

Bodi, Bodinayakkanur taluk

Theni 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.

DISTRICT TOWN AND COUNTRY PLANNING OFFICE, THENI DISTRICT.

Online Building Plan Application – Technical Clearance

Application Number: SWP/BPA/0863957/2026

Dated:– 19.08.2026

: **Revised and Proposed Additional Hotel cum Lodge Building** –District Town and Country Planning Office , Theni District– Non Planning Area – Theni District – Bodinayakkanur Taluk / Panchayat Union – Anaikaraipatti Panchayat – Bodi Village –S.Nos.239/4B with a total site extent of 9100.00 Sq.m – Revised existing approval and proposed additional block in already approved Hotel cum Lodge Building for total FSI Area of 6429.33 Sq.m – Technical Clearance issued – Forwarded for further action – Reg.

Reference :

1. Applicant, Thiru.Balaji and Tmt.Hemalatha Balaji, Online Application No. SWP/BPA/0863957/2026, Dated.03.06.2026 & 10.07.2026
2. The Assistant Director, Theni District Town and Country Planning office, Inspection Report Dated:04.06.2026.
3. Proceedings of the Commissionerate of Town and Country Planning, Chennai vide letter Roc. no. SWP/BPA/0863957/2026, Dated: 14.08.2026.
4. The Directorate of Town and Country Planning office , Chennai. Proceedings letter no: SWP/BPA/005841/2023, dated:25.05.2023 and the Assistant Director, Theni Town and Country Planning Office Proceeding Letter No.SWP/BPA/005841/2023/TD2, Dated.17.06.2023 (BP/ DTCP No.180/2023) & Completion Certificate Issued vide letter No.SWP/BPA/005841/2023, Dated.13.01.2026
5. G.O. Ms. No.86, Housing and Urban Development Department, Dated: 28.03.2012
6. G.O. Ms. No.85, Housing and Urban Development Department, Dated: 16.05.2017
7. G.O. Ms. No.01, Housing and Urban Development Department, Dated: 05.01.2021
8. G.O. Ms. No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.

9. G.O. Ms. No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
10. G.O. Ms. No.54, Housing and Urban Development Department, Dated: 12.03.2020
11. G.O. Ms. No.79, Housing and Urban Development Department, Dated: 04.05.2017 and G.O. Ms. No.53, Housing and Urban Development Department, Dated: 28.03.2025.
12. G.O. Ms. No.166, Housing and Urban Development Department, Dated: 23.11.2018
13. G.O. Ms. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
14. G.O.53, Housing and Urban Development Department, Dated: 28.02.2024
15. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/PA2, Dated: 16.04.2009.
16. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/PA1, Dated: 27.06.2012.
17. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/PA1, Dated: 22.09.2017.
18. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated: 14.12.2017.
19. Circular from the Director of Town and Country Planning, Roc No. 4326/2019/BA2, Dated:05.02.2020
20. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/BA2, Dated:14.08.2021
21. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated:23.04.2022
22. The Joint Director, Agriculture Department, Theni District, Dry Land NOC, Letter No.Thi1/10003/2022, Dated.30.12.2022.
23. District Officer, Fire and Rescue services Department, Theni PP NOC No. 10511/NOC/NMSB /2026, Dated.24.06.2026.
24. .DO Letter from the Director of Town and Country Planning, Roc No. 29503/2023/NPD2, Dated: 30.07.2024.
25. G.O (Ms) No:171, Housing and Urban Development, UD4(1) Department, Dated:30.10.2025
26. Demand payment completed through already approved in previous SWP/BPA/005841/2023 on 31.05.2023 and 08.06.2023 (OSR & Other Charges)

27. Demand generated through SWP/BPA/0863957/2026 on Dated.17.08.2026
28. Demand payment completed through SWP/BPA/0863957/2026 on Dated.17.08.2026

******

Order

With reference to the 1st letter cited, the Applicants, Thiru.R.Balaji and Tmt.B.Hemalatha Balaji, have requested for the approval of revised existing approval and proposed additional block in already approved Hotel cum lodge building vide 4th cited reference at Theni District, Bodinayakkanur Taluk / Panchayat Union, Anaikaraipatti Panchayat, Bodi Village, S.No. 239/4B with a site extent of 9100.00 Sq.m. and total FSI area of 6429.33 Sq.m .

1. The Technical Concurrence is issued under section **47A** of Town and Country Planning Act 1971 for the above proposal by the Commissionerate of Town and Country Planning, Chennai vide letter cited in reference no:3 and numbered as **B.P/DTCP NO:560/2026** and the boundary of the site has been already marked as **"A to F"**

2. The area statement for the revised and proposed additional Hotel cum Lodge Building is as below

Area of the site – 9100.00 Sq.m

Revised and proposed additional Hotel cum Lodge Building area details.

DESCRIPTION		**FSI AREA**	NON FSI AREA	**OTS DEDUCTION**	TOTAL BUILDUP AREA
Revised Block					
BLOCK –A (Main Building)	GROUND FLOOR	2188.05	51.13	–	2239.18
	FIRST FLOOR	1318.95	–	–	1318.95
	SECOND FLOOR	1126.51	–	–	1126.51
	THIRD FLOOR	1126.51	–	–	1126.51
	TERRACE FLOOR	–	132.22	–	132.22

Proposed Additional Blocks:					
BLOCK–B (Main Building)	GROUND FLOOR	253.19	–	3.72	253.19
	FIRST FLOOR	253.19	–	3.72	253.19
	TERRACE FLOOR	–	46.20	–	46.20
BLOCK–C (Motor room)	GROUND FLOOR	47.90	–	–	47.90
BLOCK–D (Power house)	GROUND FLOOR	30.98	–	–	30.98
BLOCK–E (Dormitory)	GROUND FLOOR	84.05	–	–	84.05
GRAND TOTAL		**6429.33**	**229.55**	**–**	**6658.88**

Already Completion Certificate FSI Area = 5760.02 Sq.m
Proposed Additional FSI Area = 669.31 Sq.m
Total FSI Area = 6429.33 Sq.m
Total FSI achieved = 0.71

The Technical Clearance issued with the following General and Special Conditions:

Special Conditions

1. The Open Space Reservation fees Rs.37,583/– was collected on 31.05.2023 in pre file vide SWP/BPA/005841/2023 and Rs.8735/– was collected in current file vide SWP/BPA/0863957/2026 on 17.08.2026.
2. As per TNCD&BR 2019, Annexure –XXI, Closed Circuit Television units shall be provided .
3. The Government orders and circulars referred to in the reference cited above shall be followed scrupulously.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled 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 does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules of Tamilnadu combined development and building rules,2019(TNCD&BR 2019).

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 as prescribed in TNCD&BR 2019.

7. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
8. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 21 of the Air (Prevention and Control of Pollution) Act 1981 for discharge of emission.
9. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting the technical clearance and Planning Permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. If any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. 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 organisation to decide on this.
10. 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.
11. "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 & Development) Act 2016. The promoter has to advertises, 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.
12. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in–case of non–planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And G.O. Ms. No.53, Housing and Urban Development Department, Dated: 28.03.2025 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–

227 Non–Taxation fees –

09 Collections (DPC: 0217–60–800–AS 22709).

13. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11 Limitations of permission: The permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.
    a) Title or ownership of the site or building,
    b) Easement Rights,
    c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
    d) Workmanship, soundness of structure and materials used.
    e) Quality of building services and amenities the construction of building.
    f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
14. Building shall be used strictly as per mentioned purpose in approved Building Plan.
15. Fire NOC condition should be follow.
16. Parking and Driveway as shown in the approved drawing must be used only for the intended purpose.

General Conditions

1. This Technical Clearance issued in accordance with Tamil Nadu Town and Country Planning Act 1971**(Section 47–A)**.
2. As per TNCDBR,2019, Rule 44(2) Solar photo voltaic panels to be erected at the 1/3rd portion of total terrace area and Solar water heating system to be provided.
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. After the Technical Clearance issued by Assistant Director, District Town and Country Planning Office, Theni District.
    i. If the details given by the applicant is found to be false(or)
    ii. If the applicant fails to follow the rules and Norms, the Director of Town and Country planning concern can cancel or revise the Technical Clearance issued.
6. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.

7. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
8. Mosquito netting to be provided at Over Head Tank and well.
9. As per GO No 341, Municipal Administration and Water Supply Department, 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. No.18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
12 In case the documents submitted for approval found fake the Technical Clearance would be cancelled without intimation to the applicant.
13 The Applicant / developer and also the architects / 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.
14 Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by Assistant Director, District Town and Country planning Office, Theni District. if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
15 Government Registered Electrical Contractor must be employed for wiring works during construction.
16 Fire Rescue equipment should be provided as per Rules.

17 With the Reference 8 and 9 mentioned Government Orders the following conditions to be followed.

(i) When the construction reached at plinth level the Applicant should apply for CCC after getting CCC when civil works completed, 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 Assistant Director, District Town and Country Planning Office, Theni.

(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 Assistant Director, District Town and Country Planning Office, Theni

iii) a) 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 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 / Licensed surveyor for the issue of Construction Continuance Certificate (CCC)

18 As per reference cited Government orders & Circulars, Centage charges, Infrastructure and Amenities Charges, Shelter Fund charges and other relevant charges has been collected from the applicant vide reference no: 28th cited.

Fees paid in current file (cited in Ref.no:28– SWP/BPA /08639579 /2026)

Sl. No	Charges		Amount Paid in Rupees	Amount Paid date
1.	Scrutiny Fees	Online	26717/–	03.06.2026
		Offline	500/–	18.08.2026
2.	Centage Charges (challan No:20260817062202 dt:17.08.2026)	for Land	300/–	17.08.2026
		for Building	3400/–	17.08.2026
3.	Infrastructure and Amenities charges (challan No: 20260817062202 dt:17.08.2026)		113740/–	17.08.2026
4.	CC Charges		7370/–	17.08.2026
5.	Display Board		Already paid in pre file	
6.	Security Deposit Charges		56870/–	17.08.2026
7.	Shelter Fund Charges (challan No: 20260817062568dt: 17.08.2026)		600/–	17.08.2026
8.	Development Charges for Building		6665/–	17.08.2026
9.	Development Charges for Land		3640/–	17.08.2026
10.	OSR Charges		8735/–	17.08.2026

Fees Paid in Pre file (cited in Ref.no:26) (Existing Approval No: BP/ DTCP NO: 180/2023 vide SWP/BPA/005841/2023)

Sl. No	Charges		Amount Paid in Rupees	Amount Paid date
1.	Scrutiny Fees	Online	24878	30.01.2023
2	Centage Charges (Land & Building)	for Land	300/-	08.06.2023
		for Building	16700/-	08.06.2023
3	Infrastructure and Amenities charges		1096040/-	08.06.2023
4	CC Charges		64374/-	08.06.2023
5	Display Board		1500/-	08.06.2023
6	Security Deposit Charges		548020/-	08.06.2023
7	Shelter Fund Charges		1461/-	08.06.2023
8	OSR Charges		37583/-	31.05.2023

Assistant Director,
District Town and Country Planning Office,
Theni District.

Encl:
Drawing sheets 1-3

To

The President/ The Special Officer,
Anaikaraipatti Panchayat,
Bodinayakkanur Panchayat Union,
Bodinayakkanur Taluk,
Theni District.

Copy to

1.Mr.R.Balaji and Mrs.B.Hemalatha Balaji,
D.No.57/5, Sardar Patel Road Amaravathi Nagar, Melachokkanthapuram,
Bodinayakkanur Taluk,
Theni District - 625 582.

2. The Chair Person,
TNRERA Building,
No.133, G-Block, I Avenue,
Anna Nagar (East),
Chennai -600 102.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.