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REFERENCE
SWP/BPA/891366/2026

ISSUED
15 September 2026

PP APPROVAL RECORD

Planning Permission

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.

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DIGITALLY VERIFIED RECORD

DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
THENI DISTRICT.

Online Building Plan Application – Technical Clearance

Number: SWP/BPA/0891366/2026, Dated:– 15.09.2026

: The Proposed Additional Industrial Building – District Town and Country Planning Office–Theni District –Uthamapalayam Taluk – Chinnamanur Panchayat Union– Veppampatti Panchayat/Village – S.No.6/2A , 6/3A With an extent of 20000.00 Sq.m – The Proposed Additional Construction with Additional FSI area Of 1313.61 Sqm for Industrial Building (Green Category–Manufacturing of Coir Pith)–Technical Clearance issued – Forwarded for further action – Reg.

Reference :

1. The Applicants, Online Application Reference No. SWP/BPA/0891366/2026, Dated 07.07.2026
2. G.O.Ms. No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
3. G.O.Ms. No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
4. G.O. Ms. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
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. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/PA2, Dated: 16.04.2009.
9. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/PA1, Dated: 27.06.2012.
10. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/PA1, Dated: 22.09.2017.
11. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated: 14.12.2017.

12.G.O.Ms. No.166, Housing and Urban Development Department, Dated: 23.11.2018.

13.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/BA2, Dated:14.08.2021

14.Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated:23.04.2022

15.G.O.53, Housing and Urban Development Department, Dated: 28.02.2024.

16.G.O.53, Housing and Urban Development Department, Dated: 28.03.2025

17.The Joint Director, Agriculture Department, Theni District letter No. Thi.1/8879/2025, Dated:09.12.2025.

18.DO Letter from the Director of Town and Country Planning, Roc No. 29503/2023/NPD2, Dated: 30.07.2024

19.The District Officer, Fire and Rescue services, Theni PP NOC No.11325/NOC/NMSB/2026, Dated.27.07.2026.

20. G.O (Ms) No:171, Housing and Urban Development, UD4(1) Department, Dated:30.10.2025

21.Demand payment completed through already approved in previous SWP/BPA/ 07112614/ 2025 on 16.12.2026 and 17.12.2025.

22.Demand Generated through SWP/BPA/891366/2026 on 09.09.2026.

23.Demand payment completed through SWP/BPA/0891366/ 2026 on 11.09.2026 and 15.09.2026.

24.The Assistant Director, District Town and Country Planning Office, Theni District, Proceedings Roc. No: SWP/BPA/ 07112614/ 2025 on 17.12.2025.

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Order

With reference to the 1st Cited letter, the applicants have requested for the approval of the Proposed Additional Construction of Industrial Building in additional to the already approved vide 24th cited at Theni District, Uthamapalayam Taluk, Chinnamanur

Panchayat Union, Veppampatti Panchayat / Village , S.No.6/2A , 6/3A With a site extent of 20000.00 Sq.m. Now , the applicants have requested for the additional FSI area of 1313.61 sq.m to the above said proposal. The Technical Clearance for the Proposed Additional Construction Of Industrial Building (Green Category–Manufacturing of Coir Pith) with an FSI Area of 1313.61 Sq.m in the site has been issued and numbered as BP/SWP/DTCP [TD] No.20/2026. The boundary of the site has been already marked as "A to I ".

Proposal Details

Site Extent as per document–20000.00 Sq.m.
Site Extent as per Patta – 20000.00 Sq.m

Proposed Additional Industrial Building details (Green category)

S. No	Description	FSI Area (Sqm)	Non FSI Area (Sqm)	Total Builtup area (sq.m)
1	Block – 5 (Manufacturing Unit)			
	Ground Floor	1170.93	–	1170.93
2	Block – 6 (Power Room)			
	Ground Floor	105.11	–	105.11
3	Block – 7 (Toilet)			
	Ground Floor	37.57	–	37.57
Total Built up Area		1313.61	–	1313.61

Already approved Existing F.S.I Area – 1245.53 sq.m
Proposed additional F.S.I Area – 1313. 61sq.m
Total F.S.I Area (Existing and Proposed) – 2559.14 sq.m
Floor Space Index – 0.13 < 2.0

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

Special Conditions

1. 2049.62 Sqm (10.25%)Open Space Reservation (OSR) area earmarked from 1 to 7 in the site should be marked and maintained as per the Rule No: 41– Explanation (i) of the G.O.(MS) No.18 MAWS (MA.1) Department, Dated: 04.02.2019. The space so reserved would be maintained as Open Space Reservation (OSR) area and No structure would be erected.
2. As shown in the drawing, the Existing Dilapidated Structures has to be demolished as per the applicants affidavits.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. As per Go cited in the reference no:20, Commercial, Industrial and Institutional buildings exceeding 300 square meters of Floor Space Index area, a minimum of ten percent (10%) of car and two–wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.
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 under the Local Bodies Act. 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.
7. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
8. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting the technical clearance and Technical Clearance. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
9. 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.
10. "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.

11.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).

12. 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.

13. Building shall be used strictly as per mentioned purpose in approved Building Plan.

14. Fire NOC conditions should be followed strictly.

15. 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. 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.
3. 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.
4. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
5. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
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.

Fees Paid Details

Sl. No.	Charges			Amount Paid in Rupees	Amount Paid date
1.	Scrutiny Fees	Paid thro Online		35119.00	07.07.2026
		Paid thro offline		100.00	15.09.2026
2.	Centage Charges (Challan no: 20251217012793, Dated: 17.12.2025)		for Land	300.00	Paid in pre file on 17.12.2025
	Challan no: 20260911050194, Dated: 11.09.2026)		for Building	2000.00	11.09.2026
3.	Infrastructure and Amenities Charges((Challan no: 20260911050194, Dated: 11.09.2026)			248160.00	11.09.2026
4.	CC Charges			Not Applicable	
5.	Display Board			1500.00	Paid in pre file on 16.12.2025
6.	Security Deposit Charges			Not Applicable	
7.	Development Charges for Building			990.00	11.09.2026
8.	Development Charges for Land			6000.00	Paid in pre file on 16.12.2025

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

To

The President / The Special Officer,
Veppampatti Panchayat,
Chinamanur Panchayat Union,
Uthamapalayam Taluk,
Theni District.

Copy to

1. Tmt. Anu Paul (Lessee), Anu Paul & 3 Others.,
AGRO Brothers Coir Company,
No:209 G, Survey number 6/2A & 6/3A
Veppampatti Village,
Uthamapalayam Taluk,
Theni District–620102.

2. The Chair Person,
   Tamil Nadu Real Estate Regulatory Authority,
   Plot nos. 586,587,588, TNRERA Building,
   I and II 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

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.