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PROCEEDING OF THE ASSISTANT DIRECTOR

DISTRICT TOWN AND COUNTRY PLANNING, THE NILGIRIS,

PRESENT THIRU.V.PREM KUMAR., M.E.,

Online Application No. SWP/BPA/556102/2025 **Dated: 03.03.2026**

Subject: : Hill Area - Residential Group Housing - Office of the District Town and Country Planning – The Nilgiris District – Kotagiri Taluk – Kotagiri Municipality and Kotagiri - 1 Village - S.F.No. 152/3B, 152/4A, 152/4B, 152/5A2 and 152/5B – Site Extent of 6809.00 Sq.m – Proposed Construction of Residential Group Housing Building with Ground Floor and First Floor to an FSI area of 4627.50 Sq.m – Technical Concurrence issued by Director of Town and Country Planning, Chennai – Forwarded for Further action – Reg.

Reference: :

1. Director of Town and Country Planning, Chennai, Technical Concurrence order `dated:26.02.2026.
2. Applicant Tmt.Kavitha and Tmt.J.Soni, Yedappali online application Reference Number: SWP/BPA/556102/2025, dated: 30.06.2025.
3. G.O.Ms.No.86, Housing and Urban Development Department, dated: 28.03.2012.
4. G.O. Ms.No.85, Housing and Urban Development Department, dated: 16.05.2017,
5. G.O. Ms.No.01, Housing and Urban Development Department, dated: 05.01.2021.
6. 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.
7. G.O. Ms.No.54, Housing and Urban Development Department, dated:12.03.2020.
8. Circular from the Commissioner of Town and Country Planning, Roc no.7486/2009/BA2 dated 16.04.2009.

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9. Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009/BA1 dated 27.06.2012.
10. Circular from the Commissioner of Town and Country Planning, Roc no.12201/2017/BA1 dated 22.09.2017.
11. Circular from the Commissioner of Town and Country Planning, Roc no.14227/2017/Special Cell dated 14.12.2017.
12. G.O.No.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
13. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018.
14. G.O. Ms.No.53, Housing and Urban Development Department, dated 16.04.2018.
15. G.O. Ms.No.138, Housing and Urban Development Department, dated 04.06.2004.
16. G.O. Ms.No.18, Housing and Urban Development Department, dated 04.02.2019.
17. Circular from the Director of Town and Country Planning, Roc no.4326/2019/BA2 dated 05.02.2020.
18. Circular from the Director of Town and Country Planning, Roc no.4367/2019/BA2 dated 05.02.2020.
19. G.O.No.49, Housing and Urban Development [UD2(2)] Department, Dated:24.03.2003.
20. G.O.No.79, Housing and Urban Development [UD4(3)] Department, Dated:04.05.2017.
21. The Principal Secretary, Housing and Urban Development Department, Letter No.15535/UD4(3)/2019-2, Dated:18.02.2020.
22. Assistant Director, Department of Geology and Mining, Udhagamandalam Geo technical report Ref.L.Dis.No.259/Mines/2025, Dated:30.06.2025.
23. Principal Chief Conservator of Forests, Chennai Letter Ref.K.Dis.No.TS2/3133/2025, Dated:18.09.2025.
24. Sub Collector, Coonoor Letter Roc.No. அ2/2178/2025, Dated:30.08.2025.

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25. District Officer, Fire and Rescue Services, The Nilgiris District, Letter Roc.No. PP NOC NO : 5663/NOC/NMSB/2025, Dated: 16.10.2025.

26. Joint Director, Horticulture Department, Udhagamandalam, Letter No.தி7/7674/2025, Dated: 15.07.2025.

27. Architectural and Aesthetics Aspects (AAA) Committee, The Nilgiris District, Resolution No.13, Dated:13.01.2026.

28. Demand Payment Request dated: 02.03.2026.

29. Applicant Payment remitted dated: 02.03.2026.

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Order issued by the Director of Town and Country Planning, Chennai

1. With reference to the letter in the 2nd cited, applicant has requested for Proposed Construction of Residential Group Housing Building at The Nilgiris District, Kotagiri Taluk, Kotagiri Municipality and Kotagiri - 1 Village, S.F.No. 152/3B, 152/4A, 152/4B, 152/5A2 and 152/5B, Site Extent of 6809.00 Sq.m for FSI Area of 4627.50 Sq.m (Block 01 to 06).

2. The Technical Concurrence was issued by Director of Town and Country Planning, Chennai under section 49 of Town and Country Planning Act, 1971 for the above proposal. The Boundary of the site has been marked as **" A to S "** and numbered as **B.P/DTCP.No.152/2026** vide reference 1st cited above.

3. The area statement for the Proposed Group housing Residential Building is as below,

Area of Site – 6809.00 Sq.m (Super imposed Area:6799.00 Sq.m).

Building Type : Residential Building

Block No	Floor Details	FSI Area (Sq.m)	Non – FSI Area (Sq.m)	Total Area (Sq.m)
01	Ground Floor	489.08	-	489.08
	First Floor	489.08	-	489.08
02	Ground Floor	489.08	-	489.08

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	First Floor	489.08	-	489.08
03	Ground Floor	489.08	-	489.08
	First Floor	489.08	-	489.08
04	Ground Floor	489.08	-	489.08
	First Floor	489.08	-	489.08
05	Ground Floor	186.43	-	186.43
	First Floor	186.43	-	186.43
06	Ground Floor	171.00	-	171.00
	First Floor	171.00	-	171.00
	Total	**4627.50**	**-**	**4627.50**

FSI : 0.69 < 2.00

Plot Coverage : 34.46 %

As per Technical Concurrence issued by the Director of Town and Country Planning, Chennai, the following fees were collected from the applicant.

Sl.No	Charges	Amount	Amount Paid Date
01	Scrutiny Fees	Rs.19327/-	30.06.2025
02	OSR Charge	Rs.224940/-	27.02.2026
03	Centage Charge for Land	Rs.600/-	02.03.2026
04	Centage Charge for Building	Rs.36000/-	02.03.2026
05	Infrastructure and Amenities Charges	Rs.870440/-	02.03.2026
06	CC Charges	Rs.49900.00/-	02.03.2026
07	Security Deposit Charges	Rs.435500.00/-	02.03.2026
08	Display Board Charges	Rs.1500/-	02.03.2026
09	Shelter Charges	Rs.17687/-	02.03.2026
10	Development charges for Land	Rs.27200.00	02.03.2026
11	Development charges for Building	Rs.92600.00	02.03.2026

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The Technical Concurrence 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 foundations,
2. Conditions Stipulated in the No Objection Certificates obtained from the central and State Government Departments must be fulfilled scrupulously,
3. 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,
4. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the water Act 1974 for discharge of sewage,
5. 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,
6. The Provisions in the G.O(MS) No. 17. H&UD [UD4(3)], Department, Dated:05.02.2016 shown in Reference - 3 relating to installation and use of solar energy system, should be followed,
7. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID,
8. Buildings should be constructed and Used Strictly as per mentioned in Approved Building Plan.

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GENERAL CONDITIONS

1. The Technical Concurrence issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 49),
2. Parking area to be utilized only for Parking purpose mentioned as per approved drawing,
3. No additions/Alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained,
4. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant,
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 applicant own cost,
7. Mosquito netting to be provided at OHT and well,
8. Fire Rescue Equipment should be provided as per Rules,
9. 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,
10. Fly Ash bricks and Materials to be used Mandatory,
11. Setbacks should be retained as per Approval Drawing,
12. As per GO No.341, MAWS dated 03.11.2004 U Trap in the septic tank design to be provided,
13. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB,
14. 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,
15. 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,
16. Seismic Resistance Procedure to be Follow,

For KPD GOOD HOMES PRIVATE LIMITED

Director

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 The Commissioner, Kotagiri municipality, 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,

20. With the Reference 8 and 9 mentioned Government Orders and Reference No.11 mentioned Circular the following conditions to be follow,

(i)When the construction reached at plinth level the applicant should apply for CCC after getting CC when the construction completed civil works 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 District Town and country planning office, The Nilgiris District.

(ii) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Concurrence is issued, shall not put the building to use without obtaining Completion Certificate from the Assistant Director, District Town and Country Planning, The Nilgiris.

(iii) a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Concurrence 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/RE/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC),

For KPD GOOD HOMES PRIVATE LIMITED

Director

b) Also, the Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Concurrence is issued, shall submit the application along with a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC)

(iv)The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Concurrence is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP

The above proposal is forwarded to the The Commissioner, Kotagiri municipality, for further process for collecting necessary fees and issuing final approval.

Assistant Director,
District Town and Country Planning,
The Nilgiris.

To

The Commissioner,
Kotagiri Municipality,
Kotagiri taluk,
The Nilgiris-643104.

For KPD GOOD HOMES PRIVATE LIMITED

Director

Copy to

1. Tmt.Kavitha and Tmt.Soni
   No.1/158, Ellithurai,
   Yedappali,
   Coonoor Taluk,
   The Niligri – 643104.
2. Tamil Nadu Real Estate Regulatory Authority,
   No.133, G – Block, I Avenue,
   Anna Nagar (East),
   Chennai – 600 102.

Signature valid
Signed by: Assistant Director
Location:The Nilgiris
Date:2026.03.03 12:50:30

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

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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.