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DIGITALLY VERIFIED RECORD

Proceedings of Deputy Director, District Town and country Planning,

Dindigul District, Online Building Application – Planning Permission

Present Thiru.B.Ramesh Kumar, B.E.,M.B.A.,

SWP/BPA/0192664/2024 Dated: 04.07.2024

Subject: : Residential Building (HACA) – Office of the Dindigul District Town and Country Planning – Dindigul District – Kodaikanal Master Plan Area – Kodaikanal Taluk/Municipality – Ward – B, Block–10, T.S.No.2/11A2 & 2/11C – Extent of 765.00 Sq.M and FSI Area – 764.18 Sq.M. Proposed to construct Residential Building (Stilt cum Ground Floor + Two Floors) – Technical Clearance issued – forwarded for further action – Regarding

Reference: : 1. Applicant Thiru.Venkatesh M.C., Online Application No. SWP/BPA/0192664/2024, Dated. 10.04.2024 and Drawing Scrutiny Reference No. EKZQJ9AU.

2. District Collector/Chairman, Dindigul District concurrence, dated 20.06.2024.

3. 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).

4. G.O.Ms.No.47, Department of Municipal Administration and Water Supply dated 06.03.2019. (Kodaikanal Masterplan Approved)

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.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).

8. G.O.Ms.No.01, Housing and Urban Development Department, dated 05.01.2021.

9. G.O.Ms.No.54, Housing and Urban Development Department, dated 12.03.2020.

10. G.O.Ms.No.49, Housing and Urban Development Department, dated 24.03.2020.

11. Circular from the Commissioner of Town and Country Planning, Roc no.7486/2009/BA2 dated 16.04.2009.

12. Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009/BA1 dated 27.06.2012

13. Circular from the Commissioner of Town and Country Planning, Roc no.12201/2017/BA1 dated 22.09.2017

14. Circular from the Commissioner of Town and Country Planning, Roc no.14227/2017/Special Cell dated 14.12.2017

15. G.O.No.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).

16. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018.

17. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/BA2 dated 05.02.2020(OSR Clarification).

18. Principal Secretary, Housing and Urban Development Department Roc no.15535/UD4(3)/2019-2, dated. 18.02.2020 (HACA Simplification Regarding).

19. District Officer, Fire and Rescue Services, Dindigul District, Mu.Mu.No. No.6587/E1/2023, Dated.06.06.2023.

20. Principal Chief Conservator of Forests, Chennai -15, Letter Ref/K/Dis/No. TS4/5044/2022, Dated. 08.04.2022.

21. Assistant Director (i/c), Geology and Mining Department Letter and Geotechnical report Rc No.25/GTC/2021, dated. 01.04.2021.

22. The Executive Engineer, Agricultural Department, Dindigul, Letter Roc No. அ/555/2021, Dated: 11.03.2024.

23. Revenue Divisional officer, Kodaikanal Letter Mu.Mu.No.586/2021/அ5, Dated: 20.01.2022.

24. Demand payment Request letter dated. 27.06.2024.

25. Applicant, Thiru.Venkatesh M.C., letter dated and 29.06.2024.

Order :-

With reference to the letter in the 1st cited, applicant has requested for the approval of Residential Building in Dindigul District, Kodaikanal Master Plan Area, Kodaikanal Taluk/Municipality, Ward - B, Block-10, T.S.No.2/11A2 & 2/11C, Extent of 765.00 Sq.M and FSI Area - 764.18 Sq.M. The Boundary of the site has been marked as "ABCDE" and Approval for site issued vide and Numbered as **SWP/DTCP/DINDIGUL/Site Approval No. 138/2024**. The Technical Clearance for Proposed to construct Residential Building (Stilt cum Ground Floor + Two Floors) in the site has been issued and numbered as **SWP/DTCP/DINDIGUL/Building Permission No.31/2024.**

Site Area (As per Patta): 765.00 Sq.m

Usage: Residential Building

The Proposed Building Details:

Sl.No	Floor Name	FSI Area (in Sq.m)	Non FSI Area (in Sq.m)	Total Built up area (in Sq.m)
1.	Stilt cum Ground Floor	173.58	198.50	372.08
2.	First Floor	291.12	80.96	372.08
3.	Second Floor	291.12	94.55	385.67
4.	Head Room	8.36	-	8.36
	Total	**764.18**	374.01	**1138.19**

Total FSI Area : 764.18 Sq.m

FSI : 1.01 <1.50

Plot Coverage : 38.67% < 60%

Building Height - 9.99 Mtr.

The Technical Clearance 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 mentioned in the No Objection certificates obtained from the central and State Govt Departments must be followed scrupulously

3. Technical Clearance 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 Clearance 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. "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."

8. If any court case would be pending with reference to this proposal, the Technical Clearance would be treated as INVALID Body of the letter:

9. Building to be Used Strictly as per mentioned purpose in Approved Building Plan

GENERAL CONDITIONS

1. The Technical Clearance issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 49)

2. If the application applied under 49 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

3. In case the documents submitted for approval found fake the Technical Clearance 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. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB

10. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained

11. Mosquito netting to be provided at OHT and well

12. 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

13. 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

14. Parking area to be utilized only for parking purpose mentioned as per approved drawing 15.Government registered electrical Contractor must be employed for wiring works during construction

16. Seismic Resistance Procedure to be Follow

17. Provide Sufficient Fire Resistance and Fire equipment in proposed Building

18. Approved order and drawing copies to be handover to buyer by the owner by the time of sale

19. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Commissioner, Kodaikanal Municipality if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.

20. 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

21. With the Reference 5 and 6 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, Dindigul 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 Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Deputy Director, District Town and Country Planning, Dindigul

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

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 Clearance 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 Clearance is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP

22. 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 under rule 9 concerned local body should collect the 3% Market Land 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–
27 Non–Taxation fees – 09 Collections
(DPC: 0217–60–800– AS 22709)

Fees Paid details

Si.No.	Charges	Amount in Rupees	Amount Paid Date
1.	Scrutiny Fees	3,350.00	10.04.2024
2.	Centage Charge for Land	600.00	29.06.2024
3.	Centage Charge for Building	5,000.00	29.06.2024
4.	Infrastructure and Amenities Charges	1,50,588.00	29.06.2024
5.	Display Board Charges	1,500.00	29.06.2024
6.	CC Charges	12,808.00	29.06.2024
7.	Security Deposit Charges	75,294.00	29.06.2024
8.	OSR Charge	5,80,252.00	26.06.2024
9.	Shelter Charges	Not applicable	
10.	Development charge for Land	Not applicable	
11.	Development charge for Building	Not applicable	
12.	Premium FSI Charges	Not applicable	

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

To

The Commissioner,
Kodaikanal Municipality,
Dindigul District.

Copy to

1) Thiru.Venkatesh M.C.,
s/o Mr. MV Chandrasekaran,
D.No.5/1, Thirumukkulam South Street,
Thallakuilam, Madurai.

2) The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600 008.

Signature valid
Signed by: Deputy Director
Location:Dindigul
Date:2024.07.04 12:23:02

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.