PP APPROVAL RECORD

Planning Permission

Erode

Erode 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.

PROCEEDINGS OF THE DEPUTY DIRECTOR (I/c)
ERODE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT : R.RANI B.E.,
DEPUTY DIRECTOR (I/c)

Online Building Plan Application – Technical Clearance
Application Number: SWP/BPA/0008378/2023

Sir,

Subject : Institutional Building – DTCP- Erode District, Anthiyur Taluk, Vempathi Village, S.F.Nos. 165/2, 165/3, 165/4, 165/5, 165/6, 166/2, 166/3,166/4,166/5 with an extent of 78000 Sq.m- The Revised and Proposed Additional construction with an Total FSI Area of 17029.88 Sq.m- Technical clearance issued – Forwarded for further action – Regarding.

Reference :

1. M/s.Sakthi Foundation, Erode Online Application Reference No. SWP/BPA/0008378/2023, Dated:22.03.2023
2. Deputy Director,Salem Region, Proceeding Roc.No: 1409/2016 SR3, Dated: 20.09.2016.(Phase-I)
3. Commissioner, DTCP, Chennai Proceeding Roc.No: 19895/2017 spl, Dated: 26.02.2018.(Phase-II).
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
14. District officer, Erode District Fire & Rescue service department L.Dis.No.3153/E1/2023, Date.16.03.2023.
15. JD, Agricultural Dept., Erode District K.Dis.A4/4897/17(27), Dated.23.09.2017.
16. Demand for paying the fee issued to applicant on 05.09.2023
17. Fee paid details received from Applicant on 16.09.2023

Order:

1. With reference to the 1st Cited letter, the applicant M/s.Sakthi Foundation, Erode has requested for the approval of Educational building at Erode District, Anthiyur Taluk, Vempathi Village, S.F.Nos. 165/2, 165/3, 165/4, 165/5, 165/6, 166/2, 166/3, 166/4, 166/5 with an extent of 78000 Sq.m. Reference to the 4th Cited letter the boundary of the Site has been marked as "A to Q" , Site Extent: 78000Sq.m and Admin & Lab Building (Ground Floor, First Floor and Second Floor), Hostel Building (Ground Floor, First Floor) and Canteen Building (Ground floor) FSI Area - 8885.07Sq.m are already approved by Commissioner of Chennai Directorate of Town and country Planning office vide B.P. No:35/2018, Dated:26.02.2018. In that Additional Construction of Institutional building has recommended the proposal. the applicant request has been accepted. The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: 283/ 2023. The site has been issued and numbered as **SWP/DTCP/Erode/Building Permission No.53/2023**.

2. The area statement for the Proposed Additional Institutional building is as below.

Area Details:

Floor Name	FSI AREA			NON FSI AREA			TOTAL AREA
	ALREADY APPROVED AREA	ADDITIONAL AREA	PROPOSED AREA	ALREADY APPROVED AREA	ADDITIONAL AREA	PROPOSED AREA	
	In sqm	In sqm	In sqm	In sqm	In sqm	In sqm	In sqm
BLOCK-1 (MULTI PURPOSE HALL & LAB)							
GROUND FLOOR	-	-	1597.75	-	-	-	1597.75
FIRST FLOOR	-	-	349.25	-	-	-	349.25
TOTAL	-	-	1947.00	-	-	-	1947.00
BLOCK-2 (DINNING AND TRAINING CENTRE)							
GROUND FLOOR	-	-	369.15	-	-	-	369.15
FIRST FLOOR	-	-	349.44	-	-	-	349.44
TOTAL	-	-	718.59	-	-	-	718.59
BLOCK -3 (GIRLS HOSTEL)							
GROUND FLOOR	1119.72	31.66	-	68.28	-	-	1219.66
FIRST FLOOR	1119.72	31.66	-	42.51	-	-	1193.90
SECOND FLOOR	-	1193.90	-	-	-	-	1193.90
TERRACE FLOOR	-	-	-	54.76	2.91	-	57.67
TOTAL	2239.44	1257.22	-	165.55	2.91	-	3665.13
BLOCK -4 (BOYS HOSTEL)							
GROUND FLOOR	-	-	1225.03	-	-	-	1225.03
FIRST FLOOR	-	-	1199.16	-	-	-	1199.16
SECOND FLOOR	-	-	1199.16	-	-	-	1199.16
TERRACE FLOOR	-	-	-	-	63.01	-	63.01
TOTAL	-	-	3623.35	-	63.01	-	3686.36
BLOCK-5 (CANTEEN BLOCK)							
GROUND FLOOR	395.89	494.58	-	-	-	-	890.47
BLOCK-6(MAIN BLOCK) (EXISTING APPROVED)							
GROUND FLOOR	2053.79	-	-	324.67	-	-	2378.46
FIRST FLOOR	1885.15	-	-	-	-	-	1885.15
SECOND FLOOR	2310.80	-	-	-	-	-	2310.80
TERRACE FLOOR	-	-	-	64.04	-	-	64.04
TOTAL	6249.74	-	-	388.71	-	-	6638.45
PRAYER HALL							

GROUND FLOOR	-	-	56.59	-	-	-	56.59
O.H.T	-	-	47.48	-	-	-	47.48
NET TOTAL	8885.07	1751.80	6393.01	554.26	65.92	-	17650.07
TOTAL FSI AREA -17029.89 SQM							

FSI Area – 17029.89 Sq.m

FSI - 0.218

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

Special Conditions

1. The OSR "1 to 5" total OSR area 7846.94 Sqm Shown in the site plan should be retained as open space reservation as per TNCDBR 2019 rule 41(1) Explanation (i).

2.It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

4. Planning Permission 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. Planning Permission 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.

5. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

6. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.

If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, 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 organization to decide on this.

7. 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.

General Conditions

1. Solar water heating system to be provided to the proposed Industrial building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.

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. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019& 31.01.2020.

5. 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.

6. Mosquito netting to be provided at OHT and well.

7. Fire rescue equipment should be provided as per Rules.

8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.

9. Fly Ash bricks and Materials must be used for construction.

10. 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.

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 under rule 9 - concerned local body should collect the 3% MarketLand 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

Sl. No.	Charges		Amount in Rupees
1.	Scrutiny Fees		132984/-
2.	Centage Charges	for Building	40000/-
3.		For Land	3000/-
4.	CC Charges		190775/-
5.	Infrastructure and Amenities charges		1438200/-
6.	Security Deposit charges		1607400/-
7.	Display Board		1500/–
8.	Shelter Charges		43710/-

Deputy Director(i/c),
District Town and Country Planning
Office,
Erode District.

To
The Presdient,
Vempathi Panchayat
Anthiyur Taluk
Erode District.

1) SAKTHI FOUNDATION,
SATHY-ATHANI-BHAVANI MAIN ROAD,
NACHIMUTHUPURAM,
ANTHIYUR TALUK,
ERODE-638315

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.