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 District Town and country Planning, Erode District,

Online Building Application – Technical Clearance

Online Application Number: SWP/BPA/009343/2023

Subject : Additional & Revised School Building – District Town and Country plnning Office – Erode District – Perundurai Taluk– Chennimalai Panchayat union, Vadamugam Vellode Village and panchayat S.F.No.800pt, with a Site Area of 20315.22sq.m – FSI Area of 9456.96 sqm has been already approved – Now additional site area has been added with already approved site area in Vadamugam Vellode Village and panchayat S.F.No.800pt, 801, 802/2A and Kumaravalasu Village Panchayat, ThenmugamVellode Village, S.F.No.361/1A–Total site area 66797.39sq.m– Total Additional & Revised School building FSI Area of 22304.56 sq.m – Technical Concurrence Issued by Director of Town and Country planning – Technical clearance issued – forwarded for further action – Reg.

Reference :

1. Technical Clearnce Issued by Director of Town and Country Planning, Chennai vide, Reference No. **SWP/BPA/009343/2023 dt.25.07.2023**
2. THE CHAIRMAN, **M/s.** SRI CHENNIMALAI MURUGAN AND CO FOR GREEN GARDEN EDUCATIONAL TRUST, **Erode, Online Application Reference No.SWP/BPA/009343/2023, Received Dated: 21.04.2023.**
3. **Assistant Director / Deputy Director (i/c),Erode District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/009343/2023 ,Dated:24.04.2023.**
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, R.C.No.421/2022, Date.08.10.2022
15. JD, Agricultural Dept., Erode District R.C.No.A4/15/2022(368), Date.26.10.2022.
16. Demand payment Request letter dated. 27.07.2023
17. Applicant THE CHAIRMAN, M/s. SRI CHENNIMALAI MURUGAN CO FOR GREEN GARDEN EDUCATIONAL TRUST, Demand Remittance letter dated. 28.07.2023
18. Deputy Director of Town and Country Planning, Salem Region Proceedings Roc No.1802/2014/SR-3, Dated: 08.10.2014. (Approval concurrence No: 89/2014- Earlier Approved)

Order

With reference to the 2nd Cited letter, the applicant M/s.The chairman, Sri Chennimalai Murugan and co for green garden educational trust has requested for the approval of additional construction of school building in addition to Technical approval has already been issued for an FSI area of 9456.96sqm on a site area of 20315.22sqm in Erode District, Perundurai Taluk, Chennimalai Panchayat union, Vadamugam Vellode Village and panchayat at S.F.No.800pt. with an additional site area has been added with already approved site area in Vadamugam Vellode Village and panchayat at S.F.No.800pt,801,802/2A and Kumaravalasu Village Panchayat, Thenmugam Vellode Village, S.F.No.361/1A with a total site area of 66797.39sqm with proposed additional FSI area of 12620.17sqm.

The Technical Clearance for the above said proposal has been issued by the Director of Town and Country planning, Chennai, under section 47A of Town and country planning Act, 1971 vide reference 1st cited above and the boundary of the site has been marked as "A to V" and numbered as B.P/DTCP/No.257/2023.

On the receipt of requisite charges vide reference 16th cited above, the site approval is issued to the above proposed site and numbered as **SWP/DTCP/ERODE/Site Approval No. 321/2023** and The Technical Clearance id issued under section 47A of Town and country planning Act, 1971 for the above proposal and numbered **SWP/DTCP/ERODE/Building Permission No.37/2023.**

Total Area of the Site – 66797.39 sq.m
Existing Approved Building Area : 9456.96 sq.m (**APPROVED EXISTING BUILDING AREA DETAILS: APPROVAL CONCURRENCE NO: 89/2014, DATED :08.10.2014) , ROC.NO : 1802/2014/ SR-3, Dt.08.10.2014**)

The area statement for the proposed School Building is as below:-

Block Name	FloorName	Total Builtup Area in Sq.m	Non FSI Area in Sq.m	FSI Area in Sq.m
Block-01	Proposed Floor-Ground (RCC)	474.06	217.02	257.04
	Proposed Floor-Ground (GISheet)	307.70	-	307.70
	Proposed Floor-Third(RCC)	4890.95	1896.17	2994.78
Block-02	Proposed Floor-Ground(RCC)	1615.01	308.51	1306.50
	Proposed Floor-First(RCC)	1576.64	284.03	1292.61
	Proposed Floor-Second(RCC)	1576.64	284.03	1292.61
Block-03	Proposed Floor-Ground(RCC)	1449.35	307.57	1141.78
	Proposed Floor-First(RCC)	1396.05	307.57	1088.48
	Proposed Floor-Second(RCC)	1396.05	307.57	1088.48
	Proposed Floor-Third(RCC)	82.34	-	82.34

Block–04	Proposed Floor– Ground(RCC&GISheet)	1026.80	–	1026.80
Block–05	Proposed FloorGround(RCC)	151.81	–	151.81
Block–06	Proposed Floor– Ground(GISheet)	25.90	–	25.90
Block–07	Proposed Floor – Ground(RCC)	67.15	–	67.15
Block–08	Proposed Floor – Ground(RCC)	75.84	–	75.84
Block–09	Proposed Floor– Ground(GISheet)	111.30	–	111.30
Block–10	Proposed Floor – Ground (GI Sheet)	151.11	–	151.11
Block–11	Proposed Floor – Ground (GI Sheet)	157.94	–	157.94
	Total	16532.64	3912.4	12620.17

Existing Approved FSI Area – 9456.96 sq.m
Proposed FSI Area – 12620.17sq.m
Total FSI Area – 22077.13 Sqm
FSI = 22077.13/66797.39 = 0.33<2

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

Special Conditions

1. **The OSR "1 to 5" total OSR area 7125.68 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. Building 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.
8. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
9. Building to be Used Strictly as per mentioned purpose in Approved Building Plan

General Conditions :–

1. The Building permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 47A)
2. if the application applied under 47A 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 Concurrence would be cancelled without intimation to the applicant
4. 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.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
7. 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.

8. 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.
9. Mosquito netting to be provided at OHT and well.
10. Fire rescue equipment should be provided as per Rules.
11. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
12. Fly Ash bricks and Materials must be used for construction.
13. 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/BDO/UE 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 Local body 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. The installation of closed–circuit television units in Public Buildings shall be in accordance with Annexure XXI of TNCBR –2019 rules.
22. If the Industrial Building is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000/– per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 7th cited above. The payment of charges shall be made under the following Head Of Account.

    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 (IFHRMS CODE: 0217–60–800–AS 22709)

23.Fees Paid details

Si.No.	Charges	Amount in Rupees	Amount Paid Date
1.	Scrutiny Fees	125436.00/-	21/04/2023
2.	OSR Charge	Not applicable	
3.	Centage Charge for Land	600.00/-	28/07/2023
4.	Centage Charge for Building	27500.00/-	28/07/2023
5.	Infrastructure and Amenities Charges	2379500.00/-	28/07/2023
6.	CC Charges	280108.00/-	28/07/2023
7.	Security Deposit Charges	2079750.00/-	28/07/2023
8.	Display Board Charges	1500.00/-	28/07/2023
9.	Shelter Charges	95625.00/-	28/07/2023
10.	Premium FSI Charges	Not applicable	

Deputy Director (I/C)
District Town and Country Planning office,
Erode District

To

1. The President,
   Kumaravalasu Panchayat,
   Perundurai Taluk, Erode District.
2. The President,
   Vadamugam Vellode Village panchayat
   Perundurai Taluk, Erode District.

Copy To

1. The Chairman,
   M/S.Sri Chennimalai Murugan And Co for Green Garden Educational Trust,
   6/615A, Anna Nagar, Paramathi Road, S P Pudur,
   Namakkal-637002.
2. The Chairman,
   Tamil Nadu Real Estate Regularity Authority,
   No.1A, CMDA Tower II, 1st Floor,
   Gandhi Irwin Bridge Road, Egmore,
   Chennai - 600 008.

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
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The LandLens suite
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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
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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.