

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 MEMBER SECRETARY /
DEPUTY DIRECTOR (I/c), ERODE LOCAL PLANNING AUTHORITY/
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/011294/2023**

Sir,

Subject : Commercial Building - District Town and Country Planning Office - Erode Local Planning Authority- Erode District - Erode Corporation - Erode Taluk - Erode Village – WARD - A, BLOCK No.11-T.S. No.46, - with an extent of 967.80 Sqm - Proposed R.C.C Commercial Building (Professional Consulting Office) with FSI Area of 1357.99 Sqm - Technical clearance issued - forwarded for further action - Reg.

- Reference :**
1. Application Reference No. SWP/BPA/011294/2023,
P Venkatachalam and V.Poongodi on 28/07/2023.
 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.86, Housing and Urban Development Department, Dated: 28.03.2012
 5. G.O. Ms. No.85, Housing and Urban Development Department, Dated: 16.05.2017
 6. G.O. Ms. No.01, Housing and Urban Development Department, Dated: 05.01.2021
 7. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/PA2, Dated:16-04-2009.
 8. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/PA1, Dated:27-06-2012.
 9. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/PA1, Dated:22-09-2017.
 10. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated:14-12-2017.
 11. G.O. Ms. No.166, Housing and Urban Development Department, Dated: 4.2.2019.
 12. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/BA2, Dated:5.2.2020 &14.08.2021
 13. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated:23.04.2022
 14. G.O. Ms. No.79, Housing and Urban Development Department, Dated: 04.05.2017.

15. District Officer, Fire and Rescue services, Erode Letter No.6596/C1/2023, Dated.15.06.2023.
16. Demand for paying the fee issued to applicant on 21.10.2023
17. Fee paid details received from Applicant on 09.11.2023.

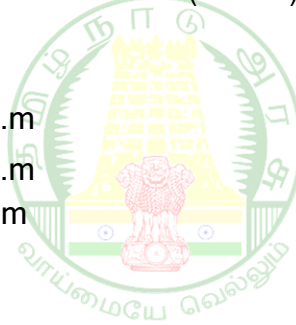
Order

With reference to the 1st Cited letter, applicant has requested for the approval of Commercial Building at District Town and Country Planning Office Erode District, Erode Corporation, Erode Taluk, Erode Village, WARD - A, BLOCK No.11-T.S.No.46, with an extent of 967.80Sqm.The boundary of the site has been marked as "A To F" and Approval for the site issued and numbered as **SWP/DTCP/Erode/Site Approval No.471/2023**. The Technical Clearance for the Proposed R.C.C Commercial Building with FSI Area of 430.59 Sqm in the site has been issued and numbered as **SWP/DTCP/Erode/Planning Permission No.43/2023** is valid from 21.11.2023 to 20.11.2031(8Years).

Proposal Details

As per Document – 967.80 Sq.m
 As per TSLR – 967.80 Sq.m
 Super Imposed Area – 969.41 Sqm

Building details



S. No	Description	FSI Area (Sqm)	Non FSI Area (Sqm)	Total Buildup Area (Sqm)
1.	Semi Basement Floor (Parking)	0.00	663.44	663.44
2.	Ground Floor	663.44	0.00	663.44
3.	First Floor	663.44	0.00	663.44
3.	Terrace Floor (Head Room Area)	--	40.64	40.64
	Total	1326.88	704.08	2030.96

$$FSI = 1326.88/967.80 = 1.37 < 2$$

The Technical Clearance 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 foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. 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.
4. Developer and also the Architects/Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure the at Development 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. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. 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.
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. "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.
9. 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.

General Conditions

1. This Technical Clearance issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 49).
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 Planning
2. After the Technical Clearance issued by Assistant Director, District Town and Country Planning Office, Erode 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 planning permission 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. No additions / alterations to be made without necessary permission of this office.
5. Incase 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 Planning Permission 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, Erode 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.
16. The installation of closed-circuit television units in Public Buildings shall be in accordance with Annexure XXI of TNCDBR - 2019 rules

17. With the Reference 4 and 5 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 CCC 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 Erode Local Planning Area

(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 Assistant Director/Member Secretary, Erode Local Planning Authority,

Erode

(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/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

Fees Paid Details

Sl. No.	Charges		Amount in Rupees
1.	Scrutiny Fees		4105/-
2.	Centage Charges	for Building	15000/-
3.		For Land	900/-
4.	Infrastructure and Amenities charges		263200/-
5.	Security Deposit Charges		131600/-
6.	CC Charges		15069/-
7.	Display Board		1500/-
8.	Development Charges	For Building	60000/-
9.		For land	9800/-

Encl:Building Approval Plan.



Deputy Director(I/c)
District Town and Country planning Office,
Erode District

To,
The Commissioner,
Erode Corporation,
Erode Taluk,
Erode

Copy to,

1. P Venkatachalam and v Poongodi
367 Mettur road,
Bhavani, Erode - 638301.

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

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](#)



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

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

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

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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

